

2040





Land Use Policies by Community Designation

As discussed earlier in *Thrive MSP 2040*, the Council assigns a community designation to each city and township. This designation indicates the overall state of development and regional issues faced by that community. Recognizing that one size does not fit all, the Council uses community designations to group communities with similar characteristics to more effectively target its policies. This section describes land use policies specific to each community designation to supplement the land use policies common to all communities found in the previous section.

URBAN CENTER: Growing vitality in the region’s core

Urban Center communities include the largest, most centrally located and most economically diverse cities of the region. Anchored by Minneapolis and Saint Paul, the Urban Center also includes adjoining cities that share similar development characteristics such as street grids planned before World War II.

Orderly and Efficient Land Use

COUNCIL ROLE

- Maintain and improve regional infrastructure to support adaptive reuse, infill development, and redevelopment.
- Support local planning and implementation efforts to focus growth in and around regional transit as articulated in the *2040 Transportation Policy Plan*.
- Coordinate regional infrastructure and program funding with other efforts designed to mitigate Areas of Concentrated Poverty and Racially Concentrated Areas of Poverty and better connect the residents of these areas with opportunity.
- Partner with local communities to improve land use patterns to reduce the generation of carbon emissions.

COMMUNITY ROLE

- Plan for forecasted population and household growth at average densities of at least 20 units per acre for new development and redevelopment. Target opportunities for more intensive development near regional transit investments at densities and in a manner articulated in the *2040 Transportation Policy Plan*.
- Identify areas for redevelopment, particularly areas that are well-served by transportation options and nearby amenities and that contribute to better proximity between jobs and housing.
- Identify opportunities for land assembly to prepare sites that will attract future private reinvestment, especially in Areas of Concentrated Poverty and Racially Concentrated Areas of Poverty.
- In collaboration with other regional partners, lead major redevelopment efforts, such as at the former Ford Plant site.
- Lead detailed land use planning efforts around regional transit stations and other regional investments.
- Plan for and program local infrastructure needs (for example, roads, sidewalks, sewer, water, surface water), including those needed for future growth and to implement local comprehensive plans.
- Recognize opportunities for urban agriculture and small-scale food production.

URBAN CENTER

Natural Resources Protection

COUNCIL ROLE

- Support the reclamation of lands, including contaminated land, for redevelopment and the restoration of natural features and functions.
- Promote multimodal access to regional parks, trails, and the transit network, where appropriate.
- Support the continued development of the regional trail system.

COMMUNITY ROLE

- Integrate natural resource conservation and restoration strategies into the comprehensive plan and in local infrastructure projects where appropriate.
- Identify lands for reclamation, including contaminated land, for redevelopment and the restoration of natural features and functions.

Water Sustainability

COUNCIL ROLE

See policy discussion on Water Sustainability in the “Land Use Policy” section.

COMMUNITY ROLE

- Implement best management practices to control and treat stormwater as redevelopment opportunities arise.

Housing Affordability and Choice

COUNCIL ROLE

- Invest in and expand regional systems to support redevelopment in communities that partner in the preservation and expansion of housing choices.

COMMUNITY ROLE

- Designate land in the comprehensive plan to support household growth forecasts and address the community’s share of the region’s affordable housing need through development and redevelopment at a range of densities.
- Plan for a mix of housing affordability in station areas along transitways.
- Use state, regional, and federal sources of funding and/or financing and development tools allowed by state law to facilitate the development of new lifecycle and affordable housing.
- Plan for affordable housing that meets the needs of multigenerational households.

URBAN CENTER

Access, Mobility, and Transportation Choice

COUNCIL ROLE

- Ensure that local roadway systems are planned in ways that minimize short trips on the regional highway system.
- Ensure that local infrastructure and land uses are planned in ways that are consistent with managing access along the regional highway system and capitalizing on investments in the regional transit system.
- Invest in transit improvements in corridors that serve existing transit demand and that can effectively guide a significant level of future growth.
- Ensure that local comprehensive plans accommodate growth in and around transit stations and near high-frequency transit services, commensurate with planned levels of transit service and station typologies identified in the *2040 Transportation Policy Plan*.
- Support access to, and the future growth of, regional intermodal freight terminals as identified in the *2040 Transportation Policy Plan*.

COMMUNITY ROLE

- Develop comprehensive plans that target growth in and around regional transit stations and near high-frequency transit services, commensurate with planned levels of transit service and the station typologies (for example, land use mix, density levels) identified in the *2040 Transportation Policy Plan*.
- Develop local policies, plans, and practices that improve pedestrian and bicycle circulation, including access to regional transit services, regional trails, and regional bicycle corridors.
- Consider implementation of travel demand management (TDM) policies and ordinances that encourage use of travel options and decrease reliance on single-occupancy vehicle travel.
- Engage private sector stakeholders who depend on or are affected by the local transportation system to address local business needs such as routing, delivery, and potential land use conflicts.
- Adopt development standards that improve the user experience, circulation, and access for bicyclists and pedestrians.
- Adopt Complete Streets policies that improve safety and mobility for all road users.

URBAN CENTER

Economic Competitiveness

COUNCIL ROLE

- Invest in regional amenities and services, including transit, regional parks and trails, and bikeways to reinforce the Urban Center as an attractive place to locate and do business.
- Coordinate regional infrastructure and program funding with other efforts designed to mitigate Areas of Concentrated Poverty and Racially Concentrated Areas of Poverty and better connect the residents of these areas with opportunity.
- Invest Council resources to clean up contaminated properties and facilitate reinvestment, including infill, adaptive reuse, and redevelopment.

COMMUNITY ROLE

- Identify appropriate areas for business and industrial expansion, considering access by rail, truck, plane, and barge.
- Protect sites for highway-, river- and rail-dependent manufacturing and freight transportation needs from incompatible uses and identify local land supply and transportation needs for effective use of those sites.
- Plan for land uses that support the growth of businesses that export goods and services outside the region, important regional economic clusters, and living wage jobs.
- Support the cleanup and re-use of contaminated land by utilizing regional, county, and local funding programs and financing tools.
- Preserve, remediate contamination, and repurpose the industrial base for higher-intensity employment and new industries.
- Conduct small area planning efforts to preserve locations for employment, manage growth, and minimize land use conflicts.

URBAN CENTER

Building in Resilience

COUNCIL ROLE

- Invest in regional transportation infrastructure and services that increase the share of trips made by transit, carpools, and nonmotorized means and guide development patterns that support this.
- Explore developing an urban forestry assistance program.

COMMUNITY ROLE

- Identify and address potential vulnerabilities in local infrastructure as a result of increased frequency and severity of storms and heat waves.
- Participate in federal, state, and local utility programs that incentivize the implementation of wind and solar power generation.
- Consider making a property-assessed clean energy (PACE) program available for conservation and renewable energy.
- Consider promoting the development or use of community solar gardens (CSGs) by public and private entities to enable fuller and more economic use of the community's solar resource, including participating as subscribers, assisting in marketing CSG opportunities for economic development, or providing sites for gardens.
- Adopt local policies and ordinances that encourage land development that supports travel demand management (TDM) and use of travel options.
- Consider development standards that increase vegetative cover and increase the solar reflective quality of surfaces.
- Participate in urban forestry assistance programs as available.

URBAN: Redeveloping to meet the needs of new generations

Urban communities developed primarily during the economic prosperity between the end of World War II and the economic recession of 1973-1975. These cities, adjacent to the Urban Center communities, experienced rapid development to house the growing families of the baby boom era. With considerable growth and development along highways, the Urban communities exhibit the transition toward the development stage dominated by the influence of the automobile.

Orderly and Efficient Land Use

COUNCIL ROLE

- Maintain and improve regional infrastructure to support adaptive reuse, infill development, and redevelopment.
- Support local planning and implementation efforts to target growth in and around regional transit, as articulated in the *2040 Transportation Policy Plan*.
- Coordinate regional infrastructure and program funding with other efforts designed to mitigate Areas of Concentrated Poverty and Racially Concentrated Areas of Poverty, and better connect the residents of these areas with opportunity. Provide technical assistance to communities undertaking planning efforts around regional transit stations and other regional investments.
- Partner with local communities to improve land use patterns to reduce the generation of carbon emissions.

COMMUNITY ROLE

- Plan for forecasted population and household growth at average densities of at least 10 units per acre for new development and redevelopment. Target opportunities for more intensive development near regional transit investments at densities and in a manner articulated in the *2040 Transportation Policy Plan*.
- Identify areas for redevelopment, particularly areas that are well-served by transportation options and nearby amenities and that contribute to better proximity between jobs and housing.
- In collaboration with other regional partners, lead major redevelopment efforts, as at the Twin Cities Army Ammunition Plant (TCAAP) site.
- Lead detailed land use planning efforts around regional transit stations and other regional investments.
- Plan for and program local infrastructure needs (for example, roads, sidewalks, sewer, water, and surface water), including those needed for future growth and to implement the local comprehensive plan.
- Recognize opportunities for urban agriculture and small-scale food production.

URBAN

Natural Resources Protection

COUNCIL ROLE

- Integrate natural resource conservation and restoration strategies into regional system plans and capital projects.
- Support the reclamation of lands, including contaminated land, for redevelopment and the restoration of natural features and functions.
- Promote multimodal access to regional parks, trails, and the transit network, where appropriate.
- Support the continued development of the regional trail system.

COMMUNITY ROLE

- Integrate natural resource conservation and restoration strategies into the local comprehensive plan.
- Identify lands for reclamation, including contaminated land, for redevelopment and the restoration of natural features and functions.
- Develop programs that encourage the implementation of natural resource conservation and restoration.

Water Sustainability

COUNCIL ROLE

See policy discussion on Water Sustainability in the “Land Use Policy” section.

COMMUNITY ROLE

- Implement best management practices to control and treat stormwater as redevelopment opportunities arise.
- Explore alternative water supply sources to ensure adequate water resources beyond 2040.

URBAN

Housing Affordability and Choice

COUNCIL ROLE

- Invest in and expand regional systems to support redevelopment in communities that partner in the preservation and expansion of housing choices.

COMMUNITY ROLE

- Designate land in the comprehensive plan to support household growth forecasts and address the community's share of the region's affordable housing need through redevelopment at a range of densities.
- Plan for a mix of housing affordability in station areas along transitways.
- Plan for affordable housing that meets the needs of multigenerational households.
- Use state, regional, and federal sources of funding and/or financing and development tools allowed by state law to facilitate the development of new lifecycle and affordable housing.

Access, Mobility, and Transportation Choice

COUNCIL ROLE

- Ensure that local roadway systems are planned in ways that minimize short trips on the regional highway system.
- Ensure that local infrastructure and land uses are planned in ways that are consistent with managing access along the regional highway system and capitalizing on investments in the regional transit system.
- Invest in transit improvements in corridors that serve existing transit demand and that can effectively guide a significant level of future growth.
- Ensure that local comprehensive plans accommodate growth in and around transit stations and near high-frequency transit services, commensurate with planned levels of transit service and station typologies identified in the *2040 Transportation Policy Plan*.
- Provide regional transit services to serve dense corridors and nodes where local communities are adapting local policies to improve the success of transit.
- Support access to, and the future growth of, regional intermodal freight terminals as identified in the *2040 Transportation Policy Plan*.

COMMUNITY ROLE

- Develop comprehensive plans that focus growth in and around regional transit stations and near high-frequency transit services, commensurate with planned levels of transit service and the station typologies (for example, land use mix, density levels) identified in the *2040 Transportation Policy Plan*.
- Develop local policies, plans, and practices that improve pedestrian and bicycle circulation, including access to regional transit services, regional trails, and regional bicycle corridors.
- Consider implementation of travel demand management (TDM) policies and ordinances that encourage use of travel options and decrease reliance on single-occupancy vehicle travel.
- Engage private sector stakeholders who depend on or are affected by the local transportation system to address local business needs such as routing, delivery, and potential land use conflicts.
- Adopt development standards that improve the user experience, circulation, and access for bicyclists and pedestrians.
- Adopt Complete Streets policies that improve safety and mobility for all road users.

URBAN

Economic Competitiveness

COUNCIL ROLE

- Invest in regional amenities and services, including transit, regional parks and trails, and bikeways to reinforce the Urban area as an attractive place to locate and do business.
- Coordinate regional infrastructure and program funding with other efforts designed to mitigate Areas of Concentrated Poverty and Racially Concentrated Areas of Poverty and better connect the residents of these areas with opportunity.
- Invest Council resources to clean up contaminated properties and facilitate reinvestment, including infill, adaptive reuse, and redevelopment.

COMMUNITY ROLE

- Identify appropriate areas for business and industrial expansion, considering access by rail, truck, plane, and barge.
- Support the cleanup and reuse of contaminated land by utilizing regional, county, and local funding programs and financing tools.
- Preserve, remediate contamination, and repurpose the industrial base for higher-intensity employment and new industries.
- Protect sites for highway-, river-, and rail-dependent manufacturing and freight transportation needs from incompatible uses and identify local land supply and transportation needs for effective use of those sites.
- Plan for land uses that support the growth of businesses that export goods and services outside the region, important regional economic clusters, and living wage jobs.
- Conduct small area planning efforts to preserve locations for employment, manage growth, and minimize land use conflicts.

URBAN

Building in Resilience

COUNCIL ROLE

- Invest in regional transportation infrastructure and services that increase the share of trips made by transit, carpools, and nonmotorized means and guide development patterns that support this.
- Explore developing an urban forestry assistance program.

COMMUNITY ROLE

- Identify and address potential vulnerabilities in local infrastructure as a result of increased frequency and severity of storms and heat waves.
- Participate in federal, state, and local utility programs that incentivize the implementation of wind and solar power generation.
- Consider making a property-assessed clean energy (PACE) program available for conservation and renewable energy.
- Consider promoting the development or use of community solar gardens (CSGs) by public and private entities to enable fuller and more economic use of the community's solar resource, including participating as subscribers, assisting in marketing CSG opportunities for economic development, or providing sites for gardens.
- Adopt local policies and ordinances that encourage land development that supports travel demand management (TDM) and use of travel options.
- Consider development standards that increase vegetative cover and increase the solar reflective quality of surfaces.
- Participate in urban forestry assistance programs as available.

SUBURBAN: Cultivating places where people can gather

Suburban communities saw their primary era of development during the 1980s and early 1990s as the Baby Boomers formed families and entered their prime earning years. Suburban communities also include places that were once resort destinations along Lake Minnetonka and White Bear Lake as well as communities along the St. Croix River settled early in the region’s history.

Orderly and Efficient Land Use

COUNCIL ROLE

- Maintain and improve regional infrastructure to support adaptive reuse, infill development, and redevelopment.
- Support local planning and implementation efforts to target growth in and around regional transit as articulated in the *2040 Transportation Policy Plan*.
- Coordinate regional infrastructure and program funding with other efforts designed to mitigate Areas of Concentrated Poverty and Racially Concentrated Areas of Poverty and better connect the residents of these areas with opportunity.
- Provide technical assistance to communities undertaking planning efforts around regional transit stations and other regional investments.
- Partner with local communities to improve land use patterns to reduce the generation of carbon emissions.

COMMUNITY ROLE

- Plan for forecasted population and household growth at overall average densities of at least 5 units per acre, and target opportunities for more intensive development near regional transit investments at densities and in a manner articulated in the *2040 Transportation Policy Plan*.
- Identify areas for redevelopment, particularly areas that are well-served by transportation options and nearby amenities and that contribute to better proximity between jobs and housing.
- In collaboration with other regional partners, lead major redevelopment efforts.
- Lead detailed land use planning efforts around regional transit stations and other regional investments.
- Plan for and program local infrastructure needs (for example, roads, sidewalks, sewer, water, and surface water), including those needed to accommodate future growth and implement local comprehensive plans.

SUBURBAN

Natural Resources Protection

COUNCIL ROLE

- Support the reclamation of lands, including contaminated land, for redevelopment and the restoration of natural features and functions.
- Promote multimodal access to regional parks, trails, and the transit network, where appropriate. Support the continued development of the regional trail system.

COMMUNITY ROLE

- Integrate natural resource conservation and restoration strategies into the comprehensive plan.
- Identify lands for reclamation, including contaminated land, for redevelopment and the restoration of natural features and functions.
- Integrate natural resources restoration and protection strategies into local development ordinances.
- Develop programs that encourage the implementation of natural resource conservation and restoration.

Water Sustainability

COUNCIL ROLE

See policy discussion on Water Sustainability in the “Land Use Policy” section.

COMMUNITY ROLE

- Implement best management practices to control and treat stormwater as redevelopment opportunities arise.
- Explore alternative water supply sources to ensure adequate water resources beyond 2040.

Housing Affordability and Choice

COUNCIL ROLE

- Invest in and expand regional systems to support redevelopment in communities that partner in the preservation and expansion of housing choices.

COMMUNITY ROLE

- Designate land in the comprehensive plan to support household growth forecasts and address the community’s share of the region’s affordable housing need through development and redevelopment at a range of densities.
- Plan for a mix of housing affordability in station areas along transitways.
- Use state, regional, and federal sources of funding and/or financing and development tools allowed by state law to facilitate the development of new lifecycle and affordable housing.
- Plan for affordable housing that meets the needs of multigenerational households.

SUBURBAN

Access, Mobility, and Transportation Choice

COUNCIL ROLE

- Ensure that local roadway systems are planned in ways that minimize short trips on the regional highway system.
- Ensure that local infrastructure and land uses are planned in ways that are consistent with managing access along the regional highway system and capitalizing on investments in the regional transit system.
- Invest in transit improvements in corridors that serve existing transit demand and that can effectively guide a significant level of future growth.
- Ensure that local comprehensive plans guide growth in and around transit stations and near high-frequency transit services, commensurate with planned levels of transit service and station typologies identified in the *2040 Transportation Policy Plan*.
- Provide regional transit services to serve dense corridors and nodes where local communities are adapting local policies to improve the success of transit.
- Support access to, and the future growth of, regional intermodal freight terminals as identified in the *2040 Transportation Policy Plan*.

COMMUNITY ROLE

- Develop comprehensive plans that focus growth in and around regional transit stations and near high-frequency transit services, commensurate with planned levels of transit service and the station typologies (for example, land use mix, density levels) identified in the *2040 Transportation Policy Plan*.
- Develop local policies, plans, and practices that improve pedestrian and bicycle circulation, including access to regional transit services, regional trails, and regional bicycle corridors.
- Seek opportunities to improve local street and pedestrian connections to improve access for local trips.
- Consider implementation of travel demand management (TDM) policies and ordinances that encourage use of travel options and decrease reliance on single-occupancy vehicle travel.
- Engage private sector stakeholders who depend on or are affected by the local transportation system to address local business needs such as routing, delivery, and potential land use conflicts.
- Adopt development standards that improve the user experience, circulation, and access for bicyclists and pedestrians.
- Adopt Complete Streets policies that improve safety and mobility for all road users.

SUBURBAN

Economic Competitiveness

COUNCIL ROLE

- Invest in regional amenities and services, including transit, regional parks and trails, and bikeways to support the Suburban area as an attractive place to locate and do business.
- Coordinate regional infrastructure and program funding with other efforts designed to mitigate Areas of Concentrated Poverty and Racially Concentrated Areas of Poverty and better connect the residents of these areas with opportunity.
- Support the development of workforce housing to provide nearby housing options for employees of local employers.
- Invest Council resources to clean up contaminated properties and facilitate reinvestment, including infill, adaptive reuse, and redevelopment.

COMMUNITY ROLE

- Identify appropriate areas for business and industrial expansion, considering access by rail, truck, plane, and barge.
- Support the cleanup and reuse of contaminated land by utilizing regional, county, and local funding programs and financing tools.
- Preserve, remediate contamination, and repurpose the industrial base for higher-intensity employment and new industries.
- Protect sites for highway-, river-, and rail-dependent manufacturing and freight transportation needs from incompatible uses and identify local land supply and transportation needs for effective use of those sites.
- Plan for land uses that support the growth of businesses that export goods and services outside the region, important regional economic clusters, and living wage jobs.
- Conduct small area planning efforts to preserve locations for employment, manage growth, and minimize land use conflicts.

Building in Resilience

COUNCIL ROLE

- Invest in regional transportation infrastructure and services that increase the share of trips made by transit, carpools, and nonmotorized means and guide development patterns that support this.
- Explore developing an urban forestry assistance program.

COMMUNITY ROLE

- Identify and address potential vulnerabilities in local infrastructure as a result of increased frequency and severity of storms and heat waves.
- Participate in federal, state, and local utility programs that incentivize the implementation of wind and solar power generation.
- Consider making a property-assessed clean energy (PACE) program available for conservation and renewable energy.
- Consider promoting the development or use of community solar gardens (CSGs) by public and private entities to enable fuller and more economic use of the community's solar resource, including participating as subscribers, assisting in marketing CSG opportunities for economic development, or providing sites for gardens.
- Adopt local policies and ordinances that encourage land development that supports travel demand management (TDM) and use of travel options.
- Consider development standards that increase vegetative cover and increase the solar reflective quality of surfaces.
- Participate in urban forestry assistance programs as available.

SUBURBAN EDGE: Managing rapid growth and change

The Suburban Edge includes communities that have experienced significant residential growth beginning in the 1990s and continuing to the 2010s. At least 40% of the land in these cities is developed, but significant amounts of land remain for future development. These communities generally no longer contain large-scale agricultural areas.

Orderly and Efficient Land Use

COUNCIL ROLE

- Support local efforts and policies to plan for growth that efficiently uses transportation and transit infrastructure and regional services.
- Promote land use patterns with clear distinctions between urban and rural areas to protect natural resources and land for agricultural viability.
- Provide technical assistance to communities on land use strategies and staged development to inform the local comprehensive planning process.
- Partner with local communities to improve land use patterns to reduce the generation of carbon emissions.

COMMUNITY ROLE

- Plan and stage development for forecasted growth through 2040 and beyond at overall average net densities of at least 3-5 dwelling units per acre in the community. Target higher-intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, transit facilities, and recreational amenities.
- Ensure the efficient use of land when planning for and approving new developments and redevelopment projects.

Natural Resources Protection

COUNCIL ROLE

See policy discussion on Natural Resources Protection in the “Land Use Policy” section.

COMMUNITY ROLE

- Complete local natural resources inventories, prioritize areas to protect, and integrate natural resources conservation into local ordinances.
- Conserve natural resources and protect vital natural areas when designing and constructing local infrastructure and planning land use patterns.
- Encourage site planning that incorporates natural areas as part of site development and redevelopment.

SUBURBAN EDGE

Water Sustainability

COUNCIL ROLE

See policy discussion on Water Sustainability in the “Land Use Policy” section.

COMMUNITY ROLE

- Incorporate best management practices for stormwater management in planning processes and implement best management practices to control and treat stormwater with development and redevelopment.
- Integrate water sustainability and protection of groundwater recharge areas into local plans. Consider how development, irrigation, reductions in infiltration and inflow, and increased surface runoff impact groundwater recharge and consider conservation strategies and best management practices to mitigate these impacts.
- Adopt and implement best management practices for protection of natural resources, the quality and quantity of our water resources, and the preservation of water supply.
- Explore alternative water supply sources to ensure adequate water resources beyond 2040.

Housing Affordability and Choice

COUNCIL ROLE

See policy discussion on Housing Affordability and Choice in the “Land Use Policy” section.

COMMUNITY ROLE

- Designate land in the comprehensive plan to support household growth forecasts and address the community’s share of the region’s affordable housing need through development and redevelopment at a range of densities.
- Use state, regional, and federal sources of funding and/or financing and development tools allowed by state law to facilitate the development of new lifecycle and affordable housing.
- Plan for affordable housing that meets the needs of multigenerational households.
- Develop or use programs to preserve the existing stock of naturally occurring affordable housing.

SUBURBAN EDGE

Building in Resilience

COUNCIL ROLE

See policy discussion on Building in Resilience in the “Land Use Policies” section.

COMMUNITY ROLE

- Identify local measures that would result in reductions in water use, energy consumption, and emission of greenhouse gases.
- Identify local mitigation and adaptation strategies and infrastructure resiliency plans to protect against potential negative impacts to local economies, local resources, and infrastructure systems that result from more frequent or severe weather events.
- Implement compact development patterns and create more connected places to reduce auto-dependency and related generation of greenhouse gas emissions.

Access, Mobility, and Transportation Choice

COUNCIL ROLE

- Invest in strategic transit and transportation improvements that support more reliable access to and from Suburban Edge communities.
- Plan park-and-ride capacity in parts of the region where there is significant demand for access to regional destinations, but where it is currently not cost-effective to provide local bus connections.
- Plan transit facilities to better incorporate alternative mode connections, such as trails and sidewalks, for facilities serving locations where commuters have to travel greater distances to complete their trip.
- Encourage communities to develop at densities and in ways that could eventually support local transit service, including walking and bicycling connections to transit.
- Invest in the development and improvement of regional trails and regional bicycle corridors to better connect communities and provide viable transportation options for commuting via alternative modes.
- Work with state agencies, counties, and local governments to provide assistance in planning for freight transportation to connect the rural and urban areas’ markets and resources.

COMMUNITY ROLE

- Develop local policies, plans, and practices that improve pedestrian and bicycle circulation, including access to regional transit services, regional trails with improved pedestrian connections, and regional bicycle corridors.
- Target opportunities for intensive development in nodes along corridors with existing or strong potential for future transit investment, consistent with the *2040 Transportation Policy Plan*, to create the transit-supportive land use patterns necessary for efficient future transit service and investment.
- Work with partners in communities and counties to overcome barriers to transportation and to improve pedestrian and bicycle connections across jurisdictional boundaries.

SUBURBAN EDGE

Economic Competitiveness

COUNCIL ROLE

- Invest in regional amenities and services, including transit (where supported by land use), regional parks and trails, and bikeways to support the Suburban Edge area as an attractive place to locate and do business.
- Promote local planning around key intersections, regional infrastructure, and business needs.
- Support the development of workforce housing to provide nearby housing options for employees of local employers.
- Convene interested partners to further strategies toward increasing regional competitiveness and include discussion of how Suburban Edge communities can contribute to the region's overall economic growth.

COMMUNITY ROLE

- Consider how local efforts to focus economic development strategies along existing commercial centers (historic downtowns or commercial corridors) can contribute to the region's overall economic competitiveness through enhanced integration of local and regional planning efforts.
- Protect sites for highway-, river- and rail-dependent manufacturing and freight transportation needs from incompatible uses and identify local land supply and transportation needs for effective use of those sites.
- Identify important multimodal intersections, alternative freight routes, key intersections, and other existing opportunities that may contribute to local and regional economic competitiveness.

EMERGING SUBURBAN EDGE: Transitioning from rural to developed

The Emerging Suburban Edge includes cities, townships and portions of both that are in the early stages of transitioning into urbanized levels of development. Strategically located between Suburban Edge and Rural communities, the Emerging Suburban Edge communities offer both connections to urban amenities and the proximity to open spaces that characterizes a rural lifestyle. Often, the cities and townships in the Emerging Suburban Edge are in more than one Community Designation. In the majority of Emerging Suburban Edge communities, less than 40% of the land has been developed.

Orderly and Efficient Land Use

COUNCIL ROLE

- Promote land use patterns with clear distinctions between urban and rural areas to protect natural resources and land for agricultural viability.
- Provide technical assistance to communities on land use strategies and staged development to inform the local comprehensive planning process.
- Partner with local communities to improve land use patterns to reduce generation of carbon emissions.

COMMUNITY ROLE

- Plan and stage development for forecasted growth through 2040 and beyond at overall average net densities of at least 3-5 dwelling units per acre in the community. Target higher-intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, transit facilities, and recreational amenities.
- Identify and protect an adequate supply of land to support growth for future development beyond 2040, with regard to agricultural viability and natural and historic resources preservation.
- Incorporate best management practices for stormwater management and natural resources conservation and restoration in planning processes.
- Plan for local infrastructure needs including those needed to support future growth.

EMERGING SUBURBAN EDGE:

Natural Resources Protection

COUNCIL ROLE

See policy discussion on Natural Resources Protection in the “Land Use Policy” section.

COMMUNITY ROLE

- Complete local natural resources inventories, prioritize areas to protect, and integrate natural resources conservation into local ordinances.
- Conserve natural resources and protect vital natural areas when designing and constructing local infrastructure and planning land use patterns.
- Encourage site planning that incorporates natural areas as part of site development and redevelopment.

Water Sustainability

COUNCIL ROLE

See policy discussion on Water Sustainability in the “Land Use Policy” section.

COMMUNITY ROLE

- Incorporate best management practices for stormwater management in planning processes and implement best management practices with development and redevelopment to control and treat stormwater.
- Integrate water sustainability and protection of groundwater recharge areas into local plans. Consider how development, irrigation, reductions in infiltration and inflow, and increased surface runoff impact groundwater recharge and consider conservation strategies and best management practices to mitigate these impacts.
- Adopt and implement best management practices for protection of natural resources, the quality and quantity of our water resources, and the preservation of water supply.
- Explore alternative water supply sources to ensure adequate water resources beyond 2040.

EMERGING SUBURBAN EDGE

Housing Affordability and Choice

COUNCIL ROLE

See policy discussion on Housing Affordability and Choice in the “Land Use Policy” section.

COMMUNITY ROLE

- Designate land in the comprehensive plan to support household growth forecasts and address the community’s share of the region’s affordable housing need through development and redevelopment at a range of densities.
- Use state, regional, and federal sources of funding and/or financing and development tools allowed by state law to facilitate the development of new lifecycle and affordable housing.
- Plan for affordable housing that meets the needs of multigenerational households.
- Plan for future staged growth through 2040 and beyond to accommodate a variety of housing choices based on local needs.

Access, Mobility, and Transportation Choice

COUNCIL ROLE

- Invest in strategic transit and transportation improvements that support more reliable access to and from Emerging Suburban Edge communities.
- Plan park-and-ride capacity in parts of the region where there is significant demand for access to regional destinations, but where it is currently not cost-effective to provide local bus connections.
- Plan transit facilities to better incorporate alternative mode connections, such as trails and sidewalks, for facilities serving locations where commuters have to travel greater distances to complete their trip.
- Encourage communities to develop at densities and in ways that could eventually support local transit service, including walking and bicycling connections to transit.
- Invest in the development and improvement of regional trails and regional bicycle corridors to better connect communities and provide viable transportation options for commuting via alternative modes.
- Work with state agencies, counties, and local governments to provide assistance in planning for freight transportation to connect the rural and urban areas’ markets and resources.

COMMUNITY ROLE

- Develop local policies, plans, and practices that improve pedestrian and bicycle circulation, including access to regional transit services, regional trails with improved pedestrian connections, and regional bicycle corridors.
- Target opportunities for intensive development in nodes along corridors with strong potential for future transit investment, consistent with the *2040 Transportation Policy Plan*, to create the transit-supportive land use patterns necessary for efficient future transit service and investment.
- Work with partners in communities and counties to overcome barriers to transportation and to improve pedestrian and bicycle connections across jurisdictional boundaries.

EMERGING SUBURBAN EDGE

Economic Competitiveness

COUNCIL ROLE

- Invest in regional amenities and services, including transit, regional parks and trails, and bikeways to support the Emerging Suburban Edge area as an attractive place to locate and do business.
- Promote local planning around key intersections, regional infrastructure, and business needs.
- Support the development of workforce housing to provide nearby housing options for employees of local employers.
- Convene interested partners to further strategies towards increasing regional competitiveness and include discussion of how Emerging Suburban Edge communities can contribute to the region's overall economic growth.

COMMUNITY ROLE

- Consider how local efforts to focus economic development strategies along existing commercial centers (historic downtowns or commercial corridors) can contribute to the region's overall economic competitiveness through enhanced integration of local and regional planning efforts.
- Protect sites for highway-, river- and rail-dependent manufacturing and freight transportation needs from incompatible uses and identify local land supply and transportation needs for effective use of those sites.
- Identify important multimodal intersections, alternative freight routes, key intersections, and other existing opportunities that may contribute to local and regional economic competitiveness.

Building in Resilience

COUNCIL ROLE

See policy discussion on Building in Resilience in the "Land Use Policy" section.

COMMUNITY ROLE

- Identify local measures that would result in reductions in water use, energy consumption, and greenhouse gas emissions.
- Identify local mitigation and adaptation strategies and infrastructure resiliency plans to protect against potential negative impacts to local economies, local resources, and infrastructure systems that result from more frequent or severe weather events.
- Implement compact development patterns and create more connected places to reduce auto-dependency and related generation of greenhouse gas emissions.

RURAL CENTERS: Serving the rural areas as small town centers of commerce

Rural Centers are local commercial, employment, and residential activity centers serving rural areas in the region. These small towns are surrounded by agricultural lands and serve as centers of commerce to those surrounding farm lands and the accompanying population. Although smaller in scale than urbanized communities, Rural Centers provide similar development patterns and locally accessible commercial services for the surrounding area.

Orderly and Efficient Land Use

COUNCIL ROLE

- Partner with local jurisdictions to work toward the orderly expansion of Rural Centers in a manner that efficiently uses infrastructure and guides growth where infrastructure capacity exists while preserving prime agricultural soils and surrounding low-density residential uses.
- Consider long range potential for improvements to regional infrastructure to support expected growth at average residential densities of at least 3-5 units per acre or more.
- Encourage innovative approaches to development where existing infrastructure and capacity are able to support increased residential densities.
- Attain a balance of urban and rural uses to retain the viability of the agricultural economy and direct growth towards Rural Centers as is appropriate.
- Partner with local communities to improve land use patterns to reduce carbon emissions.

COMMUNITY ROLE

- Plan for forecasted population and household growth at overall average densities of at least 3-5 units per acre.
- Strive for higher-density commercial uses and compatible higher-density residential land uses in the commercial core of the community to ensure efficient uses of existing infrastructure investments.
- Work with adjacent jurisdictions to execute orderly annexation agreements where forecasted growth exceeds land capacity within existing city boundaries.
- Work to focus forecasted growth in areas with existing infrastructure capacity to protect existing farm land and prime agricultural soils for the long term.
- Adopt ordinances that coordinate development with infrastructure availability.
- Identify areas that will accommodate post-2040 growth forecasts and implement strategies to preserve these areas for future growth. Plan for necessary infrastructure improvements.

RURAL CENTERS

Natural Resources Protection

COUNCIL ROLE

See policy discussion on Natural Resources Protection in the “Land Use Policy” section.

COMMUNITY ROLE

See policy discussion on Natural Resources Protection in the “Land Use Policy” section.

Housing Affordability and Choice

COUNCIL ROLE

See policy discussion on Housing Affordability and Choice in the “Land Use Policy” section.

COMMUNITY ROLE

- Designate land in the comprehensive plan to support household growth forecasts and address the community’s share of the region’s affordable housing need through development and redevelopment at a range of densities.
- Use state, regional, and federal sources of funding and/or financing and development tools allowed by state law to facilitate the development of new lifecycle and affordable housing.
- Plan for future staged growth through 2040 and beyond to accommodate a variety of housing choices based on local needs.

RURAL CENTERS

Water Sustainability

COUNCIL ROLE

See policy discussion on Water Sustainability in the “Land Use Policy” section.

COMMUNITY ROLE

See policy discussion on Water Sustainability in the “Land Use Policy” section.

Access, Mobility, and Transportation Choice

COUNCIL ROLE

- Plan regional infrastructure consistent with a rural level of service.
- Explore transit links to urban areas based on demand and the availability of resources.
- Plan transit facilities to better incorporate alternative mode connections for facilities serving locations where commuters have to travel greater distances to complete their trip.

COMMUNITY ROLE

- Plan for and construct an interconnected system of local streets, pedestrian facilities, and bicycle facilities.
- Plan and develop local trail connections to the regional parks and trails system where appropriate.

RURAL CENTERS

Economic Competitiveness

COUNCIL ROLE

- Encourage communities to support a range of housing opportunities for those interested in a more rural lifestyle.
- Support the development of workforce housing to provide nearby housing options for employees of local employers.
- Convene interested partners to further strategies toward increasing regional competitiveness and include discussion of how Rural Center communities can contribute to the region's overall economic growth.

COMMUNITY ROLE

- Consider best practices for providing housing opportunities to support local employment and community needs.
- Consider identifying key intersections that accommodate connections between rail and highway infrastructure that could serve an intermodal purpose.
- Consider how land uses adjacent to key intersections could provide access for trucking, freight, barge, shipping, or warehousing purposes that may strengthen or bolster the local economy.
- Consider how local efforts to focus economic development strategies along existing commercial centers (historic downtowns or commercial corridors) can contribute to the region's overall economic competitiveness through enhanced integration of local and regional planning efforts.
- Identify important multimodal intersections, alternative freight routes, key intersections, and other existing opportunities that may contribute to local and regional economic competitiveness.

Building in Resilience

COUNCIL ROLE

See policy discussion on Building-in Resilience in the "Land Use Policy" section.

COMMUNITY ROLE

See policy discussion on Building in Resilience in the "Land Use Policy" section.

DIVERSIFIED RURAL: Protecting land for rural lifestyles and long-term urbanization

Diversified Rural communities are home to a variety of farm and nonfarm land uses including very large-lot residential, clustered housing, hobby farms and agricultural uses. Located adjacent to the Emerging Suburban Edge of the Urban Service Area, Diversified Rural designation protects rural land for rural lifestyles today and potential urbanized levels of development sometime after 2040. Large portions of communities in the Diversified Rural area also contain prime agricultural soils, located primarily in Scott and Washington Counties.

There is a portion of the region’s population that is interested in rural and small town living. For communities in the Diversified Rural area, the Council supports the clustering of homes to meet that demand, designed in a manner that protects high-quality and locally prioritized natural areas and open spaces, and also preserves lands in areas identified for potential future post-2040 urban development. In August 2008, the Council adopted Flexible Residential Development Ordinance Guidelines for the Diversified Rural Area that describe the factors that communities should take into account if they are considering allowing residential development at densities greater than 4 units per 40 acres. These guidelines include the following points:

1. Include the need to reserve land resources for efficient future urban development as part of the ordinance purpose.
2. Identify the land characteristics required to support future urbanization.
3. Allow no more than 25% of the developable land in a project to be developed, reserving larger future urbanization parcels.
4. Protect future urbanization parcels with temporary development agreements, easements, or deed restrictions.
5. Provide for the rezoning of the future urbanization parcels to a residential zoning classification at densities consistent with Council policy at such time that urban services are available.
6. Encourage the use of community wastewater treatment systems to serve the temporary cluster.

For those communities on the edge of the urbanizing area, designated as part of the Long-term Wastewater Service Area, a cluster ordinance should be developed and implemented to provide for interim land uses without precluding the opportunity for future urban-density development. For areas outside of the Long-term Wastewater Service Area, the Council also encourages the clustering of homes, particularly when communities are considering densities greater than 4 units per 40 acres. Similar to the guidelines applicable to areas within the Long-term Wastewater Service Area, communities should consider implementing conservation subdivision ordinances or other similar development ordinances to protect natural resources, preserve open spaces, and address other local priorities.

DIVERSIFIED RURAL

Orderly and Efficient Land Use

COUNCIL ROLE

- Work with communities to plan development patterns that will protect natural resources, preserve areas where post-2040 growth can be provided with cost-effective and efficient urban infrastructure, and support forecasted growth through 2040 without the provision of regional urban services.
- Promote development practices and patterns that protect the integrity of the region's water supply and the quality and quantity of water resources.

COMMUNITY ROLE

- Plan for growth not to exceed forecasts and in patterns that do not exceed 4 units per 40 acres.
- Preserve areas where post-2040 growth can be provided with cost-effective and efficient urban infrastructure.
- Manage land uses to prevent the premature demand for extension of urban services, and so that existing service levels (such as on-site wastewater management, gravel, and other local roads) will meet service needs.

Natural Resources Protection

COUNCIL ROLE

Provide technical assistance and tools for resource protection, such as best practices regarding the use of conservation easements and clustered development ordinances.

COMMUNITY ROLE

- Plan development patterns that incorporate the protection of natural resources. Consider implementing conservation subdivision ordinances, cluster development ordinances, or environmental protection provisions in local land use ordinances.

Water Sustainability

COUNCIL ROLE

- Support the Minnesota Pollution Control Agency's regulatory approach to private treatment systems, which requires permits for systems designed to treat an average flow greater than 10,000 gallons per day of wastewater (approximately 35 homes).
- Advocate that the local community be the permit holder for private wastewater treatment systems to ensure long-term accountability for the proper functioning and maintenance of systems.
- Provide technical assistance regarding private wastewater treatment systems and share information about the performance of these systems in the region.

COMMUNITY ROLE

- Protect the rural environment through local oversight of the management and maintenance of subsurface sewage treatment systems (SSTS) to avoid the environmental and economic costs of failed systems. Proactively explore options to address failing septic systems.
- Ensure financial and environmental accountability for installation, maintenance, remediation, and management of any permitted private wastewater system.
- Adopt subsurface sewage treatment system (SSTS) management ordinances and implement maintenance programs, consistent with current Minnesota Pollution Control Agency rules (Minn. Rules 7080-7083).
- Encourage the use of environmentally sensitive development techniques, such as surface water management best management practices that capture, filter, and infiltrate stormwater where possible.

DIVERSIFIED RURAL

Housing Affordability and Choice

COUNCIL ROLE

See policy discussion on Housing Affordability and Choice in the “Land Use Policy” section.

COMMUNITY ROLE

- Promote a balanced housing supply and a mix of housing affordability to ensure long-term community vitality.

Access, Mobility, and Transportation Choice

COUNCIL ROLE

- Plan regional transportation infrastructure consistent with a rural level of service.
- Support the management of access points to state and county road systems and emphasize construction of a local public street system where needed.
- Encourage communities to plan and develop local trail connections to the Regional Parks System where appropriate.

COMMUNITY ROLE

- Plan for and construct local transportation infrastructure, including trails, sufficient to meet local needs.
- Plan and develop local trail connections to the Regional Parks System where appropriate.

Economic Competitiveness

COUNCIL ROLE

- Where appropriate, promote the use of the Green Acres and Agricultural Preserves programs to preserve prime agricultural soils and maintain agricultural uses as a long-term primary land use.
- Support agriculture as a primary long-term use to protect the region’s agricultural economy, to provide economic opportunities for farmers, and to promote local food production.
- Support connections between the Diversified Rural communities and other areas both within and outside of the region that promote safe travel and ensure efficient transportation of agricultural products.

COMMUNITY ROLE

- Identify and protect locally important agricultural areas, in addition to prime agricultural lands, to provide a range of economic opportunities.
- Support existing agricultural uses as primary long-term land uses and consider allowing agricultural-supportive land uses in local comprehensive plans.
- Support local property enrollment in the Agricultural Preserves and Green Acres programs.
- Consider opportunities for smaller-acreage agricultural operations to support food production for local markets.

Building in Resilience

COUNCIL ROLE

See policy discussion on Building in Resilience in the “Land Use Policy” section.

COMMUNITY ROLE

See policy discussion on Building in Resilience in the “Land Use Policy” section.

RURAL RESIDENTIAL: Limiting unsustainable growth patterns

Rural Residential communities have residential patterns characterized by large lots and do not have plans to provide urban infrastructure, such as centralized wastewater treatment. Many of these communities have topographic development limitations and a development pattern with lot sizes that generally ranged from 1-2.5 units per acre. Therefore, these residential densities do not support economical extension of wastewater services.

Orderly and Efficient Land Use

COUNCIL ROLE

- Encourage rural development patterns that will protect natural resources and preserve areas where post-2040 growth can be provided with cost-effective and efficient urban infrastructure.
- Discourage future development of rural residential patterns (unsewered lots of 2.5 acres or less) and encourage rural development at densities that are not greater than 1 unit per 10 acres.
- Work with communities to plan development patterns that will protect natural resources and water quality and quantity, and maintain existing contiguous lots that are 10 or more acres in size.
- Encourage the use of the Council's flexible residential development guidelines and adoption of ordinances that provide for residential clustering and protection of sensitive natural resources.
- Provide technical assistance to communities to plan for adequate land availability to address current needs and forecasted growth using development practices that protect the quantity and quality of the region's surface and groundwater resources and natural resources identified in regional or local inventories.

COMMUNITY ROLE

- Discourage future development of rural residential patterns (unsewered lots of 2.5 acres or less) and where opportunities exist, plan for rural development at densities that are not greater than 1 unit per 10 acres.
- Implement conservation subdivision ordinances, cluster development ordinances, and environmental protection provisions in local land use ordinances, consistent with the Council's flexible residential development guidelines.
- Promote best management practices for stormwater management, habitat restoration, and natural resource conservation in development plans and projects.

Natural Resources Protection

COUNCIL ROLE

See policy discussion on Natural Resources Protection in the "Land Use Policy" section.

COMMUNITY ROLE

- Accommodate growth while protecting the environment and natural resources. Encourage the placement of housing that protects significant natural resources.
- Adopt conservation subdivision ordinances, cluster development ordinances, flexible development ordinances, and include environmental protection in land use ordinances.

RURAL RESIDENTIAL

Water Sustainability

COUNCIL ROLE

- Support the Minnesota Pollution Control Agency’s regulatory approach to private treatment systems, which requires permits for systems designed to treat an average flow greater than 10,000 gallons per day of wastewater approximately 35 homes).
- Advocate that the local community be the permit holder for private wastewater treatment systems to ensure long-term accountability for the proper functioning and maintenance of systems.
- Provide technical assistance regarding private wastewater treatment systems and share information about the performance of these systems in the region.

COMMUNITY ROLE

- Protect the rural environment through local oversight of the management and maintenance of subsurface sewage treatment systems (SSTS) to avoid the environmental and economic costs of failed systems. Proactively explore options to address failing septic systems.
- Ensure financial and environmental accountability for installation, maintenance, remediation, and management of any permitted private wastewater system.
- Adopt subsurface sewage treatment system (SSTS) management ordinances and implement maintenance programs, consistent with current Minnesota Pollution Control Agency rules (Minn. Rules 7080-7083).
- Encourage the use of environmentally sensitive development techniques, such as surface water management best management practices that capture, filter, and infiltrate stormwater where possible.

Housing Affordability and Choice

COUNCIL ROLE

See policy discussion on Housing Affordability and Choice in the “Land Use Policy” section.

COMMUNITY ROLE

See policy discussion on Housing Affordability and Choice in the “Land Use Policy” section.

RURAL RESIDENTIAL

Access, Mobility, and Transportation Choice

COUNCIL ROLE

- Plan for regional transportation infrastructure consistent with a rural level of service.
- Support the limiting of access points to state and county road systems and emphasize construction of an interconnected local public street system.
- Encourage communities to plan and develop local trail connections to the Regional Parks System.

COMMUNITY ROLE

- Plan for and construct local transportation infrastructure, including trails, sufficient to meet local needs.
- Plan and develop an interconnected local street system.
- Adopt improved design techniques for access management that meets access and mobility needs.

Economic Competitiveness

COUNCIL ROLE

- Support connections between the Rural Residential areas and other areas within and outside the region that promote safe travel and ensure efficient distribution of freight.

COMMUNITY ROLE

See policy discussion on Economic Competitiveness in the “Land Use Policy” section.

Building in Resilience

COUNCIL ROLE

See policy discussion on Building in Resilience in the “Land Use Policy” section.

COMMUNITY ROLE

See policy discussion on Building in Resilience in the “Land Use Policy” section.

AGRICULTURAL: Preserving large swaths of farmland

Agricultural communities encompass areas with prime agricultural soils that are planned and zoned for long-term agricultural use. These communities are home to the bulk of contiguous lands enrolled in the Metropolitan Agricultural Preserves and Green Acres Programs or cultivated for commercial agricultural purposes.

Orderly and Efficient Land Use

COUNCIL ROLE

- Promote the use of the Agricultural Preserves and Green Acres programs to preserve prime agricultural soils and land uses by supporting local efforts that maintain agricultural land uses through 2040.
- Partner with communities to plan for post-2040 development growth in a manner that protects farmland and the regional agricultural economy while accommodating efficient expansion of regional urban infrastructure in areas where forecasts project market demand.

COMMUNITY ROLE

- Limit residential development and adopt zoning ordinances and/or other official controls to maintain residential densities no greater than 1 housing unit per 40 acres.
- Support enrollment in the Agricultural Preserves and Green Acres programs to preserve prime agricultural soils and agricultural land uses.
- Maintain agricultural land uses through at least 2040 as a primary long-term use to preserve prime agricultural lands and to preserve land for efficient expansion of post-2040 regional infrastructure where appropriate.
- Manage land uses to prevent the premature demand for extension of urban services, and so that existing service levels (such as on-site wastewater management, gravel, and other local roads) will meet service needs.
- Develop and implement strategies for protecting farmlands, such as exclusive agricultural zoning, agricultural security districts, and lower residential densities such as 1 housing unit per 80 acres.

Natural Resources Protection

COUNCIL ROLE

- Promote agricultural practices that protect the region’s water resources, including both surface water resources and groundwater resources.
- Provide information to communities about how to incorporate environmentally sensitive development techniques into farm-related construction.

COMMUNITY ROLE

See policy discussion on Natural Resource Protection in the “Land Use Policy” section.

AGRICULTURAL

Water Sustainability

COUNCIL ROLE

See policy discussion on Water Sustainability in the “Land Use Policy” section.

COMMUNITY ROLE

- Promote best management practices for agricultural activities in order to protect the integrity of the region’s water supply and the quality and quantity of water resources, including both surface water and groundwater resources.
- Encourage the use of environmentally sensitive development techniques, including in farm-related construction, such as surface water management best management practices that capture, filter, and infiltrate stormwater where possible.
- Adopt subsurface sewage treatment system (SSTS) management ordinances and implement maintenance programs, consistent with current Minnesota Pollution Control Agency rules (Minn. Rules 7080-7083).

Housing Affordability and Choice

COUNCIL ROLE

See policy discussion on Housing Affordability and Choice in the “Land Use Policy” section.

COMMUNITY ROLE

See policy discussion on Housing Affordability and Choice in the “Land Use Policy” section.

Access, Mobility, and Transportation Choice

COUNCIL ROLE

- Support the Minnesota Department of Transportation and counties in planning regional highway infrastructure consistent with market access and the agribusiness needs of the area.
- Support the management of access points to state and county road systems and construction of a local public street system where needed.

COMMUNITY ROLE

- Plan for and construct local transportation infrastructure sufficient to serve local and agricultural needs.
- Adopt access management standards that meet state and county highway access and mobility needs.

AGRICULTURAL

Economic Competitiveness

COUNCIL ROLE

- Support agriculture as a primary long-term use to protect the region’s agricultural economy, to provide economic opportunities for farmers, and to promote local food production.
- Support connections between the Agricultural areas and other areas within and outside the region that promote local agribusiness, promote safe travel, and ensure efficient distribution of freight.
- Promote the use of the Green Acres and Agricultural Preserves programs to preserve prime agricultural soils and maintain agricultural uses as a long-term primary land use.

COMMUNITY ROLE

- Support agricultural uses as primary long-term land uses and consider allowing agricultural-supportive land uses in local comprehensive plans.
- Consider opportunities for smaller-acreage agricultural operations to support food production for local markets.
- Implement programs and best management practices that conserve and enhance soil and water resources to ensure their long-term quality and productivity.
- Identify and protect locally important agricultural areas, in addition to prime agricultural lands, to provide a range of economic opportunities.

Building in Resilience

COUNCIL ROLE

- Partner with state agencies to identify potential impacts to systems and economies resulting from increased occurrences of extreme weather events.
- Collaborate with regional experts on climate change to identify and communicate potential adaptation and mitigation measures to reduce impacts and preserve and protect the region’s agricultural resources.
- Provide resources and information on carbon emission reductions, best practices, and climate change mitigation and adaptation strategies for Agricultural Areas.

COMMUNITY ROLE

- Assess potential challenges and opportunities of climate change in the Agricultural communities as well as opportunities for reducing the generation of greenhouse gas emissions. Implement changes as feasible.



The Council will be a good steward of the region's assets to pursue prosperity, equity, livability, and sustainability.