

LAND USE TABLES

-- FOOTNOTES--

SUPPLEMENTAL DATA

The Council does not attempt to survey wetlands or other lands not suitable for development (i.e., steep slopes) and therefore, they are not specific categories in their land use inventories (1970-2005). However, to assist communities in land use planning, land with wetlands (National Wetland Inventory - NWI) or steep slopes (based on 10 ft county hypsography data) have been separately identified within the Agricultural and Undeveloped land use categories (Non-Urbanized Areas) and are included in the associated community tables.

Since the wetlands and steep slopes are only identified in “Non-Urbanized Areas,” it appears that in many communities experiencing urban/suburban development that wetland acreage has declined. This is not necessarily the case. The wetland data (National Wetland Inventory) was originally collected during the 1980’s and has had no subsequent update to reflect changing landscapes due to development. As lands change from Agricultural or Undeveloped land uses, some wetlands have been disturbed – altered or even removed. Yet State legislation passed in 1991 requires two acres of wetlands to be created for every acre destroyed for urban/suburban development. Since disturbed wetland may have been “replaced” by newly created wetlands in another area, there may be some movement of wetland acreage, but relatively speaking, there should be minimal, if any, net loss. For that reason and since wetland delineation is rather complex, the wetlands that are located on “Urbanized” lands (land not classified as Agricultural or Undeveloped) are included in the same land use category as the surrounding land. As a result, as land is converted from non-urbanized uses, it appears that wetlands have declined when they have not.

NOTE: For each municipality or county, the wetland totals (based on the original NWI data) include all land uses (not just Agricultural or Undeveloped).

METROPOLITAN URBAN SERVICES AREA (MUSA)

The land use and supplemental data for each municipality and county are also provided based on whether or not it is within the Council’s Metropolitan Urban Service Area (MUSA) for 1990, 1997, 2000 and 2005. The MUSA is an area defined by the Metropolitan Council where urban services are being planned to accommodate urban/suburban development up to a future date. For both the 1990 and 1997 land use data, a version of the 2000 MUSA line was used. This was not the same line for both years because the MUSA line is adjusted over time to reflect new development proposals. The 1990 data used a 2000 MUSA as defined in April 1990 while the 1997 data MUSA definition was as of October 1998. As a result, it is not recommended to conduct year-to-year comparisons of land use data in or out of the MUSA as a percentage. For both the 2000 and 2005 land use data, a version of the 2020 MUSA line was used. Here too, it was not the same line for both years. The 2000 data used a 2020 MUSA as defined in December 2002 while the 2005 data MUSA definition was as of June 2006.

Starting in 2000, several communities have created what is referred to as an “Undesignated” 2020 MUSA. This means that rather than designating fixed staging areas, a community can choose to designate the acreage, types and density of land uses, and local/regional service levels for each five-year stage to 2020, with the exact location of each stage unspecified. This generally means only a portion of a community’s Undesignated 2020 MUSA will receive services by 2020. Therefore, only a portion of that land is included in the community’s overall MUSA calculations based on its forecasts. The table to the right indicates what percentage of the Undesignated 2020 MUSA was included in its respective community.

Communities with Undesignated 2020 MUSA

Percent included in the total MUSA calculations

| In 2000 | % In | In 2005 | % In |
|------------|------|-----------------|------|
| Farmington | 100 | Empire Twp. | 10 |
| Hugo | 65 | Elko | 100 |
| Medina | 75 | Farmington | 66 |
| Prior Lake | 84 | Lino Lakes | 10 |
| Shakopee | 22 | Maple Grove | 100 |
| Victoria | 100 | Medina | 28 |
| | | New Market | 100 |
| | | New Market Twp. | 53 |
| | | Prior Lake | 32 |
| | | Shakopee | 10 |