

## Community Development Committee

Meeting date: August 3, 2020

## Environment Committee

Meeting date: August 11, 2020

For the Metropolitan Council meeting of August 26, 2020

**Subject:** Credit River Township 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22100-1

**District(s), Member(s):** District 16, Wendy Wulff

**Policy/Legal Reference:** Metropolitan Land Planning Act (Minn. Stat. § 473.175), Minn. Stat. § 473.513

**Staff Prepared/Presented:** Patrick Boylan, Planning Analyst (651-602-1438)  
Angela R. Torres, Local Planning Assistance Manager (651-602-1566)  
Kyle Colvin, Engineering Programs, Manager (651-602-1151)

**Division/Department:** Community Development / Regional Planning  
Environmental Services / Technical Services

### Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

### Recommendations of the Community Development Committee

1. Authorize Credit River Township to place its 2040 Comprehensive Plan into effect.
2. Revise the Township's forecasts upward as shown in Table 1 and establish sanitary sewer forecasts as shown in Table 2 of the attached Review Record.
3. Revised the Township's Community Designation for portions of the community to Emerging Suburban Edge as shown in Figure 3 of the attached Review Record.
4. Advise the Township to:
  - a. Provide to the Council the date that the Scott County WMO approved the LWMP and the date that the Township adopted the final LWMP.
  - b. In the Final Plan submission to the Council, update the Future Parks and Trails map on Plan pages 4-15, 8-5, and 8-19 to be consistent with the Regional Parks System map that appears in the Township's 2015 System Statement.
  - c. Implement the advisory comments in the Review Record for Land Use and Water Supply.

### Recommendation of the Environment Committee

1. That the Council revise the Regional Wastewater System Plan (Long Term Service Area Map) to reflect the timing of Regional Wastewater Service for the northern portion of The Township from a post 2040 to a 2040 timing period.
2. The Plan states that the State Disposal System (SDS) permit for the Territory community treatment system expired in February 2019. When the SDS permit is re-issued, the Township shall submit a copy of the permit to the Council for its records.
3. When the final version of the Wastewater Collection System Feasibility Study is completed, the Township shall submit a complete copy to the Council for its records.

4. The Township shall submit copies of all ordinances related to sanitary sewer service to the Council after Town Board adoption, including the resolution that adopts the Council's Waste Discharge Rules which establishes the requirements for using the Regional Wastewater Disposal System.
5. A copy of the fully executed inter-community agreement between the Township and the City of Savage outlining the terms of wastewater service shall be submitted to the Council for its records. The agreement will need to reflect the City's billing the Township for the costs related to the wastewater treatment of flow from the Township to the City.
6. Due to the age of the housing which is scheduled to be phased off of SSTS and connected to the regional wastewater system, the prevalence of clay tile services is expected to be high. The condition of the existing service between the home and the point of the new connection should be evaluated and either replaced, or rehabilitated to address potential sources of I/I.
7. Each individual phased-out SSTS septic tank and soil distribution system needs to be decommissioned consistent with Minnesota Rule Chapter 7080.2500 (See <https://www.revisor.mn.gov/rules/7080.2500/>).

### Advisory Comments

The following Advisory Comments are part of the Council action authorizing Credit River Township to implement its 2040 Comprehensive Plan (Plan).

### Community Development Committee

1. As stated in the *Local Planning Handbook*, the Township must take the following steps:
  - a. Adopt the Plan in final form after considering the Council's review recommendations as contained in the body of this report.
  - b. Submit one hard copy and one electronic copy of the Plan to the Council. The electronic copy must be submitted as one unified file.
  - c. Submit to the Council a copy of the Town Board resolution evidencing final adoption of the Plan.
2. The *Local Planning Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council's final action. If the Council has recommended changes to the Plan, local governments should incorporate those recommended changes into the Plan or respond to the Council before "final adoption" of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3)
3. Local governments must adopt official controls as identified in their 2040 comprehensive plans and must submit copies of the official controls to the Council within 30 days after the official controls are adopted. (Minn. Stat. § 473.865, subd. 1)
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council's metropolitan system plans (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within 9 months following amendments to comprehensive plans (Minn. Stat. § 473.865, subd. 3).

### Environment Committee

1. The Council-approved Comprehensive Sewer Plan becomes effective only after the Plan receives final approval from the local governmental unit's governing body. After the Plan receives final approval from the Township and the Comprehensive Sewer Plan becomes effective, the Township may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the Council-approved Comprehensive Sewer Plan.
2. A copy of the Town Board resolution adopting its 2040 comprehensive plan, including its Comprehensive Sewer Plan, must be submitted to the Council.

## Background

Credit River Township is located along the eastern border of Scott County. It is surrounded by the communities of Savage, Burnsville, Lakeville, New Market Township, Cedar Lake Township, Spring Lake Township, and Prior Lake.

The Township submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. §§ 473.851 to 473.871) and the Council's 2015 System Statement requirements.

## Review Authority & Rationale

Minn. Stat. § 473.175 directs the Metropolitan Council to review a local government's comprehensive plan and provide a written statement to the local government regarding the Plan's:

- **Conformance** with metropolitan system plans
- **Consistency** with the adopted plans and policies of the Council
- **Compatibility** with the plans of adjacent governmental units and plans of affected special districts and school districts

By resolution, the Council may require a local government to modify its comprehensive plan if the Council determines that "the plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans" (Minn. Stat. § 473.175, subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment, and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary (Minn. Stat. § 473.513).

The attached Review Record details the Council's assessment of the Plan's conformance, consistency, and compatibility, and is summarized below.

Review Standard	Review Area	Plan Status
Conformance	Regional system plan for Parks	Conforms
Conformance	Regional system plan for Transportation, including Aviation	Conforms
Conformance	Water Resources (Wastewater Services and Surface Water Management)	Conforms, with proposed changes
Consistency with Council Policy	<i>Thrive MSP 2040</i> and Land Use	Consistent, with proposed changes
Consistency with Council Policy	Forecasts	Consistent, with proposed forecast changes
Consistency with Council Policy	<i>2040 Housing Policy Plan</i>	Consistent
Consistency with Council Policy	Water Supply	Consistent
Consistency with Council Policy	Community and Subsurface Sewage Treatment Systems (SSTS)	Consistent
Compatibility	Compatible with the plans of adjacent and affected governmental districts	Compatible

## Thrive Lens Analysis

The proposed 2040 comprehensive plan is reviewed against the land use policies in *Thrive MSP 2040*. To achieve the outcomes identified in Thrive, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and, taken together, serve to achieve the outcomes identified in Thrive.

**Funding**

None.

**Known Support / Opposition**

There is no known local opposition to the 2040 comprehensive plan.

# REVIEW RECORD

## Credit River Township 2040 Comprehensive Plan

### Review File No. 22100-1, Business Item No. 2020-212 JT

The following Review Record documents how the proposed Plan meets the requirements of the Metropolitan Land Planning Act and conforms to regional system plans, is consistent with regional policies, and is compatible with the plans of adjacent and affected jurisdictions.

## Conformance with Regional Systems

The Council reviews plans to determine conformance with metropolitan system plans. The Council has reviewed the Township's Plan and finds that it conforms to the Council's regional system plans for Regional Parks, Transportation (including Aviation), and Water Resources.

### Regional Parks and Trails

*Reviewer: Colin Kelly, Community Development (CD) - Regional Parks (651-602-1361)*

The Plan conforms to the 2040 Regional Parks Policy Plan (RPPP) for the Regional Parks System element. Scott County and Three Rivers Park District are the Park Implementing Agencies for different Regional Parks System components in the Township, for which the Plan accurately describes the Regional Parks System components. Regional Parks, Park Reserves, or Special Recreation Features in the Township include Cleary Lake Regional Park and Murphy-Hanrehan Park Reserve. Regional Trails located within the Township include the Scott West Regional Trail (Figure 1). There are no Federal or State recreation lands within the Township.

The Future Parks and Trails map on pages 4-15, 8-5, and 8-19 is consistent with how existing and planned regional trails are depicted in the Township's Regional Park System map in the Council's Local Planning Handbook. However, the "Regional Trail" depicted along Eagle Creek Avenue between Texas Avenue and Murphy Lake Boulevard needs to reflect the system information provided in the Township's System Statement. Council staff will update the Regional Parks System map in the Local Planning Handbook.

### Advisory Comment

In the Final Plan submission to the Council, update the Future Parks and Trails map on Plan pages 4-15, 8-5, and 8-19 to be consistent with the Regional Parks System map that appears in the Township's 2015 System Statement (found at: [https://metrocouncil.org/Communities/Planning/Local-Planning-Assistance/System-Statements/System-Statements/00663886\\_CreditRiverTwp\\_2015SS.aspx](https://metrocouncil.org/Communities/Planning/Local-Planning-Assistance/System-Statements/System-Statements/00663886_CreditRiverTwp_2015SS.aspx)).

### Regional Transportation, Transit, and Aviation

*Reviewer: Russ Owen, Metropolitan Transportation Services (MTS) (651-602-1724)*

The Plan conforms to the 2040 Transportation Policy Plan (TPP) adopted in 2015. It accurately reflects transportation system components of the TPP. The Plan is also consistent with Council policies regarding community roles, the needs of non-automobile transportation, access to job concentrations, and the needs of freight. The Plan is compatible with the plans of adjacent and affected governmental units.

### Roadways

The Plan conforms to the Highways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials, of which there are none. The closest principal arterial is Interstate 35 which is approximately one mile to the east. There are no right-of-way preservation needs identified in the Plan.

The Plan accurately reflects the regional functional classification map of A-minor arterials, and has delineated major and minor collectors.

The Plan identifies all the required characteristics of the Township's roadways, including existing and future functional class, and existing and forecasted traffic volumes for principal and A-minor arterials. Forecasting is consistent with regional methodology. The Plan also includes guidelines on how access will be managed for principal and A-minor arterials.

The Plan identifies roadway and corridor studies that include recommendations regarding alignments, changes in access, and/or changes in land use. They include the U.S. Highway 169 Mobility Study (2018) and CH 27 and CH 8 Corridor Studies in 2014 and 2013, respectively. The Plan accurately describes the status of such facilities, including needs for right-of-way and the likelihood and timing of funding.

## **Transit**

The Plan conforms to the Transit system element of the TPP. It shows the location of existing transit routes and facilities and acknowledges the Township is within Transit Market Area V and a small corner of the northwest portion is designated Emerging Market Area III.

The Plan is consistent with the policies of the Transit system element of the TPP. The Plan addresses community roles related to its Community Designations, as well as the opportunities and challenges related to its Transit Market Areas.

## **Aviation**

The Plan conforms to Aviation system element of the TPP. The Plan includes policies that protect regional airspace from obstructions and describes how off-site air navigation aids will be protected.

## **Bicycling and Walking**

The Plan is consistent with the Bicycling and Pedestrian chapter of the TPP. The Plan identifies existing and future segments of, and connections to, the Regional Bicycle Transportation Network (RBTN) and regional trails. There are no corridors or alignments in the community.

The Plan is also consistent with Bicycle and Pedestrian policies of the TPP by planning for local pedestrian and bicycle connections to regional trails, and other regional destinations as identified on the RBTN map.

## **Freight**

The Plan is consistent with Freight policies of the TPP. The Plan identifies the needs of freight movement in and through the community, including accessibility to freight terminals and facilities. There are a few known freight issues in the community.

## **Transportation Analysis Zones (TAZs)**

The Plan conforms to the TPP regarding TAZ allocations. The Township's TAZ allocations for employment, households, and population appropriately sum to the Council's community-wide forecast totals for all forecast years.

The Township's planned land uses and areas identified for development and redevelopment can accommodate the TAZ forecasted allocations in the Plan.

## **Water Resources**

### **Wastewater Service**

*Reviewer: Kyle Colvin, Environmental Services (ES) – Engineering Programs, (651-602-1151).*

The Plan conforms to the 2040 Water Resources Policy Plan (WRPP) in that future regional wastewater service was identified for the Township. However, the current Regional Wastewater System



Plan anticipated service occurring *after* 2040. With the approval of the Township's Plan, the Regional Wastewater System Plan will be revised to reflect the timing of regional service for the Township as reflected in their Plan and occurring *before* 2040.

The Plan represents the Township's guide for future growth and development through the year 2040. It includes growth forecasts that are consistent with the Council's assigned forecasts for population, households, and employment.

The Township is not currently served by the Regional Wastewater System. All existing development is served either through individual subsurface treatment systems (SSTS) or through one of three community wastewater treatment systems.

The Plan outlines a schedule for constructing a public wastewater collection system and connection to the City of Savage's wastewater collection system in 2021-2023. The initial phase (2021-2030) of the local wastewater improvements is to serve existing residential development in the northern area of the Township that is currently served by SSTS. Many of these systems were constructed in the 1960s and 1970s, and do not conform to current design standards. Some are suspected to have failed to meet treatment standards.

The Plan identifies two service points that will connect to the City of Savage's local wastewater system. The City of Savage has provided additional capacity within their local trunk sewer system to accommodate the anticipated ultimate sewered development within the Township. The ultimate service areas within the Township for each of the two connection points are large enough, by Council policy, to qualify for direct regional interceptor service. Therefore, the Council will initiate discussions with Savage to acquire those portions of their trunk system that will provide service to the Township. It is anticipated that the completion of the acquisition of the Savage trunk sewer will occur by 2030, at which time the Township's next development phase will include additional undeveloped land areas thereby satisfying the requirements of direct interceptor service. Savage will provide the Township with wastewater service until such a time that the trunk sewer system necessary to provide the Township with service can be acquired by the Council. The Township and City have initiated discussions to develop an intercommunity agreement outlining the terms of the service which will include direct wastewater service billing to the Township by Savage.

Wastewater generated within the Township will be conveyed through the future acquired trunk sewer, with treatment at the Metropolitan Council's Blue Lake Wastewater Treatment Plant in Shakopee. The Plan projects that the City will have 771 sewered households and no sewered employees by 2040. The Metropolitan Disposal System with its scheduled improvements, and the future acquisition has or will have adequate capacity to serve the Township's growth forecasts.

The Plan provides sanitary flow projections in 10-year increments. The rationale for the projections is given in the Plan and determined appropriate for planning local services. The Metropolitan Council is committing to provide the level of wastewater service based on the sewered forecasts as stated in the sewer element of the Plan.

The Land Use Plan reflects an overall minimum residential sewered density including future growth, that is consistent with Council policy for future sewered residential growth for Emerging Suburban Edge communities.

As a community with no existing wastewater collection system, the Township's plan does not have an Inflow/Infiltration (I/I) mitigation section. It does summarize a maintenance program for its new system that includes on-going cleaning, inspection and maintenance of the collection system and will address identified I/I sources when discovered. The Plan does state that the Township will adopt an ordinance that prohibits the connection of roof leaders, foundation drains, and sump pumps for new construction, and require the disconnection of such connections when discovered in existing homes.



### *Sewer Element Comments*

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Emerging Suburban Edge communities. It was found to be complete and consistent with Council policies. Upon adoption of the Plan by the Township, the action of the Council to approve the Sewer Plan becomes effective. At that time, the Township may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the approved Sewer Plan. A copy of the Town Board Resolution adopting its Plan needs to be submitted to the Metropolitan Council for its records.

### *Advisory Comments*

1. The Plan states that the State Disposal System (SDS) permit for the Territory community treatment system expired in February 2019. When the SDS permit is re-issued, The Township shall provide a copy of the permit to the Council for its records.
2. When the final version of the Wastewater Collection System Feasibility Study is completed, the Township shall submit a complete copy to the Council for its records.
3. The Township shall submit copies of all ordinances related to sanitary sewer service to the Council after Town Board adoption, including the resolution that adopts the Council's Waste Discharge Rules which establishes the requirements for using the Regional Wastewater Disposal System.
4. A copy of the fully executed inter-community agreement between the Township and the City of Savage outlining the terms of wastewater service shall be submitted to the Council for its records. The agreement will need to reflect the City's billing the Township for the costs related to the wastewater treatment of flow from the Township to the City.
5. Due to the age of the housing which is scheduled to be phased off SSTS' and connected to the regional wastewater system, the prevalence of clay tile services is expected to be high. The condition of the existing service between the home and the point of the new connection should be evaluated and either replaced, or rehabilitated to address potential sources of I/I.
6. Each individual phased-out SSTS septic tank and soil distribution system needs to be decommissioned consistent with Minnesota Rule Chapter 7080.2500 (See <https://www.revisor.mn.gov/rules/7080.2500/>).

### **Community Wastewater Treatment and Individual Subsurface Sewage Treatment System (SSTS)**

*Reviewer: Kyle Colvin, Environmental Services (ES) – Engineering Programs, (651-602-1151).*

The Plan indicates that at present, there are 1,681 individual SSTS and three Community Wastewater Treatment Systems in operation in the Township. There are currently 193 homes connected to the three community systems serving the Territory, Stonebridge, Monterey Heights, and South Passage housing developments along the southern Township border. Scott County oversees the SSTS program for the Township. The County's SSTS Ordinance No. 4 is consistent with Minnesota Pollution Control Agency 7080-7083 Rules and the WRPP requirements.

### **Surface Water Management**

*Reviewer: Judy Sventek, ES – Water Resources (651-602-1156)*

The Plan is consistent with Council policy requirements and in conformance with the WRPP for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. The LMWP is included as Appendix B of the 2040 comprehensive plan as required.

Credit River Township is located within the oversight boundaries of the Scott (County) Watershed Management Organization (WMO). The Township submitted a draft Local Water Management Plan (LWMP) update to the Council in June 2019. Council Water Resources staff reviewed and commented on the draft LWMP to the Township and WMO in a letter dated August 2, 2019.

### *Advisory Comments*

When available, we request that the Township provide to the Council the date that the Scott County WMO approved the LWMP and the date that the Township adopted the final LWMP.

## Consistency with Council Policies

The Council reviews plans to evaluate their apparent consistency with the adopted plans of the Council. Council staff have reviewed the Township’s Plan and find that it is consistent with the Council’s policies, as detailed below.

### Forecasts

Reviewer: Todd Graham, CD – Research (651-602-1322)

As part of the discussion regarding the extension of sewer service during the 2040 planning horizon, the Township requested revision of the community-wide forecast as follows. Council staff agree with this revision. Revised numbers are underlined in Table 1 below.

Table 1. Credit River Township Forecasts

	Census 2010	Estimated 2018	System Statement Forecast			Township Proposed Forecast		
			2020	2030	2040	2020	2030	2040
<b>Population</b>	5,096	5,620	5,200	5,500	5,600	<u>5,650</u>	<u>5,900</u>	<u>6,400</u>
<b>Households</b>	1,662	1,805	1,800	1,960	2,100	1,800	1,960	<u>2,200</u>
<b>Employment</b>	397	425	410	420	420	410	420	420

The Township requests approval to interconnect with regional sewer service through the neighboring community. Council staff and Township representatives have agreed, in January 2020, to the following sewer-serviced households forecast. This appears in the Plan (page 2.15):

Table 2. Sewer-Serviced Forecast for Credit River Township, through Interconnection

	Census 2010	System Statement Forecast			Revised Forecast		
		2020	2030	2040	2020	2030	2040
<b>Population</b>	0	0	0	0	0	<u>1285</u>	<u>2082</u>
<b>Households</b>	0	0	0	0	0	<u>443</u>	<u>771</u>
<b>Employment</b>	0	0	0	0	0	0	0

Council staff find this revision is acceptable and can be accommodated without posing a system impact. The Council will approve the forecast revision simultaneous with action on the Plan.

### Thrive MSP 2040 and Land Use

Reviewer: Patrick Boylan, CD – Local Planning Assistance (651-602-1438)

The Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the Thrive community designations of Rural Residential and Diversified Rural (Figure 2). Credit River Township is split between a Rural Residential community designation in the south and a Diversified Rural community designation in the north (Figure 2).

The Township has requested, and Council staff have agreed, to the immediate connection of 443 residential parcels in the northwest portion of the community. After 2030, a new residential development area adjacent to the City of Savage, is expected to connect to regional sanitary sewer services. While the Plan represents a new service to the regional wastewater system for the Township, only a limited amount of sewer service growth is currently expected during the planning horizon due to the amount of infrastructure planning and construction that needs to be completed in advance of that growth. As such, Council staff proposes changing the the Community Designation for the Township to include Emerging Suburban Edge for areas that are currently identified for sewer -serviced development (Figure 3). The Council will consider an expanded designation as part of the 2050 metropolitan development guide, consistent with the future wastewater system plan and capacity. The Plan accurately reflects these proposed changes to community designations.

The existing land uses in Credit River Township are predominately residential (48.2%), most of the remaining portion of the Township is Agricultural (31.1%), while parks (17.6%) and commercial / industrial (1.06%) make up most of the remaining land (Figure 4).

### **Rural Residential**

For Rural Residential communities, Thrive land use policy discourages future development of rural residential patterns on unsewered lots of 2.5 acres or less. Rural Residential communities have residential patterns characterized by large lots and do not have plans to provide urban infrastructure, such as centralized wastewater treatment. Most of the Rural Residential development pattern lies in the southern 2/3 of the Township, and is characterized by areas dotted with wetlands and interspersed with larger agricultural parcels. The Plan carries forward the existing developed patterns in this area and allows new development at maximum densities of 4 units per 10 acres.

### **Diversified Rural & Emerging Suburban Edge**

Thrive describes Diversified Rural communities as home to a variety of farm and non-farm land uses including very large-lot residential, clustered housing, hobby farms, and agricultural uses. Thrive further directs communities to plan for growth not to exceed forecasts and in patterns that do not exceed 4 units per 40 acres. The Plan preserves areas where post-2040 growth can be provided with cost-effective and efficient urban infrastructure. Thrive currently designates the northern 1/3 of the Township as Diversified Rural. The Plan manages land uses to prevent the premature demand for extension of urban services, and so that existing service levels will meet service needs in the future. The 2040 WRPP identifies the Diversified Rural Area as a long-term sewer service area. As noted above, sewer service is planned to be extended to existing development in this area adjacent to the City of Savage, as well as planned for future development post-2030 for a limited portion of this area, as illustrated on Figure 5. The remainder of this area is designated as Urban Expansion Reserve (post-2040), which limits development to a maximum density of 1 unit per 40 acres (Figures 5 and 6).

As part of the proposed changes relating to the post-2030 connection to regional wastewater services, a portion of the Township will be redesignated as Emerging Suburban Edge. Emerging Suburban Edge communities include cities, townships, and portions of both that are in the early stages of transitioning into urbanized levels of development. Emerging Suburban Edge communities are expected to plan for forecasted population and household growth at average densities of at least 3-5 units per acre for new development and redevelopment. In addition, Emerging Suburban Edge communities are expected to target opportunities for more intensive development near regional transit investments at densities and in a manner articulated in the TPP.

The Plan is consistent with Thrive for land use and residential density policies for both Rural Residential and Diversified Residential community designations. Plans for post-2030 residential development are consistent with Emerging Suburban Edge policies.

In addition to serving some existing low density residential development, an area for new residential development has been identified and will receive regional sanitary sewer service after the year 2030. These areas are just to the south of the boundary between the Township and the City of Savage (Figure 4). Refer to the Wastewater Services section above for detailed regional sewer service plans. Thrive will be amended to redesignate the portions of the Diversified Rural area that include the Low Density, Medium Density, and High Density areas to Emerging Suburban Edge (Figure 6).

Table 3 below shows the near-term connection of 443 existing homes that are currently served by individual septic systems. Additionally, the table shows a plan for 36.1 acres of Medium Density and High Density residential acres to develop between 328 and 545 units at an expected density range of 9.09 and 15.09 units per acre as currently planned within the 2040 planning horizon. For these areas planned for regional sewer service, the guided land use results in minimum densities consistent with the density policy for Emerging Suburban Edge communities.

Table 3. Planned Residential Density, Credit River Township

Category	Density		Net Acres	Units	
	Min	Max		Min Units	Max Units
Existing SSTS Connections					443
Low Density Residential	3	6	0	0	0
Medium Density	6	12	17.5	105	210
High Density	12	18	18.6	223	335
<b>TOTALS</b>			<b>36.1</b>	<b>328</b>	<b>545</b>
<b>Overall Density</b>				<b>9.09</b>	<b>15.09</b>

*Advisory Comment*

Council policy discourages future development of rural residential patterns on unsewered lots of 2.5 acres or less as described in the Rural Residential community designation. To be consistent with Council policy, the Township should discourage further proliferation of 2.5 acre lots, where those opportunities exist.

*Housing*

*Reviewer: Hilary Lovelace, CD – Housing (651-602-1555)*

The Plan is consistent with the 2040 Housing Policy Plan. As of 2016, the Township currently has more than 1,800 homes including 35 multifamily units and roughly 1,770 single-family homes. About 60 homes are rented. More than 370 housing units are currently affordable to households earning under 80% of Area Median Income (AMI), however, nearly 90 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are 10 units affordable to households with income at or below 50% AMI and more than 35 cost burdened households with incomes at or below 50% AMI.

The Plan identifies existing housing needs including preservation of naturally-occurring affordable housing, affordable housing for households at or below 80% AMI, and senior housing at all income levels. The Township does not currently have any publicly subsidized housing.

The housing implementation plan component of the Plan describes that the Township will consider TIF, housing bonds, and tax abatement for projects that provide affordable units below 80% AMI after incorporation as a Township. The Plan also indicates that the Township provide referrals to organizations working on issues related to preserving naturally occurring affordable housing and help apply for grants to protect this housing if septic is an issue. The Township states that they will review zoning and subdivision ordinances to find any that inhibit senior housing priorities in the near term. Credit River Township has put a great deal of thought into how they would use housing tools that will no doubt serve them well as they move toward incorporation.

*Water Supply*

*Reviewer: Lanya Ross, ES – Water Supply Planning (651-602-1803)*

The Plan is consistent with WRPP policies related to water supply, including the policy on sustainable water supplies, the policy on assessing and protecting regional water resources, and the policy on water conservation and reuse.

Because Credit River Township relies primarily on private wells and does not own/operate a municipal community public water supply system, no local water supply plan is required. However, the updated local comprehensive plan is required to, and does, include information about water sources, including plans to protect private water supplies, in appropriate sections of the local comprehensive plan.

## Advisory Comments

1. Given the Township's long-term plan to develop a community water supply system, Council Staff encourages the Township to continue engaging the MN Department of Natural Resources (DNR) and MN Department of Health (MDH) throughout this process. Joe Richter, Dan Scollan, and Sara Mielke are DNR staff responsible for reviewing local water supply plans. Simon McCormack is the MDH Community Water Supply Unit staff assigned to Scott County.
2. The discussion of interim water supply from adjacent communities (pages 7-10) would benefit from any information/input provided by potential water suppliers/neighborhood communities.
3. As it is developed, please provide a CIP related to water supply system investments.

## Special Resource Protection

### Solar Access Protection

*Reviewer: Cameran Bailey, CD – Local Planning Assistance (651-602-1212)*

The Plan is consistent with statutory requirements (Minn. Stat. § 473.859) and Council policy regarding planning for the protection and development of access to direct sunlight for solar energy systems as required by the Metropolitan Land Planning Act (MLPA). The Plan includes the required solar planning elements.

### Aggregate Resource Protection

*Reviewer: Cameran Bailey, CD – Local Planning Assistance (651-602-1212)*

The Plan indicates, consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, that there are significant known deposits of viable aggregate resources available for mining within the Township. Aggregate mining is allowed and encouraged as an interim use in all zoning districts prior to development.

### Historic Preservation

*Reviewer: Patrick Boylan, CD – Local Planning Assistance (651-602-1438)*

The Plan addresses historic resources and addresses policies within to encourage protection of historic sites within the community.

## Plan Implementation

*Reviewer: Patrick Boylan, CD – Local Planning Assistance (651-602-1438)*

The Plan includes a description of and schedule for any necessary changes to the capital improvement program, the zoning code, the subdivision code, the SSTS code, and the housing implementation program.

The Plan, with supplemental materials, describes the official controls and fiscal devices that the Township will employ to implement the Plan. Specific implementation strategies are contained in individual chapters of the Plan, with capital improvements planning detailed in the appendix.

## Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

The proposed Plan is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

## Documents Submitted for Review

In response to the 2015 System Statement, the Township submitted the following documents for review:

- September 30, 2018: Credit River Township Preliminary 2040 Comprehensive Plan
- June 24, 2019: Surface Water Management Plan

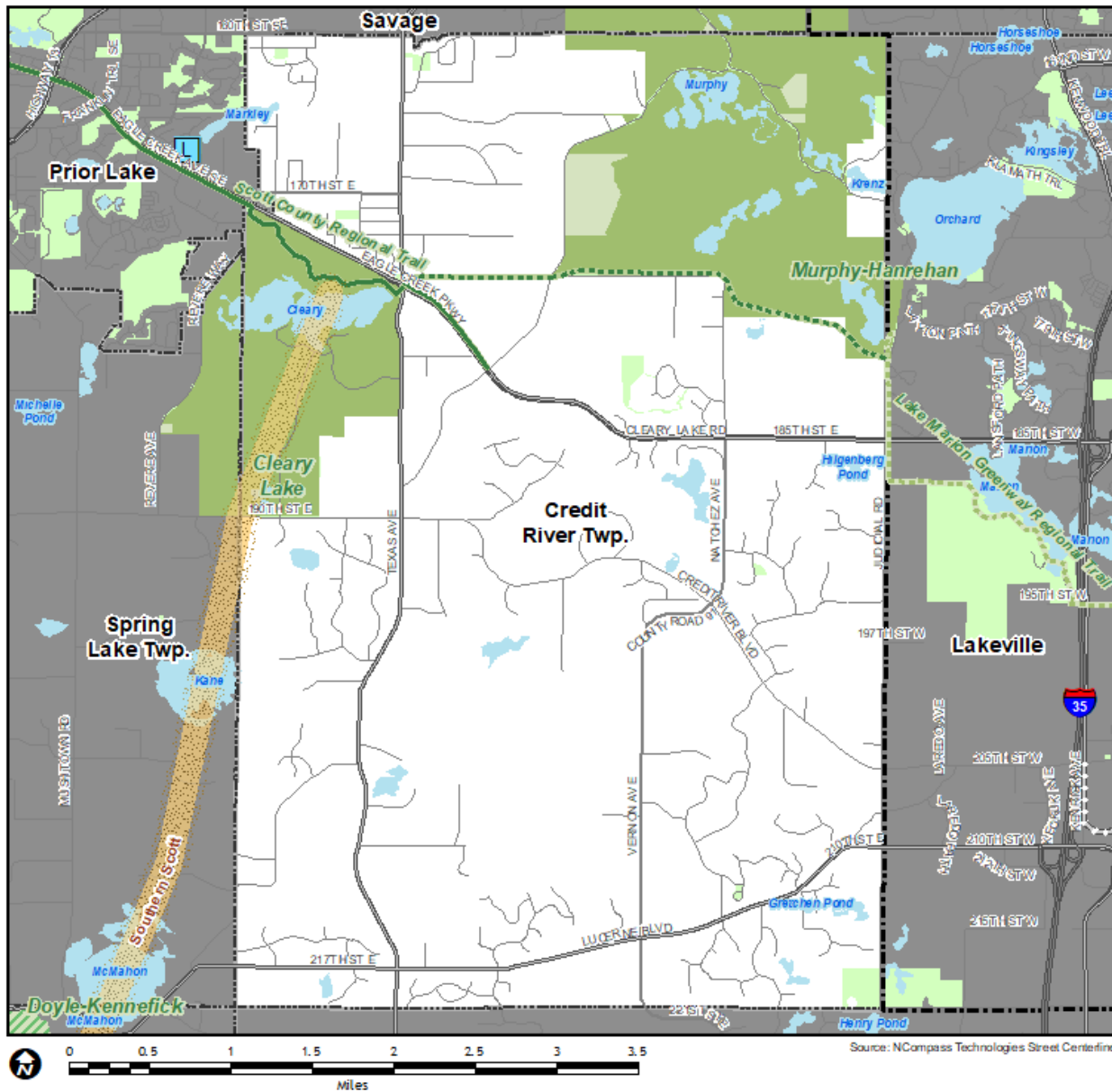
- December 13, 2019: Credit River Township 2040 Comprehensive Plan
- December 27, 2019: Revised Surface Water Management Plan
- January 7, 2020: Revised Wastewater Chapter
- May 7, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Parks and Trails, Wastewater, Transportation, Land Use, Surface Water Management, and Implementation.
- May 20, 2020: Revised TAZ Table and Sewer Forecasts
- June 19, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Forecasts and Wastewater.

## Attachments

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Revised *Thrive MSP 2040* Community Designations
- Figure 4: Existing Land Use
- Figure 5: 2040 Future Land Use
- Figure 6: Development Staging Map



Figure 1. Location Map with Regional Systems



**Regional Systems**

**Transportation**

**Transitways**  
2040 Transportation System Policy - adopted January 2015

- Existing
- - - - Planned Current Revenue Scenario
- · - · - Planned Current Revenue Scenario - CTIB\* Phase 1 Projects
- · — · — Potential Increased Revenue Scenario

**Regional Highway System**

- Existing Principal Arterials
- Planned Principal Arterials
- Existing Minor Arterials
- Planned Minor Arterials
- Existing Other Arterials
- Planned Other Arterials

**Recreation Open Space**

- Regional Parks**
- Existing (Open to Public)
  - In Master Plan (Not Open to Public)
  - Planned Units
- Regional Trails**
- Existing (Open to Public)
  - Existing (Not Open to Public)
  - Planned

**Wastewater**

- M Meters
- L Lift Stations
- MCES Interceptors
- WTP MCES Treatment Plants

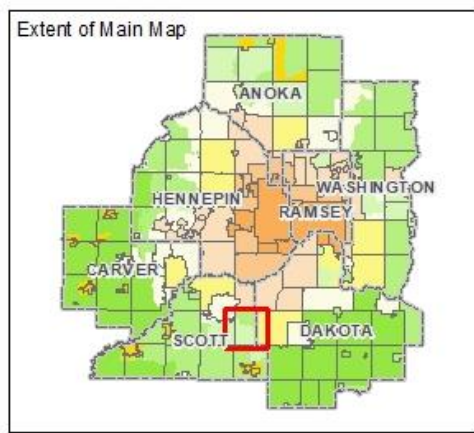
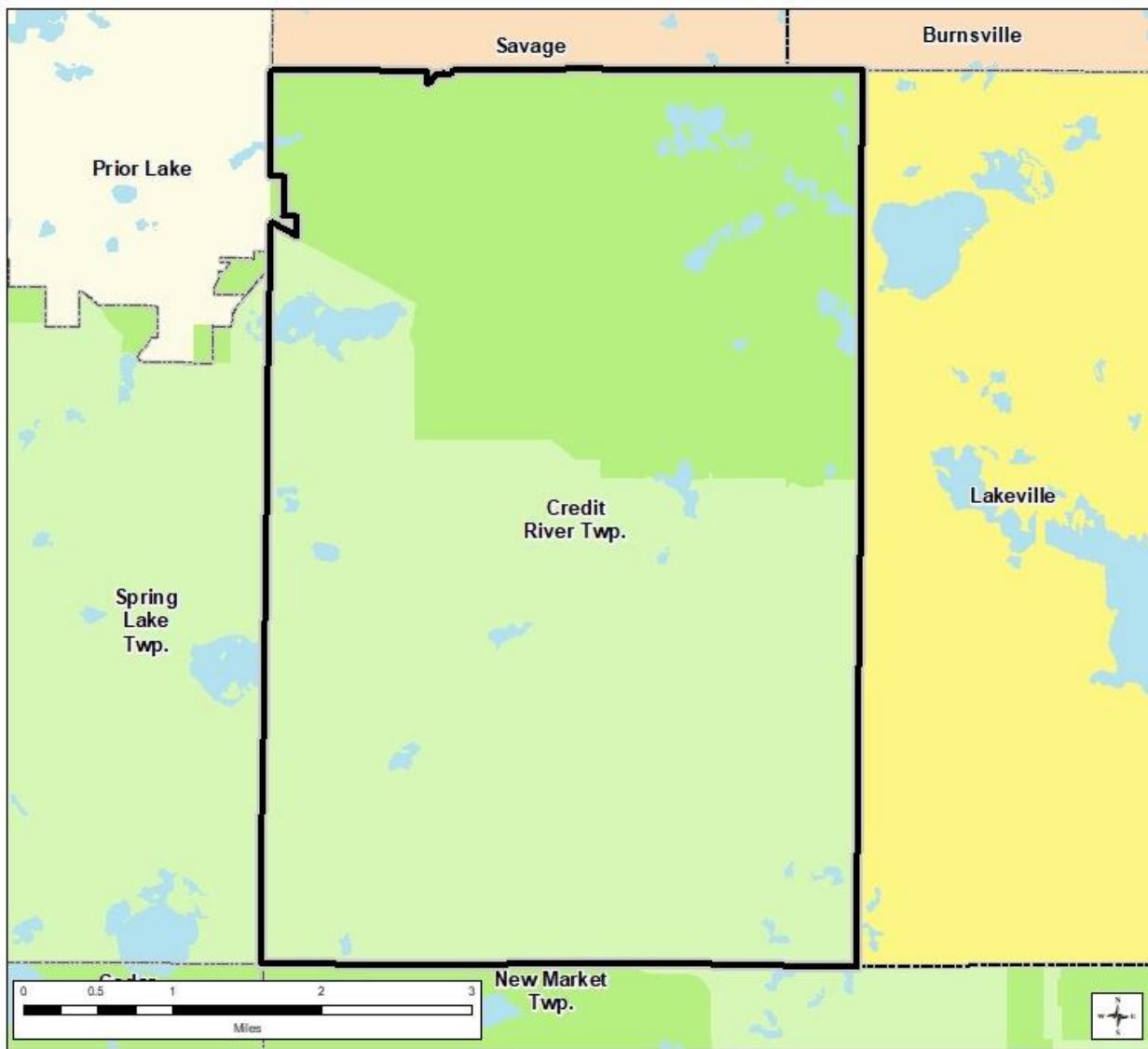
**Regional Park Search Areas and Regional Trail Search Corridors**

- Boundary Adjustment
- Search Area
- Regional Trail Search Corridors
- Local Streets
- Existing State Trails
- Other Parks, Preserves, Refuges and Natural Areas

\* Counties Transit Improvement Board (CTIB)



Figure 2. Thrive MSP 2040 Community Designations

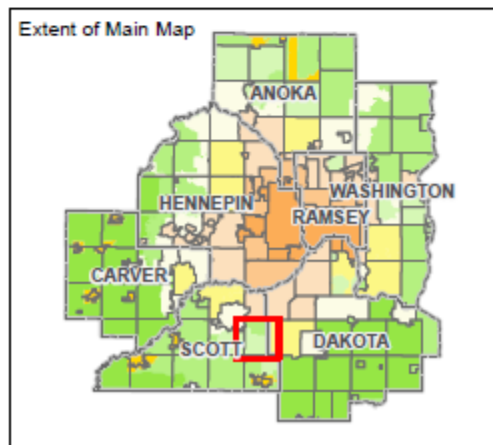
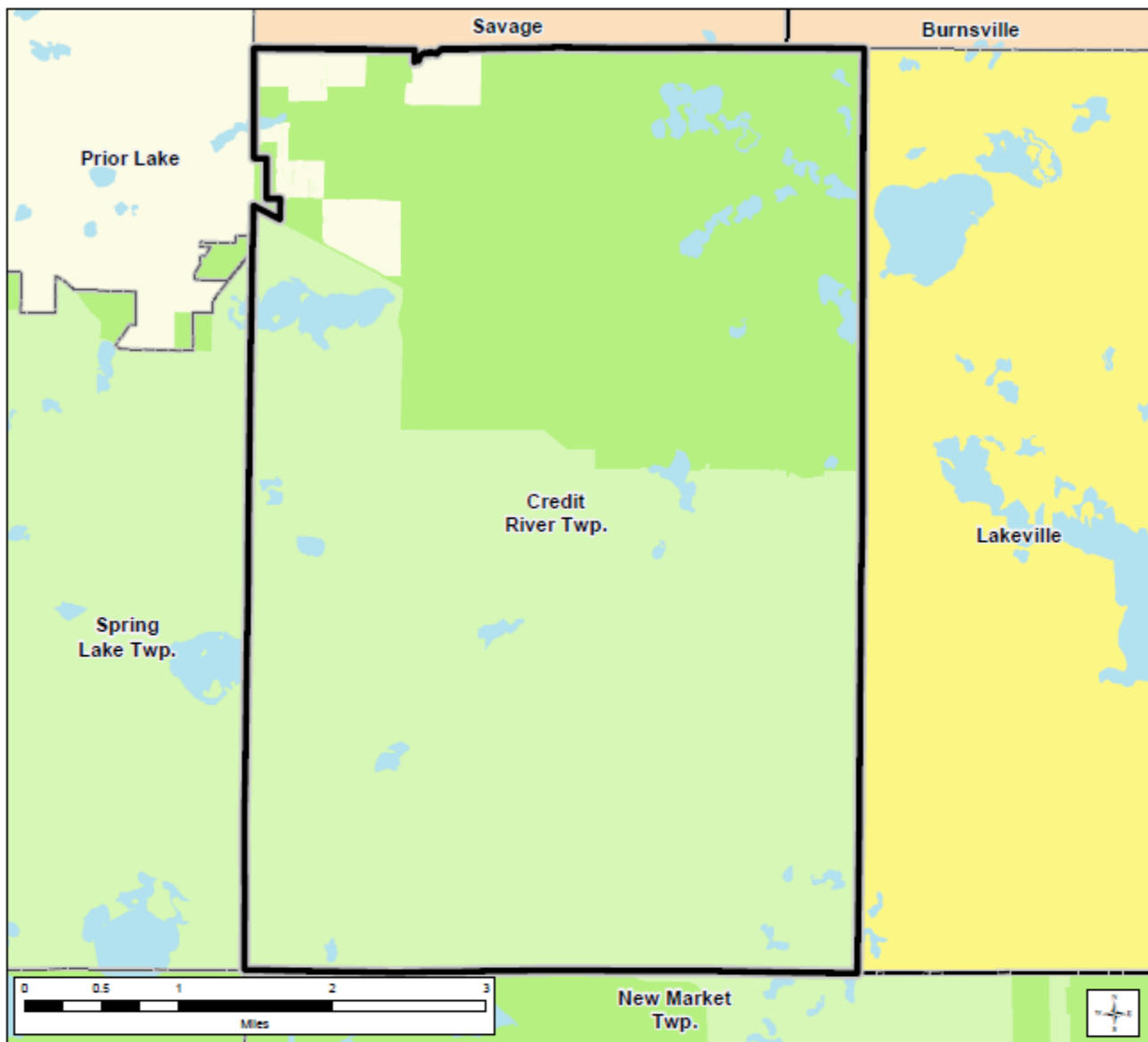


**Community Designations**

Outside Council planning authority	Emerging Suburban Edge
Agricultural	Suburban Edge
Rural Residential	Suburban
Diversified Rural	Urban
Rural Center	Urban Center

County Boundaries  
 City and Township Boundaries  
 Lakes and Major Rivers

Figure 3. Revised Thrive MSP 2040 Community Designations



**Community Designations**














- |   |                                    |   |                        |
|---|------------------------------------|---|------------------------|
|  | Outside Council planning authority |  | Emerging Suburban Edge |
|  | Agricultural                       |  | Suburban Edge          |
|  | Rural Residential                  |  | Suburban               |
|  | Diversified Rural                  |  | Urban                  |
|  | Rural Center                       |  | Urban Center           |
- 
- |   |                              |
|---|------------------------------|
|  | County Boundaries            |
|  | City and Township Boundaries |
|  | Lakes and Major Rivers       |

Figure 4. Existing Land Use

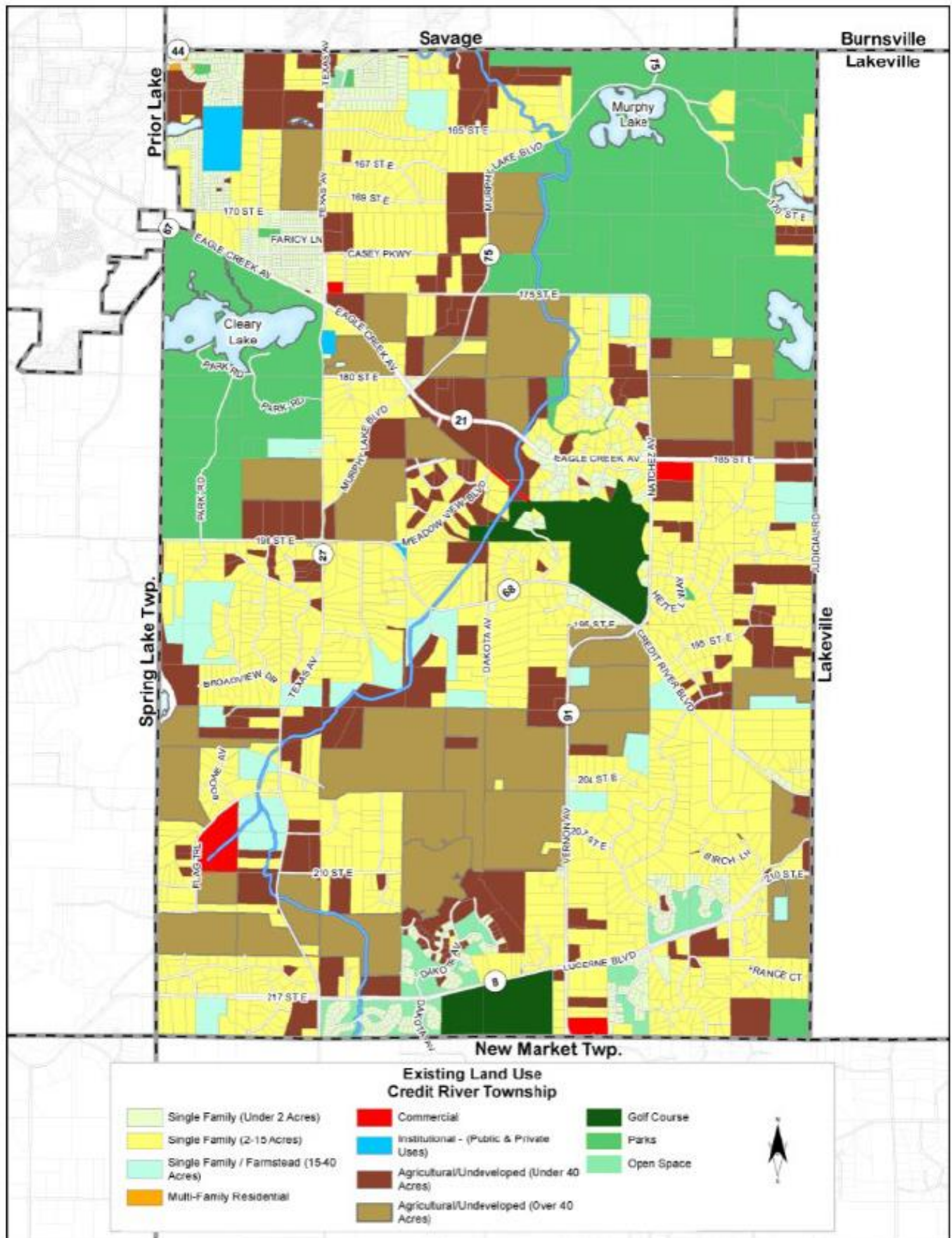




Figure 5. 2040 Future Land Use

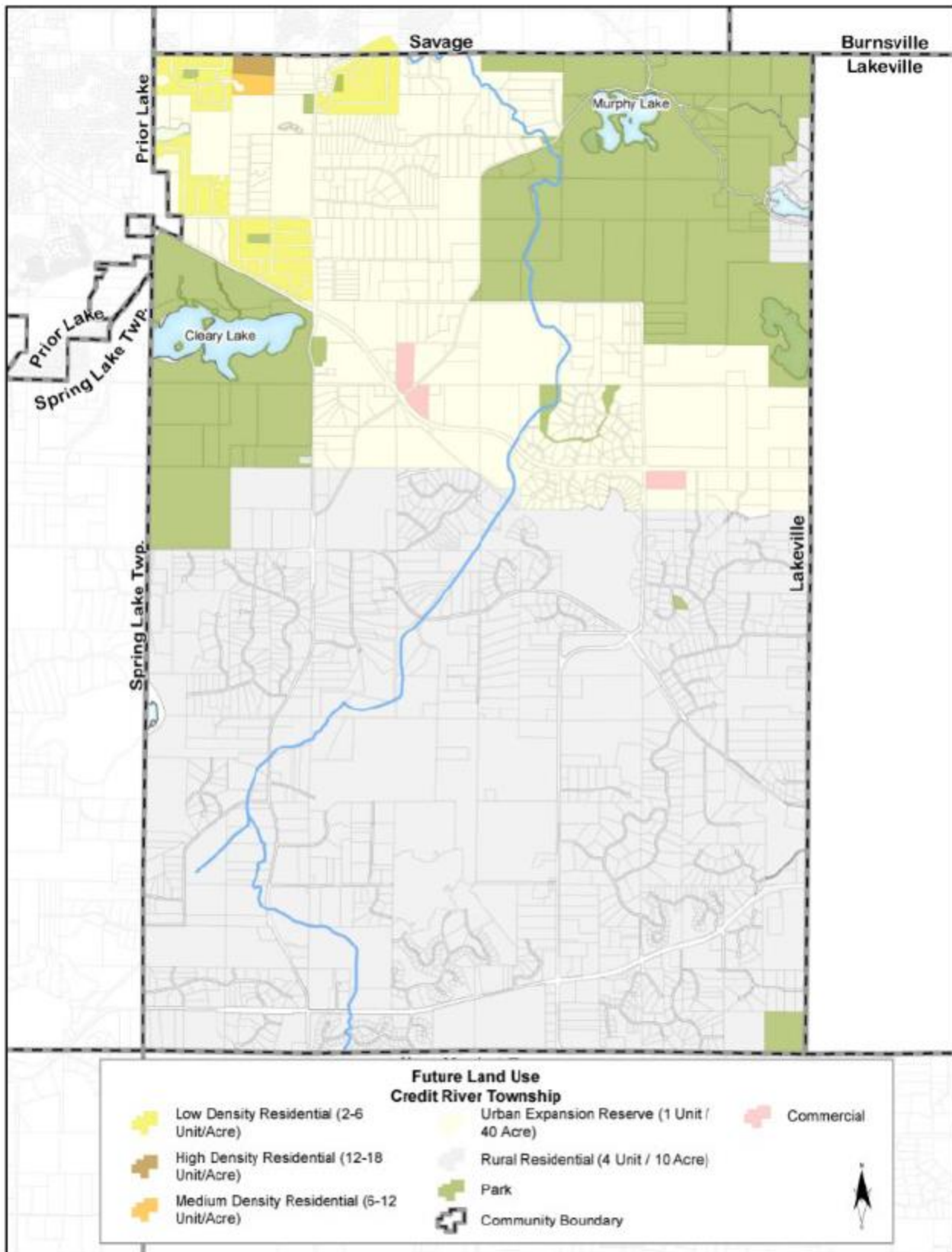


Figure 6. Development Staging Map

