

## Community Development Committee

Meeting date: July 20, 2020

## Environment Committee

Meeting date: July 28, 2020

For the Metropolitan Council meeting of August 12, 2020

**Subject:** City of Chaska 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22303-1

**District(s), Member(s):** District 4, Deb Barber

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

**Staff Prepared/Presented:** Raya Esmaeili, Senior Planner (651-602-1616)  
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 the City of Chaska to place its 2040 Comprehensive Plan into effect.
2. Revise the City's sewer-serviced forecasts upward as shown in Table 2 of the attached Review Record.
3. Advise the City to provide the dates that the watersheds approved the LWMP, the date the City adopted the final LWMP, and a copy of the final LWMP if it differs from the version dated April 2020 that was submitted with the updated Plan.

#### Recommendation of the Environment Committee

1. Approve the City of Chaska's Comprehensive Sewer Plan.

## Advisory Comments

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

### Community Development Committee

1. As stated in the *Local Planning Handbook*, the City 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 City Council 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 City and the Comprehensive Sewer Plan becomes effective, the City 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 City Council resolution adopting its 2040 comprehensive plan, including its Comprehensive Sewer Plan, must be submitted to the Council.

## Background

The City of Chaska is located in eastern Carver County. It is surrounded by the communities of Chanhassen, Jackson Township, Louisville Township, Carver, Dahlgren Township, Laketown Township, and Victoria.

The City 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
Consistency with Council Policy	<i>Thrive MSP 2040</i> and Land Use	Consistent
Consistency with Council Policy	Forecasts	Consistent, with changes to sewer-serviced forecasts
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**

The Metropolitan Council awarded the City a Planning Assistance Grant of \$32,000 to complete its 2040 comprehensive plan. The first half of this grant was paid to initiate the local planning process. The second half of the grant will be paid after Council authorization of the City's Plan, local adoption, and the City's submittal of final reporting requirements.

## **Known Support / Opposition**

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

# REVIEW RECORD

## City of Chaska 2040 Comprehensive Plan

### Review File No. 22303-1, Business Item No. 2020-208 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 City'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. Carver County is the Park Implementing Agency for Regional Parks System components in Chaska, for which the Plan accurately describes the Regional Parks System components. Regional Trails located within the City include the Minnesota River Bluffs LRT and Southwest regional trails, and the Twin Cities & Western, County Road 10, Minnesota River Bluffs Extension, and Highway 41 regional trail search corridors. The Plan also appropriately acknowledges State and Federal recreation lands within the City, including the Minnesota Valley State Recreation Area (Minnesota Department of Natural Resources) and the Minnesota Valley National Wildlife Refuge (U.S. Fish and Wildlife Service) (Figure 1).

### *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, as well as applicable land use policies. 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 Highway system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials of which there are two in Chaska, Trunk Highways 212 and 41, including planned additions and improvements identified in the Current Revenue Scenario, and any right-of-way preservation needs.

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 City's roadways, including existing and future functional class, right-of-way preservation needs, 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. 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. The 2015 System Statement issued was incorrect in that it mistakenly identified the City in Transit Market Area IV and Emerging Market Areas II or III. However, the Plan accurately reflects the correct system plan and acknowledges that the City is within Transit Market Areas, Emerging Market Area III and IV.

The Plan is consistent with the policies of the Transit system element of the TPP. The Plan addresses City roles related to its Community Designation, 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, addresses seaplane use on Hazeltine Lake and Lake Bavaria, 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 is one Tier 1 alignment, two Tier 2 alignments and three Tier 3 corridors. The Plan clearly identifies the alignment as “proposed for the RBTN.”

The Plan is also consistent with Bicycle and Pedestrian policies of the TPP by planning for local pedestrian and bicycle connections to transit, regional trails, regional job concentrations, 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 is one active rail line in Chaska (Twin Cities Western Railroad Company).

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

The Plan conforms to the TPP regarding TAZ allocations. The City’s TAZ allocations for employment, households, and population appropriately sum to the Metropolitan Council’s citywide forecast totals for all forecast years.

The City’s planned land uses and areas identified for development and redevelopment can accommodate the TAZ forecasted allocations in the Plan, and at densities consistent with the community’s Thrive designation.

## **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)*. It represents the City’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.

Current wastewater treatment services are provided to the City by the Metropolitan Council Environmental Services (MCES). Wastewater generated within the City is conveyed by Council Interceptors 8038 and 9206 with treatment provided at the Metropolitan Council’s Blue Lake

Wastewater Treatment Plant in Shakopee. The Plan projects that the City will have 14,200 sewer households and 17,600 sewer employees by 2040. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City'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 sewer forecasts as stated in the sewer element of the Plan.

The Land Use plan reflects an overall minimum residential sewer density that is consistent with Council policy for future sewer residential growth for Suburban Edge communities.

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in both the local municipal (city) sanitary sewer systems and private property sources via sump pumps and foundation drains disconnections. The Plan states that the City's sanitary sewer system is highly susceptible to excessive infiltration during wet weather periods and high Minnesota River levels. The Plan includes a summary of activities and programs intended to mitigate I/I in both the public and private property systems including system inspection, evaluation, and rehabilitation. The City's I/I mitigation activities include manhole and pipeline sealing or replacement where necessary of the public collection system, and the provision of sump pump drain tile connections in areas subject to sump pump discharges. Much of their program is related to their annual street reconstruction program. The Plan also references a public educational program to incentivize voluntary disconnection of non-compliant sump pump connections. The City's I/I mitigation plan reflects an annual program of approximately \$560,000.

The Plan describes the requirements and standards for minimizing I/I and includes a copy of City Ordinance 168 (Section 63) that prohibits the discharge of any stormwater, surface water, groundwater, roof runoff, subsurface drainage, or cooling water to the sanitary sewer system. The Ordinance does not specify that such non-compliant connections are required to be disconnected upon discovery. The Ordinance does outline a surcharge fee for those not in conformance with the Ordinance. A monthly surcharge of \$100 will be added to the property owner's sewer bill until the correction is made and verified by the City.

The Plan describes the sources, extent, and significance of existing I/I within the entire City wastewater collection system and provides a description of an implementation plan for preventing and eliminating excessive I/I from entering both the public and private collection systems. The Plan indicates that approximately 11% of all residential units within the City were built prior to 1970 when clay tile pipe services were commonly used. The significance of clay tile pipe is that as it ages, it can become more susceptible to I/I. The Plan states that the City has not evaluated the pre-1970 private services for I/I susceptibility. Using wastewater flow data between 2012 and 2016, the City's average annual I/I is roughly 12% of base flow, and peak month I/I (June 2014) was approximately 48% I/I.

### *Comprehensive Sewer Plan Comments*

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

## Surface Water Management

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

Chaska lies within the oversight boundaries of the Carver (County) Watershed Management Organization, and the Riley Purgatory Bluff Creek and Lower Minnesota River Watershed Districts. The City submitted a draft Local Water Management Plan (LWMP) update to the Council in February 2015. Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watersheds in a letter dated March 26, 2015. The City resubmitted the 2015 LWMP in February 2018 as their 2017/2018 LWMP update. The City updated the February 2018 plan to address comments raised during the Council’s review of the plan. The updated plan adequately addressed the Council’s concerns.

### Advisory Comments

When available, Council staff request that the City provide the dates that the watersheds approved the LWMP, the date the City adopted the final LWMP, and a copy of the final LWMP if it differs from the version dated April 2020 that was submitted with the updated Plan.

## 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 City’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)

The Plan includes the Metropolitan Council forecast for Chaska (tables 2.1, 4.8, and Transportation table 3 of the Plan). For reference, Metropolitan Council’s forecast are shown in Table 1 below.

Table 1. City of Chaska Forecasts

	Census	Estimated	Council Forecasts		
	2010	2017	2020	2030	2040
<b>Population</b>	23,770	26,941	27,100	32,000	36,600
<b>Households</b>	8,816	10,012	10,400	12,300	14,200
<b>Employment</b>	11,123	12,855	13,600	16,000	17,600

In supplemental information received in June 2020, the City proposed a revision to the sewer-serviced forecast (table 2.2 of supplemental information). The City expects employment to be fully sewer-serviced in 2020, and households to be fully sewer-serviced by 2040. Council staff find the sewer-serviced forecast is reasonable and does not cause a system impact. The revisions reflecting changes to the sewer-serviced forecasts are shown underlined in Table 2 below.

Table 2. City of Chaska Sewer-Serviced Forecasts (served by Blue Lake WWTP)

	2010	City Proposed		
	2010	2020	2030	2040
<b>Population</b>	23,770	<u>26,700</u>	<u>31,800</u>	<u>36,600</u>
<b>Households</b>	8,816	<u>10,230</u>	<u>12,215</u>	<u>14,200</u>
<b>Employment</b>	11,123	<u>13,600</u>	<u>16,000</u>	<u>17,600</u>

The Council will approve the revised sewer-serviced forecast simultaneous with action on the Plan.

The Land Use plan describes land supply for future development. Table 4.5 of the supplemental information details 751 net acres guided for residential use or mixed use, with allowed housing capacity for 2,095-9,469 new, additional housing units. This land supply provides more than enough land to accommodate the growth forecast.

## Thrive MSP 2040 and Land Use

Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)

The Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the *Thrive* community designation of Suburban Edge (Figure 2). *Thrive* describes Suburban Edge communities as having 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. 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 and 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.

The existing land uses in Chaska are predominately residential (20%) and agricultural (19.7%), most of the existing commercial (1.2%) and industrial areas (4.5%) are located along Chaska Boulevard and around Highway 41 in the northeastern part of the City. Approximately 3.8% of the City is parks/recreation (Figure 3).

The future land use plan guides about 25% of Chaska’s ultimate boundary as residential, followed by 13.2% right-of-way and 12.6% open space preservation. The Plan continues to guide over 10% of land as Rural Residential, which is intended to ensure preservation of land identified as part of Chaska’s Greenbelt, a concept that the City has carried forward from its past plans. The greenbelt around the edge of the City is meant to preserve land and increase sense of community. In addition to existing areas of commercial and industrial, the Plan includes growth of business park designation (3.8%) in southwest Chaska, that is meant for integration of office and industrial uses and supporting retail services (Figure 4).

The Plan identifies several areas for future residential growth including Downtown Chaska, Hazeltine Golf Course, the Southwest Chaska Growth Area, and the Laketown Township annexation area (see OAA section below). The planned growth areas consider development of a biotech center, extension of services to the Southwest Chaska Growth Area including expansion of the MUSA in this area, as well as redevelopment opportunities throughout the City. The City plans to accommodate most of its residential development through their Low Density Residential and Mixed Residential land use categories. Most of the future growth will occur within the Southwest Growth Area, which includes a mixtures of all land uses, with most of its residential growth anticipated by 2030 (Figure 5).

As shown in Table 3 below, the overall minimum density of planned development in the City of Chaska is 3.01 units per acre, which is consistent with *Thrive* land use and residential density policies.

Table 3. Planned Residential Density, City of Chaska

Category	2018-2040 Change				
	Density		Net Acres	Min Units Max Units	
	Min	Max			
Low Density Residential	2	5	473.8	948	2,369
Medium Density Residential	6	11	40.4	242	444
High Density Residential	12	40	31.7	380	1,268
Mixed Residential*	3	40	141.3	424	5,652
Downtown Mixed Use**	12	40	8.4	101	336
	<b>TOTALS</b>		<b>695.6</b>	<b>2,095</b>	<b>9,733</b>
			<b>Overall Density</b>	<b>3.01</b>	<b>13.99</b>

\*75% residential  
 \*\*50% residential

## Orderly Annexation

The City has an orderly annexation agreement (OAA) with Laketown Township, originally entered into in 1972. The OAA includes land on the eastern portion of the Township being annexed into the City. The Plan acknowledges the OAA and plans for mostly Low Density Residential and Rural Residential in the annexation area with the Township. The Plan also mentions that the City is interested in expanding its southwestern border and will consider pursuing an OAA with Dahlgren Township.

## Agricultural Preserves

There is one property within the City's planning area in Laketown Township that is currently enrolled in the Agricultural Preserves Program (Program). Properties enrolled in the Program need to be protected from development at densities of no more than 1 units per 40 acres. The Plan specifically limits the density in this area to the guided maximum consistent with statutory requirements of the Program. The Plan further mentions that the property will not be allowed to be annexed into the City until they expire out of the Program.

## Housing

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

The Plan is consistent with the *2040 Housing Policy Plan (HPP)*. As of 2016, the City has more than 10,100 homes including more than 2,500 multifamily units, nearly 7,000 single-family homes, and nearly 700 manufactured homes. About 3,200 homes are rented. More than 6,700 housing units are currently affordable to households earning under 80% of Area Median Income (AMI). More than 2,150 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs.

The Plan identifies existing housing needs including advocating for affordable housing, providing a range of options that are affordable to residents, providing housing options for their diverse population and varied housing needs, and maintenance of existing housing. The City has more than 700 units of publicly subsidized affordable housing, including more than 250 age-restricted units for older adults.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 571 units, 249 of which are needed at prices affordable to households earning 30% of AMI or less, 156 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 166 of which are needed at prices affordable to households earning between 51 and 80% of AMI.

To facilitate land for the development of affordable housing, the City has chosen to guide land following Option 2 outlined in the HPP: land guided at a minimum of 6 units/acre to support households earning 51-80% AMI, and sufficient land guided at 12 units/acre to support households earning less than 50% AMI. As shown in Figure 6, the Plan guides sufficient land expected to develop in the 2021-2030 time period at a minimum of 12 units per acre to allow for development of at least 482 new housing units to meet the need for units affordable to households earning 50% of AMI or less. Chaska does not guide enough land at a minimum of six units per acre to allow for development of 166 housing units to meet the need for units between 51 and 80% of AMI, however, because the City guides an excess of land at 12 units per acre, greater than the deficit of the need in this affordability band, the Plan is consistent with the HPP.

The housing implementation plan component of the Plan describes that the City will consider TIF, City issued housing bonds, and tax abatement for projects providing affordable units below 80% AMI. The Plan also indicates that the City will evaluate the appropriateness of a local 4d program to preserve existing unsubsidized affordable rentals. The Plan states that the City will partner with Carver County CDA to meet many of their housing needs, including referring interested residents to the community land trust. The Plan also notes that the City will consider programs to help protect and support existing manufactured home communities, and identifies them as an important and vulnerable source of affordable housing.

## **Water Supply**

*Reviewer: John Clark, ES – Water Supply Planning (651-602-1452)*

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.

The City prepared a Local Water Supply Plan (LWSP) that was submitted to both the Minnesota Department of Natural Resources (DNR) and the Council and reviewed under separate cover. The Council review found the LWSP to be complete in July 2017. The LWSP has also been found to be complete by the DNR with the final LWSP was adopted by the City in January 2019.

## **Community and Subsurface Sewage Treatment Systems (SSTS)**

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

The Plan indicates that there are 170 individual SSTS and no public or privately-owned Community Wastewater Treatment Systems in operation in the City. Chaska has entered into an agreement with Carver County to oversee all SSTS installation, operation, maintenance management, and data tracking in the City. The County's ordinance and program are consistent with Minnesota Pollution Control Agency Chapter 7080-7083 Rules and Council's WRPP requirements.

## **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 deposits of moderate to poor quality aggregate present along the southern border of the City, but that most are unavailable for mining due to urbanization in the area and protection provided to the environmentally sensitive lands adjacent to the Minnesota River.

### **Historic Preservation**

*Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)*

The Plan includes a heritage preservation section within the Land Use plan that describes the development history of the City. It also mentions that there are several downtown buildings that are rehabilitated and restored. There are several individual buildings in the City that the State Historical Society designated for historic preservation. The City has 56 locally designated historic properties, seven of which are on the National Register of Historic Places and the Walnut Street Historic District as a National Historic District. As of 2003, City of Chaska is a Certified Local Government (CLG) by State Historic Preservation Office that allows the City identify, evaluate, and protect local historic resources, as well as eligibility to apply for grants and a formal role in the National Register process.

## **Plan Implementation**

*Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)*

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 City will employ to implement the Plan. Specific implementation actions are listed in the Implementation chapter 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**

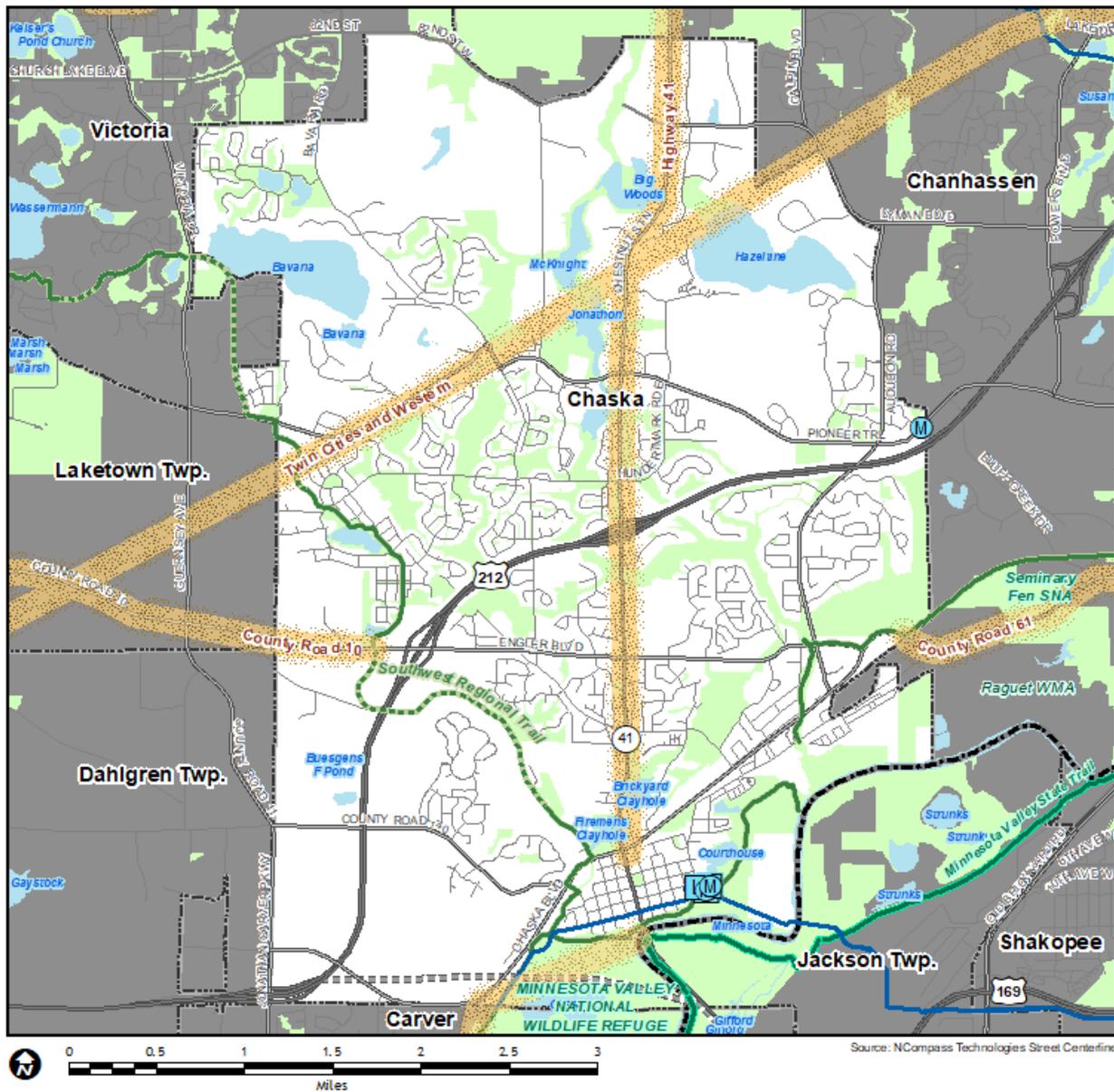
In response to the 2015 System Statement, the City submitted the following documents for review:

- June 27, 2019: Chaska 2040 Comprehensive Plan
- November 13, 2019: Revised Comprehensive Plan Responding to Council Incomplete Items for Wastewater, Forecasts, Land Use, Surface Water Management, and Community Wastewater Treatment and Subsurface Sewage Treatment Systems (SSTS)
- June 9, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Wastewater and Surface Water Management
- June 30, 2020: Updated Land Use and Wastewater chapters
- July 9, 2020: Updated Land Use chapter

## **Attachments**

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Existing Land Use
- Figure 4: 2040 Future Land Use
- Figure 5: Anticipated Development Phasing Map
- Figure 6: Land Guided for Affordable Housing

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

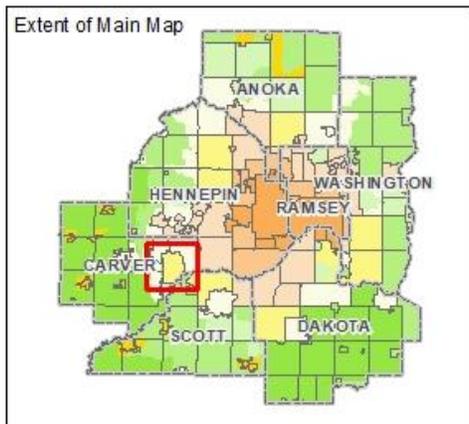
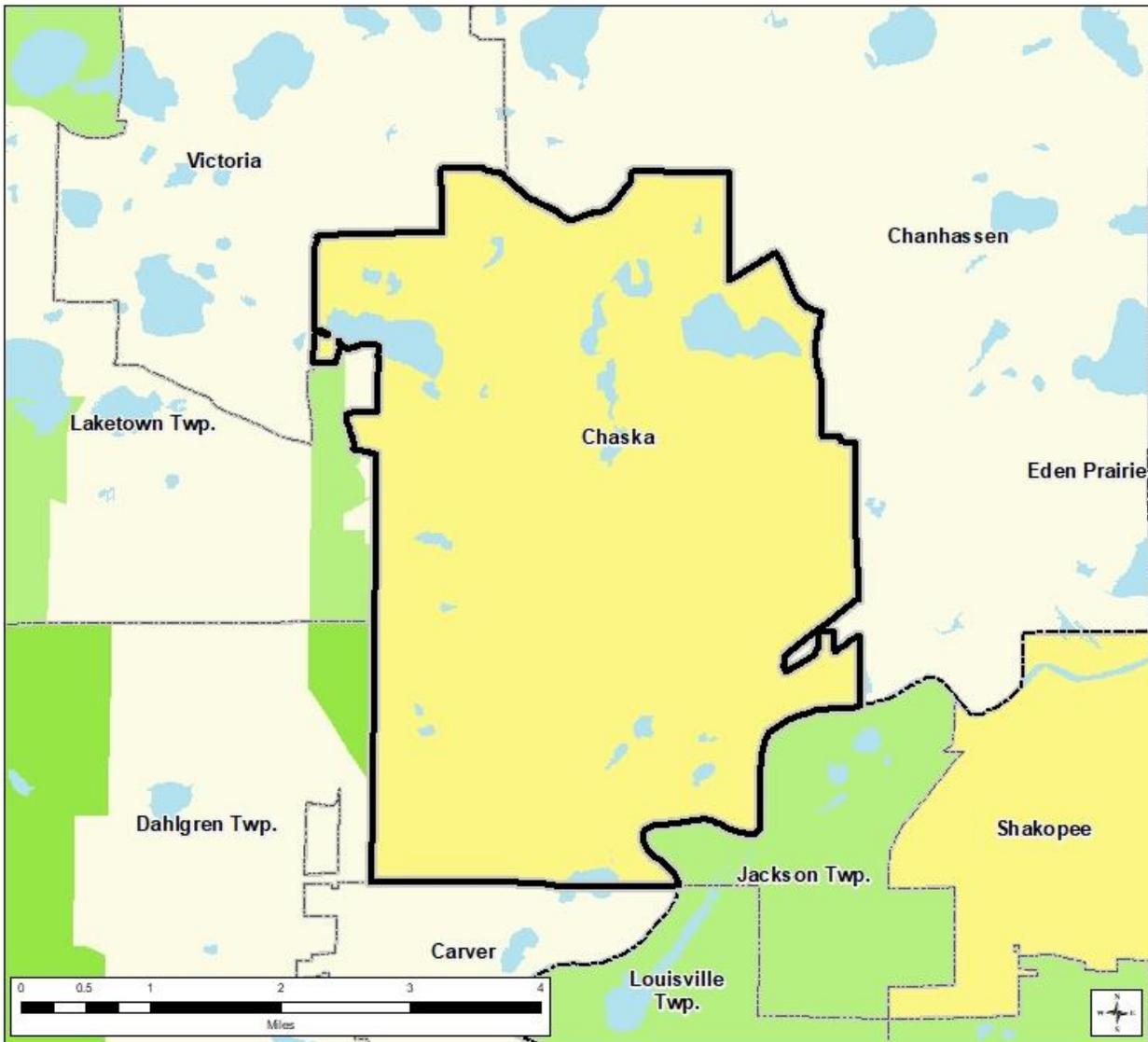
- M Meters
- L Lift Stations
- MCES Interceptors
- MTP MCES Treatment Plants

#### 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
- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center

- County Boundaries
- City and Township Boundaries
- Lakes and Major Rivers

Figure 3. Existing Land Use

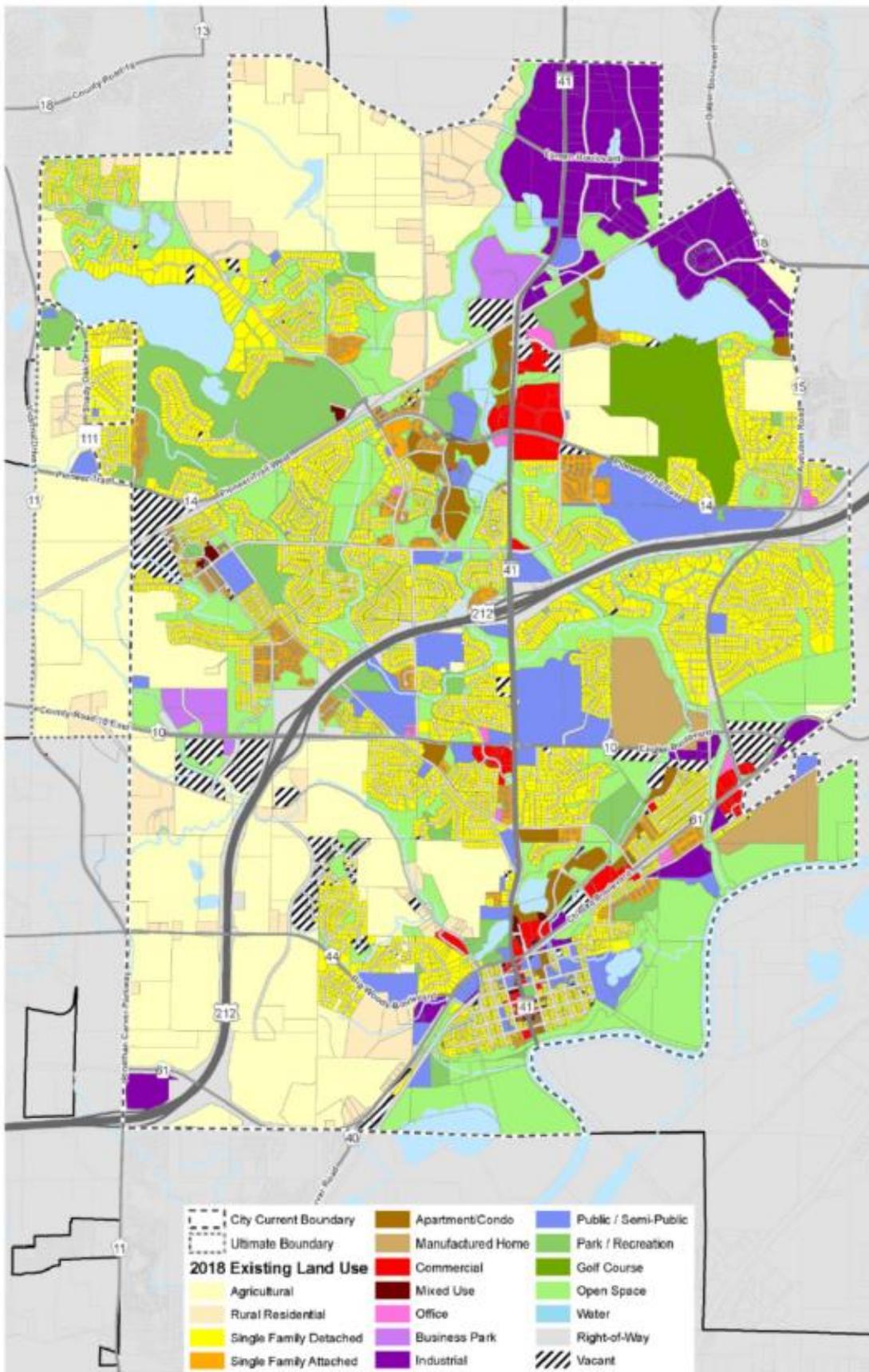


Figure 4. 2040 Future Land Use

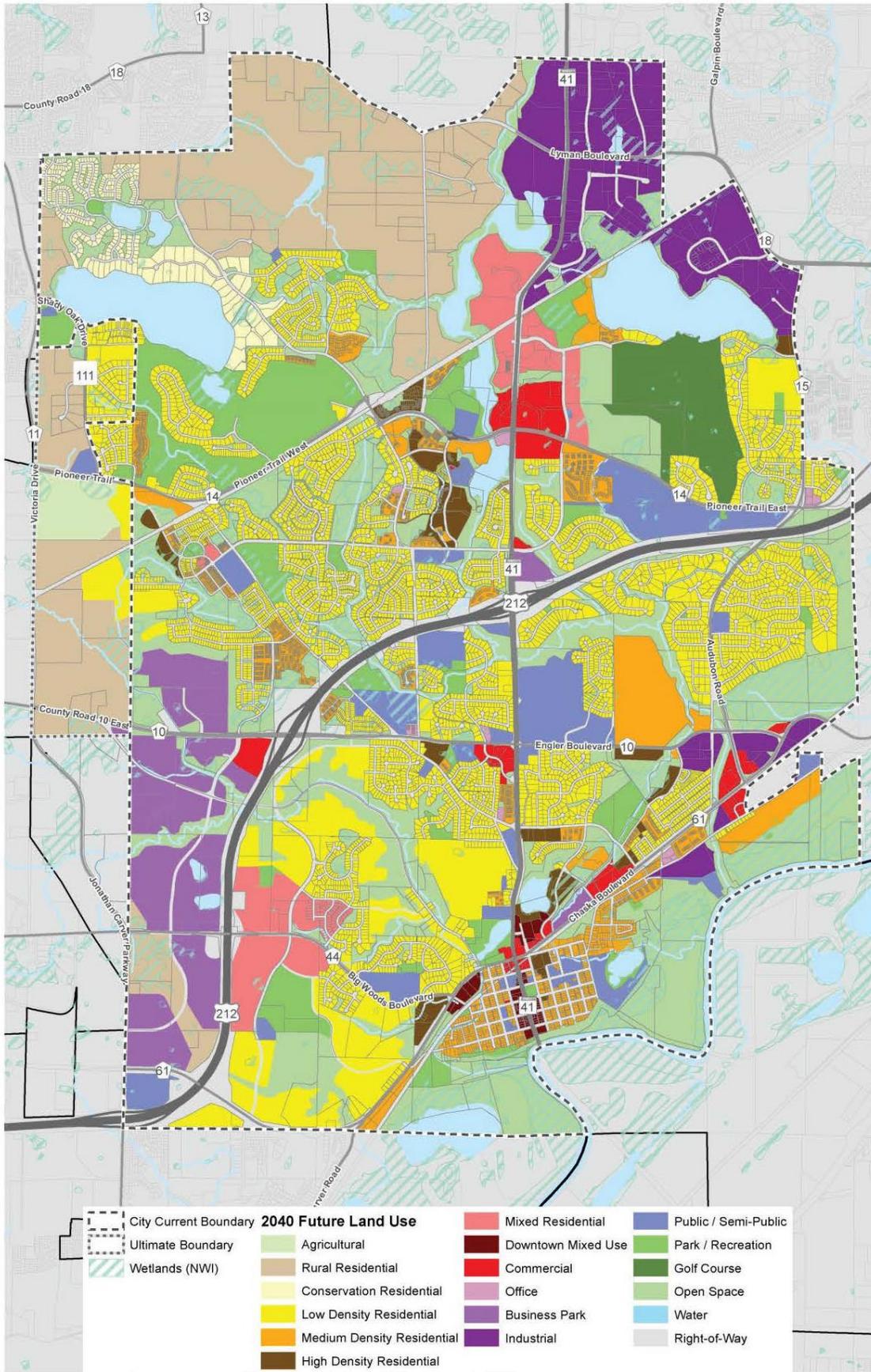
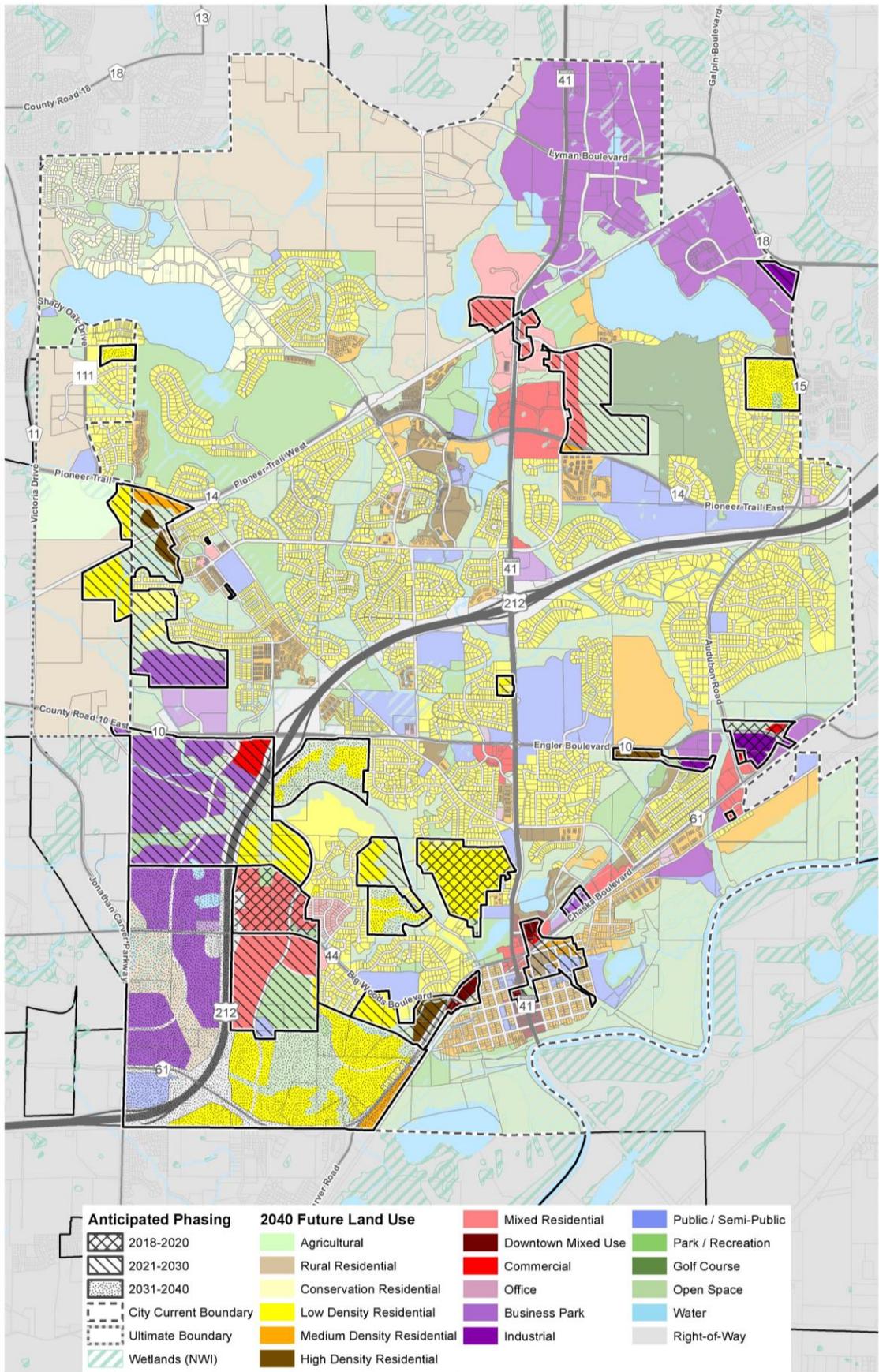


Figure 5. Anticipated Development Phasing Map



### Figure 6. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing at 50% AMI and Below:	<b>405 units</b>
2021-2030 share of regional need for Affordable Housing between 51 to 80% AMI:	<b>166 units</b>
TOTAL 2021-2030 share of regional need for Affordable Housing:	<b>571 units</b>
2021-2030 total regional need for Affordable Housing:	<b>37,900 units</b>

	<b>Available Acres</b>	<b>X</b>	<b>Minimum Density</b> <i>(units per acre)</i>	<b>X</b>	<b>Expected % Residential</b> <i>(if mixed use)</i>	<b>=</b>	<b>Minimum Units Possible</b>
<b>Medium Density Residential</b>	27.2		6		100%		164
<b>High Density Residential</b>	31.7		12		100%		381
<b>Downtown Mixed Use</b>	16.8		12		50%		101
<b>Total</b>	<b>75.7</b>						<b>646</b>

Sufficient/(insufficient) units affordable at 50% AMI and below possible in areas with ≥12 units per acre minimum against share of regional need: **75**

Sufficient/(insufficient) total units affordable between 51 to 80% AMI possible in areas with ≥6 units per acre minimum possible against share of regional need: **0**

Sufficient/(insufficient) total units possible against share of regional need: **75**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **75**

Number of Comp Plan Amendments approved since Comp Plan Update: **0**

