

Community Development Committee

Meeting date: May 4, 2020

Environment Committee

Meeting date: May 12, 2020

For the Metropolitan Council meeting of May 27, 2020

Subject: Empire Township 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22176-1

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, AICP, 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 Empire Township to place its 2040 Comprehensive Plan into effect.
2. Advise the Township to implement the advisory comments in the Review Record Surface Water Management and Forecasts

Recommendations of the Environment Committee

1. Approve Empire Township's Comprehensive Sewer Plan.
2. Advise the Township to implement the advisory comments in the Review Record for wastewater.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing Empire 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

Empire Township is located in central Dakota County. It is surrounded by the communities of Rosemount, Coates, Vermillion Township, Hampton Township, Castle Rock Township, Farmington, Lakeville, and Apple Valley.

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
Consistency with Council Policy	<i>Thrive MSP 2040</i> and Land Use	Consistent
Consistency with Council Policy	Forecasts	Consistent
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 Dakota County Collaborative a Planning Assistance Grant of \$84,000 to complete its 2040 comprehensive plan. Empire Township participated in the Dakota County Collaborative efforts. 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 Township's plan, local adoption, and the Township's submittal of final reporting requirements.

Known Support / Opposition

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

REVIEW RECORD

Empire Township 2040 Comprehensive Plan

Review File No. 22176-1, Business Item No. 2020-130 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. Dakota County is the Park Implementing Agency for Regional Parks System components in Empire Township, for which the Plan accurately describes the Regional Parks System components.

Regional Parks, Park Reserves or Special Recreation Features located within the Township include Whitetail Woods Regional Park. Regional Trails located within the Township include the North Creek Greenway and Vermillion Highlands Greenway regional trails, and the Vermillion River Greenway Regional Trail Search Corridor. The Township also appropriately acknowledges State recreation lands within the Township, including Vermillion Highlands Research Recreation and Vermillion River wildlife management areas (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 for regional transitways. 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.

Roadways

The Plan conforms to the Roadways system element of the TPP. The Plan identifies important A-Minor Arterial roadways, such as MN Highway 3 and CSAH 46. The Plan further acknowledges the Dakota County Principal Arterial study and the recommended needs for the Township.

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 community'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.

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 in Transit Market Area V. This is characterized by areas with low population and employment densities that are primarily rural in nature.

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 identifies the Airlake Airport, which is a minor reliever airport and the closest airport to the Township.

The Plan includes policies that protect regional airspace from obstructions, addresses seaplane use, 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. Empire Township has no existing segments of or connections to the Regional Bicycle Transportation Network (RBTN). The Plan identifies a Tier 2 corridor along the western edge of the Township as a future RBTN alignment. The Plan additionally identifies three future multi-use trails, which will be located along rivers in the Township.

Freight

The Plan is consistent with Freight policies of the TPP. The Plan acknowledges that there are few freight-generating sources located in the Township. It identifies the importance of freight movement by truck and identifies the three Tier 3 freight corridors within the Township: MN Highway 3, CSAH 46, and CSAH 50.

Transportation Analysis Zones (TAZs)

The Plan conforms to the TPP regarding TAZ allocations. The Township's TAZ allocations for employment, households, and population are consistent with the Metropolitan Council's community-wide forecast totals. The Township'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 designations.

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)* and 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.

Current wastewater treatment services are provided to the Township by the Metropolitan Council Environmental Services. All wastewater generated within the Township is conveyed through Council Interceptors 7103-1, 7409, and 7409B. All flow is treated at the Council's Empire Wastewater Treatment Plant in Empire Township. The Plan projects that the Township will have 1,400 sewered households and 200 sewered employees by 2040. The Metropolitan Disposal System with its scheduled improvements 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 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 Emerging Suburban Edge communities.

The Township is provided regional wastewater service through seven individual direct connections to the regional interceptor system. Due to the relatively low number of homes and businesses served through each connection, the small amount of flow within each pipe is not adequate to accurately meter through permanent metering facilities. Therefore, the Township has no flow data to base an evaluation of I/I impact to the local collection system, nor provide an estimate of the amount of I/I included in the Township's average annual flow. However, the Township has inspected the northern portion of its collection system (approximately 40% of total system) and found all the pipe to be in good condition. It plans to televise the rest of its system in the future. The Plan does acknowledge that pumping records from the Township's single lift station indicates some response to wet weather conditions, and it plans to rehabilitate the system upstream of the lift station within the next 10 to 15 years. Most of the development within the Township occurred after 1970 with all of the public collection system, and most of the private services consisting of PVC pipe.

Due to the more recent nature of development in the Township, it has not felt it necessary to create an ordinance addressing the connection of sump pumps, foundation drains, or rain leaders to the sanitary sewer system. However, the Plan states that the Township will work on creating such an ordinance.

The Plan identifies the addition of future service districts that connect to interceptors 7103 (Farmington), 7409 (Apple Valley/Lakeville), as well as to interceptor 9208 (Rosemount). Most of the undeveloped areas within the Township were provided wastewater service capacity within the "Rosemount" interceptor, including District 14 located south of 170th Street, and west of the Canadian Pacific Railroad which is currently identified as being served through a connection to the Apple Valley/Lakeville interceptor. While there is adequate capacity in the Apple Valley/Lakeville interceptor to accommodate the proposed connection in the short-term, long-term, the Township will need to redirect the service to the Rosemount interceptor where capacity for this area was provided. The Plan acknowledges this requirement.

The Plan indicates that much of the future development is programmed to occur between 2020 and 2030 in Districts 8 and 9 and will be served through a portion of the Apple Valley/Lakeville interceptor that was originally built to provide service to this area. Growth outside of Districts 8 and 9 are programmed to occur after 2030, which fall under the next comprehensive plan update period. The Township acknowledges it is transitioning from an agricultural community to an emerging suburban edge community. As such it needs to look beyond the short-term 20-year development needs and plan for how it will be provided regional wastewater services out beyond 2040 to a more ultimate "build-out" scenario.

The Township currently relies on the regional interceptor system to provide trunk sewer services to serve land areas near it. This resulted in the 14 individual districts that make up the Township's proposed collection system, with each district having its own connection to a regional interceptor. If continued, this approach will become more problematic. As development occurs further away from interceptors, additional trunk lines will be required to be built through developed areas to provide service. Creating individual connections that have small service areas creates flow conditions within the pipe that make accurate flow measurement technically difficult, if not impossible. The Township needs to look at ways to configure the future wastewater collection system so that the ultimate service area of

the Township can be served through one or two connections to the regional system. It should also study ways to consolidate the existing districts, to reduce the number of existing connections to the regional system. This will create more favorable conditions by having fewer connections with larger flow, thus allowing the Council to measure wastewater flow attributable to the Township for billing purposes. It now must rely on estimates based on the number of connections within the Township and use an estimated flow per connection to determine the Township's wastewater volume, that is then used for billing.

Sewer Element Comments

The Township is covered under two Metropolitan Council Planning designations; Agricultural and Emerging Suburban Edge communities. That portion of the Township that is serviced through the MDS is identified in the Emerging Suburban Edge area and therefore 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 Township currently does not have an ordinance addressing the connection of sump pumps, foundation drains or rain leaders to the sanitary sewer system but plans to create such an ordinance in the future. Once completed and adopted by the Township, a copy of the ordinance and Township resolution adopting the ordinance shall be submitted to the Council to be filed with the Township's Comprehensive Sewer Plan.
2. Recognizing that all growth within the Township is projected to occur in Districts 8 and 9 between 2020 to 2030, there is time for the Township to develop the long-range wastewater system plan as recommended above regarding service district consolidation and include it in the next comprehensive plan update. Therefore, the Council will not require the long-range wastewater system plan discussed above at this time, but will expect the results of that study and implementation of its recommendations to be included in its 2050 Plan update.

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 Council's WRPP for local surface water management. The Plan satisfies the local surface water management plan requirements for 2040 comprehensive plans. Empire Township lies within the oversight boundaries of the Vermillion River Watershed Joint Powers Organization (JPO). The Township submitted a draft Local Water Management Plan (LWMP) update to the Council on December 31, 2018. Council Water Resources staff reviewed and commented on the draft LWMP to the Township and JPO in a letter dated January 24, 2019.

Advisory Comments

When available, we request that the Township provide to the Council the date the JPO approves the final LWMP, and the date the Township adopts the final LWMP. We also request that the Township provide the Council with a copy of the final adopted LWMP that will be included in the final Plan document that the Township adopts, if it differs from the version in the Plan submitted to the Council on December 31, 2018.

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: Paul Hanson, CD – Research (651-602-1642)

The Plan acknowledges Council forecasts as shown below in Table 1.

Table 1. Empire Township Forecasts

	Census 2010	Estimated 2017	Council Forecasts		
			2020	2030	2040
Population	2,444	3,010	3,170	3,990	4,830
Households	792	980	1,100	1,450	1,800
Employment	255	375	340	380	420

All forecast tables throughout the Plan are consistent. The inventory and capacity of Empire Township's land supply for 2030 and 2040 is sufficient to accommodate the Township's forecasted growth.

Advisory Comments

The current Employment estimate (2017) has exceeded the Township's 2020 Forecasts and is nearing the Township's 2030 Forecast. Council staff have previously advised the Township to consider a formal forecast change request to increase Employment forecasts to represent future conditions better.

Thrive MSP 2040 and Land Use

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

The Plan is consistent with *Thrive MSP 2040* (Thrive) and its land use policies. The Plan acknowledges the Thrive community designations of Emerging Suburban Edge and Agricultural (Figure 2). Thrive calls for Emerging Suburban Edge communities to 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 and to 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.

Thrive calls for Agricultural designated communities to 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.

The existing land uses in the Township are predominately agricultural (66%). Parks, recreational, or preserve land use makes up 22% with the Vermillion River WMA, Whitetail Woods Regional Park, and the Vermillion Highlands Research Recreation and WMA. Single Family and Mixed Residential uses combine to represent about 5% of existing uses. Mineral extraction makes up about 4% of existing land uses (Figure 3).

Emerging Suburban Edge

The Plan identifies and protects an adequate supply of land to support future sewer-serviced development beyond 2040. The Township's future land use is dominated by over 11,078 acres of agricultural land or 55% of the total area. Commercial and industrial are 101 acres or 0.8%, and residential uses comprise 5.35% of planned land uses. As shown in Table 2 below, analysis of the planned residential density for sewer-serviced areas in the Township shows 159 acres are planned for

residential development resulting in a minimum of 552 units and an overall density of 3.47 to 7.99 units per acre, consistent with Council policy.

Table 2. Planned Residential Density, Empire Township

Category	2018-2040 Change			Min Units	Max Units
	Min Density	Max Density	Net Acres		
Mixed Residential	3	6	144	432	864
High Density Residential	8	10	15	120	150
TOTALS			159	552	1,271
Overall Density				3.47	7.99

Agricultural Areas

The Plan is consistent with regional policy for agricultural land uses and preservation. The Future Land Use Map features agricultural land uses through 2040 as the primary long-term use which preserves prime agricultural lands and also preserves land for efficient expansion of post-2040 regional infrastructure in appropriate locations. The Plan contains strategies for protecting farmlands, such as lower residential densities like 1 housing unit per 80 acres. The Plan also supports enrollment in the Agricultural Preserves and Green Acres programs, which preserve prime agricultural soils and long-term agricultural land uses.

Housing

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

The Plan identifies existing housing needs including maintenance of existing housing stock, providing equal opportunity to a variety of housing types for all stages of life, and housing that is affordable to a range of income levels, specifically to serve households that are currently cost-burdened. The Township does not currently have any publicly subsidized housing.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 119 units; 72 of which are needed at prices affordable to households earning 30% of AMI or less, 44 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 3 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 5, the Plan guides sufficient land expected to develop in the 2021-2030 time period at a minimum of eight units per acre to allow for development of at least 120 new housing units.

The housing implementation plan component of the Plan describes that the Township will largely rely on cooperation with the Dakota County CDA to meet their housing needs, including referrals to housing resources for residents. The Plan also indicates that the Township is unlikely to consider TIF, tax abatement, or supporting an application to the Minnesota Housing Super RFP. The Township states that they will consider developing an ADU ordinance.

Water Supply

Reviewer: Brian Davis, ES – Water Supply Planning (651-602-1519)

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 the community is served by a municipal public water supply system, the Local Water Supply Plan (LWSP) must be – and is – included as part of the Plan.

Empire Township prepared a LWSP in 2019 that was submitted to both the Minnesota Department of Natural Resources (DNR) and Metropolitan Council and reviewed separately. Council staff found this

initial LWSP to be complete for Council requirements and shared those comments with the DNR in a letter dated April 11, 2019.

Community and Subsurface Sewage Treatment Systems (SSTS)

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

The Plan indicates on page 63 that there are approximately 1,038 SSTS as of 2010 in operation serving residences and businesses. The wastewater element of the Plan also indicates that there were 335 SSTS serving residences in the Township.

Dakota County maintains maintenance management recordkeeping and SSTS owner notification for the Township, and the Township is responsible for review, permitting, inspections of new and existing SSTS, and enforcement of maintenance management requirements. The Township has adopted Dakota County SSTS Ordinance #113, which is consistent with Minnesota Pollution Control Agency Chapter 7080-7083 Rules and Council 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 Council's aggregate resources inventory indicates the presence of substantial deposits of "commercial grade" aggregate resources in the Township. The Plan acknowledges the presence, location, and quality of these resources in the Township. The Plan includes the required aggregate resource planning elements allowing access to, and removal of, these resources prior to development.

Historic Preservation

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

The Plan includes a section on historical resources. Sections of the Plan contain details and policy direction for preservation of buildings and sites.

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

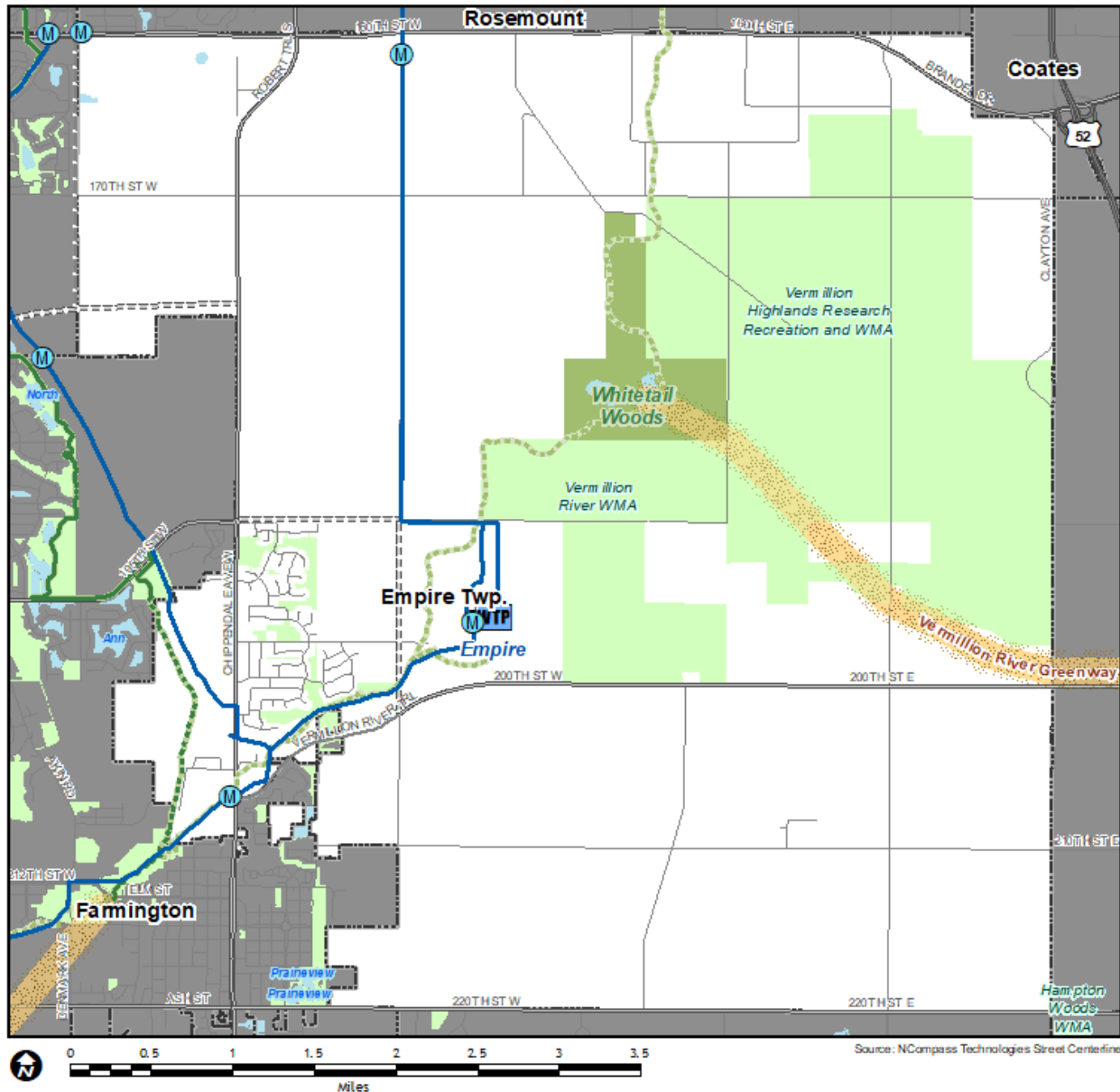
In response to the 2015 System Statement, the Township submitted the following documents for review:

- July 2, 2018: Empire Township Preliminary 2040 Comprehensive Plan
- December 31, 2018: Empire Township 2040 Comprehensive Plan
- March 11, 2019: Supplemental Information Responding to Council Incomplete Items for Land Use, Housing, and Wastewater.
- April 2, 2019: Local Water Supply Plan
- March 1, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Wastewater, Housing, Land Use, and Water Supply.
- March 19, 2020: Revised Subsurface Sewage Treatment Systems Information
- March 20, 2020: Sanitary Sewer Data
- March 23, 2020: Revised Comprehensive Plan

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: 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

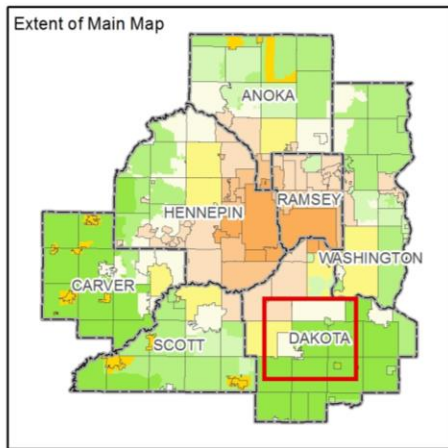
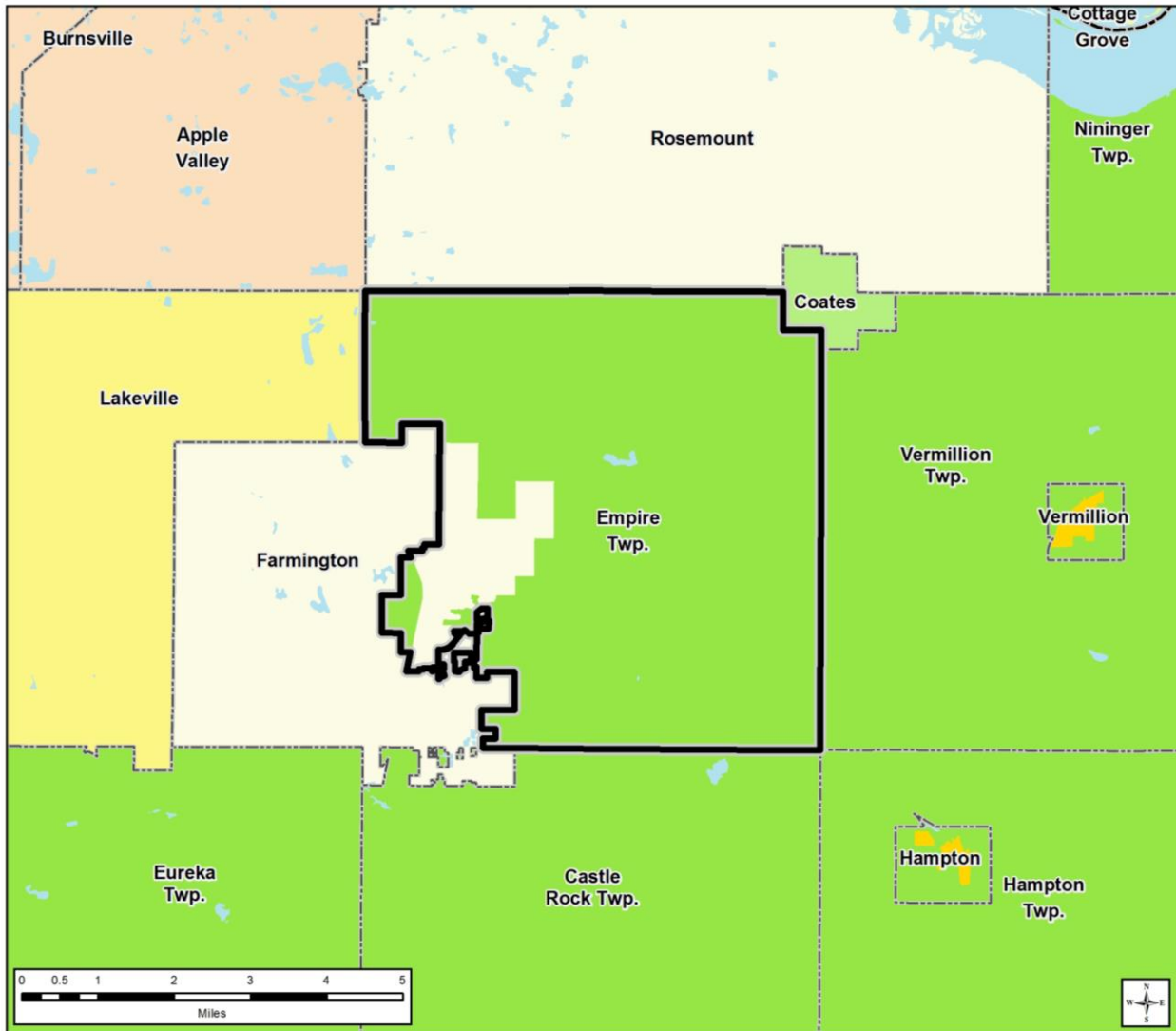
- M Meters
- L Lift Stations
- MCES Interceptors
- WTP MCES Treatment Plants

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
- 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

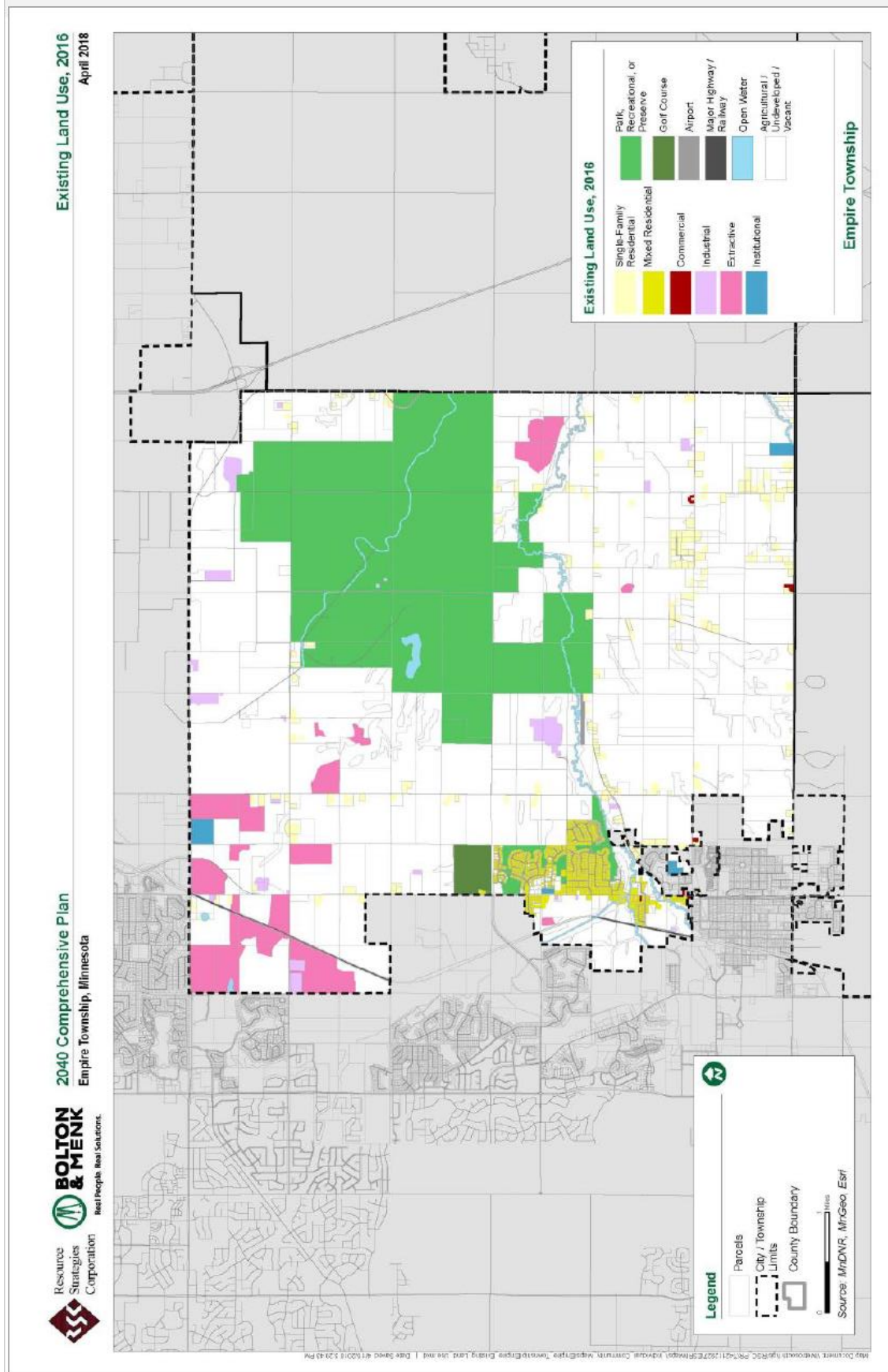


Figure 5. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **119 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	Available Acres	×	Minimum Density <i>(units per acre)</i>	×	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
High Density Residential	15.00		8		100%		120
Total	15						120

Sufficient/(insufficient) units possible against share of regional need: **1**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **1**

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

