

## Community Development Committee

Meeting date: September 21, 2020

## Environment Committee

Meeting date: October 13, 2020

For the Metropolitan Council meeting of October 28, 2020

**Subject:** City of Watertown 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21972-1

**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:** Freya Thamman, Planning Analyst (651-602-1750)  
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 Watertown to place its 2040 Comprehensive Plan into effect.
2. Advise the City:
  - a. When available, provide to the Council the date the County approved the Local Water Management Plan and the date the City adopted the final Local Water Management Plan. Also provide a copy of the final adopted Local Water Management Plan that will be included in the Final Plan document that the City adopts, if it differs from the December 2018 version contained in this Plan submission.
  - b. A property (PID 019-10004100) was enrolled in the Agricultural Preserve Program after the City's 2040 Plan submittal. This newly enrolled area will need to be shown on the future land use map prior to Final Plan adoption.
  - c. To implement the advisory comments in the Review Record for forecasts, land use, water supply, and housing.

### Recommendation of the Environment Committee

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

### Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Watertown 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 Watertown is in northwestern Carver County. It is completely surrounded by Watertown Township and bordered to the north by Franklin Township in Wright County.

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
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 City’s 2040 comprehensive plan.

# REVIEW RECORD

## City of Watertown 2040 Comprehensive Plan

### Review File No. 21972-1, Business Item No. 2020-233 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 Watertown. The Plan accurately describes the Regional Parks System components. Regional Trails located within the City include the County Road 10 and Western Carver County regional trail search corridors (Figure 1). The Plan also acknowledges State recreation lands in the City, including the Luce Line State Trail (Minnesota Department of Natural Resources).

### *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. It accurately accounts for the metropolitan highway system of principal arterials, which there are none. The Plan identifies any right-of-way preservation needs. It also 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 A-minor arterials. Forecasting is consistent with regional methodology. The Plan also includes guidelines on how access will be managed for 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 County Roadway Safety Plan (2013) and the Carver County Comprehensive Plan.

## 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 City is within Transit Market Area V.

The Plan acknowledges that the City is not within the Transit Capital Levy District and that the only transit services provided in this type of community are Transit Link dial-a-ride service and various ridesharing services.

### **Aviation**

The Plan conforms to Aviation system element of the TPP. The Plan includes policies that protect regional airspace from obstructions and addresses seaplane use.

### **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 alignments or corridors in Watertown.

The Plan is also consistent with Bicycle and Pedestrian policies of the TPP by planning for local pedestrian and bicycle connections to regional trails 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 City, including accessibility to freight terminals and facilities.

### **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 city-wide 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: Marcus Bush, Environmental Services (ES) – Engineering Programs, (651-602-1166).*

The Plan conforms to the *2040 Water Resources Policy Plan (WRPP)*. The Plan 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 by a wastewater treatment plant (WWTP) owned and operated by the City. The Plan projects that the City will have 2,900 sewer households and 1,200 sewer employees by 2040.

The City's WWTP currently provides service to only Watertown. The Plan indicates that the WWTP is currently operating near capacity and should be expanded by the year 2022. Once upgrades are completed, the Plan states that treatment capacity at the City's WWTP will have adequate capacity to provide service for population projections through 2040.

In 2008, the City completed an orderly annexation agreement with Watertown Township covering approximately 2,200 acres. This area will allow the City to manage growth and development beyond its current boarder. Much of the City's staged sewer growth is expected to occur within this annexation area.

The Plan does not state that the City is considering a request to connect to the Metropolitan Disposal System by 2040, nor does it request that the City's wastewater treatment works be acquired by the Metropolitan Council.

The Plan defines the City’s goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal (city) sanitary sewer system by reference to an annual program of on-going system repairs by lining aging sanitary sewer mains throughout the City.

The Plan indicates that there are requirements and standards for minimizing I/I through an ordinance that prohibits the connection of sump pumps or other sources of surface or groundwater to the sanitary sewer collection system.

### *Sewer Element Comments*

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Rural Center 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 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 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)*

The Plan conforms to the WRPP and 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. Watertown lies within the oversight boundaries of the Carver County Watershed Management Organization (County). The City submitted a draft Local Water Management Plan (LWMP) update to the Council on October 31, 2018. Council staff reviewed and commented on the draft LWMP to the City and County in a letter dated November 30, 2018. The Plan incorporates a December 2018 LWMP version in Appendix G.

### *Advisory Comments*

When available, we request the City provide to the Council the date the County approved the LWMP, and the date the City adopted the final LWMP. We also request that the City provide the Council with a copy of the final adopted LWMP that will be included in the Final Plan document that the City adopts, if it differs from the December 2018 version contained in this Plan submission.

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

The Plan includes the Metropolitan Council forecasts for the City in Figure 3-4 (page 3.11). For reference, Metropolitan Council forecasts are shown in Table 1 below:

**Table 1 City of Watertown Forecasts**

	Census	Estimated	Council Forecasts		
	2010	2017	2020	2030	2040
<b>Population</b>	4,205	4,451	4,900	6,200	7,200
<b>Households</b>	1,564	1,646	1,900	2,500	2,900
<b>Employment</b>	556	632	740	830	1,200

With the corrected TAZ table provided November 22, 2019, all forecast tables throughout the Plan are consistent. The inventory and capacity of Watertown’s land supply for 2040 accommodate s their forecasted growth.

### *Advisory Comments*

The Final Plan needs to include the modified TAZ forecast table discussed above.

### *Thrive MSP 2040 and Land Use*

*Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)*

The Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the *Thrive* community designation of Rural Center (Figure 2). *Thrive* describes Rural Center communities as local commercial, employment, and residential activity centers serving rural areas in the region. These small towns are surrounded by agricultural lands and serve as centers of commerce to those surrounding farmlands and the accompanying population.

Rural Center 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, Rural Center communities should strive for higher-density commercial uses and compatible higher-density residential land uses in the commercial core of the community to ensure efficient uses of existing infrastructure investments.

Watertown is a small town, rooted with its rural heritage, with a traditional vibrant downtown, surrounding neighborhoods, and an abundance of natural resources. The downtown is along the Crow River, which generally runs through the center of the City. Existing land uses in the City are predominately single family residential (34%) with small amounts of multi-family, mixed residential, and manufactured housing. Also included are uses for institutional (11%), agricultural (7%) parks/open space (11%), and commercial/office (1%). Undeveloped lands account for 28% of existing land uses (Figure 3).

The future residential land use categories within the City include Low Density Residential, Medium Density Residential, High Density Residential, Mixed Use (Business, Residential, Light Industrial), and Mixed Use Business District. There are also areas in Agricultural Preserves as well as limited Rural Large Lot Residential which was included in the 2030 Plan and related to areas with geographic limitations in extending services.

The Council adopted [\*Metropolitan Urban Service Area \(MUSA\) Implementation Guidelines\*](#) in 2017 for communities in the Plat Monitoring Program and with areas that may have land staged beyond the current planning period, specifically the more rural areas of the region. The guidelines provide direction on how to calculate density for these communities. Applicable to Watertown's Plan and consistent with the MUSA Implementation Guidelines, the net residential density analysis uses the lowest allowable density on land guided for development for the next decade of planned development and any reguided land within the current approved MUSA. The analysis does not include in the density calculations any remaining undeveloped land within the MUSA in the 2030 Plan, except for areas being reguided in the 2040 Plan.

As shown below in Table 2, the City's net residential density using the Council's Revised MUSA Implementation Guidelines is 3 to 5.3 units per acre, which is consistent with Council policies for Rural Center communities. This table shows areas of residential change as compared to the 2030 Plan. These changes include additional higher density development/redevelopment in the City's Downtown Business District, a new Mixed Use category generally located in the west-southwest part of the City, as well as new area planned for High Density Residential on the east side of the City, which the Plan indicates will likely target affordable, market rate, and senior rental units. The Plan discusses housing for aging adults, including the specific need for aging adult housing options now and in the future.



Table 2. Planned Residential Density, City of Watertown

Category	Density		Net Acres	Min Units	Max Units
	Min	Max			
<i>Residential Changes Since 2030 Plan</i>					
Business District*	30	40	6.5	194	259
Mixed Use (Business, Residential, Light Industrial)**	20	29.9	5.9	118	175
High Density Residential	20	29.9	4.8	96	144
<i>Residential within the 2030-2040 Staging</i>					
Low Density Residential***	1.7	3.5	290	493	1015
Medium Density Residential	3.6	8	11.9	43	95
	<b>TOTALS</b>		<b>319.0</b>	<b>943</b>	<b>1688</b>
	<b>Overall Density</b>			<b>3.0</b>	<b>5.3</b>
<p>The net residential density is calculated using the Council's Revised MUSA Guidelines. Areas of residential change since 2030 are shown on Pg. 3.14 of the Plan and anticipated 2021-2030 time period (supplemental information 9/11/20).</p> <p>* 40% residential applied (16.2 net acres)</p> <p>** 50% residential applied (11.7 net acres)</p> <p>*** Floating MUSA, 290 of the 489 net acres available in 2030-2040 staging. Metropolitan Council GIS/City calculation of Residential acres within the 2030-2040 staging period.</p>					

As shown in Table 2, for the Low Density Residential, there are 290 acres available for development, based on market demands, in 2030-2040 of “floating” or undesignated MUSA. A comprehensive plan amendment is required if development in 2030-2040 staging changes or if this area were to exceed the 290 net acres during the 2030-2040 staging period. The City is a plat monitoring community, submitting annual reports to the Council consistent with Council guidelines.

### Orderly Annexation Agreement (OAA)

The City has an orderly annexation agreement (OAA, 2008) with Watertown Township, which covers approximately 2,200 acres. The City has authority to plan for the areas of Watertown Township within the OAA. The area covered by the OAA allows the City to manage growth and development beyond its boundaries, based on the comprehensive plan.

Within the OAA area, future land development will occur in an orderly and phased manner with extension of utilities and public facilities, based on the staging plan (Figure 5). The City will continue to require that public facilities, including sewer, water, roads, and parks, are available prior to new development occurring. The predominate existing land use within the annexation area is agricultural. In addition, nearly half the OAA area is undevelopable, including wetlands and open water. The majority of the future land within the OAA area is guided low-density residential and is not anticipated to be annexed until after 2040.

### Agricultural Preserves

The Plan is consistent with Council policy for lands enrolled in the Agricultural Preserve Program. The Plan identifies lands enrolled in the Agricultural Preserve Program on the Future Land Use map as Agricultural Preserve with a maximum density of one unit per 40 acres, which is consistent with Minnesota Statute § 473H.02, subdivision 7.

### Advisory Comments

- If parcels in the Agricultural Preserve Program expire and the City wishes to change the land use guiding from one unit per 40 acres, then a comprehensive plan amendment is required.

- A comprehensive plan amendment is required for areas newly enrolled in the Agricultural Preserve Program, guided 1 unit per 40 acres. A property (PID 019-10004100) was enrolled in the Agricultural Preserve Program after the City's 2040 Plan submittal. This newly enrolled area will need to be shown on the future land use map in the Final Plan submittal.
- A comprehensive plan amendment is required if development in 2030-2040 were to exceed the 290 net acres during the 2030-2040 staging period.
- The Final Plan will need to include updates and revisions provided as supplemental information.

## Housing

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

The Plan is consistent with the *2040 Housing Policy Plan*. As of 2016, the City has more than 1,725 homes including 260 multifamily units and nearly 1,300 single-family homes. About 430 homes are rented. Nearly 1,500 housing units are currently affordable to households earning under 80% of Area Median Income (AMI), however, more than 500 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are 170 units affordable to households with income at or below 30% AMI and more than 360 cost burdened households with incomes at or below 30% AMI. More than 150 homes in Watertown are manufactured housing.

The Plan identifies existing housing needs including maintenance and reinvestment in existing housing stock, affordable infill development and housing that is affordable to a range of income levels, especially for older adults. The City has 99 publicly subsidized housing units, 40 of which are age-restricted for seniors.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 134 units; 62 of which are needed at prices affordable to households earning 30% of AMI or less, 18 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 54 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 6, 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 408 new housing units.

The Plan indicates that the City will work with the Carver County Land Trust and other Carver County programs to retain existing affordable housing. The City states that they will consider nearly any tool to support senior housing development affordable between 30-50% AMI, including tax abatement and tax increment financing.

### Advisory Comments

All information described by the City in supplemental information must be included in the City's Final adopted plan to continue to be found consistent with Council housing policy.

## Water Supply

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

The Plan is consistent with WRPP policies related to water supply, including policies on sustainable water supplies, assessing and protecting regional water resources, and 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 Metropolitan Council and reviewed under separate cover. The LWSP was considered complete by the Council, and a review letter was sent to the DNR on January 3, 2019.

### Advisory Comments

As of August 2020, the City's LWSP is considered incomplete by the DNR, the City will need to provide the Council with the updated version of the LWSP to ensure consistency with the 2040 Plan.

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

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

The Plan indicates that there are ten SSTS in use within the current City boundaries and there are no other identified private Community Wastewater Treatment Systems in the City. All other residences and businesses in the City are served by the local sanitary sewer collection system and municipal wastewater treatment facility. The City does not have an SSTS ordinance but defers to Carver County's ordinance which is consistent with Minnesota Pollution Control Agency Chapter 7080-7083 Rules and Council 2040 WRPP Plan requirements. Carver County is responsible for post-installation inspection, maintenance tracking, and notification requirements of SSTS' in the City.

## **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 known aggregate resource deposits within and adjacent to the City. The Plan indicates that most of the deposits are small and either within already developed portions of the City or within sensitive natural resource areas adjacent to the Crow River and unlikely to be considered for mining in the future.

### **Historic Preservation**

*Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)*

The Plan addresses historic resources as required by the MLPA. The Plan's historic preservation chapter includes goals and policies for the preservation of significant cultural, social, and educational contributions to the City's history, as well as implementation strategies. It also includes mapped areas of significant cultural, social and educational contributions to the City's history.

## **Plan Implementation**

*Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)*

The Plan includes a description of the zoning, subdivision, SSTS codes, and the housing implementation program. The Plan describes official controls and fiscal devices that the City will employ to implement the Plan and includes a capital improvement plan.

## **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:

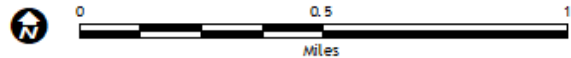
- June 4, 2018: Watertown Preliminary 2040 Comprehensive Plan
- December 28, 2018: Watertown 2040 Comprehensive Plan
- January 2, 2019: Local Water Supply Plan

- October 24, 2019: Response Incomplete Items for Process, Land Use, Wastewater, Regional Parks and Trails, Forecasts, Housing, Solar, and Implementation.
- October 25, 2019: Approving Resolution
- November 22, 2019: TAZ Table
- December 16, 2019: Response to Incomplete Comments
- January 8, 2020: Appendix J – Land Use Description and Zoning Ordinance
- January 30, 2020: Housing Chapter updates
- February 20, 2020: Housing Chapter updates
- March 12, 2020: Plat Monitoring Information
- April 1, 2020: Generalized Land Use Map and Table
- April 22, 2020: Land Use Chapter updates
- May 13, 2020: Plat Monitoring Information
- June 4, 2020: Density Calculation
- June 24, 2020: Land Use updates
- July 16, 2020: Updated Density Calculation
- August 6, 2020: Updated Land Use Chapter with Revised Categories
- August 24, 2020: Revised Text and Future Land Use Map with High Density Residential
- September 11, 2020: Revised Text, Table, and Staging Map

## 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: Development Staging Map
- Figure 6: Land Guided for Affordable Housing

Figure 1. Location Map with Regional Systems



Source: NCompass Technologies Street Centerline

**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

**Watertown**

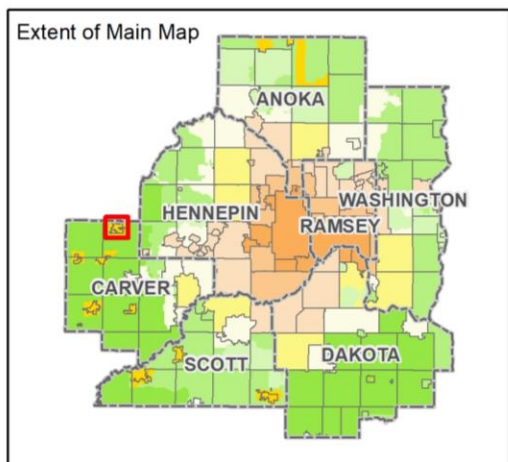
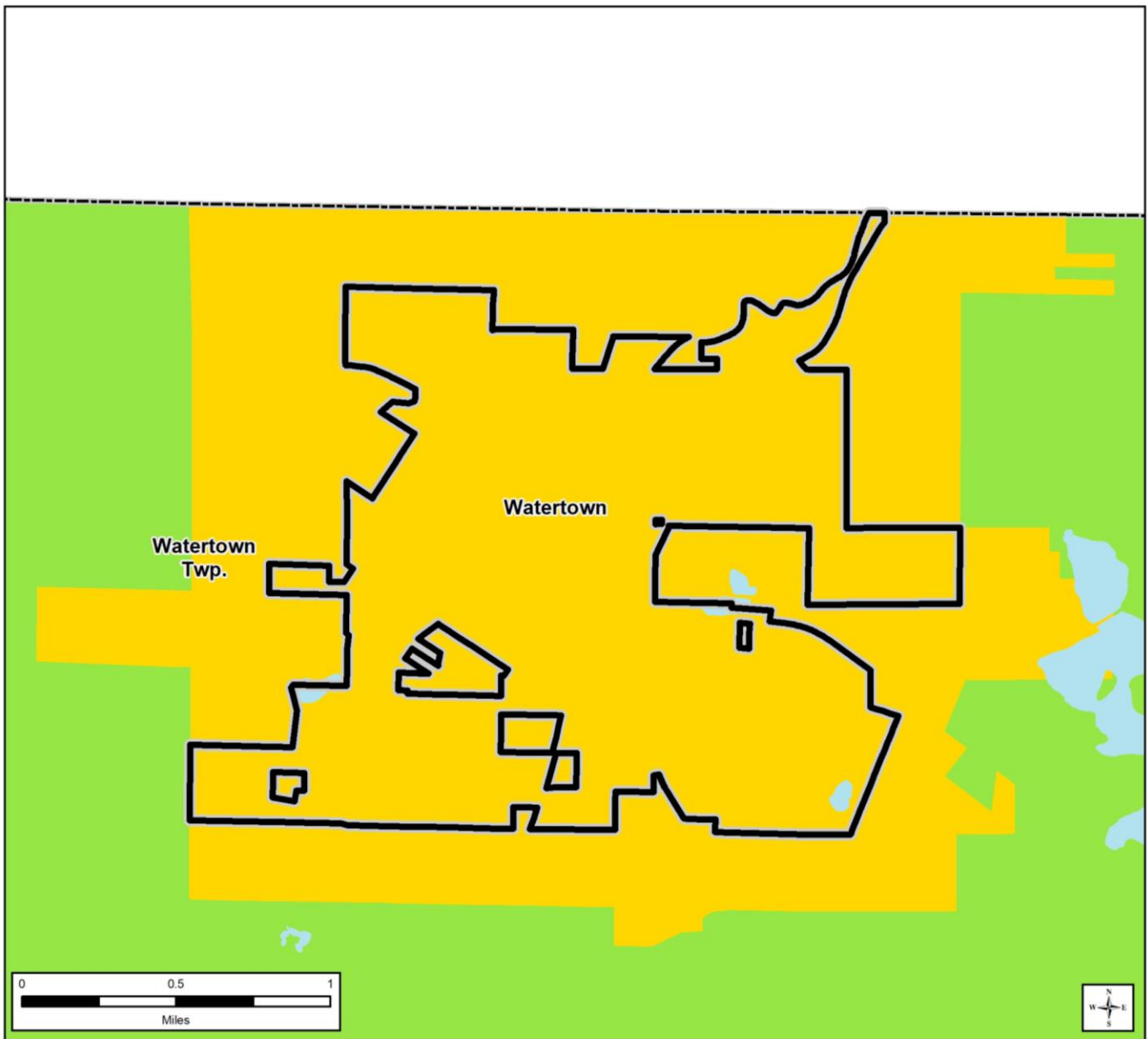
- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

**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)

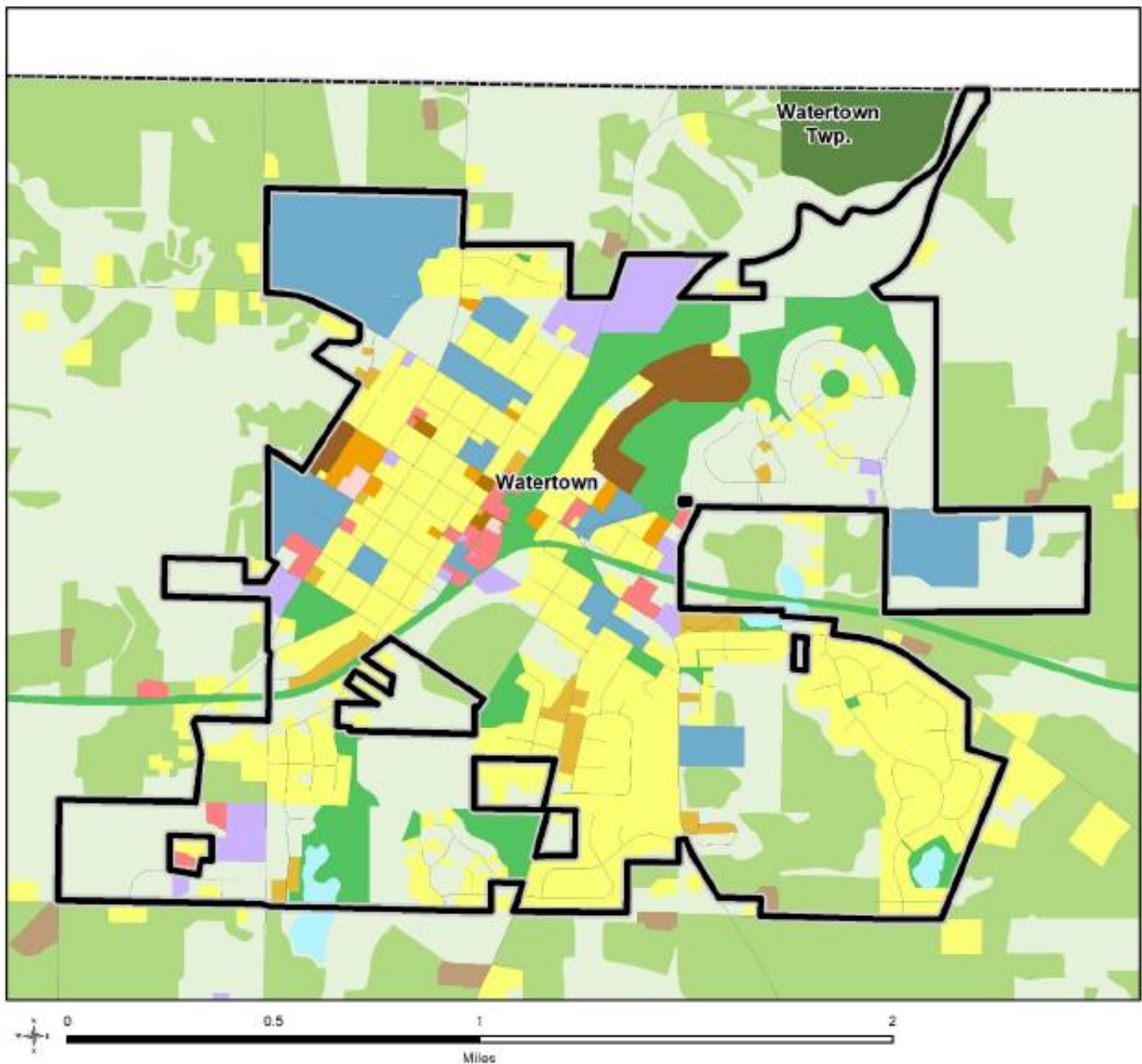
Figure 2. Thrive MSP 2040 Community Designations



**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



**2016 Generalized Land Use**



Figure 4. 2040 Future Land Use

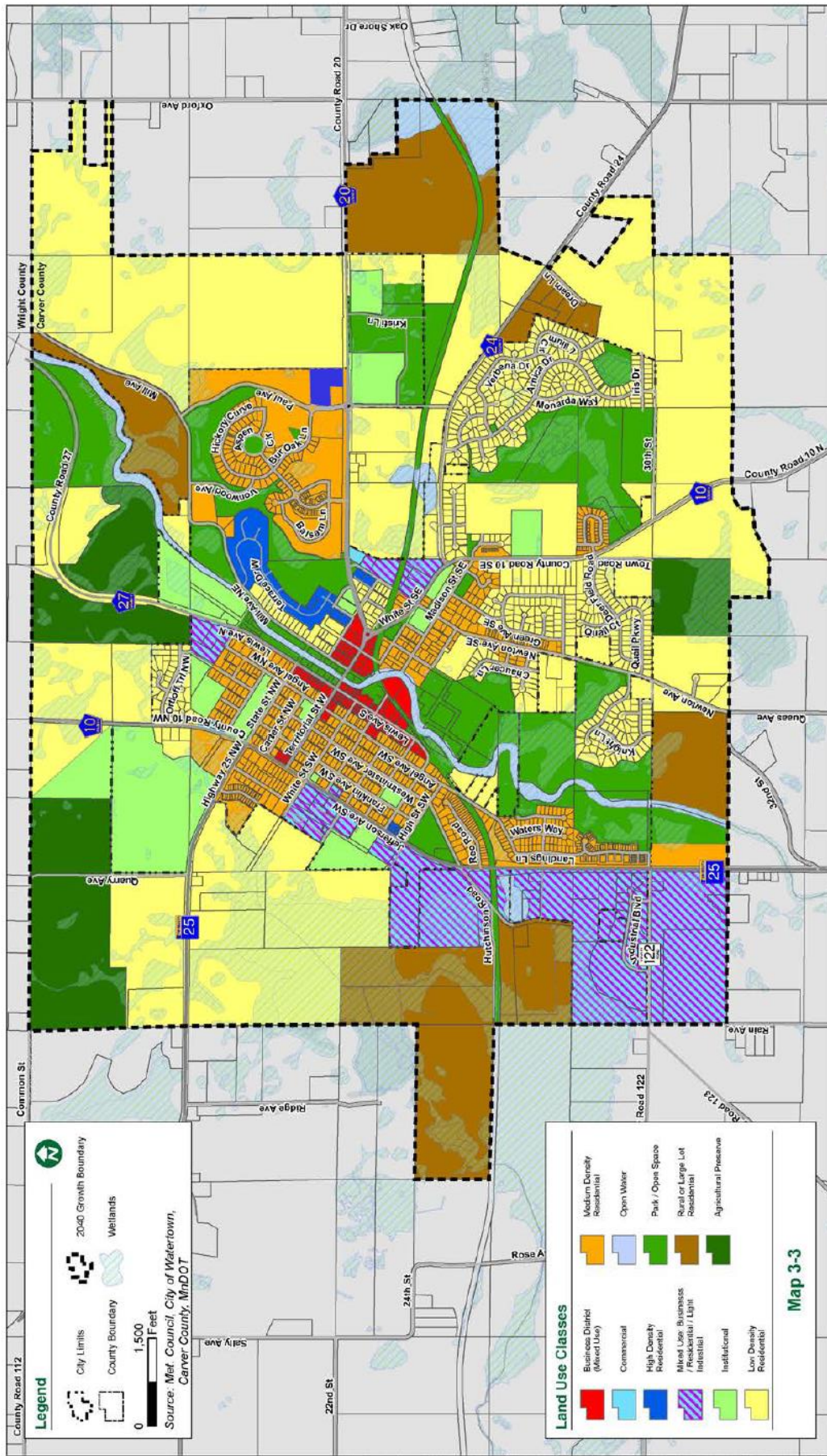




Figure 5. Development Staging Map



Staged Development Plan  
August 2020

2040 Comprehensive Plan  
Watertown, MN

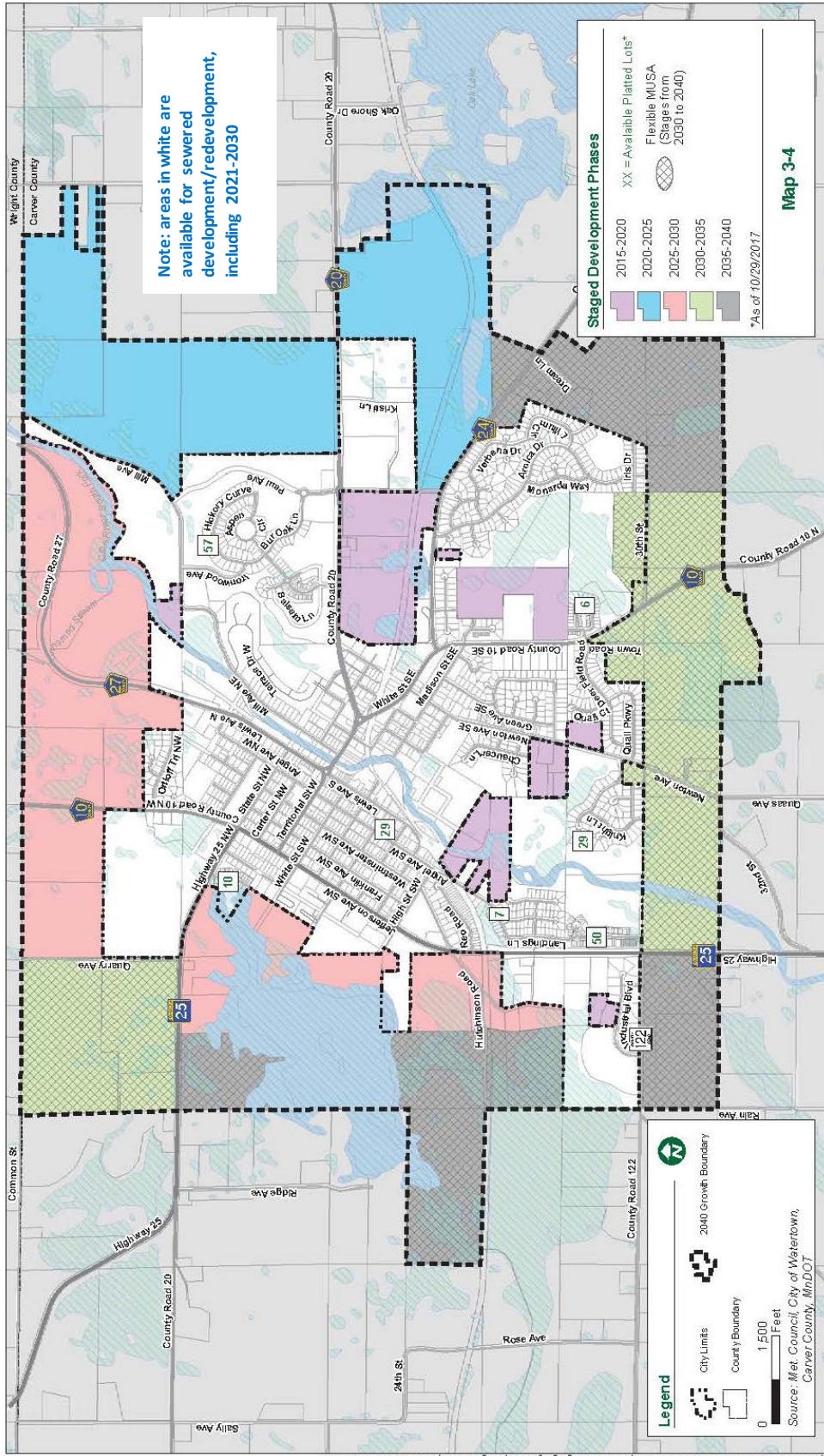


Figure 6. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **134 units**  
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	<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>Business District</b>	16.15		30		40%		194
<b>Mixed Use – Business, Residential, Light Industrial</b>	11.72		20		50%		118
<b>High Density Residential</b>	4.80		20		100%		96
<b>Total</b>	<b>33</b>						<b>408</b>

Sufficient/*(insufficient)* units possible against share of regional need: **274**  
 Affordable units built since 2021: **0**  
 Sufficient/*(insufficient)* units possible adjusted for affordable units built: **274**  
 Number of Comp Plan Amendments approved since Comp Plan Update: **0**

