

## Community Development Committee

Meeting date: June 21, 2021

## Environment Committee

Meeting date: June 22, 2021

For the Metropolitan Council meeting of July 14, 2021

**Subject:** City of Elko New Market 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22468-1

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

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

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

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

### Proposed Action

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

#### Recommendations of the Community Development Committee

1. Authorize the City of Elko New Market to place its 2040 Comprehensive Plan into effect.
2. Revise the City's sanitary sewer forecasts downward as shown in Table 2 of the attached Review Record.
3. Advise the City to:
  - a. Provide to the Council the dates the two Watersheds approved the City's Local Water Management Plan, and the date the City adopted the final Local Water Management Plan. If the final adopted Local Water Management Plan is different than the Local Water Management Plan incorporated into the Plan, provide the Council with the final adopted plan as well.
  - b. Implement the advisory comments in the Review Record for wastewater service, forecasts and water supply.

#### Recommendation of the Environment Committee

1. Approve the City of Elko New Market's Comprehensive Sewer Plan.

## *Advisory Comments*

The following Advisory Comments are part of the Council action authorizing the City of Elko New Market 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 Elko New Market is located in the southeast corner of Scott County. It is completely surrounded by New Market Township.

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 2040 comprehensive plan.

# REVIEW RECORD

## City of Elko New Market 2040 Comprehensive Plan

### Review File No. 22468-1, Business Item No. 2021-151 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* for the Regional Parks System element. Scott County is the Park Implementing Agency for Regional Parks System components in Elko New Market, for which the Plan accurately describes the Regional Parks System components. Regional Trails located within the City include the Elko New Market-Blakeley-Doyle Kennefick Regional Trail Search Corridor (Figure 1). There are no State or Federal recreation lands in the City.

#### *Regional Transportation, Transit, and Aviation*

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

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

#### **Roadways**

The Plan conforms to the Highways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials of which there are none. The closest principal arterial is Interstate 35. There are no 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 community's roadways, including existing and future functional class, and existing and forecasted traffic volumes for principal and A-minor arterials. Forecasting was done 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. It includes the Environmental Assessment Worksheet for Highway 2/I-35 Interchange as well as a Highway 2 development needs study. The Plan accurately describes the status of such facilities, including needs for right-of-way and the likelihood and timing of funding.

## **Transit**

The Plan conforms to the Transit system element of the TPP. It shows the location of existing transit routes and facilities and acknowledges that the City is within Transit Market Area V.

The Plan is consistent with the policies of the Transit system element of the TPP. The Plan addresses community 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 states that Lakeville Airport is the closest airport to the community. The Plan includes policies that protect regional airspace from obstructions and describes how off-site air navigation aids will be protected.

## **Bicycling and Walking**

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

## **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.

## **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 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) – Wastewater Planning and Community Programs, (651-602-1151).*

The Plan conforms with 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 Interceptor 8016 to the Metropolitan Council's Empire Treatment Plant in Empire Township for treatment. The Plan projects that the City will have 4,388 sewer households and 1,925 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 did not provide 2040 sanitary flow projections, however, it did include flow projections reflecting "ultimate" buildout of the City's wastewater service area. The Metropolitan Council is committing to provide the level of wastewater service based on the sewer 2040 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 Rural Center communities.

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in primarily the private property sanitary sewer systems through sump pump connection monitoring and disconnection. The Plan states that most of the public sanitary system was constructed in the 1980s and after. At the time of connection to the public collection system, existing home services were reviewed for clear water discharges. The City feels that the majority of I/I is from illicit sump pumps connected to the sanitary system and cites a major challenge for homes that have no good alternative to deal with the water from sump discharges that are directed to yard areas. The City has initiated a new policy that requires tile systems in all new developments with connections for sump pumps in areas that cannot accommodate these discharges. Other than observations of low-lying areas during heavy rain events for potential inflow into the sanitary collection system, the Plan does not include strategies for reducing I/I in the public collection system.

The Plan describes the requirements and standards for minimizing I/I and references City Code of Ordinance Title 9, Chapter 2 that states that surface runoff or groundwater connections are prohibited, and that no person shall make connection of roof downspouts, sump pumps, foundation drains, area drains, or other sources of surface runoff or ground water to the wastewater disposal system. The ordinance also states that any property failing to disconnect such prohibited discharges shall be subject to penalties.

The Plan describes the sources, extent, and significance of existing I/I within the entire public and private wastewater collection system and provides a description of an implementation plan for preventing and eliminating excessive I/I from entering the private property collection system. The Plan indicates that only 7% of the homes in the City were built before 1970 when services were predominately made of clay tile pipe. The significance of clay tile pipe is that as it ages it can become more susceptible to I/I. None of the pre-1970 home services have been specifically evaluated for I/I susceptibility. Using wastewater flow data between 2018 through 2020 to determine base dry weather, average daily, and peak monthly flow, the Plan states that the City's annual I/I averages approximately 23%, and annual peak month I/I averages about 33%.

### *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. 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 City lies within the oversight boundaries of the Scott County and the Vermillion River Watershed Management Organizations. The City submitted a draft Local Water Management Plan (LWMP) update to the Council on February 11, 2020. Council Water Resources staff reviewed and commented on the draft LWMP to the City and the watersheds in a letter dated March 11, 2020. The Plan was found to be consistent with Council policy requirements and in conformance with the Council's WRPP for local surface water management. The Plan satisfies the surface water management requirements for 2040 comprehensive plans.

### *Advisory Comments*

The Council requests that the City provide to the Council the dates the two Watersheds approved the City's LWMP, and the date the City adopted the final LWMP. If the final adopted LWMP is different than the LWMP incorporated into the Plan, we request that the City provide the Council with the final adopted plan as well.

## 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 is consistent with Council forecasts. The Plan includes the Council forecast totals for the City (tables 5.1, 5.9 of supplemental information). For reference, Council’s forecasts are shown below in Table 1.

Table 1. City of Elko New Market Forecasts

	Census	Estimated	Council Forecasts		
	2010	2019	2020	2030	2040
<b>Population</b>	4,110	4,920	6,100	8,600	11,900
<b>Households</b>	1,259	1,497	2,000	3,030	4,400
<b>Employment</b>	317	473	1,630	1,780	1,940

The City requests a minor revision of the sewer-serviced forecast (by -12 households, -32 population and -15 employment) to reflect current sewer-serviced staging expectations. This is detailed in the Sanitary Sewer Plan (page 13, in April 2021 version of the Plan). The revised sewer-serviced forecast is shown below in Table 2 with changes underlined:

Table 2. Sewer-Serviced Forecast: Elko New Market (served by Empire WWTP)

	Census	Council Forecasts		
	2010	2020	2030	2040
<b>Population</b>	3,849	<u>5,887</u>	<u>8,484</u>	<u>11,868</u>
<b>Households</b>	1,179	<u>1,930</u>	<u>2,989</u>	<u>4,388</u>
<b>Employment</b>	297	<u>1,610</u>	<u>1,765</u>	<u>1,925</u>

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

Chapter 6 of the Plan describes and inventories land supply for future development. The City has net land availability of 2,274 acres within the 2040 planning area (table 6.3 of supplemental information). This availability accommodates the growth forecast.

### Advisory Comments

The City’s growth has lagged behind its past plans. The Council revised the 2020, 2030, and 2040 employment forecast in August 2015, in an anticipation of a Ryan Companies’ development that would attract 1,000 jobs in the I-35 corridor by 2020. The development and employment growth did not occur. Council staff advised an employment forecast reduction. City staff have noted the discrepancy, and declined the forecast revision. This is an advisory comment, not a required change.



## Thrive MSP 2040 and Land Use

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

The Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the Thrive community designation of Rural Center (Figure 2). Thrive calls for Rural Center communities to plan for and stage development for forecasted growth through 2040 and beyond at overall average net densities of at least 3-5 dwelling units per acre. Rural Center communities are expected to 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.

The existing land uses in the City are predominately agricultural (52%), followed by 30% residential while commercial/industrial is 6%, and park and recreational uses are at 10% (Figure 3). The farmland in southeast Scott County is productive, and the existing development still follows an incremental pattern established by the former stand alone communities of New Market and Elko.

Consistent with Thrive’s land use and residential density policies for a Rural Center community designation, the City continues to plan to support forecasted residential growth at appropriate densities, as detailed in Table 3 below. While the City has some land availability within its current jurisdictional boundaries, the City has long planned, through an Orderly Annexation Agreement, to support much of its forecasted growth through annexing land around the city (Figure 4). The majority of residential growth will be supported through the Low Density Residential land use category, with higher density and commercial uses focused around County Road 2 which runs east-west through the community. The City expects medium and high density to be along the County highway and also expects some development and redevelopment to occur in the historical downtowns.

Table 3. Planned Residential Density, City of Elko New Market

Category	Density		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	2.5	5	1854	4635	9270
Medium Density Residential	5	10	340	1700	3400
High Density Residential	10	30	62	620	1860
Town Center*	10	20	14	140	280
*50% Expected Residential	<b>TOTALS</b>		<b>2270</b>	<b>7095</b>	<b>14,810</b>
	<b>Overall Expected Density</b>			<b>3.1</b>	<b>6.5</b>

The City is guiding 2,270 acres and expects a household unit range of 7,095 to 14,810 at an overall expected density of 3.1 to 6.5 units per acre (Table 3).

## Housing

Reviewer: Ashleigh Johnson, CD – Housing (651-602-1106)

The Plan is consistent with the *2040 Housing Policy Plan* (HPP). As of 2016, the City has nearly 1,500 homes including 100 multifamily units and nearly 1,400 single-family homes. Approximately 220 homes are rented. More than 550 housing units are currently affordable to households earning under 80% of Area Median Income (AMI), however, 190 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are less than 5 units affordable to households with income at or below 30% AMI and more than 40 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including maintenance and preservation of existing housing stock, variety of housing types for all stages of life, and removing barriers to providing a variety of housing options. The City does not currently have any publicly subsidized housing.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 326 units; 195 of which are needed at prices affordable to households earning 30% of AMI or less, 121 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 10 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 399 new housing units.

The housing implementation plan component of the Plan describes that the City will consider TIF, housing bonds, and tax abatement for projects providing units affordable at 80% of AMI or below. The Plan also indicates that the City will consider completing a housing survey that documents housing conditions in each neighborhood to target any necessary additional maintenance or rehabilitation support. The City states that they will partner with Scott County CDA to meet many of their housing needs.

## **Water Supply**

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

The Plan with supplemental information 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 City has a municipal public water supply system, the Local Water Supply Plan (LWSP) must be – and is – included as part of the 2040 CPU. The City prepared a LWSP that was submitted to both the MN Department of Natural Resources (DNR) and the Council and reviewed under separate cover. The DNR approved the Local Water Supply Plan on November 13, 2020.

## **Advisory Comments**

If changes are made to the LWSP resulting from changes during a comprehensive plan amendment, the City will need to provide the Council and DNR with the updated information.

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

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

The Plan indicates that there are no public or privately-owned Community Wastewater Treatment Systems within the community, and that there are approximately 73 properties served by SSTSs within the City. All new residential and commercial uses are required by City policy to connect to the local sanitary sewer system when available. Scott County is the regulatory authority for administering ordinances related to permitting and inspections of SSTS' within the City. The County's regulations for private sewage treatment systems incorporates the requirements of Minnesota Rules Chapter 7080. The Plan states that Scott Council officials estimate that a third or more of the SSTS in the City would not pass a compliance inspection.

## **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 is consistent with statutory requirements (Minn. Stat. § 473.859) and Council policy regarding planning for the goals, intentions, and priorities of aggregate resources in the City. The Plan indicates,

consistent with the Council's aggregate resources inventory included in *Minnesota Geological Survey Information Circular 46*, that there are no known deposits of viable aggregate resources available for mining within the community. The Plan does identify locations in the City where small deposits of aggregate resources exist, and contains a policy to, where appropriate, consider the preservation and protection for future access and use of the small aggregate resources.

### **Natural Resource Protection** *(Cameran Bailey, 651-602-1212)*

The Plan is consistent with statutory requirements (Minn. Stat. § 473.859) and Council policy regarding planning for the goals, intentions, and priorities concerning natural resources.

### **Historic Preservation**

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

The New Market Hotel and Store located on Main Street is listed on the National Register of Historic Places and the St. Nicholas Cemetery is identified as historically significant. The Plan includes a discussion of planning history for the community and identifies two historic areas; the Town Center area located along County Road 2 in the City's historic downtown New Market area, and the historic downtown Elko area of the City. The Plan includes a statement of commitment to historic preservation and indicates that the City will take steps to ensure preservation as opportunities and funding are available. The Plan has goals and policies which promote the City's historic downtown and preservation of existing historic character of buildings.

### **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 City will employ to implement the Plan. Specific implementation strategies are consolidated in the Implementation Chapter of the Plan, which includes the 2019 – 2023 Capital Improvement Plan and Implementation Schedule. The components summarize the implementation strategies and identifies a responsible party and time period for when each strategy is to be completed.

## **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**

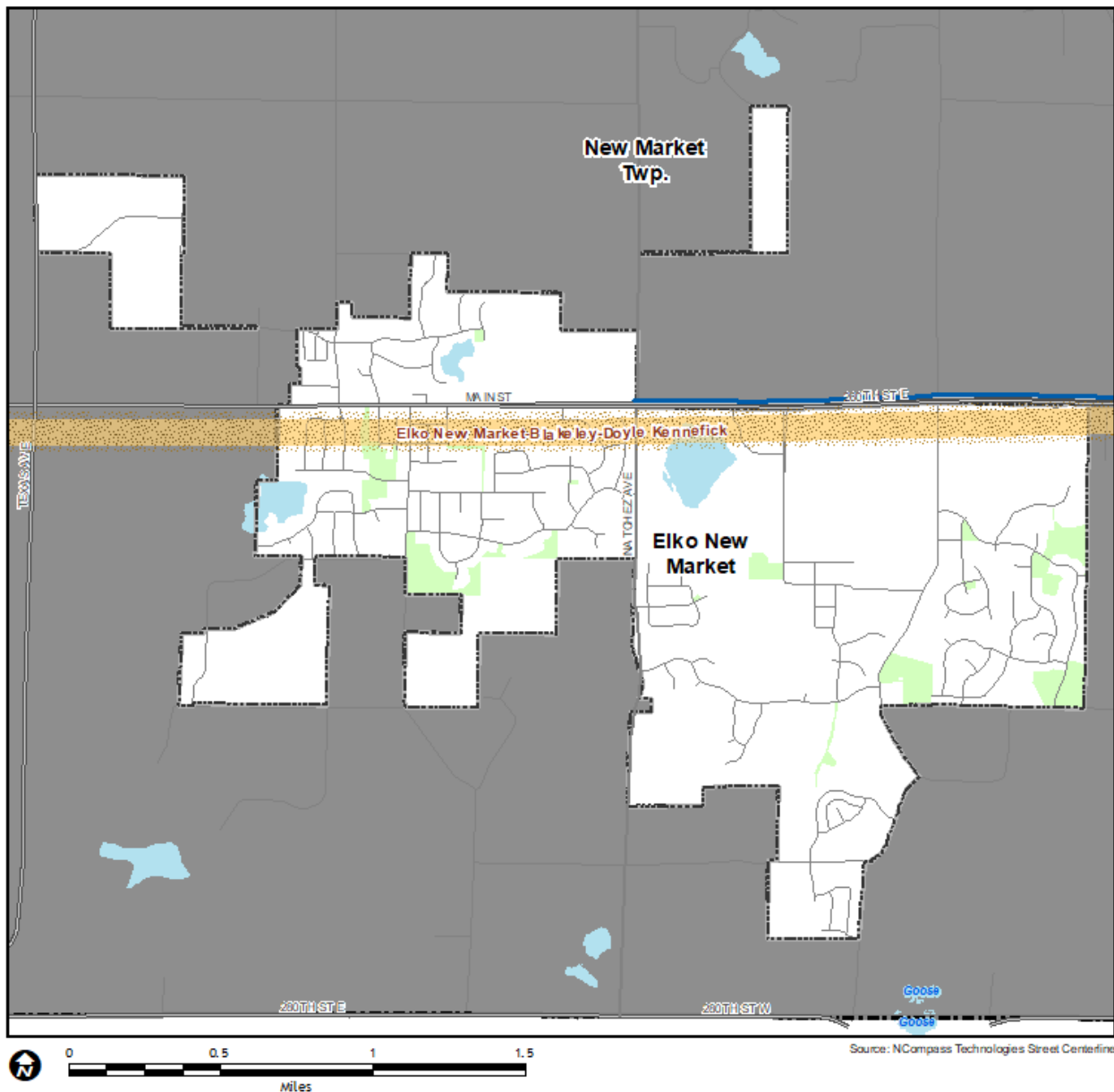
In response to the 2015 System Statement, the City submitted the following documents for review:

- July 1, 2020: City of Elko New Market 2040 Comprehensive Plan
- November 6, 2020: Revised Local Water Supply Plan
- November 6, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Wastewater, Forecasts, Housing, Water Supply, Inflow and Infiltration, and Adjacent and Affected Jurisdiction Review.
- April 29, 2021: Revised Comprehensive Plan Responding to Council Incomplete Items for Wastewater, Inflow and Infiltration, Forecasts, and Water Supply.
- May 19, 2021: City of Elko New Market 2040 Sanitary Sewer Plan

## Attachments

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Existing Land Use
- Figure 4: 2040 Planned 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**

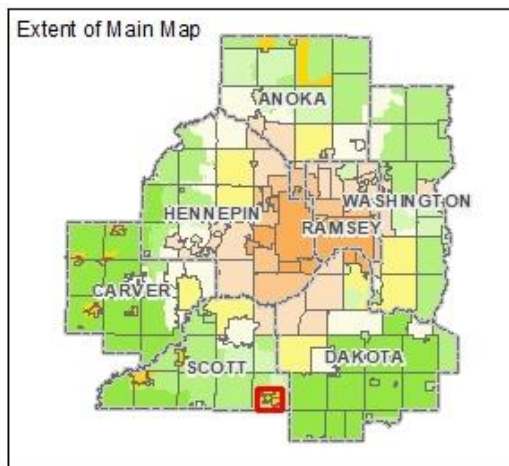
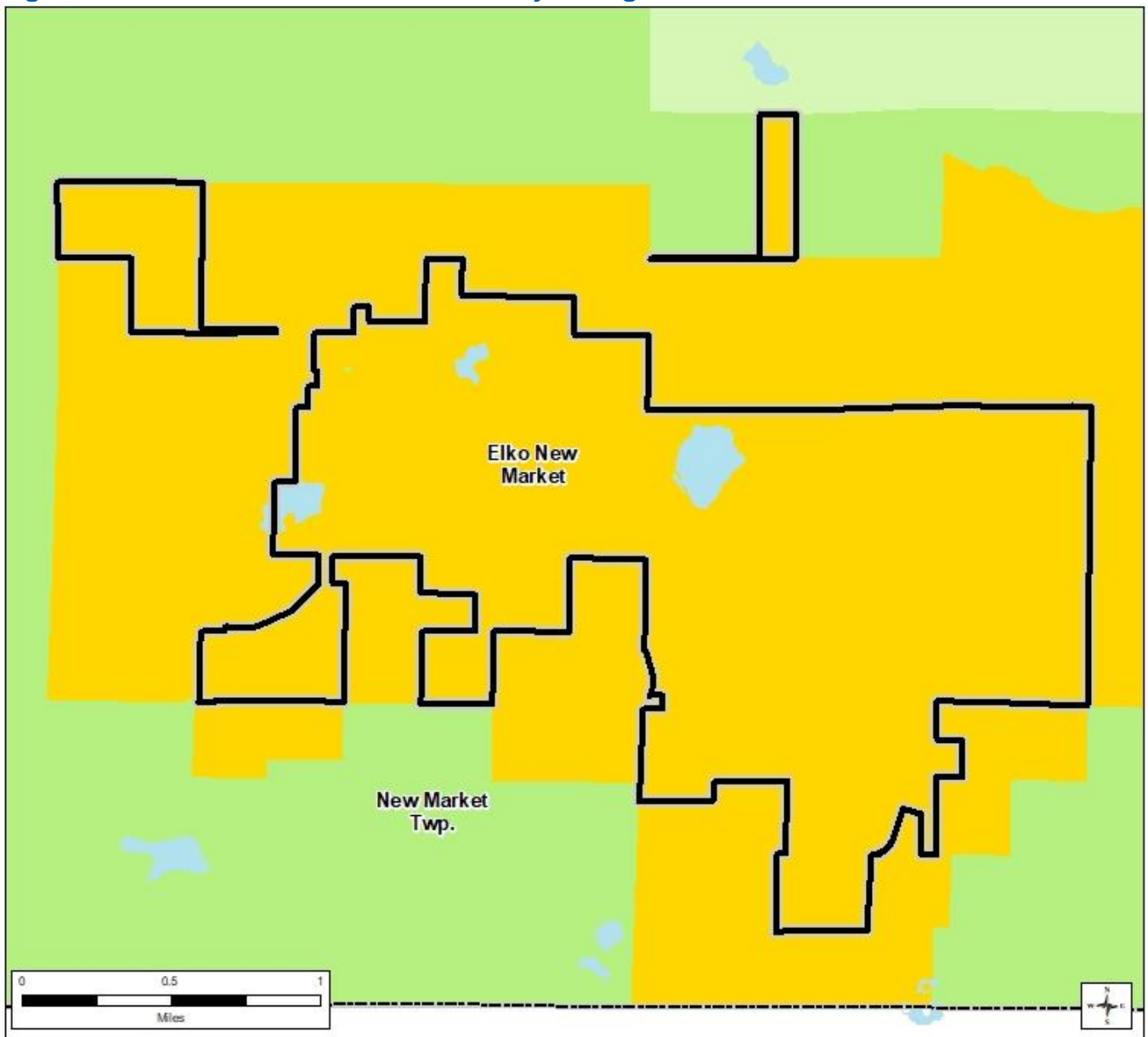
- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

**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

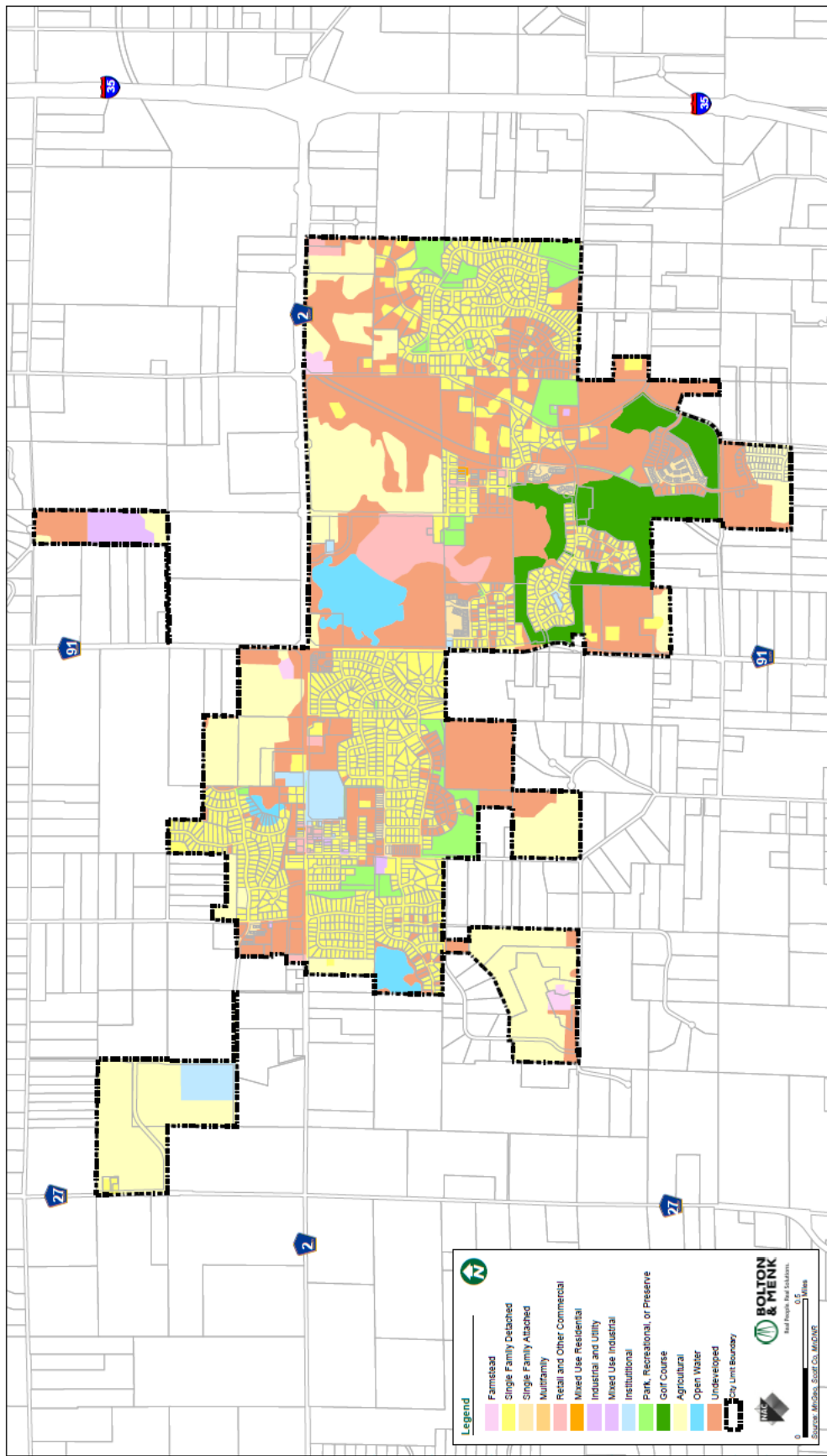


Figure 4. 2040 Planned Land Use

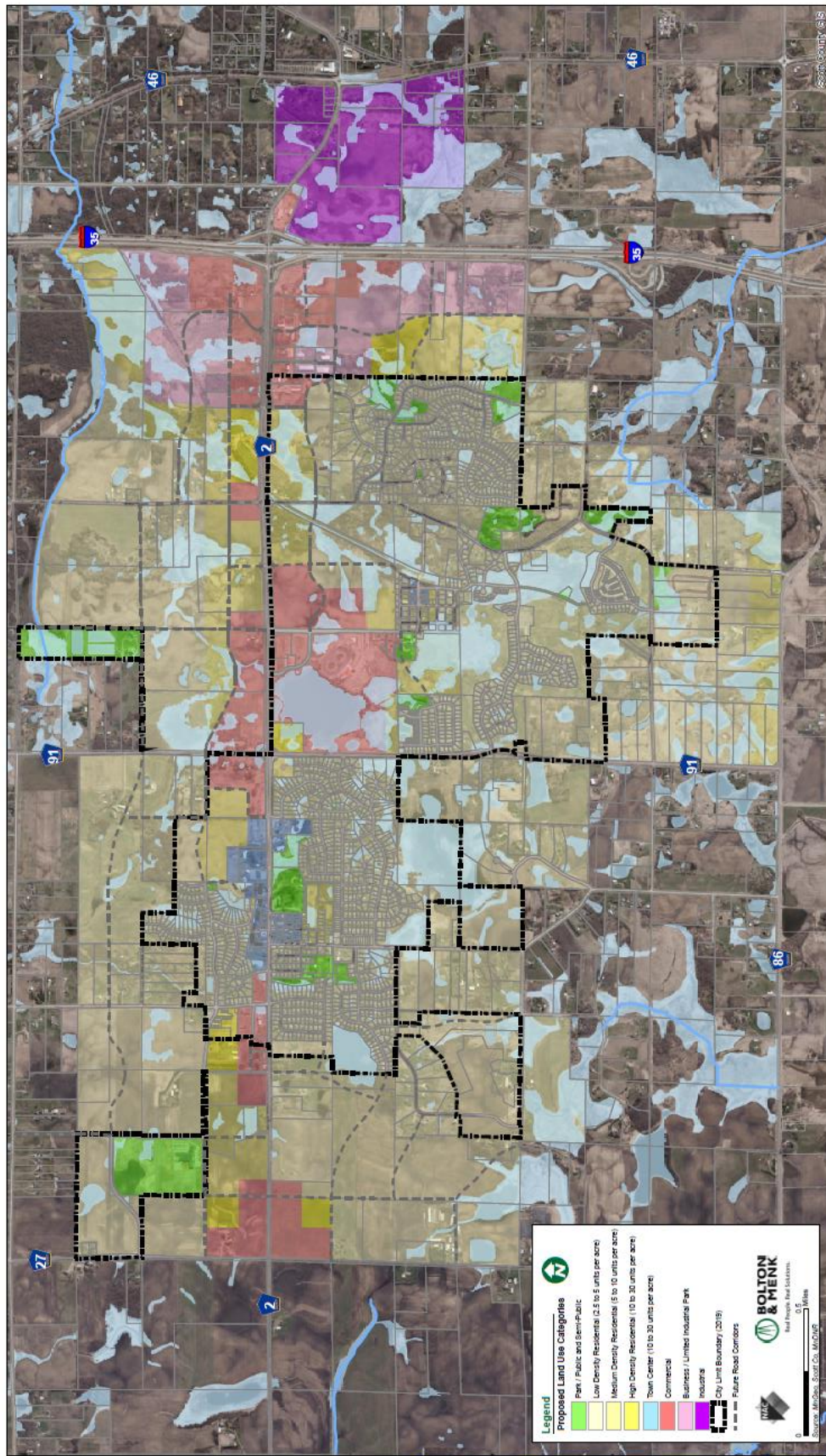




Figure 5. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **326 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>High Density</b>	36		10		100%		360
<b>Town Center</b>	8		10		50%		39
<b>Total</b>	<b>44</b>						<b>399</b>

Sufficient/(insufficient) units possible against share of regional need: **73**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **73**

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

