Sand Creek Township Valley Drive Comprehensive Plan Amendment
Scott County – District 4

March 4, 2024
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metro council.org
Community Designation

The Township of Sand Creek Valley View Drive Corridor CPA Review No. 21936-5

ThriveMSP 2040 Community Designations
- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center
Amendment Details

- 430 Acres along Highway 169 and Valley View Drive
- From Urban Business Reserve to Rural Business Reserve, Transition Area, and Parks/Open Space
- Accommodate business uses and outdoor storage with onsite septic and well
Current and Proposed Planned Land Use

Current Land Use Guiding

Proposed Land Use Guiding
## Forecasted Growth

<table>
<thead>
<tr>
<th>Category</th>
<th>Census 2020</th>
<th>Current Approved Forecasts</th>
<th>Revised Forecasts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2020</td>
<td>2030</td>
<td>2040</td>
</tr>
<tr>
<td>Populations</td>
<td>150,928</td>
<td>158,860</td>
<td>185,520</td>
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<tr>
<td>Households</td>
<td>52,645</td>
<td>56,400</td>
<td>67,340</td>
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<tr>
<td>Employment</td>
<td>48,437</td>
<td>55,300</td>
<td>62,790</td>
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</tbody>
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Compatibility with Adjacent Jurisdictions

City of Jordan

- Impact on future City growth within rural service area
- City’s long-term water and sewer expansion along Highway 169 to serve northeastern growth boundary
- Unsuccessful conversations between City of Jordan and Sand Creek Township
- Resolution adopted to extend City’s Subdivision Ordinance
- Suggested approach for water and sewer provision through an intercommunity service agreement
Findings

That the proposed amendment:

• Conforms to regional system plans
• Is consistent with Council policies
• Is incompatible with the City of Jordan’s long-term plan for provision of water and sewer outside of its jurisdictional boundary. The amendment will not have an impact on other adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.
Proposed Action

That the Metropolitan Council:

1. Authorize Scott County to place its comprehensive plan amendment into effect.
2. Revise the County’s employment forecasts upward as shown in Table 1 of the attached Review Record.
3. Advise the County to implement the advisory comments in the Review Record for regional parks and trails and transportation.
Questions?

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