

Community Development Committee

Meeting date: January 6, 2020

Environment Committee

Meeting date: January 14, 2020

For the Metropolitan Council meeting of January 22, 2020

Subject: City of Waconia 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22018-1

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 Waconia to put into effect the portion of its 2040 Comprehensive Plan pertaining to areas within the City's boundaries as of November 19, 2019, and those portions of Laketown Township for which the City has existing Orderly Annexation Agreement (OAA).
2. Advise the City of Waconia that the Council has reviewed the remainder of the Plan and has found no regional system conformance or policy consistency issues at this time. Because the City does not have the legal authority to plan and zone for areas within Waconia Township in the absence of an OAA, the City may not put those portions of the Plan into effect at this time. At such time as the City of Waconia acquires jurisdiction of the lands planned for future urbanization in Waconia Township either through an Orderly Annexation Agreement or annexation by ordinance, the City will need to submit appropriate plan amendments to the Council for further review and action.
3. Advise the City to implement the advisory comments in the Review Record for Surface Water Management, Land use, and Water Supply.

Recommendation of the Environment Committee

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

Summary of Community Development Committee Discussion/Questions

Senior Planner, Raya Esmaili, presented the staff's report to the Committee. No representatives from the City of Waconia were in attendance.

The Community Development Committee unanimously recommended approval of the proposed action with no questions or discussion at its meeting on January 6, 2020.

Summary of Environment Committee Discussion/Questions

No comments or questions. The Environment Committee approved the proposed action on its consent agenda at the January 14, 2020 meeting.

Community Development Committee

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For the Metropolitan Council meeting of January 22, 2020

Subject: City of Waconia 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22018-1

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

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

Staff Prepared/Presented: Raya Esmaeili, Senior Planner (651-602-1616)
Angela R. Torres, Local Planning Assistance Manager (651-602-1566)
Kyle Colvin, Engineering Programs, Manager (651-602-1151)

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

Proposed Action

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Recommendation of the Environment Committee

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

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Waconia 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. Stats. §§ 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 Waconia is located in central Carver County. It is surrounded by the townships of Laketown and Waconia.

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 Waconia 2040 Comprehensive Plan

Review File No. 22018-1, Business Item No. 2020-2 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 the Regional Parks System components in the City of Waconia, for which the Plan accurately describes the Regional Parks System components. Regional Trails located within the City include the Lake Waconia-Carver and County Road 10 regional trail search corridors (Figure 1). There are no State or Federal recreation lands within the City.

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. The Plan is compatible with the plans of adjacent and affected governmental units, including the City of Victoria and Carver County.

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 in Waconia. It also discusses any right-of-way preservation needs.

The Plan accurately reflects the regional functional classification map of A-minor arterials and has delineated major and minor collectors.

The Plan identifies all the required characteristics of the 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 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. They include the TH 5 Corridor Study (2008), the Carver County Roadway Safety Plan (2013) and the downtown Master Plan (2014).

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 Areas IV and is a Freestanding Town Center.

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 includes policies that protect regional airspace from obstructions, 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. The Plan identifies the Tier 1 corridor on TH 5 and the Tier 2 corridor extending southeast towards Chaska.

The Plan is also consistent with Bicycle and Pedestrian policies of the TPP by planning for local pedestrian and bicycle connections to transit, regional trails, regional job concentrations, and other regional destinations as identified on the RBTN map.

Freight

The Plan is consistent with Freight policies of the TPP. The Plan identifies the needs of freight movement in and through the community, including accessibility to freight terminals and facilities. These specific needs include the Tier 3 freight corridor on TH 5 and CSAH 10, that provides connectivity to the Tier 1 network on Highway 212.

Transportation Analysis Zones (TAZs)

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

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

Water Resources

Wastewater Service

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

The Plan conforms to the 2040 Water Resources Policy Plan (WRPP). It represents the City's guide for future growth and development through 2040. It also includes growth forecasts that are consistent with the Council's forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by the Metropolitan Council Environmental Services (MCES). All wastewater generated within the City is conveyed through Council Interceptors 8083 and 9204. All flow is treated at the Council's Blue Lake Wastewater Treatment Plant in Shakopee. The Plan projects that the City will have 9,500 sewered households and 10,200 sewered employees by 2040. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's growth forecasts.

The Plan provides sanitary flow projections in 10-year increments. The rationale for the projections is given in the Plan and determined appropriate for planning local services. The 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 Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal (City) and private sanitary sewer collection systems. The Plan includes a summary of activities and programs intended to mitigate I/I in both the public and private property systems, including work related to sanitary sewer pipe lining, maintenance hole structure repair and replacement, and pipe replacement. Some of these activities are included in the City's on-going street reconstruction program. The City also has a private property inspection and repair program.

The Plan describes the requirements and standards for minimizing I/I and includes a copy of City Ordinance, Section 403, that prohibits the discharge of any uncontaminated stormwater or groundwater to the sanitary sewer system through roof drains, sump pumps, footing drain tiles, or swimming pools. The Ordinance also includes the ability for the City to require inspections of private property for conformance and require the disconnection of such discharges if discovered.

The Plan describes the sources, extent, and significance of existing I/I within the entire wastewater collection system and provides a description of an implementation plan for preventing and eliminating excessive I/I from entering both the municipal and private property sewer systems. The Plan states that approximately 15% of the residential homes were constructed prior to 1970 when private service laterals were predominately vitrified clay tile pipe. However, the Plan states that, starting in 2009, the City implemented a private service evaluation program in the oldest part of the City, whereby 92% of the services were inspected. 46% (264 properties) were found to be "non-compliant" and 85% (221) of those were repaired or replaced. The City has included in its private property I/I mitigation program a financial assistance component whereby the first \$7,000 in repair costs are covered by City funds.

By comparing three years of wastewater flow volumes (2015-2017), and the winter versus summer month periods, the City has determined that between 5% and 12% of the City's average annual wastewater volume is from I/I, and peak monthly flow can be as high as 30% I/I.

Comprehensive Sewer Plan Comments

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 and the regional wastewater system plan. Upon adoption of the Plan by the City, the action of the Council to approve the Comprehensive Sewer Plan becomes effective. At that time, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the approved Comprehensive Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Metropolitan Council for its records.

Surface Water Management

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan is consistent with Council policy requirements and in conformance with the Council's 2040 WRPP for local surface water management. City of Waconia lies within the oversight boundaries of the Carver (County) Watershed Management Organization (CWMO). The City submitted a draft Local Water Management Plan (LWMP) update to the Metropolitan Council (Council) on July 20, 2018. Council Water Resources staff reviewed and commented on the draft LWMP to the City and CWMO on September 5, 2018. The Plan incorporates the City's most recent draft LWMP in Appendix 6-C that was reviewed by the Council and CWMO.

Advisory Comments

When available, we request that the City provide the date the CWMO approved the LWMP, and the date the City adopted the final LWMP. We also request that the City provide 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 April 2018 draft LWMP submitted to the Council with its Plan on March 30, 2019.

Consistency with Council Policies

The Council reviews plans to evaluate their apparent consistency with the adopted plans of the Council. Council staff have reviewed the City’s Plan and find that it is consistent with the Council’s policies, as detailed below.

Forecasts

Reviewer: Todd Graham, CD – Research (651-602-1322)

The Plan includes the Metropolitan Council forecast for the City in Table 1.1 of the Plan. For reference, Council forecasts are shown in Table 1 below.

Table 1. City of Waconia Forecasts

	Census	Estimated	Council Forecasts		
	2010	2018	2020	2030	2040
Population	10,697	13,124	14,200	20,600	24,000
Households	3,909	4,703	5,400	8,000	9,500
Employment	5,578	7,325	7,600	8,700	10,200

Table 3.3 in the Plan details land use development by 2040; and the land supply accommodates the forecasted growth for the community.

The City will likely be 10% short of the 2020 households forecast. Growth in the current decade has been significantly slower than what the City has previously represented. The City noted Council staff’s advisory comment, but is not requesting a forecast revision at this time.

Thrive MSP 2040 and Land Use

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

The 2040 comprehensive plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the *Thrive* community designation of Emerging Suburban Edge (Figure 2). *Thrive* describes Emerging Suburban Edge communities as areas that are in the early stages of transitioning into urbanized levels of development.

Emerging Suburban Edge communities are expected to plan for forecasted population and household growth at average densities of at least 3-5 units per acre for new development and redevelopment, and target higher-intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, transit facilities, and recreational amenities.

The existing land uses in the City are predominately residential (approximately 45%), with most of the existing office (0.57%), retail and other commercial (5.66%), and industrial land uses (3.24%) near State Highway 5 in the central part of the City. Areas on the edges of the City boundaries are mainly agricultural and wetland/open space (Figure 3).

The Plan is consistent with *Thrive* for land use and residential density policies for an Emerging Suburban Edge community designation. As shown in Table 2 below, planned residential densities in the City between 2017 and 2040 result in an overall minimum density of 3.39 units per acres, which is consistent with *Thrive* land use policies.

Table 2. Planned Residential Density, City of Waconia

Category	2017-2040 Change				
	Density			Min Units	Max Units
	Min	Max	Net Acres		
Low Density Residential	2	4	521.1	1,042	2,084
Medium Density Residential	4	10	277.4	1,110	2,774
High Density Residential	8	22	120.4	963	2,649
Mixed Use Residential*	10	30	58.0	580	1,740
	TOTALS		919.0	3,115	7,508
	Overall Density			3.39	8.17

*30% residential

The Plan includes objectives related to compact and efficient growth of the perimeter areas of the City. It includes policies related to maximizing development in existing neighborhoods and prioritizing growth in areas already served by services. The future land use plan identifies areas with higher intensity of use, such as commercial, business park, and industrial, around major transportation corridors. It also prioritizes access to amenities for residential neighborhoods.

Orderly Annexation

The City has an existing orderly annexation agreement (OAA) with Laketown Township. The City’s Plan acknowledges the OAA and identifies that the land will be annexed from the Township into the City based on the staging plan, as shown in Figure 5. The area within the OAA is planned to support most of the City’s planned future growth. As areas are annexed into the City to accommodate the forecasted growth, the land uses for these areas will reflect Emerging Suburban Edge development patterns.

The City previously had an OAA with Waconia Township, but that agreement expired in 2014 and was not renewed by the two jurisdictions. Therefore, the City no longer has authority to plan for areas within Waconia Township. The Plan acknowledges this limitation, while setting goals and policies for future growth if annexation petitions are received from property owners within the Township. These areas are illustrated in Figure 3. Acreage included in Table 2 does not include these areas within Waconia Township.

Agricultural Preserves

There are several large parcels within the orderly annexation area with Laketown Township that are enrolled in the Agricultural Preserves Program. Parcels enrolled in the Agricultural Preserves Program must reflect an agricultural designation in the future land use with a maximum density of 1 unit per 40 acres, as required by state law (Minn. Stat. § 473H), until they expire out of the program. As shown in Figure 4, these areas are depicted with an overlay on the Future Land Use map. The Plan explains that these parcels will continue to be guided by Carver County at a density of 1 unit per 40 acres until (if ever) they are annexed to the City, in accordance with their expiration date out of the program.

Advisory Comments

When properties outside of the existing OAA with Laketown Township are annexed into the City, the City must submit a comprehensive plan amendment to reflect the new boundary and future land use of the newly annexed properties.

Housing

Reviewer: Tara Beard, CD – Housing (651-602-1051)

The Plan is consistent with the 2040 Housing Policy Plan. Waconia is a growing outer ring suburb that primarily consists of single-family homes. As of 2016, approximately 81% of its existing housing stock was single-family. The Plan notes that future growth will require higher intensity development in areas with better access to regional sewer and transportation infrastructure.

The Plan notes that the City had more than 4,695 housing units in 2016. While roughly 62% of those units were affordable to households earning 80% of the Area Median Income (AMI) or less (or \$68,000 for a family of four), affordable options decreased to just 2.5% for households earning 30% AMI or less (or \$27,100). Roughly 22% of Waconia households earning 80% AMI or less were housing cost burdened. The Plan notes a need for more affordable housing, and more diverse housing options, including senior housing, to meet the needs of its existing residents.

The Plan acknowledges the City's share of the region's need for affordable housing in the 2021-2030 decade, which is 863 units. With 254 acres of land guided for higher density residential development in that time period (Figure 6), the Plan sufficiently promotes the availability of land to support that share.

The Plan addresses its existing and future housing needs in its implementation plan, which describes the policies, programs and other tools that the City will consider. Tools discussed in the Plan include participation in Livable Communities Act programs, as well as local tools such as issuing housing revenue bonds and creating Tax Increment Financing districts. The implementation plan also states the City will continue to work closely with the Carver County Community Development Agency to meet its existing and future affordable housing needs.

Water Supply

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

The Plan is consistent with 2040 WRPP policies related to water supply. Because the City owns and operates a municipal public water supply system, they must include a Local Water Supply Plan (LWSP) as part of the 2040 Plan.

The City prepared a LWSP that was submitted to both the Minnesota Department of Natural Resources (DNR) and to the Council with their preliminary comprehensive plan on July 20, 2018. The initial LWSP was considered complete by the Council in a letter to the City on October 1, 2018. However, the Council requested that any changes made after DNR's technical review of the LWSP be resubmitted to Council. On March 30, 2019, the City submitted the LWSP to the Council as part of their 2040 Plan original submission. The Plan was again considered complete and consistent regarding Water Resources Policy Plan policies related to water supply, and Council staff shared some water supply-related advisory comments in a letter on April 23, 2019. The City updated the LWSP in response to some of the advisory comments and submitted an updated Plan to the Council on October 3, 2019.

With the revised LWSP, the City's 2040 Plan is consistent regarding WRPP policies related to water supply, including the policy on sustainable water supplies, the policy on assessing and protecting regional water resources, and the policy on water conservation and reuse. The Council shared the updated Plan and Council's review comments with the DNR. The DNR has not yet approved the LWSP.

Advisory Comments

If changes are made to this LWSP resulting from DNR's review or 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: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan indicates that there are neither any individual SSTS nor any public or privately-owned Community Wastewater Treatment Facilities within current City boundaries. The City is fully served by a local wastewater collection system that ultimately flows to the MCES system for conveyance to and treatment at the MCES Blue Lake Wastewater Treatment Plant. All new development, redevelopment, and surrounding areas when annexed are required to be connected to the local collection system.

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 planning elements.

Aggregate Resource Protection

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan indicates, consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, that there are no known aggregate resource deposits within the City or its Orderly Annexation Area.

Historic Preservation

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

The Plan includes objectives and policies for preservation of historic resources. The Plan lists seven buildings within the City that are listed on the National Register of Historic Places. It also identifies policies for evaluation and rehabilitation so historic structures. The Plan mentions that the City will coordinate with Carver County Historical Society for assistance, prepare a historical resource survey, and evaluate properties for historic designations. The City will encourage conservation of existing resources through public education and local design review.

Plan Implementation

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

The Plan includes a description of and schedule for any necessary changes to the capital improvement program, the zoning code, the subdivision code, the SSTS code, and the housing implementation program.

The Plan describes the official controls and fiscal devices that the City will employ to implement the Plan, with capital improvements planning detailed in the appendix 4-A of the 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:

- July 20, 2018: Waconia Preliminary 2040 Comprehensive Plan
- March 30, 2019: Waconia 2040 Comprehensive Plan
- April 2, 2019: Local Water Supply Plan and Local Surface Water Plan Review Dates
- September 23, 2019: Revised 2040 Comprehensive Plan Responding to Council Incomplete Items for Wastewater, Land Use, Housing, Mapping, Transportation, Surface Water Management, and Water Supply.
- October 1, 2019: Revised Water Resources Chapter
- October 3, 2019: Updated Water Supply Plan and Revised Water Resources Chapter
- November 7, 2019: Revised information on Land Use, Housing, and TAZ Tables
- November 25, 2019: Revised 2040 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: Development Staging Map
- Figure 6: Land Guided for Affordable Housing

Figure 1. Location Map with Regional Systems



Regional Systems

Transportation

Transitways

2040 Transportation System Policy - adopted January 2015

- Existing
- Planned Current Revenue Scenario
- Planned Current Revenue Scenario - CTIB* Phase 1 Projects
- Potential Increased Revenue Scenario

Regional Highway System

- Existing Principal Arterials
- Planned Principal Arterials
- Existing Minor Arterials
- Planned Minor Arterials
- Existing Other Arterials
- Planned Other Arterials

Recreation Open Space

Regional Parks

- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units

Regional Trails

- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned

Wastewater

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

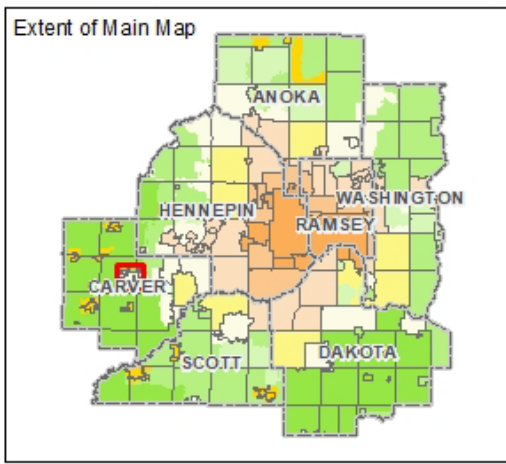
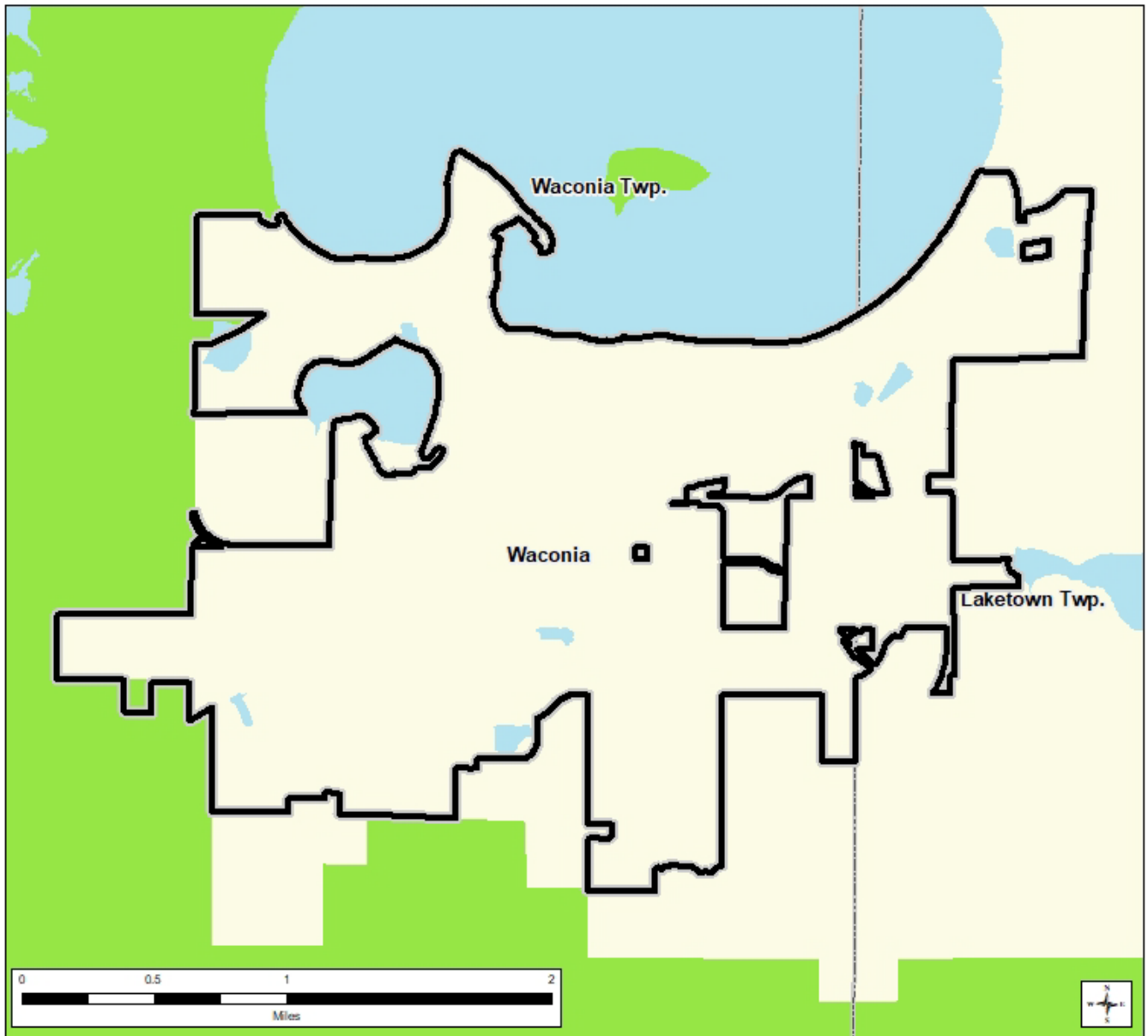
Regional Park Search Areas and Regional Trail Search Corridors

- 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

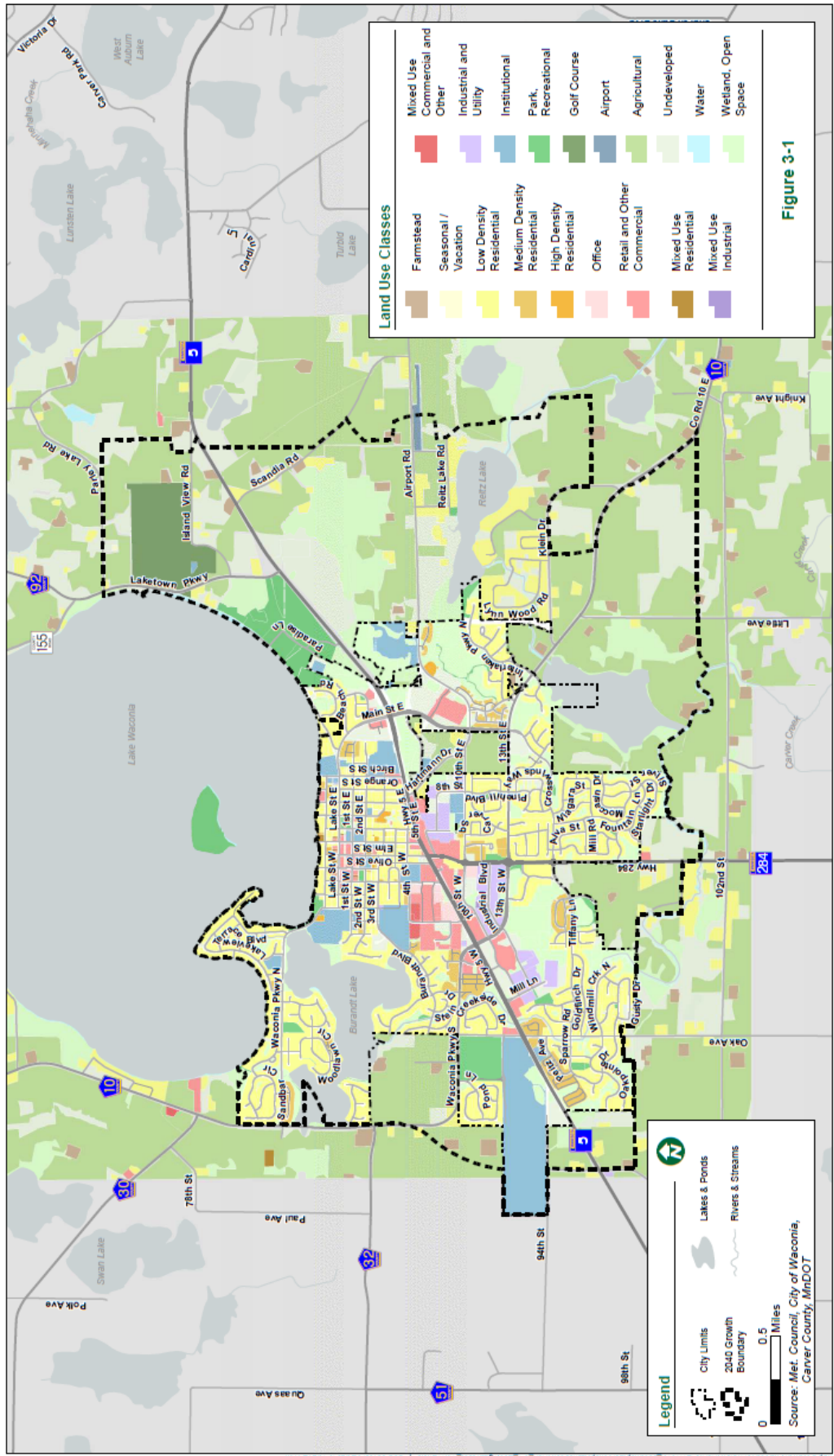


Figure 4. 2040 Future Land Use

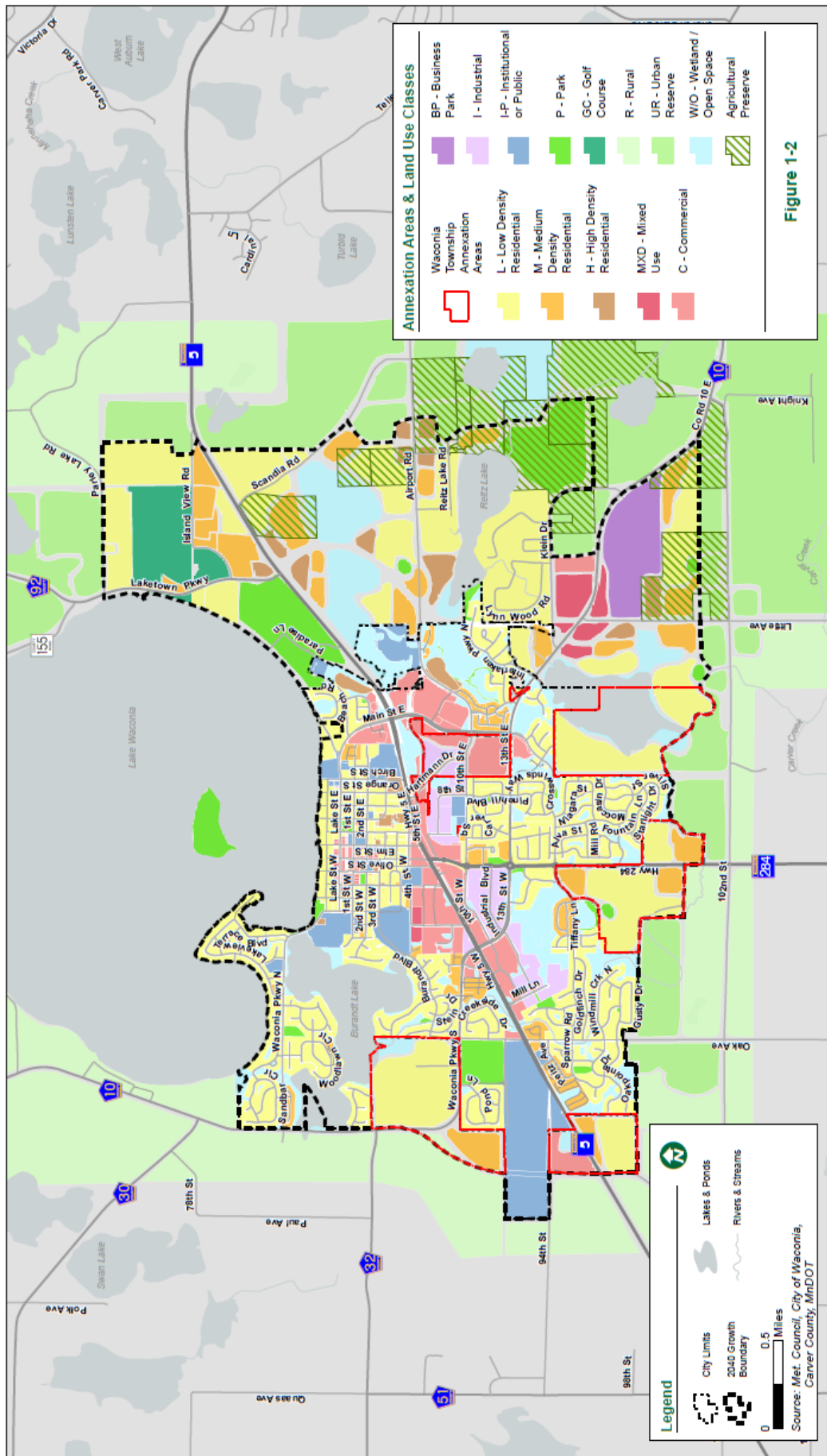


Figure 5. Development Staging Map

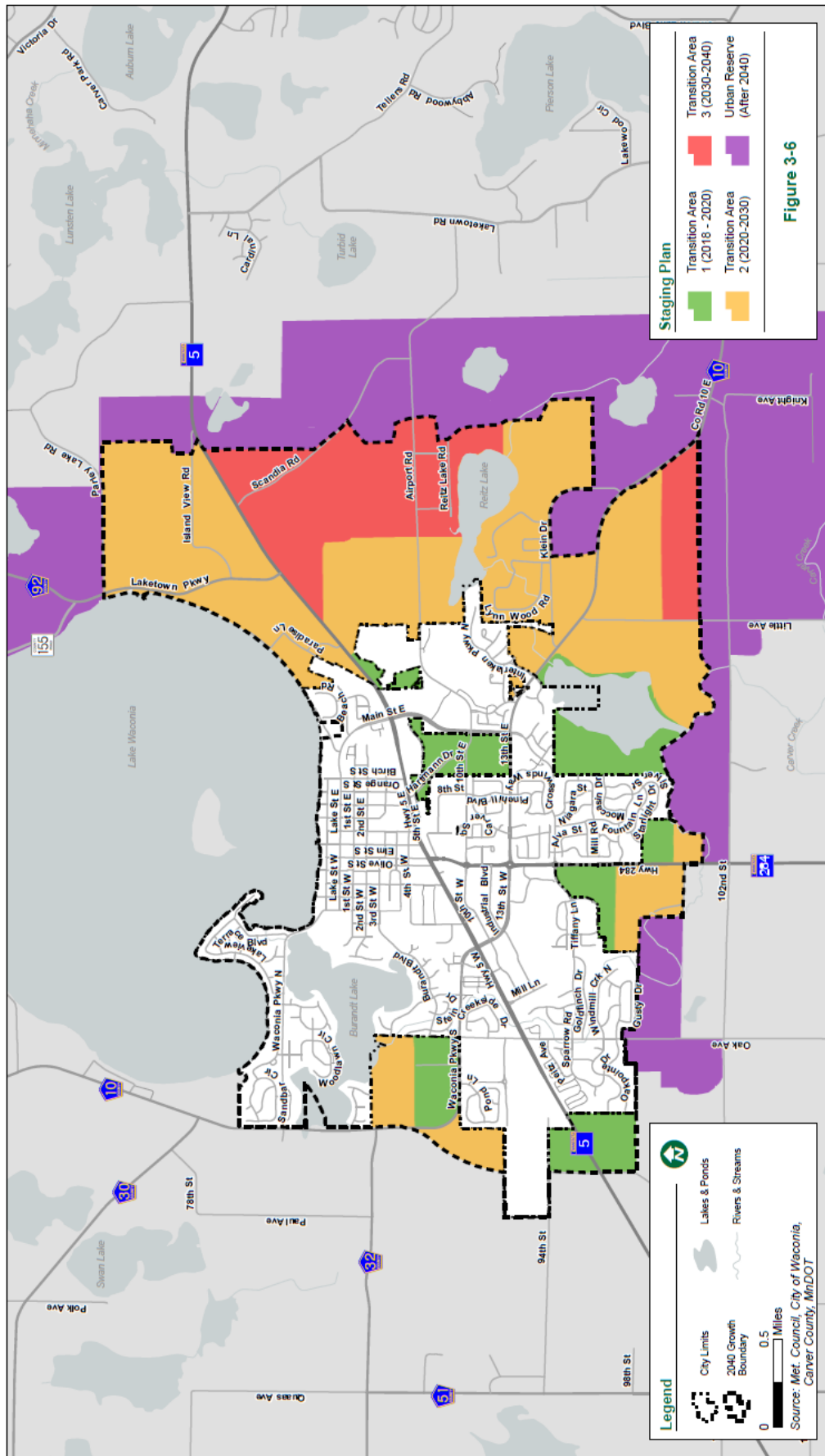


Figure 6. Land Guided for Housing

Affordable

2021-2030 share of regional need for Affordable Housing: **863 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	Available Acres	x	Minimum Density <i>(units per acre)</i>	x	Expected % Higher Density Residential	=	Minimum Units Possible
High Density Residential	63.82		8		100%		511
Medium Density Residential	190.40		8		25%		381
Total	254						892

Sufficient/(insufficient) units possible against share of regional need: **29**
 Affordable units built since 2021: **0**
 Sufficient/(insufficient) units possible adjusted for affordable units built: **29**
 Number of Comp Plan Amendments approved since Comp Plan Update: **0**

