

Community Development Committee

Meeting date: February 3, 2020

Environment Committee

Meeting date: February 11, 2020

For the Metropolitan Council meeting of February 26, 2020

Subject: City of Mayer 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22091-1

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 Mayer to place its 2040 Comprehensive Plan into effect.
2. Advise the City of Mayer 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 Camden, Hollywood, and Waconia Townships identified in the Staging Plan for 2040 Growth Boundary Map (Figure 6 of this Report) as “Tentative Stage 1.” Be advised that 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 Mayer acquires jurisdiction of the lands planned for future urbanization in township areas 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. Any authorization of the City of Mayer’s Plan by the Council refers only to the 2040 planning period, and any references to post-2040 or beyond 2040 growth areas are not included in any actions taken by the Council. Be advised that the City may not put those portions of the Plan into effect.
4. 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 Mayer’s Comprehensive Sewer Plan.

Summary of Community Development Committee Discussion/Questions

Manager of Local Planning Assistance, Angela R. Torres, presented the staff’s report to the Committee. No representatives from the City of Mayer were in attendance. The Community Development Committee unanimously recommended approval of the proposed action with no questions or discussion at its meeting on February 3, 2020.

Summary of Environment Committee Discussion/Questions

The Environment Committee unanimously approved the proposed action at its regular meeting on Tuesday, February 11, 2020.

Community Development Committee

Meeting date: February 3, 2020

Environment Committee

Meeting date: February 11, 2020

For the Metropolitan Council meeting of February 26, 2020

Subject: City of Mayer 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22091-1

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: 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 Mayer to place its 2040 Comprehensive Plan into effect.
2. Advise the City of Mayer 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 Camden, Hollywood, and Waconia Townships identified in the Staging Plan for 2040 Growth Boundary Map (Figure 6 of this Report) as "Tentative Stage 1." Be advised that 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 Mayer acquires jurisdiction of the lands planned for future urbanization in township areas 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. Any authorization of the City of Mayer's Plan by the Council refers only to the 2040 planning period, and any references to post-2040 or beyond 2040 growth areas are not included in any actions taken by the Council. Be advised that the City may not put those portions of the Plan into effect.
4. 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 Mayer's Comprehensive Sewer Plan.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Mayer 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 Mayer is located in northwestern Carver County. It is surrounded by the communities of Watertown Township, Waconia Township, Camden Township, and Hollywood 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 Mayer 2040 Comprehensive Plan

Review File No. 22091-1, Business Item No. 2020-19 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. Carver County is the Park implementing agency for Regional Parks System components in the City of Mayer, for which the Plan accurately describes the Regional Parks System components. Regional Trails located within the City include the Dakota Rail Regional Trail and the Western Carver County Regional Trail Search Corridor. There are no State or Federal recreation lands within the City (see Figure 1).

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 as well as applicable land use policies. 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 in Mayer. 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 the nearest principal arterial (TH 7) and the A-minor arterials that run through the city. Forecasting was done consistent with regional methodology. The Plan also includes guidelines on how access will be managed for the 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 2013 County Roadway safety Plan and the 2018 Carver County Comprehensive Plan.

Transit

The Plan conforms to the Transit system element of the TPP. Mayer does not have any existing transit routes or facilities since 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 of Rural Center, as well as the opportunities and challenges related to its Transit Market Area.

Aviation

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

Bicycling and Walking

The Plan is consistent with the Bicycling and Pedestrian chapter of the TPP. The Plan acknowledges that there are no existing and future segments of, and connections to, the Regional Bicycle Transportation Network (RBTN) and regional trails. However, the Dakota Trail is a Tier 2 alignment once it crosses over into Hennepin County and could provide a link to the larger RBTN system in the future.

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, and other local and regional destinations as identified on the Existing and Planned Non-Motorized Facilities map in the Plan.

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 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 of Rural Center.

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 forecasts for population, households, and employment.

Current wastewater treatment services are provided by a wastewater treatment plant owned and operated by the City. The Plan projects that the City will have 1,190 sewer households and 180 sewer employees by 2040.

The City's wastewater treatment facility consists of a combined stabilization pond system and mechanical treatment. The Plan states that the existing liquids treatment capacity at the mechanical treatment portion of the City's wastewater treatment facility has adequate capacity to provide service through 2040; however capacity improvements for biosolids processing will be required sometime prior to 2040. The Plan includes a facility plan that identifies the timing and financing for the capacity improvements to the wastewater treatment facility.

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 a program of on-going system replacement of aging mains that are susceptible to I/I.

The Plan indicates that there are requirements and standards for minimizing I/I through an ordinance that prohibits the connection of roof downspouts, foundation drains, area drains, sump pumps or other sources of surface or groundwater.

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: 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. The Plan satisfies the requirements for 2040 comprehensive plans. Mayer is located within the oversight boundaries of the Carver (County) Watershed Management Organization. The City submitted a draft Local Water Management Plan (LWMP) update in September 2018. Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watershed in a letter dated November 12, 2018. The Plan incorporates the City’s LWMP in Chapter 4.

Advisory Comments

When available, we request that the City provide to the Council the date the Carver Watershed Management Organization 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 June 2018 version contained in the Plan submitted to the Council on November 20, 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: Paul Hanson, CD – Research (651-602-1642)

The Plan includes the Metropolitan Council forecast for the City in Table 2-4 (Chapter 2, Page 12). For reference, the forecasts for population, households, and employment are shown in Table 1 below.

Table 1. City of Mayer Forecasts

	Census 2010	Estimated 2017	2020	Council Forecasts	
				2030	2040
Population	1,749	2,127	2,070	2,520	2,950
Households	589	697	750	980	1,200
Employment	151	127	180	190	200

All forecasts tables throughout the Plan are consistent and the City has guided enough land to accommodate forecasted growth.

Thrive MSP 2040 and Land Use

Reviewer: Angela Torres, CD – Local Planning Assistance (651-602-1566)

The 2040 comprehensive 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 farm lands and the accompanying population. 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.

The existing land uses in the Plan are predominately agricultural (43%) or residential uses (33%). Parks/Greenways (8%) and Open Space (4%) uses are located near County Road 30, within subdivision developments, or near public uses. Public & Quasi-Public uses make up 6% of existing land uses. Commercial (2%) and Industrial (2%) uses are located either in the Downtown area along County Road 25, or in the Sell Commercial/Industrial Park in the southeast portion of the City (Figure 3).

The Plan is consistent with *Thrive* for land use and residential density policies for a Rural Center community designation. *Thrive* calls for Rural Center communities to plan for forecasted population and household growth at overall average densities of at least 3-5 units per acre for new development and redevelopment.

Table 2. Planned Residential Density, City of Mayer

Category	2018-2040 Change				
	Density		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	1	3.9	104	104	406
Medium Density Residential	4	9.9	55.2	221	546
High Density Residential	10	22	22.1	221	486
	TOTALS		181.3	546	1,438
	Overall Density			3.01	7.93

The Plan also identifies a Downtown Commercial category where anticipated growth is not expected in this planning period. This category does permit a limited amount of residential use (up to 10%) within the primarily commercial district. This land use category could be used in the case of a redevelopment proposal to allow retention of some residential uses in the downtown area.

Orderly Annexation Agreements (OAAs)

The City has existing orderly annexation agreements with neighboring townships of Camden, Waconia, and Watertown. The Plan acknowledges the OAAs and identifies that the land will be annexed from the Townships into the City based on the staging plan, as shown in Figure 5 of this Report.

The Plan indicates an anticipated change to the existing OAA with Watertown Township. The City is proposing to work with Watertown Township to reduce the adopted OAA area to develop a more contiguous city boundary rather than stretching city limits along the TH 7 and TH 25 corridors. The Plan identifies that this will allow the City to focus on connecting existing and future neighborhoods, and reflects lower growth forecasts than was projected in the 2030 comprehensive plan. The City plans to

work with the Township directly to dissolve portions of the OAA area. These areas still have guided land use (Agricultural) identified on the Future Land Use map (Figure 4) as the City is the planning authority until the OAA is amended. Planning authority will likely revert to the Carver County, similar to other townships in the County.

The Plan does identify areas as “beyond 2040” which are outside of the City’s planned 2040 growth area and outside of current OAAs. The Plan acknowledges that these areas are shown with the intention to initiate discussions with neighboring communities to negotiate new OAAs for these areas. These areas are identified on Figure 5 of this Report as “Potential Early Annexation Area” and on Figure 6 of this Report as “Tentative Stage 1.” The Plan acknowledges that these areas are not included in any of the 2040 land use plans or calculations. The Council’s review and potential authorizations only apply to the 2040 planning cycle and post-2040 areas would not be included in any actions taken by the Council. Please refer to the Advisory Comments below.

Agricultural Preserves

There are no properties within the existing City boundaries currently enrolled in the Metropolitan Agricultural Preserves Program. Many properties adjacent to the City are enrolled in the program, as shown in the Future Land Use Map (Figure 4). Some parcels currently enrolled are included in the City’s planned 2040 growth boundary which extends past the current municipal boundary. The Plan identifies the City’s intention to work with property owners to ensure parcels are withdrawn from the Agricultural Preserves program before annexation, development, and connection to City infrastructure.

Advisory Comments

- The City does not have the legal authority to plan and zone for areas within Camden, Hollywood, and Waconia Townships identified in the *Future Land Use for 2040 and Beyond* map (Figure 5 of this Report) as “Potential Early Annexation Area” and in the *Staging Plan for 2040 Growth Boundary* map (Figure 6 of this Report) as “Tentative Stage 1.” Be advised that 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 Mayer acquires jurisdiction of the lands planned for future urbanization in township areas 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.
- Any authorization of the City of Mayer’s Plan by the Council refers only to the 2040 planning period, and any references to post-2040 or beyond 2040 growth areas are not included in any actions taken by the Council. Be advised that the City may not put those portions of the Plan into effect.
- If the City’s OAAs are revised or withdrawn, a comprehensive plan amendment may be needed depending on the action taken.

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 690 homes including roughly 20 multifamily units and more than 670 single-family homes. Roughly 70 homes are rented. More than 540 housing units are currently affordable to households earning under 80% of Area Median Income (AMI), however, more than 90 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. Notably, there are roughly 20 units affordable to households with income at or below 30% AMI and more than 20 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including maintenance and reinvestment in existing housing stock, variety of housing types for all stages of life, and encouraging meaningful links between housing, recreation, and employment. The City has 9 units of publicly subsidized housing, all of which are age-restricted for seniors.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 48 units; 28 of which are needed at prices affordable to households earning 30% of AMI or less, 14 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 6 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 96 new housing units.

The housing implementation plan component of the Plan describes that the City will research the feasibility of a lease-to-purchase program in partnership with Carver County CDA. The Plan also indicates that the City will consider a local 4d program to preserve unsubsidized affordable units. The City states that they will consider local housing bonds and TIF for affordable housing at or below 80% AMI. The Plan notes that as the City grows, they may revisit the need for a rental ordinance.

Water Supply

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

The Mayer 2040 comprehensive plan is consistent with WRPP policies related to water supply, including the policy on sustainable water supplies, the policy on assessing and protecting regional water resources, and the policy on water conservation and reuse. Because the City has a municipal public water supply system, the Local Water Supply Plan (LWSP) must be included as part of the 2040 comprehensive plan. The City prepared a LWSP in 2017 that was submitted to both the MN Department of Natural Resources (DNR) and Metropolitan Council and reviewed separately. Council comments were shared with the DNR on March 3, 2017.

The City prepared a Local Water Supply Plan that was submitted to both the Minnesota Department of Natural Resources (DNR) and the Council and reviewed separately. Council comments were shared with the DNR on March 3, 2017.

Advisory Comments

If changes are made to the 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 municipal sanitary sewer service is provided to all households and businesses in the City. There are approximately 20 individual SSTS outside the existing corporate limits but within the Urban Growth Boundary (undesignated MUSA reserve) of the City whose operation and maintenance is currently overseen by Carver County. These facilities will likely be phased out as the City's corporate boundaries expand.

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 deposits of viable aggregate resources available for mining within the City.

Historic Preservation

Reviewer: Angela Torres, CD – Local Planning Assistance (651-602-1566)

The Plan identifies that there are no historically designated properties within the City or its growth boundary, as well as no documented archeological discoveries in the City. However, the Plan indicates a commitment to preserving the downtown central business corridor as the historic identity of the City often referencing this area as the “heart of the community.” The Plan includes a policy to identify and protect significant scenic areas, open spaces, historic, or archeological sites.

Plan Implementation

Reviewer: Angela Torres, CD – Local Planning Assistance (651-602-1566)

The Plan includes in Chapter 9 – Implementation, a description of and schedule for any necessary changes to the zoning code, the subdivision code, the SSTS code, and the housing implementation program. Chapter 9 of the Plan includes timing for each implementation action by chapter.

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 described by topical chapter in Chapter 9 – Implementation, with a capital improvement section detailed separately within the chapters specifically for water supply, surface water management, and wastewater facilities. The Plan also identifies in Chapter 5 – Parks, Trails, and Recreation, the need to establish a capital improvement plan (CIP) for long-range capital improvements for the City's park system.

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

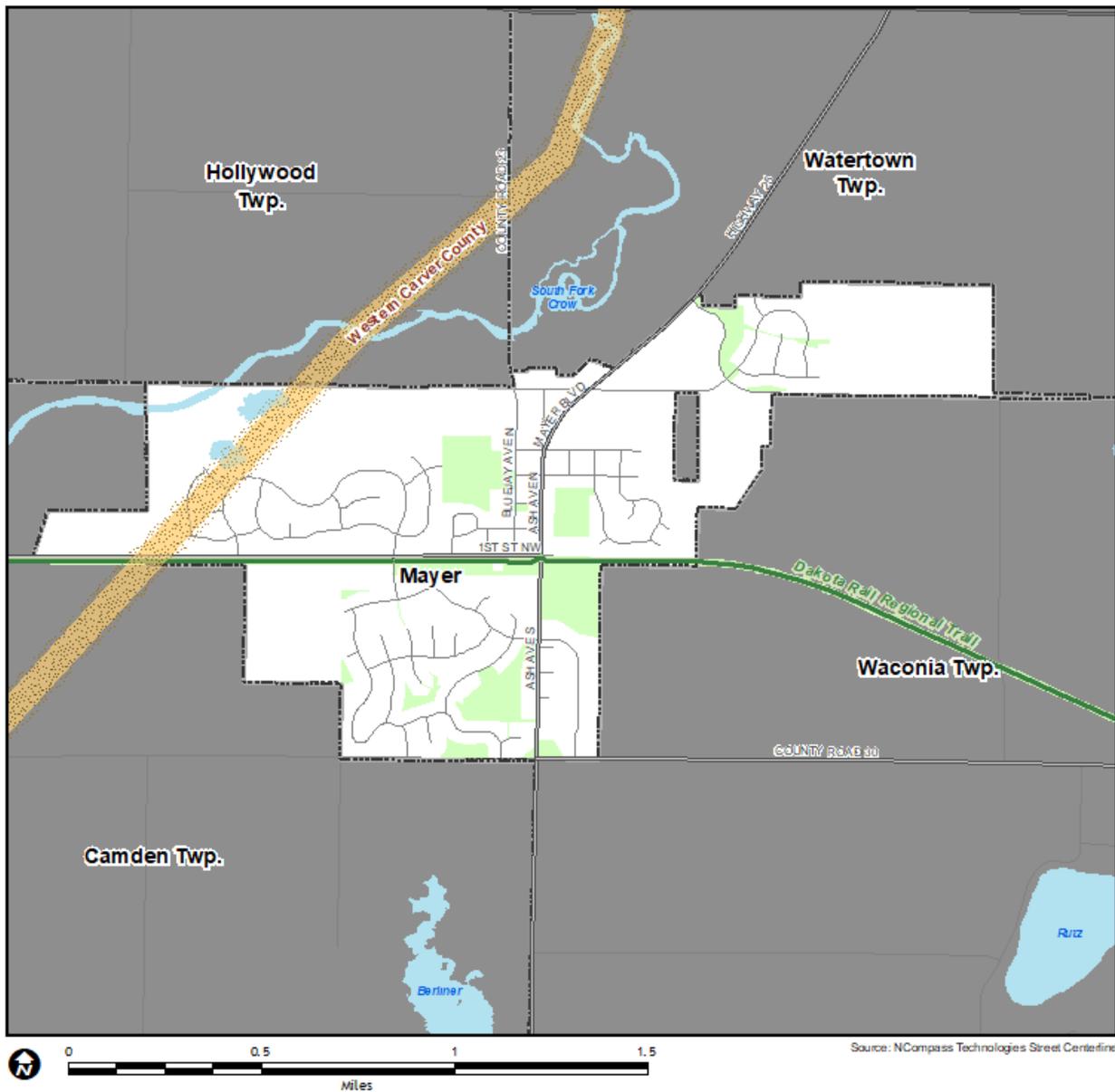
In response to the 2015 System Statement, the City submitted the following documents for review:

- September 24, 2018: Mayer Preliminary 2040 Comprehensive Plan
- October 25, 2018: Local Surface Water Management Plan
- June 28, 2019: Mayer 2040 Comprehensive Plan
- November 20, 2019: Revised 2040 Comprehensive Plan
- November 22, 2019: Revisions to Land Use Chapter

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: Urban Growth Boundary and Beyond 2040 Growth Area
- Figure 6: Staging Plan for 2040 Growth Boundary
- Figure 7: Land Guided for Affordable Housing

Figure 1. Location Map with Regional Systems



0 0.5 1 1.5 Miles

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

Wastewater

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

Regional Park Search Areas and Regional Trail Search Corridors

- Boundary Adjustment
- Search Area
- Regional Trail Search Corridors

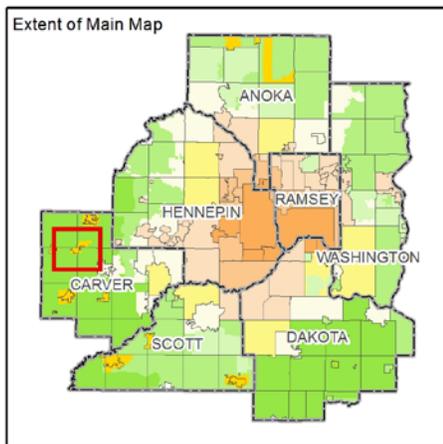
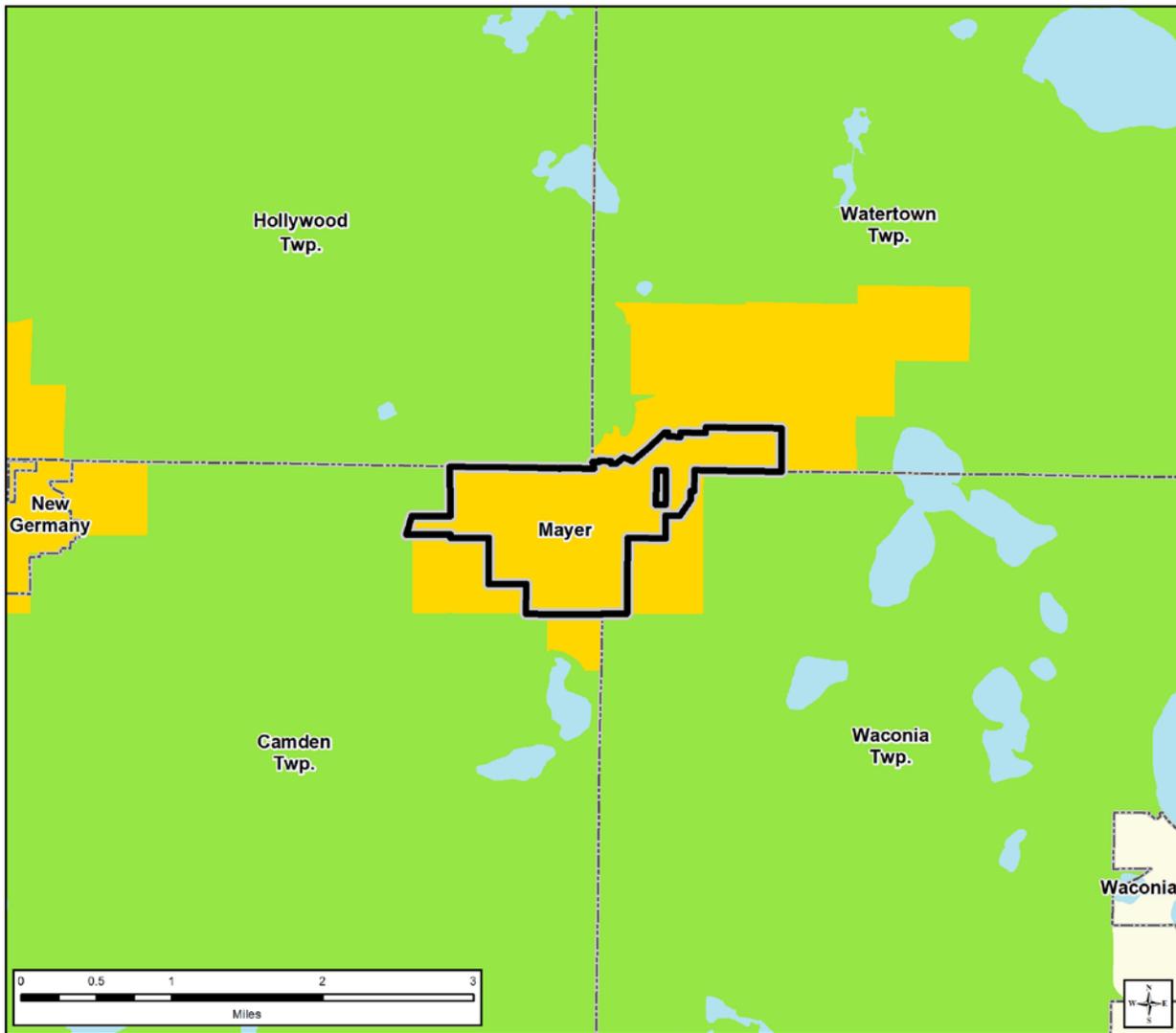
— Local Streets

— 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 | Emerging Suburban Edge |
| Agricultural | Suburban Edge |
| Rural Residential | Suburban |
| Diversified Rural | Urban |
| Rural Center | Urban Center |
-
- | |
|------------------------------|
| County Boundaries |
| City and Township Boundaries |
| Lakes and Major Rivers |

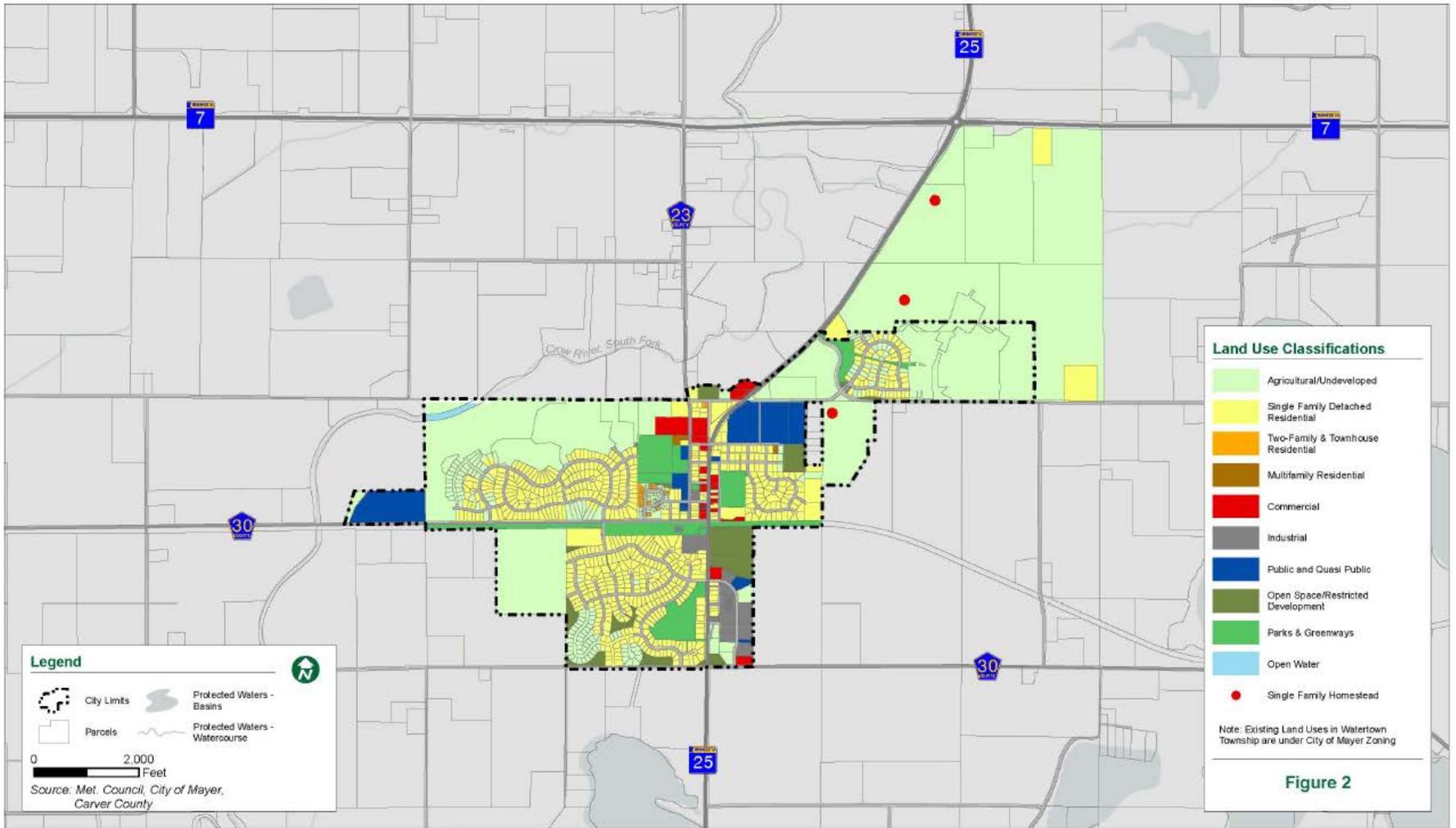


Figure 3. Existing Land Use

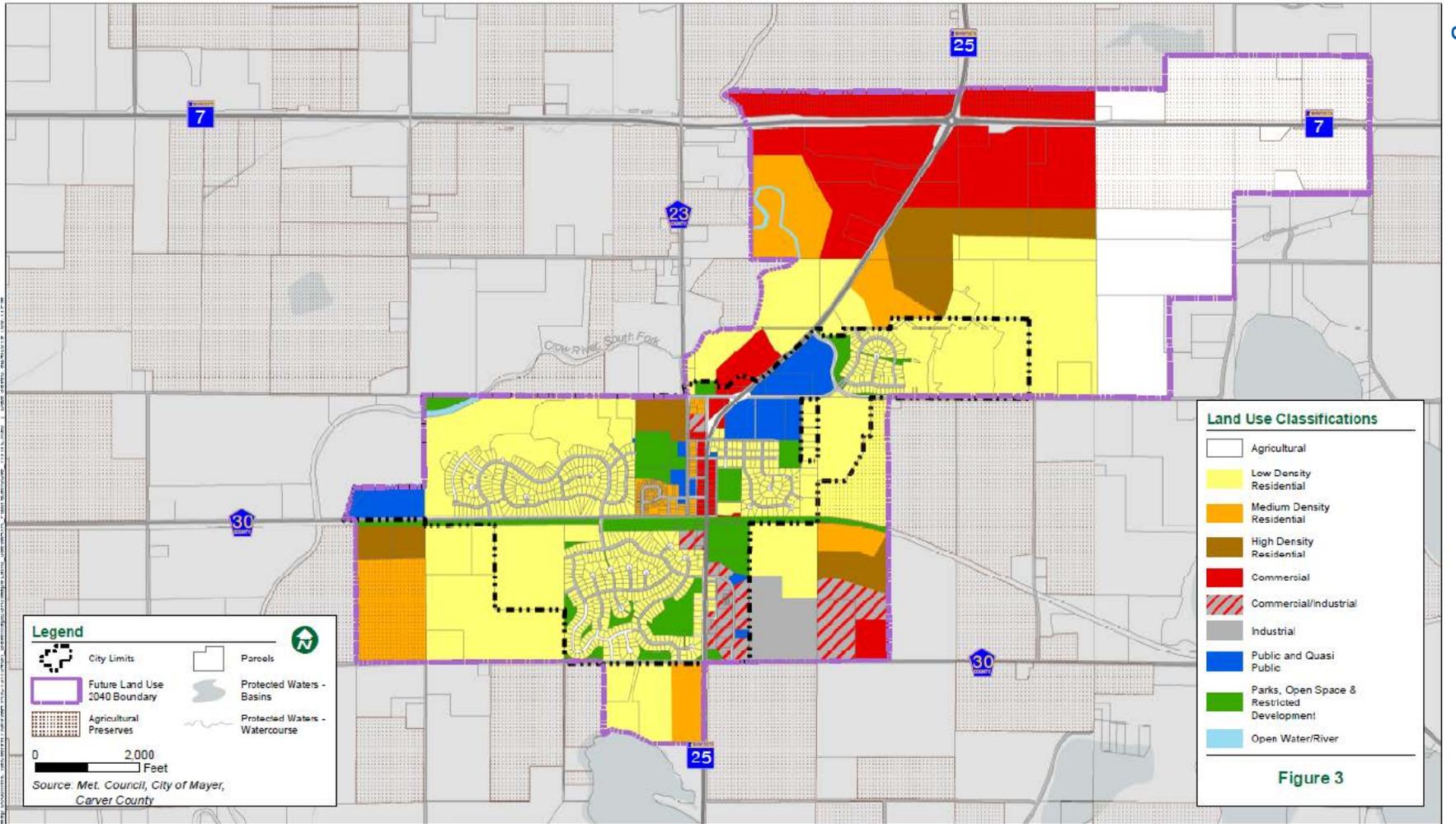


Figure 4. 2040 Future Land Use

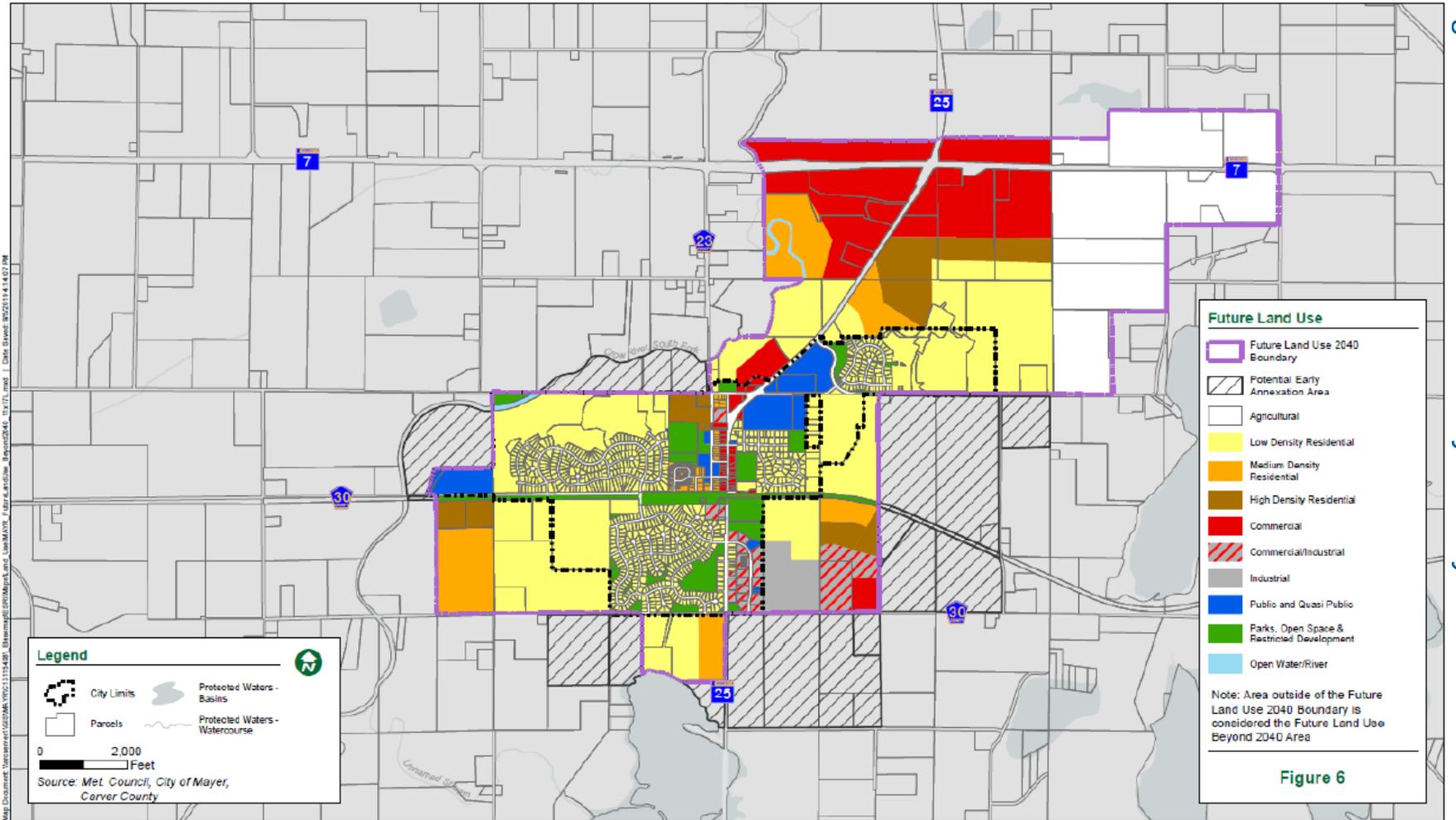


Figure 5. Urban Growth Boundary and Beyond 2040 Growth Area

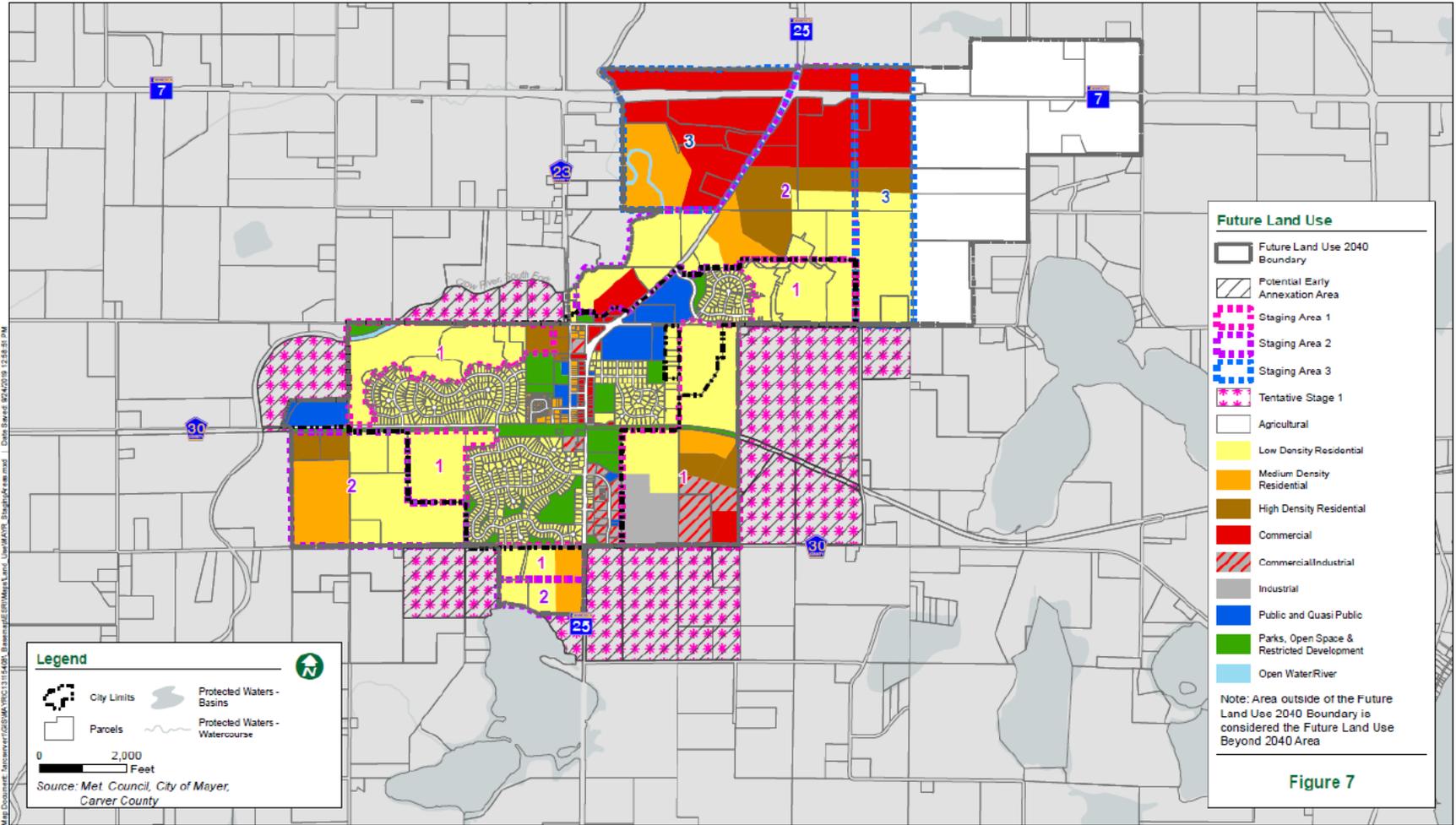


Figure 6: Staging Plan for 2040 Growth Boundary

Figure 7. Land Guided for Affordable Housing

Land Guided for Affordable Housing 2021-2030

Mayer

Carver County

Council Member Deb Barber, District 4

2021-2030 share of regional need for Affordable Housing: **48 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	Available Acres	×	Minimum Density <i>(units per acre)</i>	×	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
High Density Residential	9.60		10		100%		96
Total	10						96

Sufficient/*(insufficient)* units possible against share of regional need: **48**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **48**

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

