

## Orderly and Efficient Land Use

Align land use, development patterns, and infrastructure to make the best use of public and private investment.

COMMUNITY ROLE

### RURAL RESIDENTIAL

- Discourage future development of rural residential patterns (unsewered lots of 2.5 acres or less) and where opportunities exist, plan for rural development at densities that are not greater than 1 unit per 10 acres.
- Implement conservation subdivision ordinances, cluster development ordinances, and environmental protection provisions in local land use ordinances, consistent with the Council’s flexible residential development guidelines.
- Promote best management practices for stormwater management, habitat restoration, and natural resource conservation in development plans and projects.

COUNCIL ROLE

- Encourage rural development patterns that will protect natural resources and preserve areas where post-2040 growth can be provided with cost-effective and efficient urban infrastructure.
- Discourage future development of rural residential patterns (unsewered lots of 2.5 acres or less) and encourage rural development at densities that are not greater than 1 unit per 10 acres.
- Work with communities to plan development patterns that will protect natural resources and water quality and quantity, and maintain existing contiguous lots that are 10 or more acres in size.
- Encourage the use of the Council’s flexible residential development guidelines and adoption of ordinances that provide for residential clustering and protection of sensitive natural resources.
- Provide technical assistance to communities to plan for adequate land availability to address current needs and forecasted growth using development practices that protect the quantity and quality of the region’s surface and groundwater resources and natural resources identified in regional or local inventories.

### ALL COMMUNITIES

- Plan for development to support forecasted growth at appropriate densities as articulated in the following land use policies by community designation.
- Plan and develop interconnected and well-connected local streets, adequate stormwater infrastructure, adequate water supply, and properly managed subsurface sewage treatment systems to support local growth forecasts.
- Develop plans to improve conditions for and encourage walking and bicycling where appropriate.
- Maintain, replace, or expand local facilities and infrastructure to meet growth and development needs.
- Adopt and implement the local comprehensive plan following Council review.

OVERALL DENSITY EXPECTATIONS FOR NEW GROWTH, DEVELOPMENT, AND REDEVELOPMENT	
Rural Service Area: Maximum Allowed Density, except Rural Centers	
Rural Center	3-5 units/acre minimum
Rural Residential	1-2.5 acre lots existing, 1 unit/10 acres where possible
Diversified Rural	4 units/40 acres
Agricultural	1 unit/40 acres

- Advance the Council mission of ensuring orderly and economical development.
- Develop and update regional plans to manage forecasted growth by using regional systems and land efficiently and effectively.
- Coordinate major regional investment projects with local infrastructure and planning for development and redevelopment.
- Promote development patterns that protect natural resources, the quality and quantity of our water resources, and our water supply.
- Promote land use patterns that differentiate between urban and rural uses.
- Promote interconnected, compact development patterns.
- Coordinate wastewater conveyance projects with Regional Parks System improvements where appropriate.

## Natural Resources Protection

Conserve, restore, and protect the region’s natural resources to ensure their ongoing availability, to support public health, and to maintain a high quality of life.

COMMUNITY ROLE

### RURAL RESIDENTIAL

- Accommodate growth while protecting the environment and natural resources. Encourage the placement of housing that protects significant natural resources.
- Adopt conservation subdivision ordinances, cluster development ordinances, flexible development ordinances, and include environmental protection in land use ordinances.

COUNCIL ROLE

- *Please refer to the policies that apply to all communities*

### ALL COMMUNITIES

- Include goals, priorities, and natural resource conservation strategies in the local comprehensive plan to protect and enhance natural resources identified in regional and local natural resource inventories.
- Conserve, protect, and interconnect open space to enhance livability, recreational opportunities and habitats.
- Adopt and implement ordinances for the conservation and restoration of natural resources within the community.
- Work with regional partners and regional park implementing agencies to identify, plan for, and acquire natural areas and resources prime for preservation and protection.
- Plan for aggregate resource extraction where viable deposits remain accessible, as required by the *Metropolitan Land Planning Act*.
- Integrate natural resource protection strategies into metropolitan system plans for infrastructure investments.
- Collaborate with local, regional, and state partners to expand the Regional Parks System, as appropriate, to conserve, maintain, and connect natural resources identified as of high quality or of regional importance, consistent with the *2040 Regional Parks Policy Plan*.
- Collaborate and convene with state, regional, and local partners to protect, maintain, and enhance natural resources protection.
- Maintain an up-to-date regional Natural Resources Inventory and Assessment in partnership with the Department of Natural Resources.
- Provide technical assistance and tools for natural resources protection, conservation, and restoration.
- Promote the implementation of best management practices for habitat restoration and natural resource conservation.

## Water Sustainability

Conserve, restore, and protect the quality and quantity of the region's water resources to ensure ongoing availability, support public health, and maintain a high quality of life.

### COMMUNITY ROLE

#### RURAL RESIDENTIAL

- Protect the rural environment through local oversight of the management and maintenance of subsurface sewage treatment systems (SSTS) to avoid the environmental and economic costs of failed systems. Proactively explore options to address failing septic systems.
- Ensure financial and environmental accountability for installation, maintenance, remediation, and management of any permitted private wastewater system.
- Adopt subsurface sewage treatment system (SSTS) management ordinances and implement maintenance programs, consistent with current Minnesota Pollution Control Agency rules (Minn. Rules 7080-7083).
- Encourage the use of environmentally sensitive development techniques, such as surface water management best management practices that capture, filter, and infiltrate stormwater where possible.

#### ALL COMMUNITIES

- Collaborate and convene with state, regional, and local partners to protect, maintain, and enhance natural resources protection and the protection of the quality and quantity of the region's water resources and water supply.
- Prepare and implement local water supply plans and source water (wellhead) protection ordinances, consistent with Minnesota Rules part 4720, in all communities with municipal water supply.
- Plan land use patterns that facilitate groundwater recharge and reuse, and reduce per capita water use to protect the region's water supply.
- Plan for sustainable water supply options and groundwater recharge areas to promote development in accordance with natural resources protection and efficient use of land.
- Partner with other water supply providers to explore options to reduce dependence on groundwater.
- Prepare and implement local surface water plans as required by Minnesota Rules Chapter 8410, the Metropolitan Land Planning Act, and the 2040 *Water Resources Policy Plan*.
- Reduce the excess flow of clear water into the local wastewater collection system (inflow and infiltration). Participate in inflow / infiltration grant programs as available.
- Incorporate current MPCA regulations (Minn. Rules Chapters 7080-7083) as part of a program for managing subsurface sewage treatment systems (SSTS) in the comprehensive plan and local ordinances, and implement the standards in issuing permits. Describe the conditions under which the installation of SSTS will be permitted and the areas not suitable for public or private systems.
- Adopt and enforce ordinances related to stormwater management and erosion control.
- Adopt and implement best management practices for abating, preventing, and reducing point and nonpoint source pollution.
- Develop and adopt critical area plans and ordinances consistent with Executive Order 79-19 and Critical Area Program rules in all communities with affected lands in the Mississippi River Critical Area Corridor.
- Integrate drinking water source protection into local land use decisions, particularly in Drinking Water Supply Management Areas.
- Develop programs that encourage stormwater management, treatment, and infiltration.

## Water Sustainability

Conserve, restore, and protect the quality and quantity of the region's water resources to ensure ongoing availability, support public health, and maintain a high quality of life.

### COUNCIL ROLE

#### RURAL RESIDENTIAL

- Support the Minnesota Pollution Control Agency's regulatory approach to private treatment systems, which requires permits for systems designed to treat an average flow greater than 10,000 gallons per day of wastewater (approximately 35 homes).
- Advocate that the local community be the permit holder for private wastewater treatment systems to ensure long-term accountability for the proper functioning and maintenance of systems.
- Provide technical assistance regarding private wastewater treatment systems and share information about the performance of these systems in the region.

#### ALL COMMUNITIES

- Collaborate and convene with state, regional, and local partners to protect, maintain, and enhance natural resources protection and the protection of the quality and quantity of the region's water resources and water supply.
- Work to maintain and improve the quality and availability of the region's water resources to support habitat and ecosystem health while providing for recreational opportunities, all of which are critical elements of our region's quality of life.
- Update regional plans for water supply and pursue environmentally sound and cooperative water reuse practices, conservation initiatives, joint planning, and implementation efforts to maximize surface water infiltration to recharge groundwater supplies.
- Support economic growth and development by promoting the wise use of water through a sustainable balance of surface and groundwater use, conservation, reuse, aquifer recharge and other practices.
- Provide efficient and high-quality regional wastewater infrastructure and services.
- Pursue wastewater reuse where economically feasible as a means to promote sustainable water resources.
- Reduce the excess flow of clear water into the regional wastewater collection system (inflow and infiltration) to protect capacity for future growth.
- Require proper management of subsurface treatment systems, consistent with Minn. Rules Chapters 7080-7083, to minimize impacts on surface water, groundwater, and public health.
- Assure adequate and high quality groundwater and surface water supplies to protect public health and support economic growth and development by promoting the wise use of water through a sustainable balance of surface water and groundwater use, conservation, reuse, aquifer recharge, and other practices.
- Review watershed management plans in coordination with the Board of Water and Soil Resources.
- Review local water plans in partnership with the watershed organizations that approve the local water plans.
- Support implementation of volume reduction techniques such as infiltration or filtration for stormwater management.
- Promote the implementation of best management practices for stormwater management.
- Collaborate with the Minnesota Department of Natural Resources (DNR) to provide technical assistance to local governments in implementing the Mississippi River Critical Area Program, and coordinate with the DNR in review of those plans and ordinances.

**Housing Affordability and Choice**

Promote housing options to give people in all life stages and of all economic means viable choices for safe, stable, and affordable homes.

COMMUNITY ROLE

RURAL RESIDENTIAL

- *Please refer to the policies that apply to all communities*

ALL COMMUNITIES

- Prepare a local comprehensive plan that addresses the affordable housing planning requirements of the Metropolitan Land Planning Act, including guiding sufficient land to support a community’s share of the regional affordable housing need and an implementation section that identifies the programs, fiscal devices, and official controls to be employed to address a community’s share of the regional need for affordable housing.
- Review local ordinances, policies, and partnerships to ensure they encourage and facilitate the opportunity for the development or preservation of affordable and lifecycle housing.
- Identify and analyze local markets, location, condition, and availability of affordable units, both publicly subsidized and naturally occurring, to inform the housing element of the local comprehensive plan.
- Participate in Livable Communities Act programs by negotiating affordable and lifecycle housing goals that support regional and local housing needs, and prepare a Housing Action Plan to address those goals and become eligible to access grant funding to address local development and redevelopment objectives.
- Direct new affordable housing development to land with sewer service or adequate community septic systems.
- Collaborate with partners, especially counties, to rehabilitate and preserve existing housing, including in rural areas.

## Housing Affordability and Choice

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COUNCIL ROLE

### RURAL RESIDENTIAL

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### ALL COMMUNITIES

- Provide guidance to communities regarding their share of the regional affordable housing need in order to implement the Metropolitan Land Planning Act.
- Provide technical assistance to communities to establish, encourage, expand, and preserve affordable housing options and expand local knowledge of and access to funding assistance for housing, whether public, private, or philanthropic.
- Negotiate lifecycle and affordable housing goals with communities that participate in the Livable Communities Act.
- Strategically invest Council resources to assist community efforts to increase the variety of housing types and costs, attract and retain residents, create and preserve mixed-income neighborhoods, appropriately mix land uses, increase transportation choices, and leverage private investment.
- Encourage the use of sustainable building techniques in housing to promote livability and health, increase energy efficiency, create longer lasting and more durable housing, and benefit the regional environment.
- Promote the preservation of existing housing, especially affordable housing, to maintain the most affordable housing stock.
- Calculate housing performance scores that reflect each community's existing affordable housing stock and new affordable housing opportunities created.
- Collaborate with partners to expand the supply of affordable housing available at all income levels, including extremely low-income households who earn less than 30% of the area median income (that is, \$24,850 for a family of four in 2014).
- Support research and other activities related to fair housing, residential lending, and real estate practices to determine if discriminatory practices are occurring and limiting housing choices.
- Convene regional and local housing stakeholders, including practitioners, funders, and advocates, to refine policies and develop programs to respond to the housing needs of low- and moderate-income households throughout the region.

**Access, Mobility, and Transportation Choice**

Sustain and improve a multi modal transportation system to support regional growth, maintain regional economic competitiveness, and provide choices and reliability for the system’s users.

COMMUNITY ROLE

RURAL RESIDENTIAL

- Plan for and construct local transportation infrastructure, including trails, sufficient to meet local needs.
- Plan and develop an interconnected local street system.
- Adopt improved design techniques for access management that meets access and mobility needs.

ALL COMMUNITIES

- Consider travel modes other than the car at all levels of development (site plan, subdivision, comprehensive planning) to better connect and integrate choices throughout all stages of planning.
- Plan for and construct an interconnected system of local streets, pedestrian, and bicycle facilities that is integrated with the regional system to minimize short trips on the regional highway system.
- Adopt access management standards that support state and county highway access and mobility needs.
- Plan for compatible land uses and air space adjacent to the system of regional airports.
- Participate in regional transportation planning activities to ensure that the metropolitan planning process and regional transportation system reflect local needs.
- Work with partners in communities, counties, and the region at large to coordinate transportation, pedestrian, bicycle, and trail connections within and between jurisdictional boundaries.

## Access, Mobility, and Transportation Choice

Sustain and improve a multi modal transportation system to support regional growth, maintain regional economic competitiveness, and provide choices and reliability for the system's users.

### COUNCIL ROLE

#### RURAL RESIDENTIAL

- Plan for regional transportation infrastructure consistent with a rural level of service.
- Support the limiting of access points to state and county road systems and emphasize construction of an interconnected local public street system.
- Encourage communities to plan and develop local trail connections to the Regional Parks System.

#### ALL COMMUNITIES

- Oversee the planning of a multimodal, interconnected regional transportation system in cooperation with state agencies, counties, local governments, and suburban transit providers.
- Invest in and operate transit services commensurate with efficient and effective standards established by Transit Market Areas defined in the *2040 Transportation Policy Plan*. Coordinate other regional transit services to ensure a consistent and convenient user experience.
- Support investments to safely operate, preserve and improve the regional highway system, which includes principal and A-minor arterials, by providing transit advantages, MnPASS lanes, and implementing cost-effective, management, spot mobility, and strategic capacity improvements.
- Support the management of access points to state and county road systems and emphasize construction of an interconnected local public street system.
- Support the development of regional bicycle corridors as defined in the *2040 Transportation Policy Plan* to provide viable transportation options.
- Invest in the development and improvement of regional trails as defined in the *2040 Regional Parks Policy Plan* to better connect communities with regional parks and to provide recreational opportunities. Encourage communities to plan and develop local trail connections to the Regional Parks System where appropriate.
- Work with local, regional, and state partners to coordinate transportation, pedestrian, bicycle, and trail connections across jurisdictional boundaries.
- Use Council investments and policies to reduce vehicle miles traveled (VMT) and carbon per unit of fuel, which are key drivers of the region's generation of greenhouse gas emissions.
- Ensure that transportation elements of local comprehensive plans provide for pedestrian and bicycle access to regional transit services, regional trails, and regional bicycle corridors.
- Invest in transportation improvements that support the export and mobility of freight by truck, rail, air, and barge.
- Coordinate with the Metropolitan Airports Commission, the Federal Aviation Administration, Minnesota Department of Transportation Office of Aeronautics, and local communities to ensure that land uses and air space adjacent to the system of regional airports is protected from incompatible uses.



## Economic Competitiveness

Foster connected land use options to provide businesses and industries with access to materials, markets, and talent.

COMMUNITY ROLE

### RURAL RESIDENTIAL

- *Please refer to the policies that apply to all communities*

COUNCIL ROLE

- Support connections between the Rural Residential areas and other areas within and outside the region that promote safe travel and ensure efficient distribution of freight.

### ALL COMMUNITIES

- Plan for the further development of and intensification of existing and emerging Job Concentrations.
- Consider completing a community-based market analysis to better understand real estate needs for commercial and industrial land.
- Consider addressing economic competitiveness in the local comprehensive plan.
- Preserve sites for highway-, river-, and rail-dependent manufacturing and freight transportation.
- Engage with businesses and other employers to ensure their input is provided to the local comprehensive plan.
- Prioritize regional investments that improve access to national and international markets by regional and state businesses.
- Ensure that regional growth is managed in efficient ways that allow for a variety of choices in location and transportation for businesses and residents.
- Support a variety of freight transport to better connect the region with state, national, and international markets.
- Support the cleanup of contaminated land for new industry, including manufacturing and other sectors that are export industries for the region.
- Promote the intensification of existing and emerging Job Concentrations.
- Provide technical assistance to help local communities better understand their contributions to the regional economy; provide information, research, and analysis on economic competitiveness.
- Support cost-effective subregional infrastructure investments in efforts to promote sustainable water use and protect the region's water supplies.
- Support local and regional efforts to develop climate change mitigation and adaptation strategies to remain economically competitive.

## Building in Resilience

Promote sensitive land use and development patterns to contribute toward achieving Minnesota’s adopted greenhouse gas emission goals at the regional scale, and to develop local resiliency to the impacts of climate change.

COMMUNITY ROLE

### RURAL RESIDENTIAL

- *Please refer to the policies that apply to all communities*

### ALL COMMUNITIES

- Address climate change mitigation and adaptation in locally meaningful ways in the local comprehensive plan.
- Identify local measures that would result in reductions in water use, energy consumption, and emission of greenhouse gases.
- Ensure that local comprehensive plans and ordinances protect and enable the development of solar resources, as required by the Metropolitan Land Planning Act, and consider the use of other alternative energy sources as part of the planning process.
- Consider the development or use of community solar gardens (CSGs) by public and private entities to enable fuller and more economic use of the community’s solar resource, including participating as subscribers, assisting in marketing community solar garden opportunities for economic development, and providing sites for gardens to be developed.
- Identify local measures to address impacts to local economies, local resources, and infrastructure systems as a result of more frequent or severe weather events.
- Identify local initiatives as cost-saving measures that may, as a result, lower energy consumption, reduce the generation of greenhouse gas emissions, preserve water supply, reduce municipal waste, or increase participation in recycling programs.
- Participate in programs that evaluate and share city practices and provide technical support, such as the GreenStep Cities program and the Regional Indicators Initiative.

## Building in Resilience

Promote sensitive land use and development patterns to contribute toward achieving Minnesota's adopted greenhouse gas emission goals at the regional scale, and to develop local resiliency to the impacts of climate change.

### COUNCIL ROLE

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#### ALL COMMUNITIES

- Substantially reduce energy consumption at Council facilities, improve the efficiency of the Council's vehicle fleets including Metro Transit buses, and provide information to the public and partners to lead by example.
- With regional infrastructure, planning, and operations, increase efforts to reduce water use and energy consumption.
- Identify and address potential vulnerabilities in regional systems as a result of increased frequency and severity of storms and heat waves. Maintain dikes, emergency generators, and response plans for Council facilities facing extreme weather.
- Use the Council's investments and planning authorities to contribute toward meeting statutory goals for reductions in the generation of regional greenhouse gas emissions.
- Convene regional discussions about goals for climate change mitigation and adaptation.
- Encourage the preparation of adaptation, mitigation, and resiliency responses to climate change as part of the comprehensive plan update.
- Develop, collect, and disseminate information about climate change, including energy and climate data, GreenStep Cities best practices, and the next generation of the Regional Indicators data.
- Work with the State of Minnesota on a greenhouse gas emissions inventory that informs regional discussion on emissions reduction.
- Provide technical assistance and toolkit resources to communities in integrating climate change mitigation and adaptation strategies as part of local comprehensive plans.
- Develop and strengthen partnerships with experts in climate change to better assist and inform local communities on how best to evaluate and develop local climate changes strategies.
- Encourage communities to participate in regional programs which support efforts to inform, plan for, mitigate, adapt, and respond to climate change issues of local significance such as water conservation, stormwater infrastructure adaptation, greenhouse gas reduction, use of alternative energy sources, infrastructure planning, and hazard mitigation planning.
- Provide technical references and resources for communities seeking to mitigate and adapt to climate change in their own facilities and in their communities. Examples of these resources include stormwater, wastewater, and water supply management practices, and transit and land use planning.