mississippi river planning in your comp plan
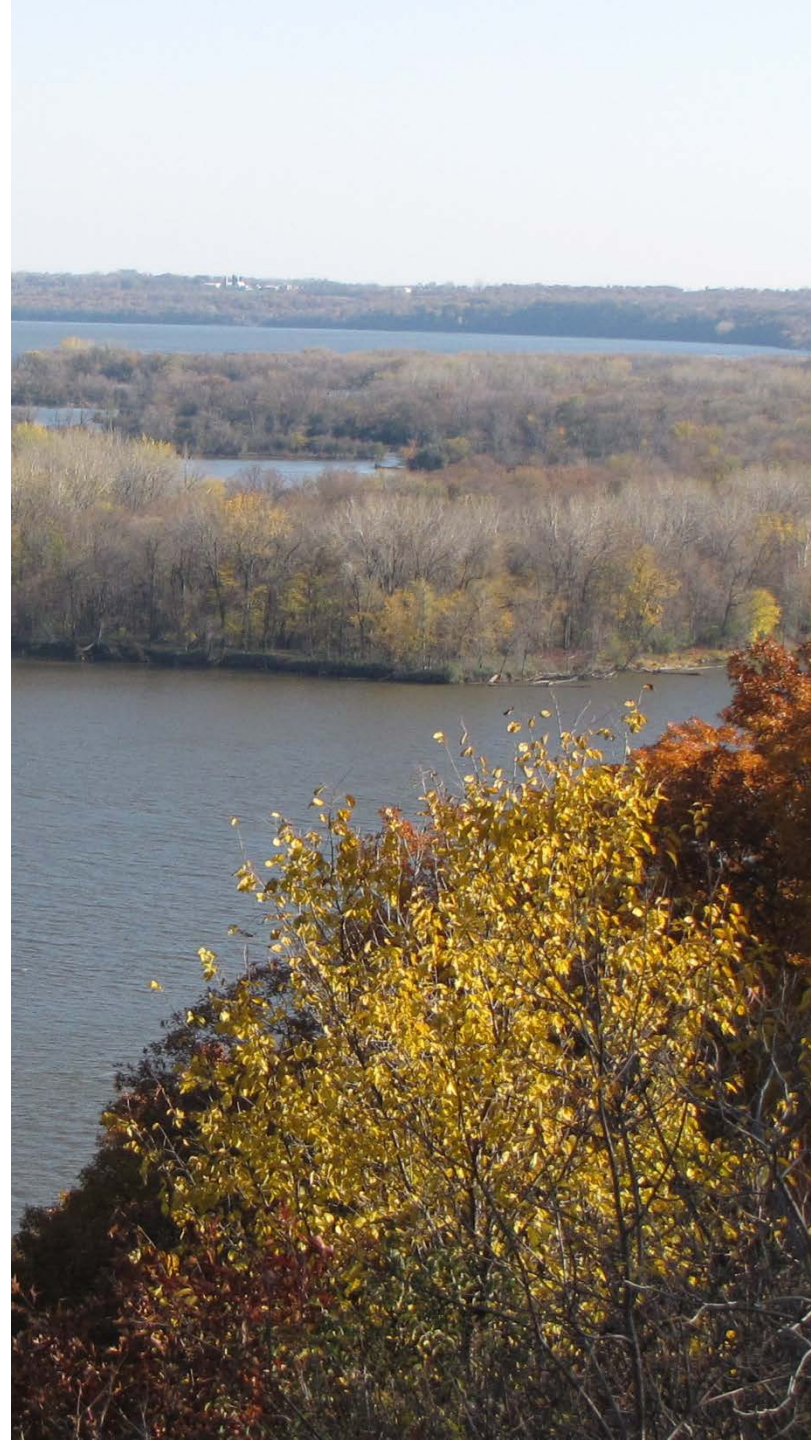
MRCCA Plan Development Training for Local Governments

August 2, 2017

DEPARTMENT OF NATURAL RESOURCES

GOALS

Local governments will understand:

1. MRCCA plan requirements

2. How to develop a MRCCA plan

3. Plan review and approval process

AGENDA

1. Where we've been & where we're going

2. MRCCA plan overview

3. MRCCA plan review and approval

4. Tour of MRCCA plan webpages

5. Developing the plan:
    - Sample plan outline
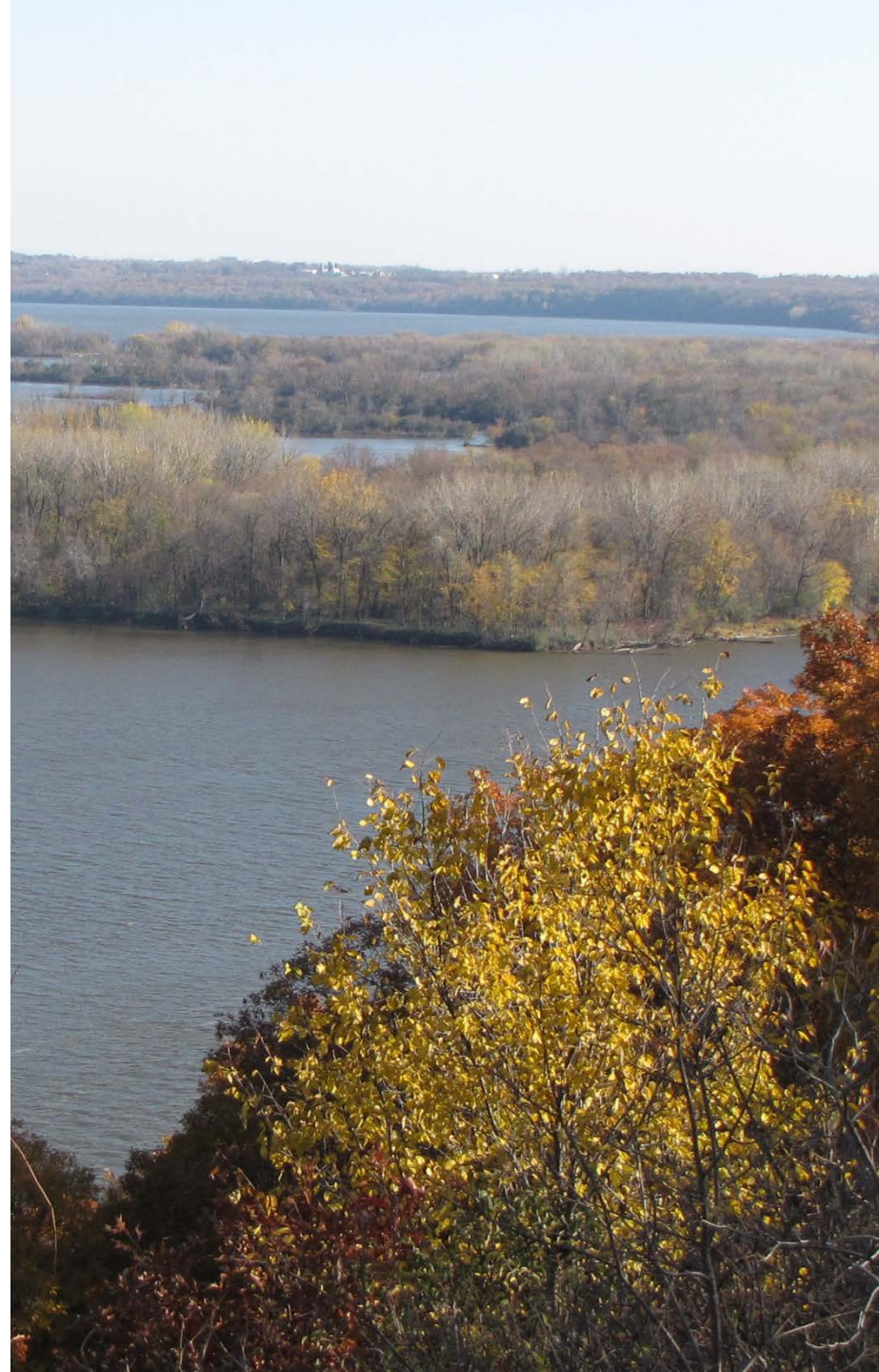   - Walk through each plan element

WHERE WE'VE BEEN & WHERE WE'RE GOING

WHERE WE'VE BEEN

Rules effective January 4, 2017

Prep for rule implementation:
- ❑ LGU Advisory Group
- ❑ DNR Division Outreach
- ❑ Met Council Coordination
- ❑ Funding Request

THANKS TO OUR LGU ADVISORY GROUP!

John Burbank, City of Cottage Grove
Scott Harlicker, City of Coon Rapids
Carolyn Braun/Doug Borglund, City of Anoka
Richard Adams, Grey Cloud Island Township
Anthony Nemcek, City of Rosemount
Dee McDaniels, Dakota County
Allan Torstenson/Josh Williams, City of St. Paul
Scott Schulte, City of Champlin

Steven Huser, Charlie VanderArck, Ania McDonnell, Metro Cities

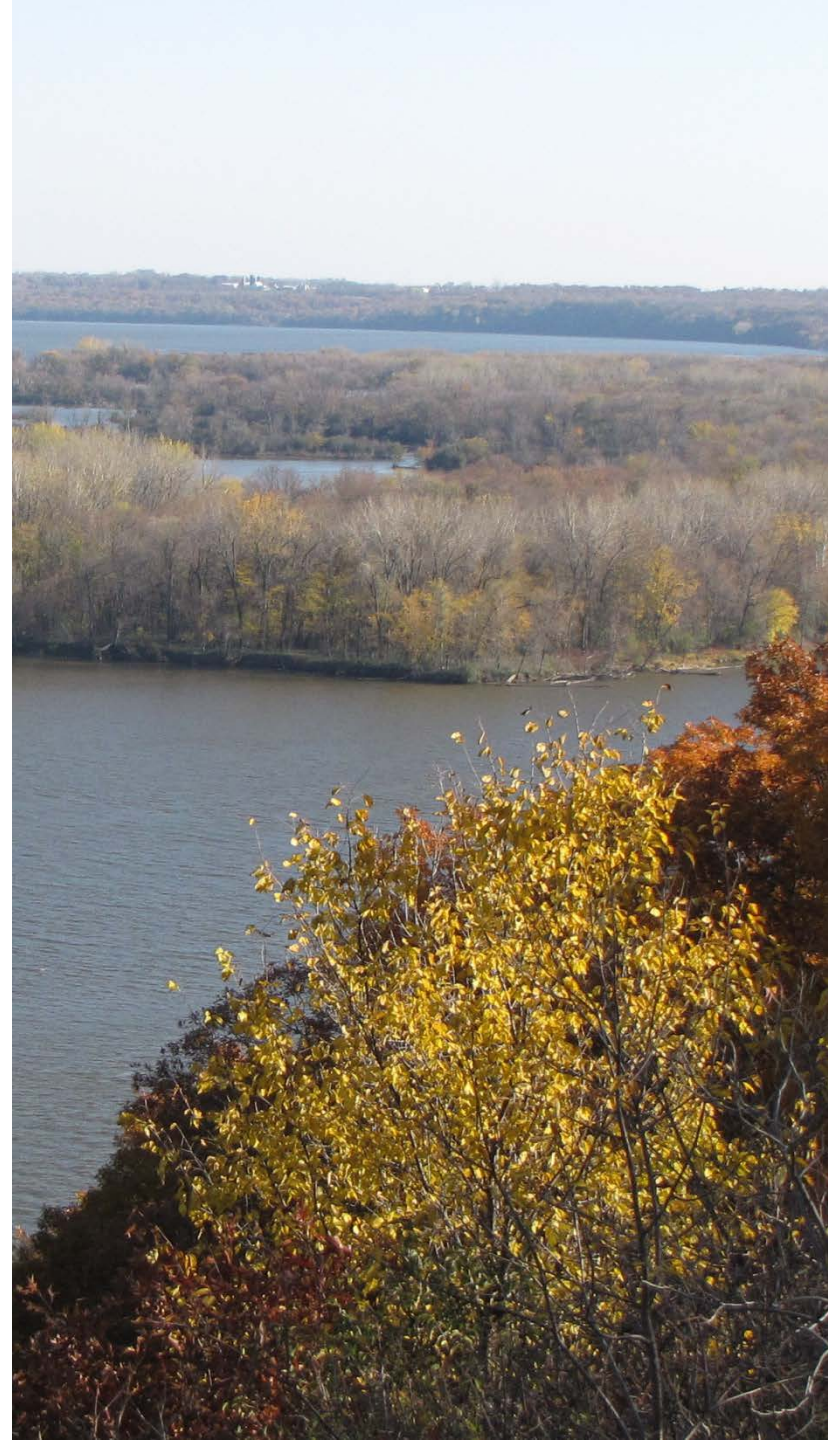Raya Esmaieli, Met Council
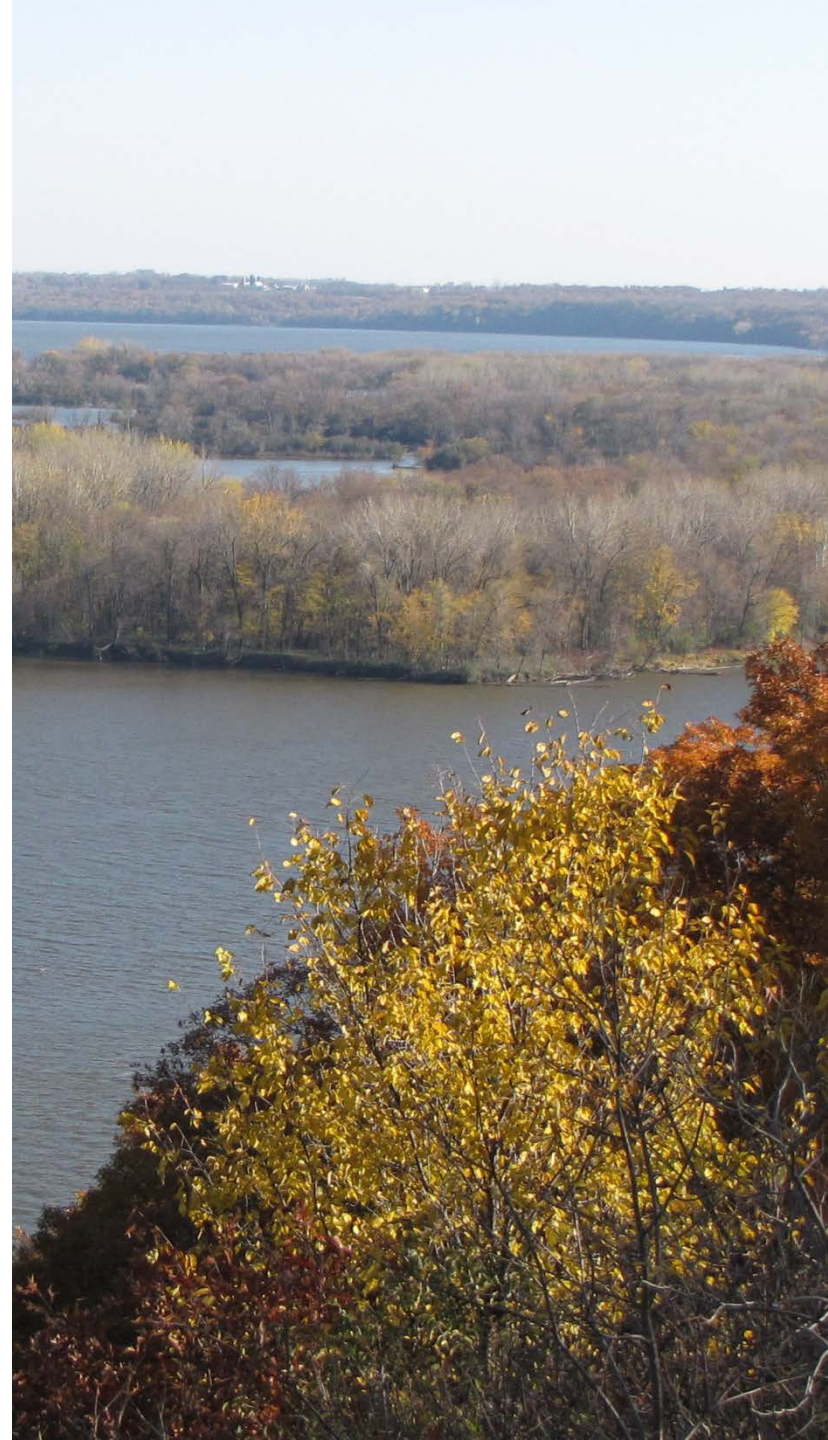
WHERE WE'RE GOING

Training
- ❑ Today's workshop
- ❑ Future tutorials
- ❑ Web page enhancements
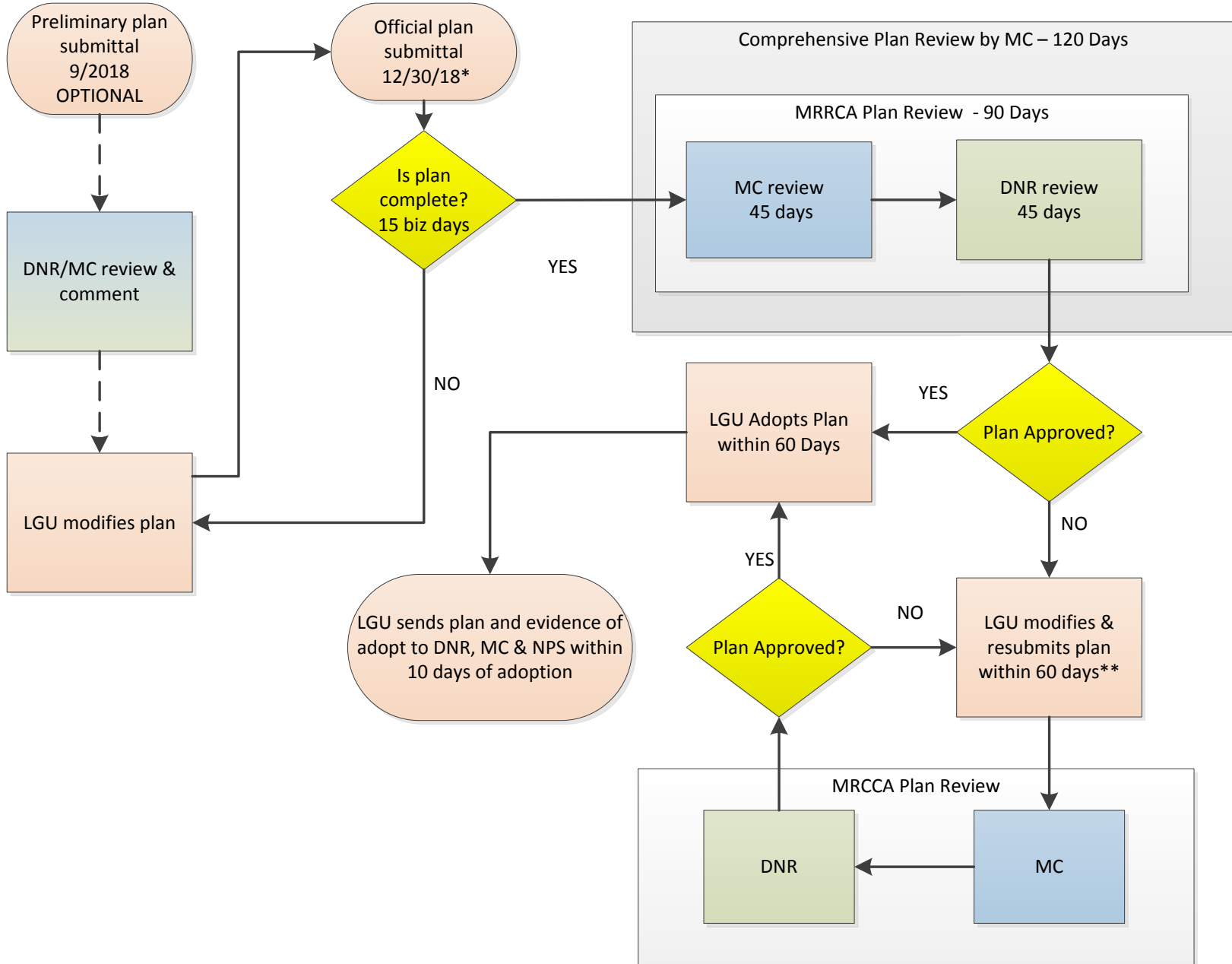
Plan Update Schedule
- ❑ Soft notification – Jul 2017
- ❑ Formal notification – Dec 2017
- ❑ Plans due – Dec 2018

Ordinance Update Prep – TBD

Continued Outreach to Agencies

REVIEW & APPROVAL PROCESS

```
Preliminary plan submittal 9/2018 OPTIONAL
    |
    | (dashed)
    v
DNR/MC review & comment
    |
    | (dashed)
    v
LGU modifies plan --> Official plan submittal 12/30/18*
                           |
                           v
                      Is plan complete? 15 biz days
                           |
                  NO <----+----> YES
```

Comprehensive Plan Review by MC – 120 Days

MRRCA Plan Review - 90 Days

- MC review 45 days → DNR review 45 days

```
Plan Approved?
   |
YES +----> LGU Adopts Plan within 60 Days
   |              |
   NO             v
   |       LGU sends plan and evidence of adopt to DNR, MC & NPS within 10 days of adoption
   v
LGU modifies & resubmits plan within 60 days**
```

Plan Approved?
- YES → LGU Adopts Plan within 60 Days
- NO → LGU modifies & resubmits plan within 60 days**

MRCCA Plan Review

- MC → DNR

MRCCA WEBPAGES

MRCCA PAGES

1. Organization mirrors other Met Council Comp Plan pages
   - ❑ Minimum requirements
   - ❑ Get More
   - ❑ We can help

2. Under "Minimum Requirements", a linked guidance document will be your go-to source for each plan requirement

3. Minimum requirements
   - ❑ Map & Describe
   - ❑ Policies
   - ❑ Implementation Actions

MRCCA PLAN OVERVIEW

OVERVIEW OF MRCCA PLAN

- ❑ **Required chapter in comp plan**

- ❑ **Must be "consistent" with rules**

- ❑ **9 plan elements in rule, 8 for plan development**

- ❑ **Connection to MRCCA ordinance**
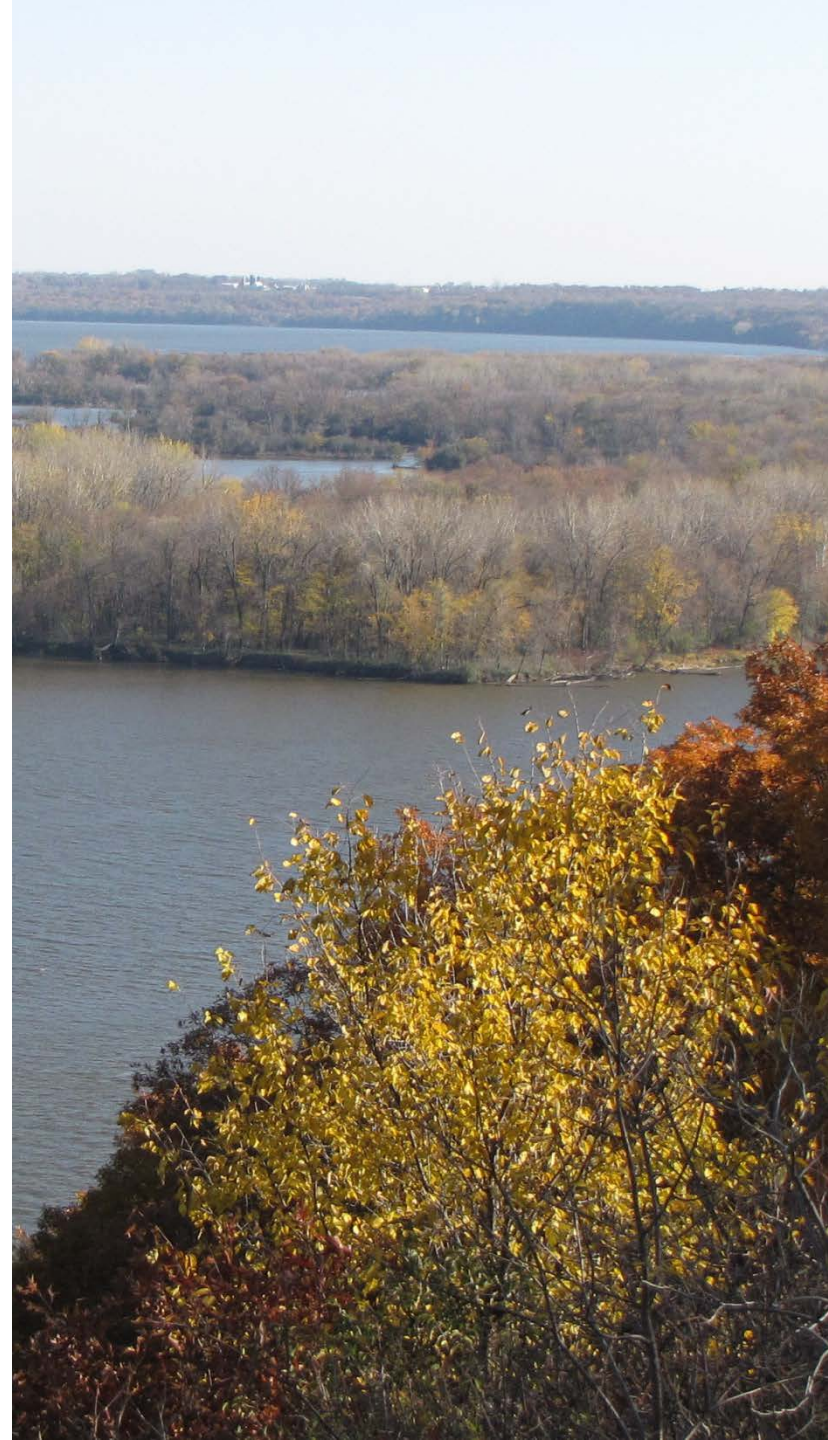
Plan Element	Executive Orders	Rules
Districts	Four districts	Six districts
Primary Conservation Areas	Floodplains, wetlands, slopes, bluffs, unsuitable soils, significant existing vegetation stands, natural drainage routes	Same, plus: shore impact zones, bluff impact zones, gorges, areas of confluence, unstable bedrock, native plant communities, cultural & historic properties, tree canopies
Scenic Views	Protect & preserve aesthetic quality	Protect & enhance Public River Corridor Views/other scenic views
Restoration Priorities	Minimize site alteration. Plan for beach & riverbank erosion control	Identify priorities for Veg restoration, erosion prevention, bank/slope stabilization
Provision of Sewer Service	Coordinate development	None
Surface Water Use	Minimize conflicts with land uses Provide for barge fleeting	Same
Com'l & Ind Water-oriented	Consider/provide for such uses	Same
Open Space	<u>Maximize</u> creation of open and recreational space ID public access & trails	<u>Encourage</u> creation of open and recreational space Same
Transportation & Public Utility	Limit impacts	Same

Sample Plan Outline

PLAN ELEMENTS

DISTRICTS

1. Six districts
   1. ROS – Rural & open space
   2. RN – River Neighborhood
   3. RTC – River Towns & Crossings
   4. SR – Separated from River
   5. UM – Urban Mixed
   6. UC – Urban Core

2. Based on natural and built character
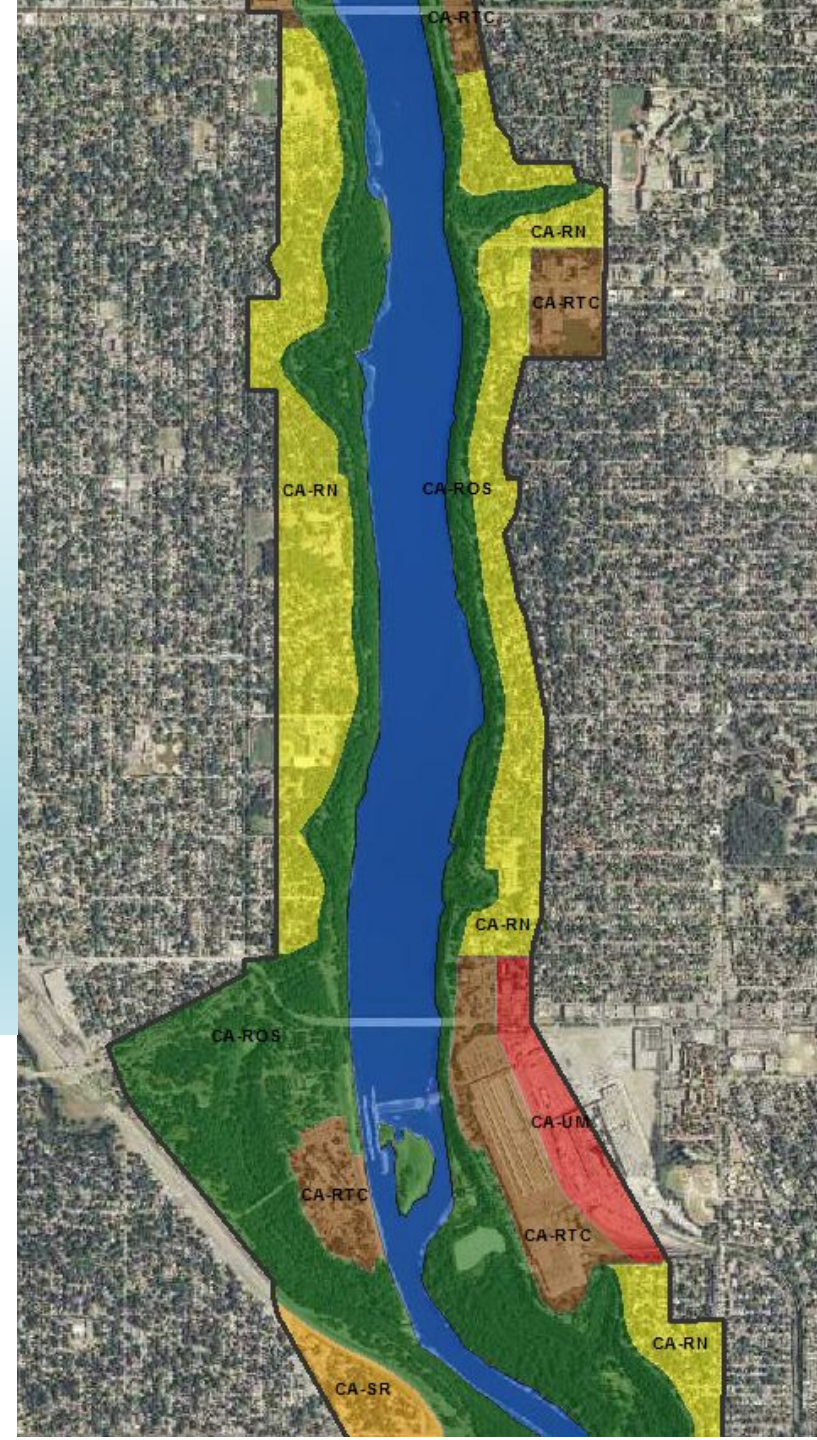
ROS District Example

A. Character:
   A. Rural & low density
   B. Riparian & visible from river
   C. Large, undeveloped tracts
   D. High ecological & scenic value – Primary Conservation Areas (PCAs)
B. Management purpose:
   A. Sustain & restore rural character
   B. Protect and enhance habitat, parks, open space, scenic views, and natural areas

Ordinance Requirements

1. Structure setbacks from water
2. Structure setbacks from bluffs
3. Structure height
4. Amount of open space for subdivisions
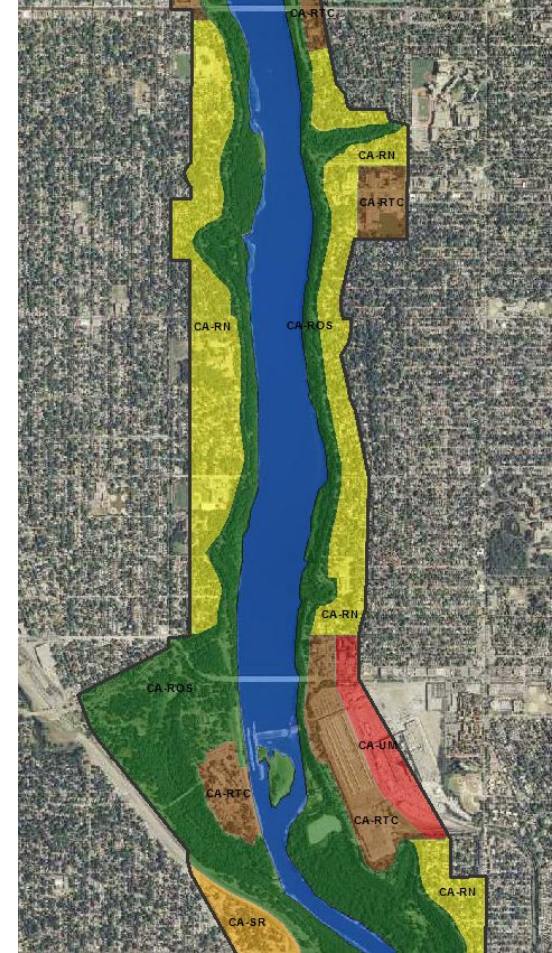
	CA-ROS	CA-RN	CA-RTC	CA-SR	CA-UM	CA-UC
Height	35'	35'	48'*	Underlying zoning	65'*	Underlying zoning
River Setback	200'	100'	75'	NA	50'	Underlying zoning
Bluff Setback	100'	40'	40'	40'	40'	40'

*Greater height may be allowed with a local Conditional Use Permit.

Map & Describe

1. Map each district
   1. Future land use
   2. Zoning
2. Describe each mapped district
   1. Character
   2. Management purpose
3. Assess alignment of character & purpose with future land uses & zoning – conflicts?
   - ❑ Water setbacks
   - ❑ Bluff setbacks
   - ❑ Structure height
   - ❑ Open space
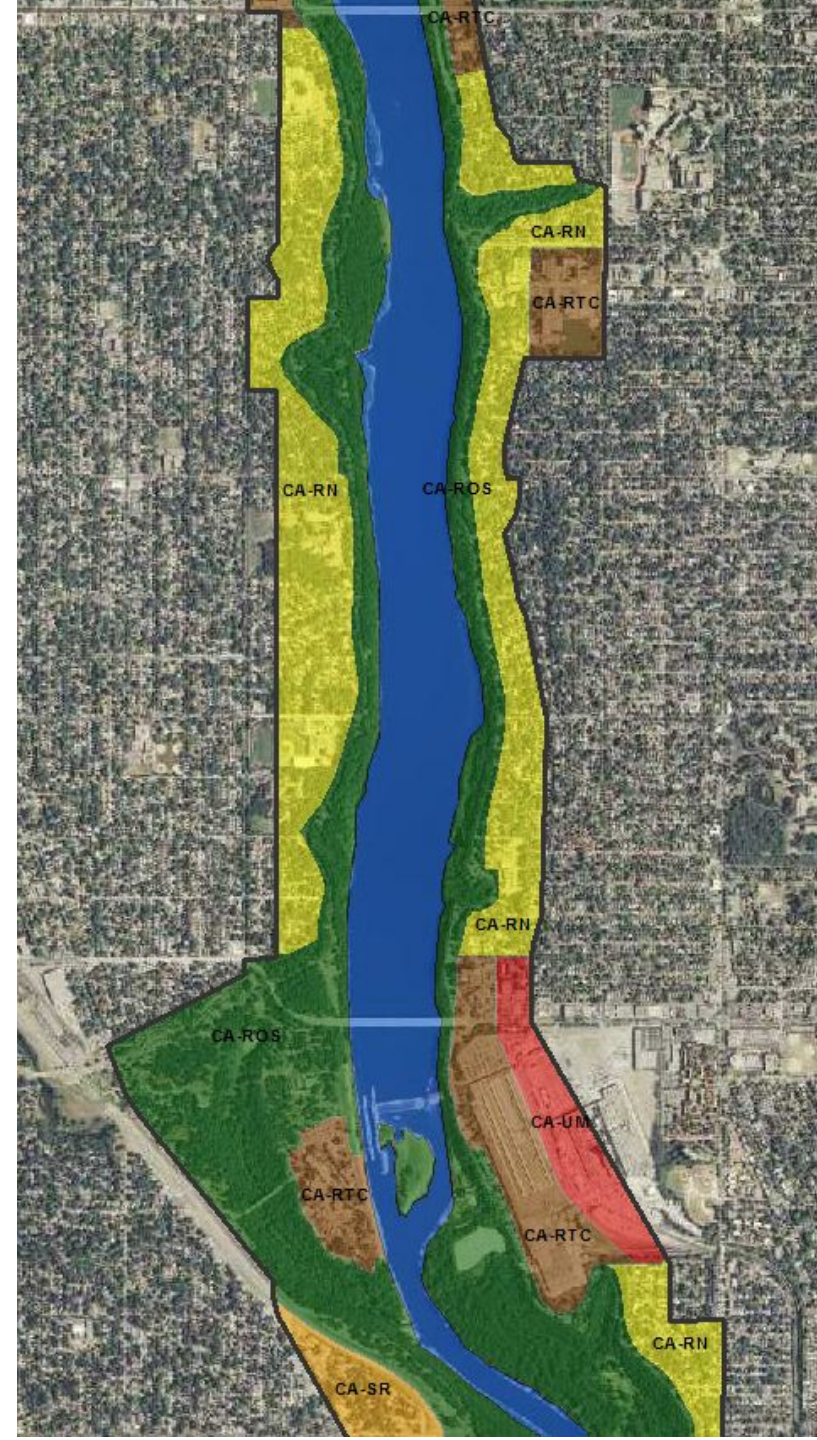
DISTRICTS

Policies

1. Guide land use and development consistent with district's purposes

Implementation Actions

1. Update or adopt new MRCCA ordinance
2. Update zoning map with MRCCA districts

Take 15

RESTROOMS

LOL-Machine.blogspot.com
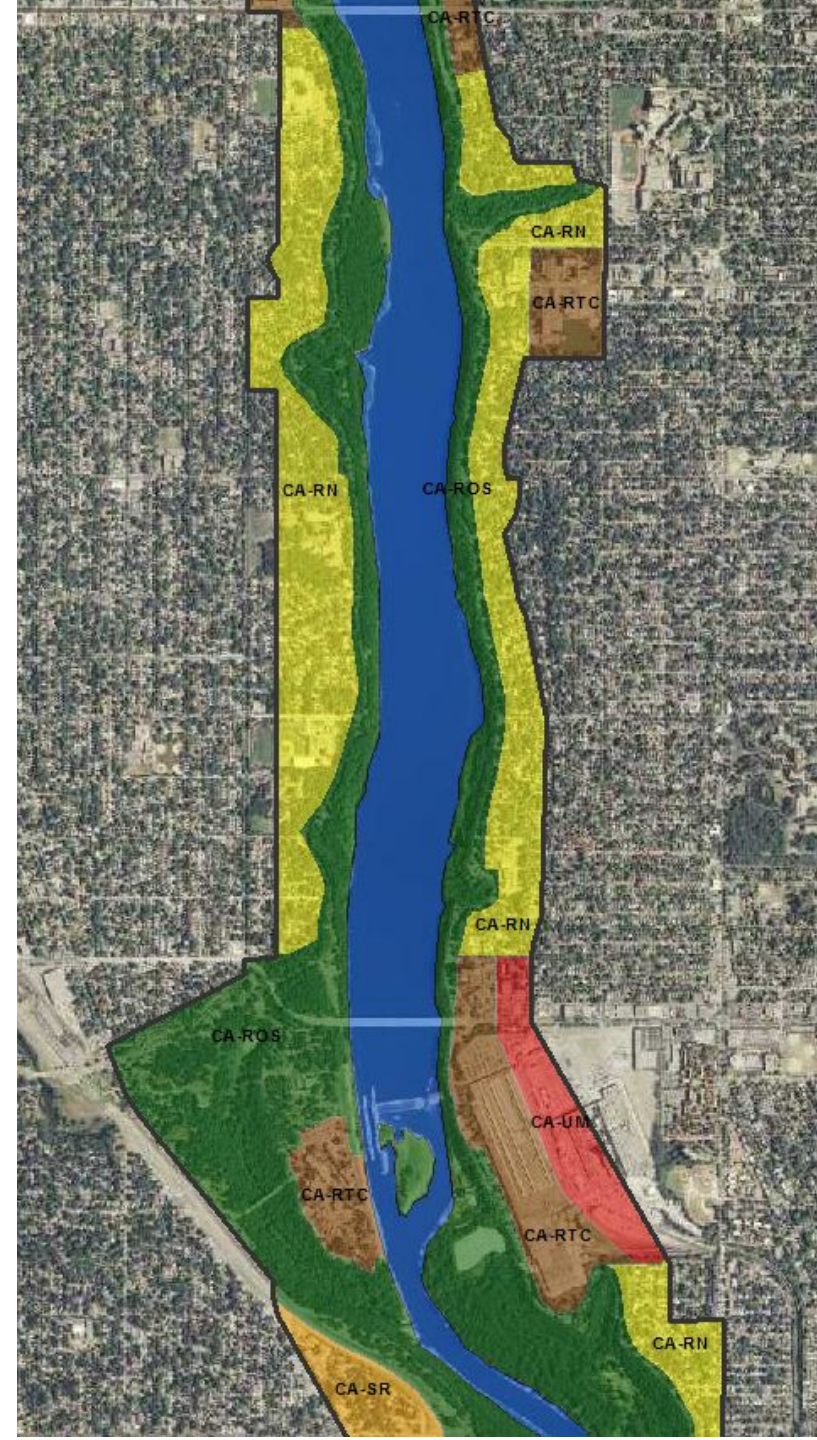
PRIMARY CONSERVATION AREAS

- ❑ Natural resources, historic and cultural features: shore impact zones (SIZ), bluff impact zones (BIZ), floodplains, wetlands, gorges, areas of confluence with tributaries, natural drainage routes, unstable soils and bedrock, native plant communities, cultural and historic properties, significant existing vegetative stands, & tree canopies.
- ❑ Listed for protection in MS 116G.15
- ❑ Corridor was designated because of these resources & features

PRIMARY CONSERVATION AREAS

Ordinance Requirements

1. Structure & impervious surface placement (SIZ/BIZ)
2. Impacts must be evaluated for variances & CUPs – mitigate if impacts
3. PCAs on project submittals
4. Vegetation restrictions on some PCAs
5. Land alteration restrictions on some PCAs
6. Subdivision requirements for PCA protection

PRIMARY CONSERVATION AREAS – SHORE IMPACT ZONES

Map & Describe

Legend

MRCCA Shore Impact Zones

Mississippi River Corridor Critical Area (MRCCA) Districts

- CA-RN
- CA-ROS
- CA-RTC
- CA-SR
- CA-UC
- CA-UM
- Water
- MRCCA Boundary
- Municipal Boundaries
- Roads

Newport

Inver Grove Heights

Saint Paul Park
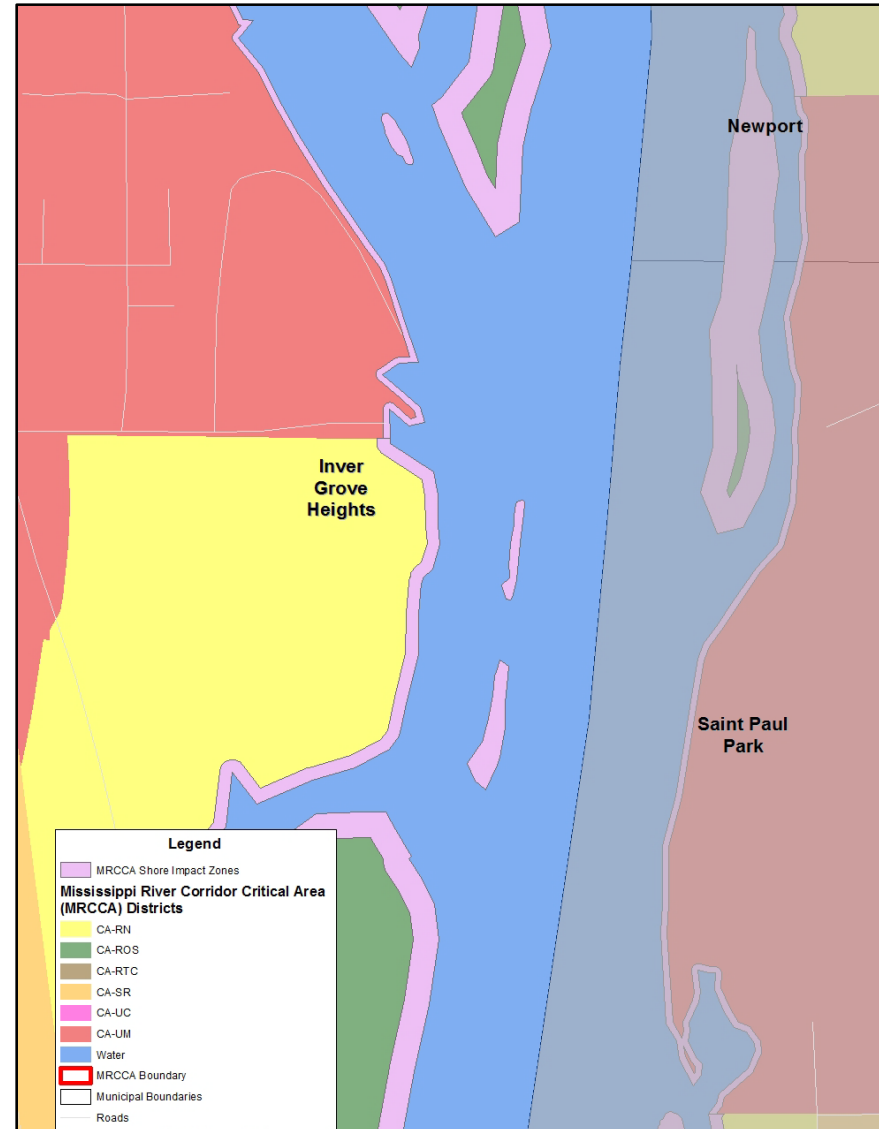
PRIMARY CONSERVATION AREAS – BLUFF IMPACT ZONES

Map & Describe

Legend
- MRCCA Boundary
- Municipal Boundaries
- Roads
- Bluffs & land within 20' of bluffs
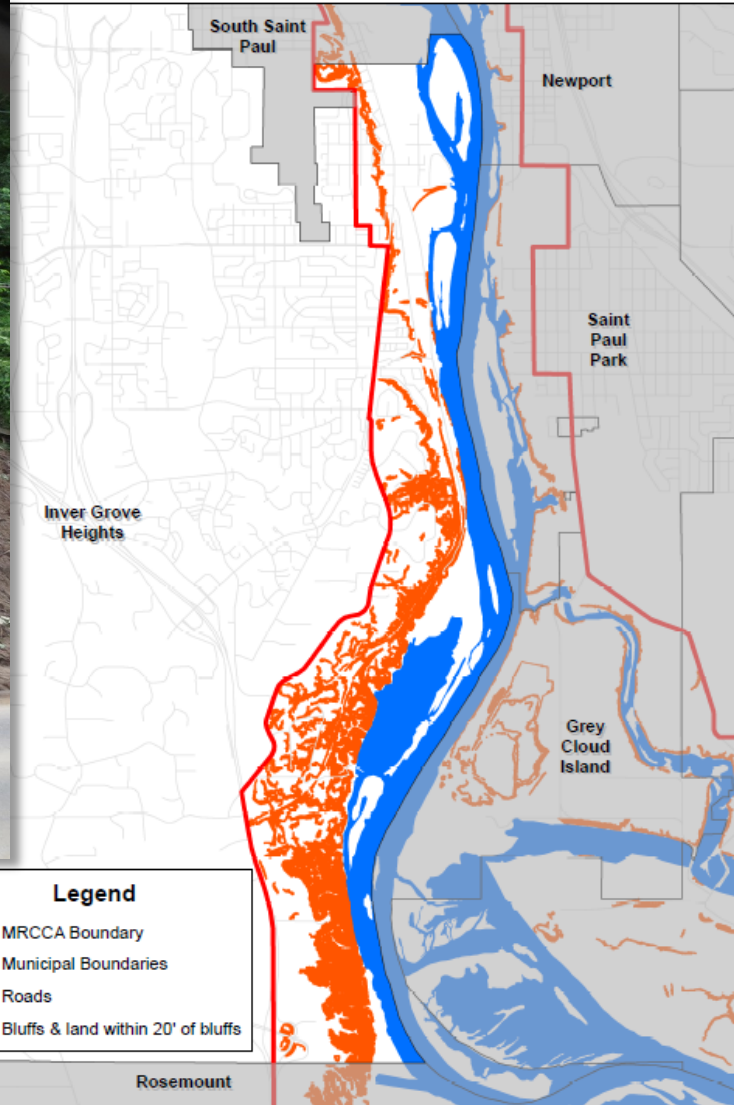
PRIMARY CONSERVATION AREAS – NATURAL DRAINAGE ROUTES

Map & Describe

Legend
- MRCCA Boundary
- Municipal Boundaries
- Roads
- Natural Drainage Routes

Rosemount

Ni[r]

Hastings

Map & Describe
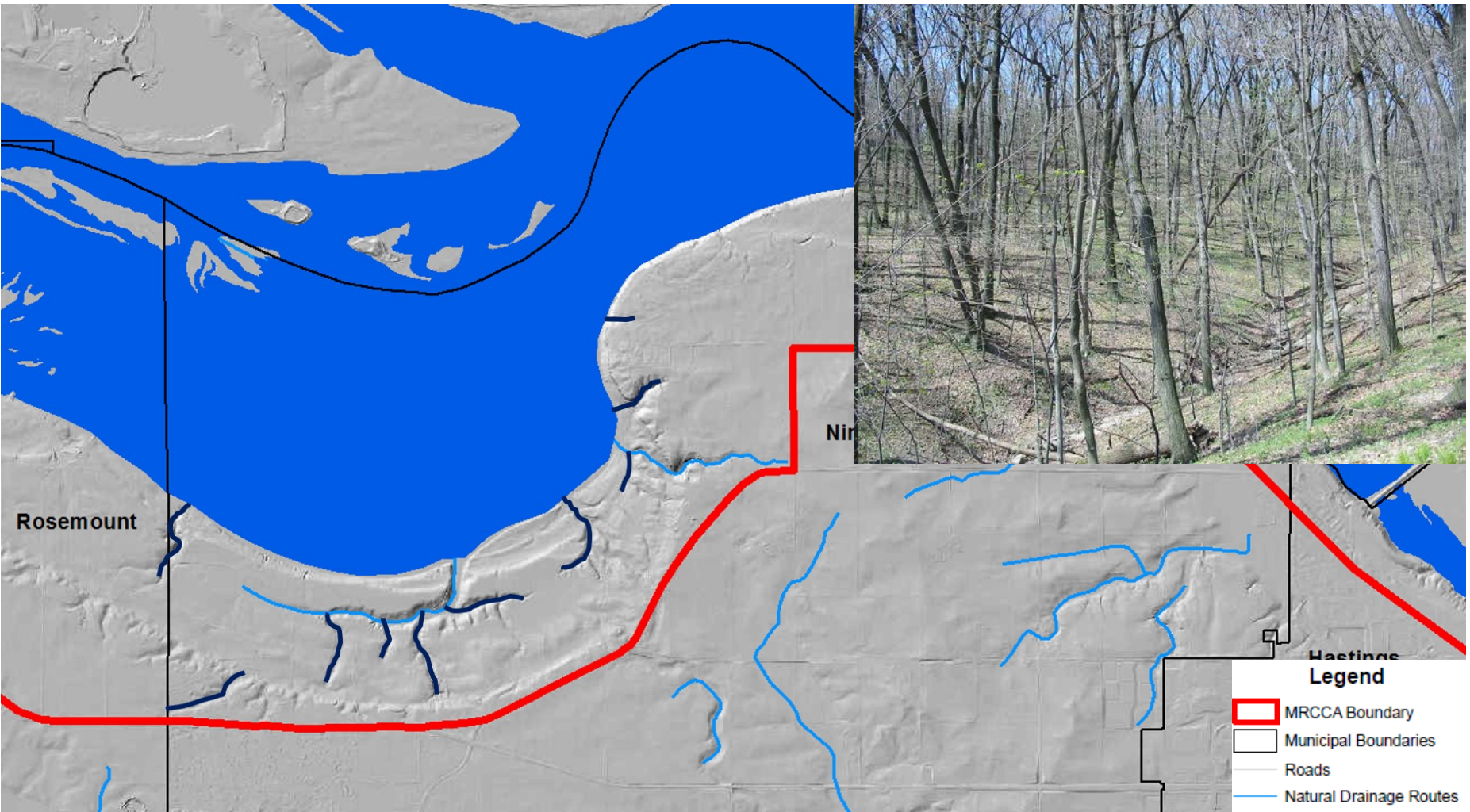
Legend
- MRCCA Boundary
- Municipal Boundaries
- Roads
- MRCCA Wetlands
- Floodplains
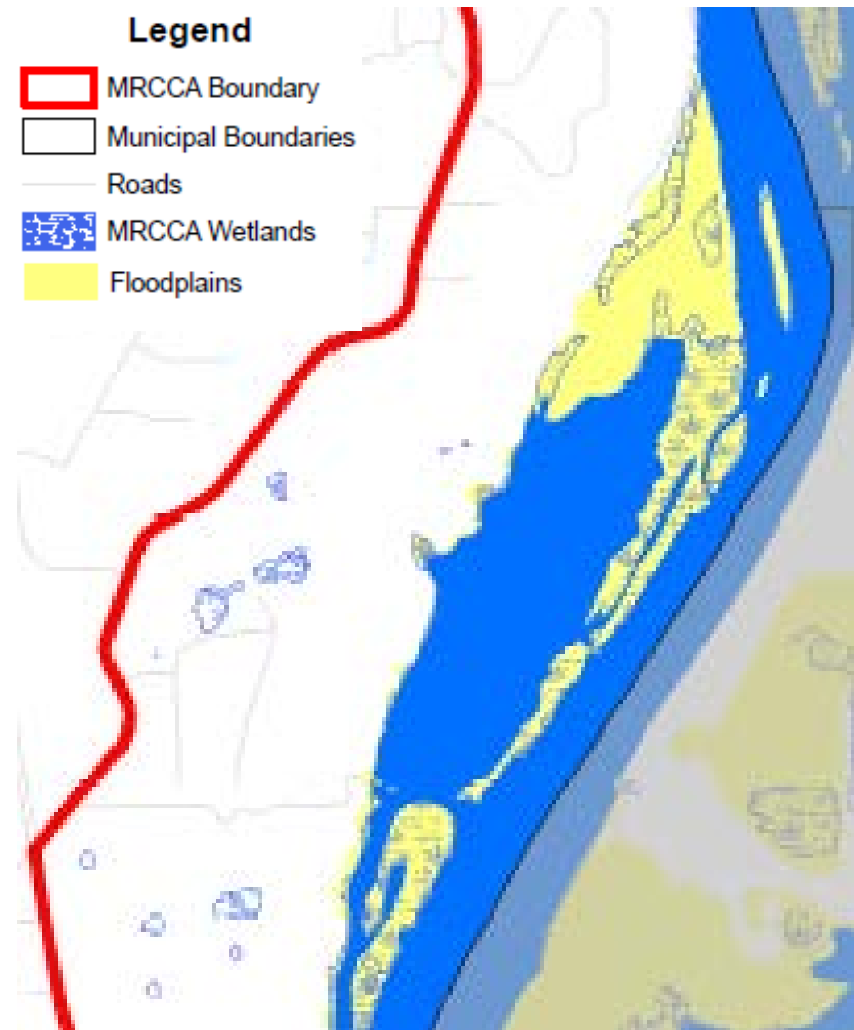
PRIMARY CONSERVATION AREAS – NATIVE PLANT COMMUNITIES & SIGNIFICANT EXISTING VEGETATIVE STANDS

Map & Describe

Legend

- ▭ MRCCA Boundary
- ▭ Municipal Boundaries
- — Roads
- �⬛ Native Plant Communities
- ⬛ Significant Existing Vegetative Stands

Native Plant Communities

1. Specifically listed in MS 116G as protected resource
2. Not prevalent in corridor
3. Rule definition: "Identified" by MN Biological Survey (MBS) or other survey.......
4. MBS Criteria
   1. Quality
   2. On sites of 5 acres or more
5. Ecological, functional and aesthetic values

Significant Existing Vegetative Stands

1. Specifically listed in MS 116G as protected resource
2. Prevalent in corridor
3. No rule definition
4. Criteria for significant:
   1. Largely intact
   2. Connected
   3. Contain sufficient native plant communities to be identifiable as a distinct class
   4. Ecological, functional & aesthetic values
   5. High ecological value
      1. species diversity
      2. Habitat for endangered & threatened plants & animals

Tri-Colored Bat
Photo courtesy of Timothy Carter

Significant Existing Vegetative Stands Data Layer (.lyr)
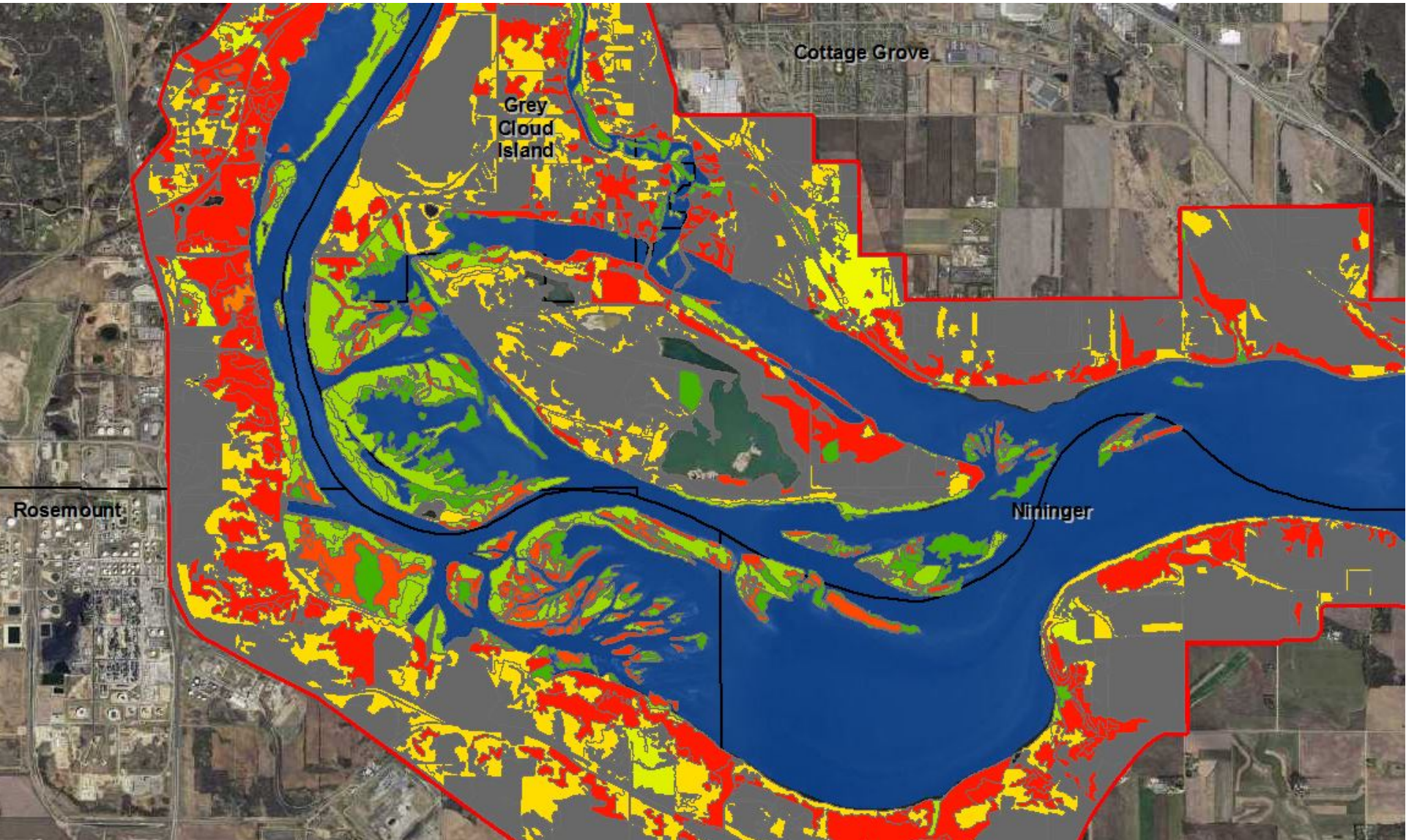
Policies

1. Protect PCAs and minimize impact from development
2. Support mitigation of impacts through variances, CUPs and permits
3. Prioritize restoration of removed native plant communities and natural vegetation in riparian areas
4. Prioritize PCAs for protection for development sites containing multiple PCAs
5. Support alternative design standards that protect PCAs (conservation design, TDR)
6. Prioritize use of permanent PCA protection measures (easements, deed restrictions)

Policies - Examples

Identify and protect areas of significant vegetation, unique vegetative species and wildlife habitats within the corridor and retain existing vegetation and landscaping. (Fridley)

City of Fridley

Preferred site plans will preserve existing vegetation, minimize vegetative cutting of existing trees, and include new native species plantings within the Corridor to improve scenic quality, to screen visually intrusive elements, to provide habitat and increase biological diversity, and to minimize erosion. (Dayton)

CITY OF DAYTON
Two Rivers, One Community

Implementation Actions

1. Administration
    1. Ensure PCA locational information is readily available
    2. Specify procedures for processing applications to protect PCAs
    3. Develop procedures for integrating DNR & local permitting of riprap, walls and other hard armoring
2. Education & outreach
    1. Communicate vegetation management and land alteration standards to property owners
    2. Information on good vegetation & landscaping practices

PUBLIC RIVER CORRIDOR VIEWS

- ❑ Scenic views and vistas listed for protection in MS 116G.15
- ❑ Corridor was designated to protect scenic views
- ❑ PRCV definition, protective standards and administrative procedures seek to better define and protect scenic resources
- ❑ Three types of views:
  - ❑ Views toward the river
  - ❑ Views toward bluffs
  - ❑ Other

PUBLIC RIVER CORRIDOR VIEWS

Ordinance Requirements

1. Impacts must be evaluated for variances & CUPs – mitigate if impacts
2. PRCVs on project submittals
3. Placement of communications facilities
4. Structure design & placement in RTC, UM and UC districts
5. Public facilities
6. Subdivisions – impacts of vegetation removal
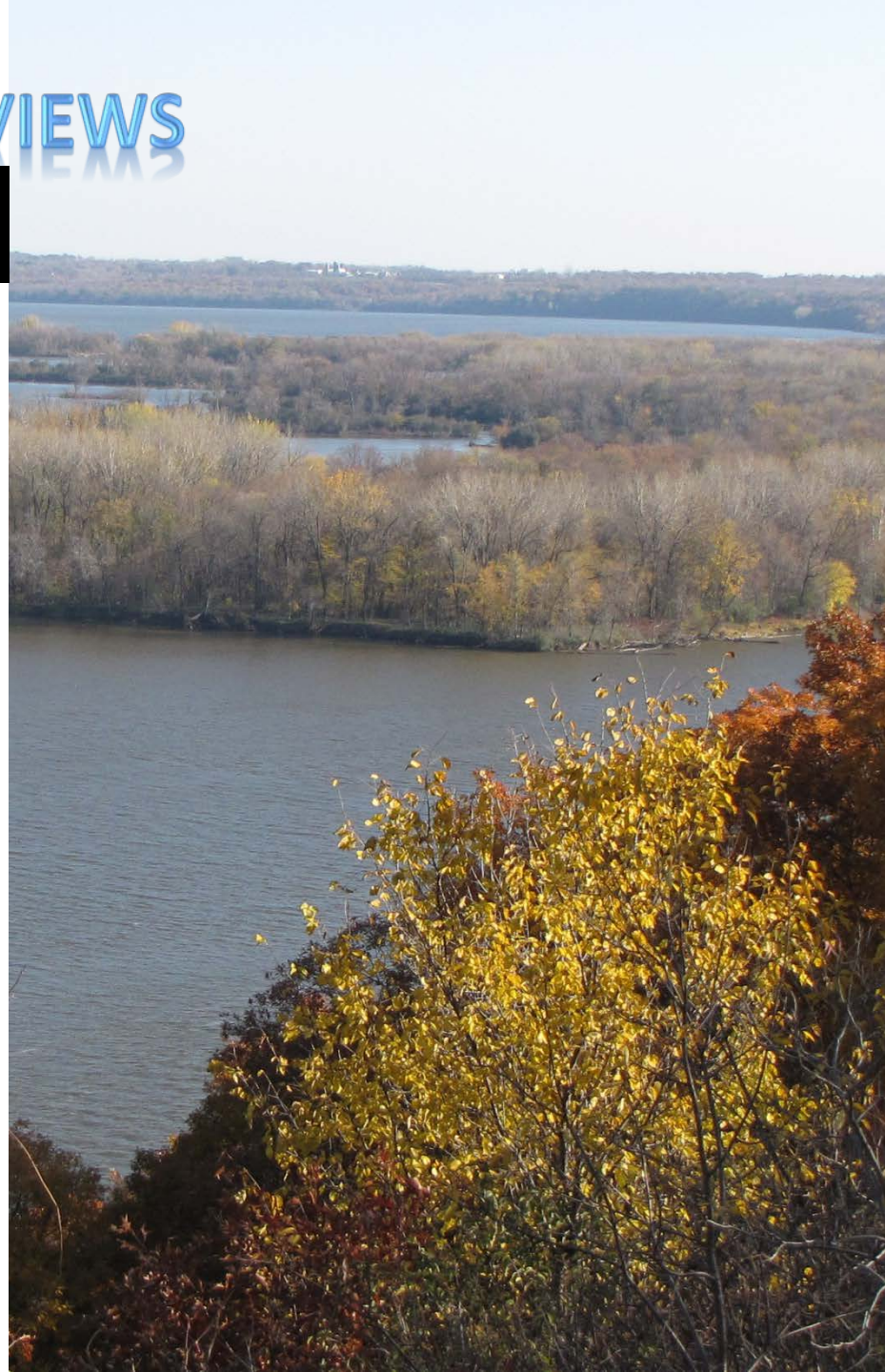
PUBLIC RIVER CORRIDOR VIEWS

1

2
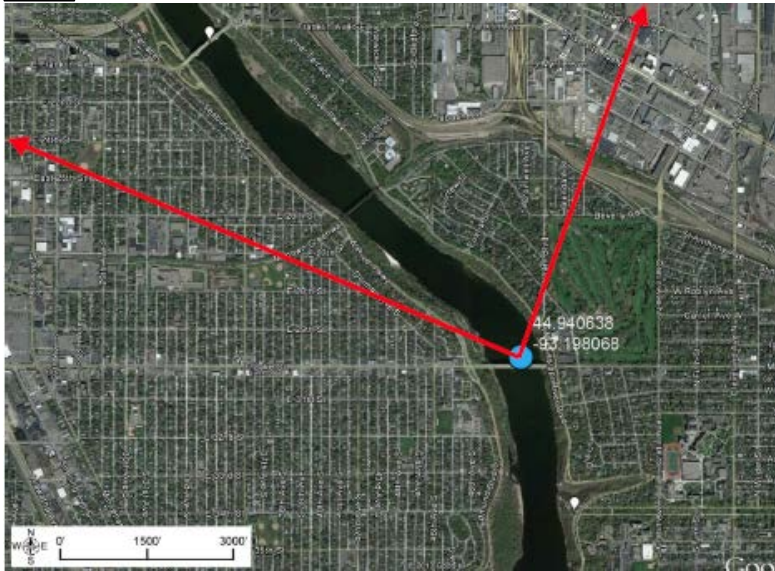
3 <u>View is Valuable because</u>…Significant rural/natural feel in fore/mid ground with city in the distance. Strong feeling of nature still existing in the city.

4 <u>How changes will impact</u>? Tree removal and/or the addition of buildings in the fore/mid ground that extend over the tree line or canopy will negatively affect strong presence of nature.

PUBLIC RIVER CORRIDOR VIEWS

1

2

3 <u>View is Valuable because</u>…Bluffs dominate view through all seasons and remind us that we are in a river valley. Green wall of bluff provide book end to high bridge and frame beautiful view up the river.

4 <u>How changes will impact</u>? Addition of buildings in the fore/mid ground that break up green bluff wall.

Google Earth/Sketch Up
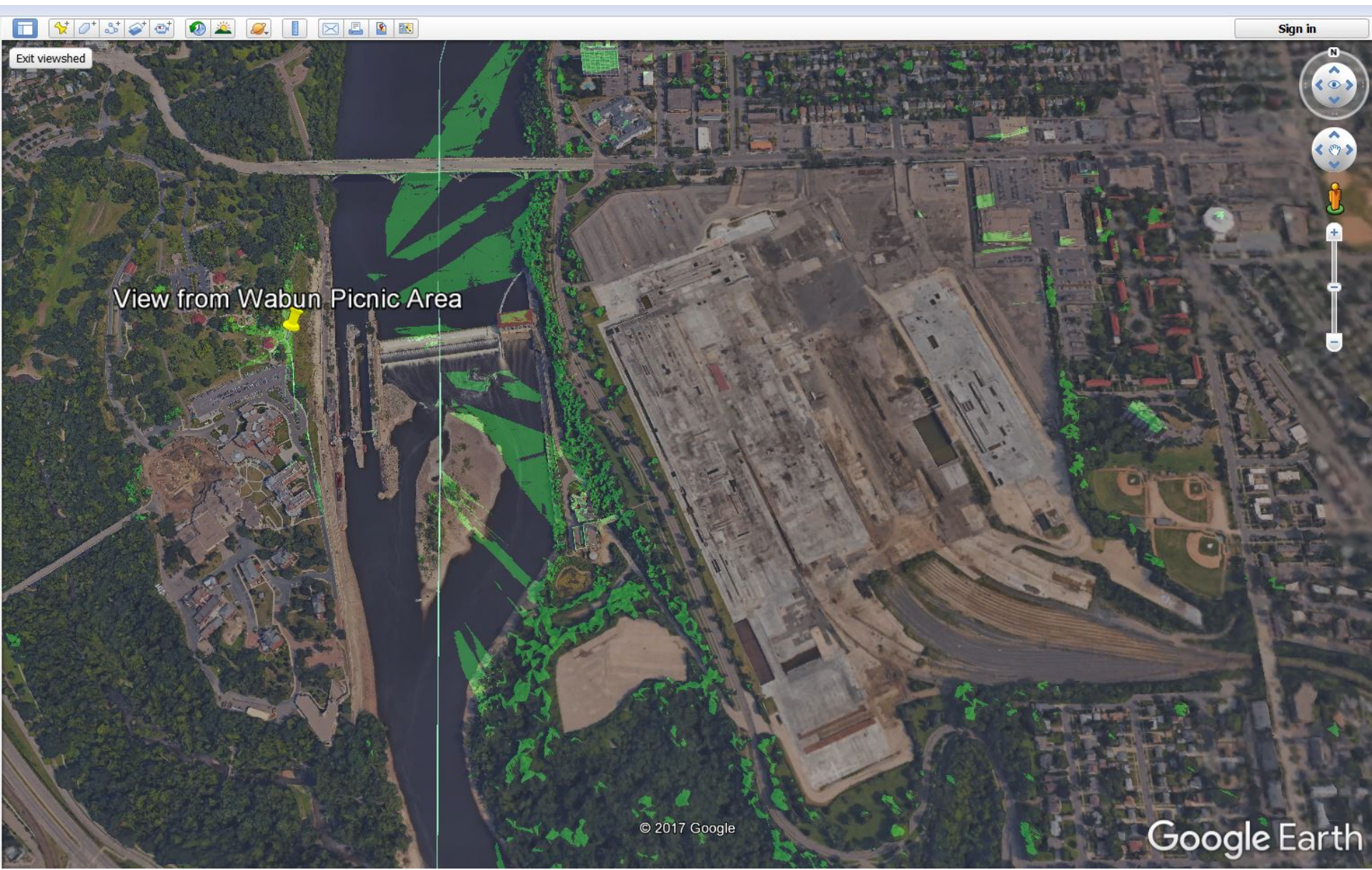
Policies

1. Protect & minimize impacts to PRCVs from:
    1. Public development
    2. Private development
    3. Vegetation management activities
2. Protect PRCVs identified by other communities
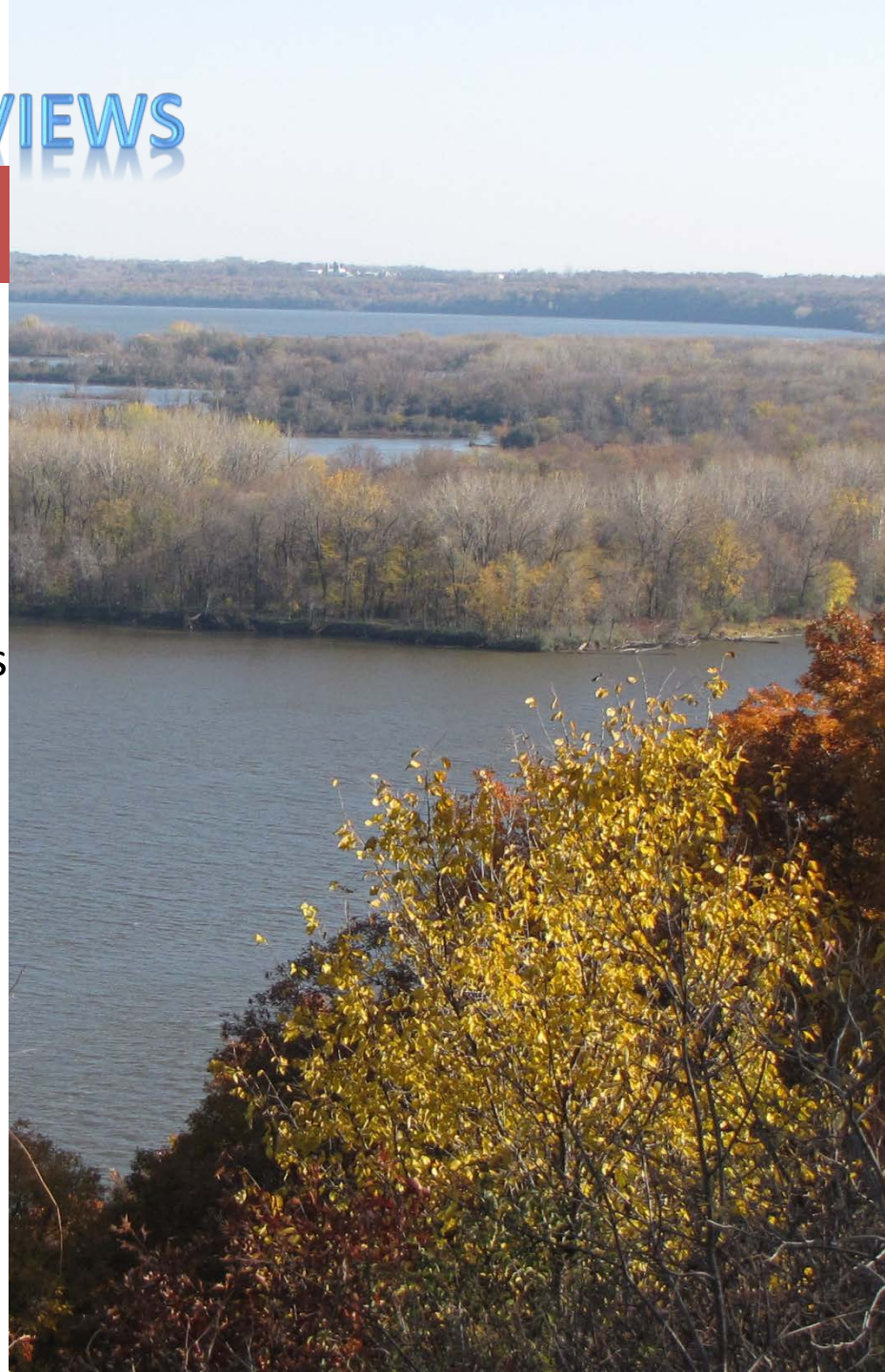
Policy Examples

The city supports maintaining building heights that maximize public views of the high bluff lines from the high water mark on the opposite side of the river. (St Paul)

Specifically prohibited are off-premises advertising signs and billboards that would be visible from the river. (Minneapolis)

Implementation Actions

1. Education & outreach
   1. Communicate PRCV ordinance provisions and view locations to property owners
   2. Develop and communicate vegetation management practices for protecting PRCVs
2. Administration
   1. Specify application procedures for addressing impacts to PRCVs
   2. Specify procedures for evaluating impacts and determining mitigation for:
      1. Variances/CUPs
      2. Public development
      3. Private development
   3. Procedures to coordinate on-going protection with adjacent communities
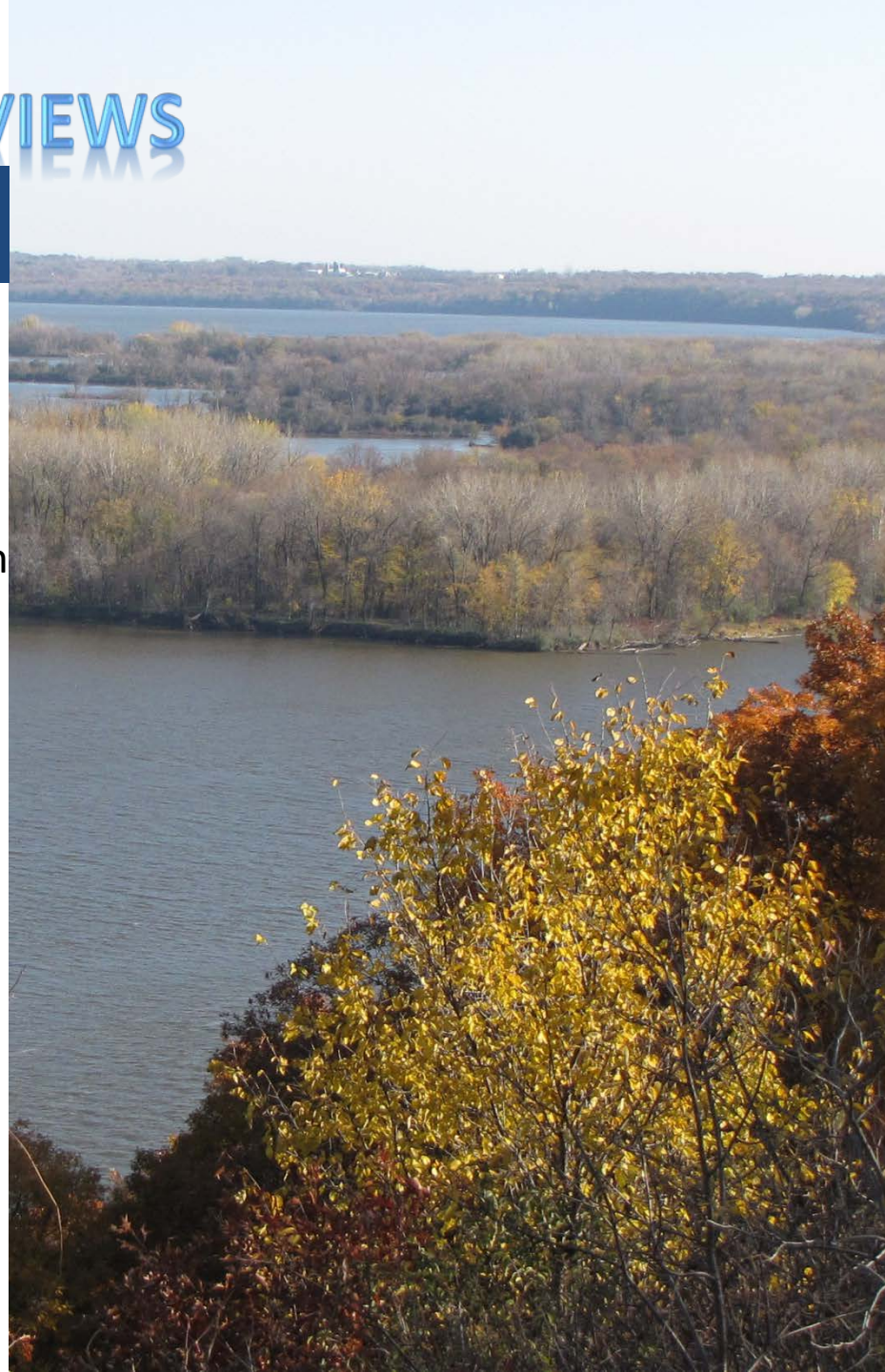
RESTORATION PRIORITIES

❑ Restoration is often needed to maintain resource integrity and water quality
❑ Development & redevelopment are opportunities to
  ❑ Restore vegetation
  ❑ Prevent erosion
  ❑ Stabilize slopes & banks
❑ Goal is to "pre-identify" restoration opportunities

RESTORATION PRIORITIES

Ordinance Requirements

1. Subdivisions
    1. If PCAs exist but no "natural vegetation," then vegetation assessment to determine where vegetation restoration needed
    2. IF no PCAs, pre-identified vegetation priorities must be restored and set aside as protected areas.
2. Pre-identified vegetation restoration priorities used as conditions of approval for variances/CUPs, vegetation permits, other applications

RESTORATION PRIORITIES

Map & Describe

1. Map areas for natural vegetation restoration

2. Describe areas identified for erosion prevention, bank and slope stabilization and other restoration activities. No map required.

Legend

- ▬ MRCCA Boundary
- ▢ Municipal Boundaries
- — Roads
- ▮ Vegetation Restoration Priorities*
- ▮ Native Plant Communities & Significant Existing Vegetative Stands

*PCAs (BIZ, SIZ, Floodplains, Wetlands) that are not covered by native plant communities or significant existing vegetative stands

Natural Vegetation – Not a PCA

1. **Not listed in MS 116G as protected resource**

2. **Used as "restoration standard"**
   1. **in areas identified as "restoration priorities" in MRCCA Plan for:**
      1. **Mitigation (variances, CUPs)**
      2. **Development/subdivision**
   2. **For vegetation removed (except NPCs) under vegetation permit**

3. **Used for "screening" - not readily visible**

4. **Rule definition:**
   1. **Ground cover, understory and/or tree canopy**
   2. **Altered**
   3. **Functional & habitat values**

Coon Rapids Dam Pool
Shoreline Inventory

Prepared by:

ANOKA
CONSERVATION
DISTRICT

for

The Minnesota Department of Natural Resources

December 2012

Site 6 Profile:
West Mississippi WMO - Brooklyn Park

Shoreline Structure, Material

- None, Vegetation
- Retaining Wall, Boulder
- Retaining Wall, Concrete
- Retaining Wall, Gabion
- Retaining Wall, Landscape Block
- Retaining Wall, Sheet Piling
- Retaining Wall, Wood
- Rip Rap, Concrete
- Rip Rap, Rock
- Sand Beach, Sand

- Parcel
- 10' Contour
- Photo Taken
- Boat Ramp
- Stairs
- Deck/Landing
- Storm Water Inlet
- Building
- Dock

0211921340005
0311921140011

IMG1068
IMG1048

850'
840'
830'

0 50 100 200 300 400 500 Feet

Erosion Severity

Slight | Moderate | Severe | Very Severe

Anoka | Coon Rapids
Champlin | Brooklyn Park

Policies

1. Protect native, significant, & natural vegetation during development, require restoration if removed.
2. Restoration priorities: stabilization of erodible soils, riparian buffers & slopes visible from river
3. Restore to protect/enhance PRCVs
4. Restore in priority areas through variance, CUP and subdivision processes
5. Sustaining & enhancing ecological functions through restoration is important to community

RESTORATION PRIORITIES

Policy Examples

Encourage the restoration of degraded wetlands where practical. (Denmark Twp)

Encourage residents within the river corridor to replace diseased trees with new plantings and to use other vegetative plantings on the riverbanks and steep slopes to control erosion. (Fridley)

Require increased native landscaping on all sides of developments located east of Concord Street, within the corridor, or adjacent to the Mississippi River Regional Trail (MRRT). (South St Paul)

Implementation Actions

1. Education and outreach
2. Administration. Establish:
   1. Vegetation permitting process
   2. Site plan review process
   3. Process for evaluating priorities for variances/CUPs
3. Subdivisions
   1. Establish criteria to determine when vegetation restoration is required (assessment) - for sites with PCAs, but no natural vegetation
   2. Require restoration for pre-identified priorities – for sites with no PCAs and set aside as open space.

OPEN SPACE & RECREATIONAL FACILITIES

- ❑ Parks, trails, scenic overlooks, natural areas add to community quality and increase opportunities for river access
- ❑ Purpose is to:
    - ❑ Encourage, create, connect, & maintain open space and recreational facilities
    - ❑ Identify access point and trail locations

OPEN SPACE & RECREATIONAL FACILITIES

Ordinance Requirements

1. Standards for public facilities
    1. General facility design standards
    2. Specific facility design standards
    3. ROW maintenance
2. Subdivisions

OPEN SPACE & RECREATIONAL FACILITIES

Map & Describe

1. Existing & proposed open space and recreational facilities
   1. Public & private
   2. Public river access

   Option: include on relevant **Regional and Local Park and Trail Plan maps** IF MRCCA boundary shown

OPEN SPACE & RECREATIONAL FACILITIES

Policies

1. Encourage creation, connection & maintenance of open space, recreational facilities and public river access.
2. Encourage dedication for acquiring public river access
3. For developable land in CA-SR districts, identify and encourage connections to existing & planned parks and trails.

OPEN SPACE & RECREATIONAL FACILITIES

Policy Examples

Provide trail links to regional trail systems and trails maintained by adjacent municipalities (Inver Grove Heights)

Connections between the terrace neighborhoods and the river may be improved by adding a limited number of pedestrian routes (stairs, ramps, walkways) between the bluff elevations and the river flats. (St Paul).

Require park dedication generated within the corridor to consist of land within the corridor or if cash in lieu of land, the cash should be used towards improving open space, riverfront access, storm water drainage areas or other public service within the River Corridor. (Fridley).

OPEN SPACE & RECREATIONAL FACILITIES

Implementation Actions

1. Include facilities in CIP
2. Develop system to track & monitor open space required through subdivisions

TRANSPORTATION & PUBLIC UTILITIES

❑ Transportation & utilities (power, gas, water sewer, stormwater) can have negative impacts on views, habitat and soil erosion
❑ Minimize impacts and conflicts
❑ Sets stage for design standards to minimize impacts – create positive impact

TRANSPORTATION & PUBLIC UTILITIES

Ordinance Requirements

1. Standards for public facilities
   1. General facility design standards
   2. Specific facility design standards
   3. ROW maintenance

TRANSPORTATION & PUBLIC UTILITIES

Map & Describe

1. Existing & proposed transportation & public utility facilities

   Options:
   - Transportation: include on relevant Roadways, transit and bicycling and walking maps IF MRCCA boundary shown
   - Utilities: Identify planned work in MRCCA and describe impacts

TRANSPORTATION & PUBLIC UTILITIES

Policies

1. Minimize impacts to PCAs

Implementation Actions

1. Include facilities in CIP, if relevant

Policy Examples

Ensure future development emphasizes continuous open space, minimizes utility and infrastructure needs and crossings (including transportation river crossings and concentrates them at existing crossings where possible), and allows for scenic vistas, trails and walkways. (Ramsey)

Minimize utility crossings and encourage location of necessary crossings along existing bridges and utility crossings. If feasible, crossing should be underground and should not negatively impact natural or cultural significant resources. (Fridley)

SURFACE WATER USE

- ❏ Uses include barge fleeting, boating, boat tours, paddle share
- ❏ Provide economic benefits
- ❏ But potential conflicts and external impacts with other surface water uses
- ❏ Minimize impacts and conflicts
- ❏ No ordinance requirements!

SURFACE WATER USE

Describe – if applicable

1. Existing and future conflicts and improvement opportunities
2. Existing and future barge fleeting areas, why important and areas of potential negative impact on PCAs.

SURFACE WATER USE

Policies – if applicable

1. Recognize economic value of river
2. Minimize conflict under MS 86B
3. Provide for barge fleeting and address negative impacts on PCAs
4. Balance commercial and recreational uses

Implementation Actions – if applicable

1. Establish process to consider surface water impacts for water-oriented uses
2. Consider surface water regulations

SURFACE WATER USE

Policy Examples

Barge fleeting facilities and seaplane operations shall not be permitted within the Hastings Critical Area/ MNRRA Corridor because of incompatibility with existing and planned land uses and safety considerations. (Hastings)

The City acknowledges barge fleeting is necessary for commerce and will work to provide areas if determined appropriate. Locations for future fleeting or loading should be removed from residential areas and the marina facilities to prevent conflicts with recreational boat traffic. (Inver Grove Heights)

WATER-ORIENTED USES

- ❑ Uses include barge terminals and marinas
- ❑ Provide economic benefits
- ❑ Potential conflicts and external impacts and other land uses
- ❑ Minimize impacts and conflicts
- ❑ Ordinance requirements no different than any other land use. However, there are exceptions to some water and bluff setbacks for public recreational and river-dependent uses!

WATER-ORIENTED USES

Describe – if applicable

1. What water-oriented uses are and why they are important
2. Presence of existing and future uses, purpose, benefits and potential conflicts

WATER-ORIENTED USES

Policies – if applicable

1. Acknowledge importance and provide for their protection
2. Minimize conflicts with other land uses

Implementation Actions – if applicable

1. Amend ordinance to provide for uses
2. Establish process to consider surface water impacts for water-oriented uses

WATER-ORIENTED USES

Policies - Examples

Identify land uses within the corridor that are inconsistent with river related uses or are potentially hazardous to natural resources and establish a plan for replacement use. (Ramsey)

Barge Terminal #1, Red Rock, and Southport will remain the city's principal river port terminals. The city supports the Port Authority's policy of replacing non-river-related businesses with river-related businesses at Southport and Red Rock Industrial Districts, as leases expire. (St Paul)

QUESTIONS?