

Memo

To: Carver County Planning Commission
Thru: Paul Moline
From: Adriana Atcheson, Planning & Water Management
Date: December 11, 2018
Re: 2040 Comprehensive Plan – Land Use Comments
CC: Steve Just

Enclosures: Revised Timeline, Land Use Related Comment List

Carver County staff completed the draft of the 2040 Comprehensive Plan in April 2018 and distributed the draft plan for the 6-month review period. The review period ended in November. Carver County received 20 letters and 9 review sheets with comments. Staff broke these down into 226 separate comments which need to be addressed and/or responded to. Fifty-two of these comments relate to land use. Some comments address minor changes or updates that need to be made based on new information, which staff will change. However, others are more significant and require input/guidance from the Planning Commission. Some of the common themes of these comments include:

- **Solar** – concerns with large scale solar projects being built on prime agriculture land, and solar being referred to as an essential service.
- **Transition/Annexation Areas** – a few of the cities and townships had comments relating to the transition areas. These included concerns with the transition area not matching the city's 2040 growth area, or a transition area being too large/restrictive.
- **Changes to Individual Township Chapters** – townships have requested a variety of changes be made to their own township chapters, including revisions to feedlot regulations, rural service districts, and eligibility options.

Planning Commission Role

Staff will go through these comment themes with the Planning Commission at the meeting. The Planning Commission is asked to provide guidance to staff about addressing and responding to the presented comments.

Revised Timeline

As identified in the memo distributed at the Planning Commission on November 20, 2018, staff are applying to the Metropolitan Council for an extension until June 30, 2019 for submission of the Comprehensive Plan. An updated timeline is attached.

Task	2018												2019					Due Date	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May		Jun
Develop Draft Plan																			
6-month review																			
City and Township Meetings																			
Attend all Township meeting																			
Public Input																			
Open House																			
Apply for Extension																			
Develop Final Draft																			
Revise Plan based on 6-month review comments																			
Rerun Transportation Model																			
Planning Commission Meeting/Public Hearing																			
County Board Meeting																			
Submit to Metropolitan Council																			

Carver County 2040 Comprehensive Plan – 6 Month Review Period Land Use Related Comments:

1. Dahlgren Township

- 1.1 Add all Eligibility options that the county offers, including:
 - a. wooded lots
 - b. conservation incentives
 - c. all options under bluff provisiongiving our residents the most flexibility.

2. Hancock Township

- 2.1 Whereas: The Rural Service Districts have outlived their intent and purpose in Hancock Township. There are presently no operating businesses that serve the Ag community. They are presently private residences and Ag land and have been for quite a while. There has been no new activity in these areas in the last 30 years.
Be it resolved: The Hancock Town board requests to have the Rural Service Areas designation removed from its chapter of the Comp plan.

3. Hollywood Township

- 3.1 Solar Gardens - Hollywood Township is asking that in Carver County, Solar Gardens not be put in Prime/Productive Ag land.

4. Watertown Township

- Whereas, Watertown Township has previously adopted a resolution regulating the location of feedlots within the Township via Carver County's Comprehensive Plan; and
Whereas, the Township now desires to modify where feedlots between 200 and 300 animal units may be located within the Township; and
Now, therefore, Watertown Township sets the following standards for the location of feedlots within the Township:
- 4.1 Watertown Township adopts the animal agriculture operations policy and standards contained in the Carver County Land Use Plan and the Carver County Feedlot Ordinance.
 - 4.2 In addition to the County standards adopted above, the Township adopts standards which apply to areas east and west of a division line which runs from State Highway 25 on the north Township boundary to State Highway 7, east on Highway 7 to CSAH 10, then south on CSAH 10 to the south Township boundary ("Division Line").
 - 4.3 The following standards will apply to animal agriculture operations in Watertown Township:
 - a. New and expanded animal agriculture operation feedlots greater than 50 Animal Units (AU) shall be required to obtain a Conditional Use Permit.
 - b. New animal agriculture operations east of the division line are restricted to 200 AUs or less, except as provided below.
 - c. New animal agriculture operations west of the division line are restricted to 400 AUs or less.
 - d. Expansion of existing animal agriculture operations are restricted to 25 percent above the AU existing of August 6, 2018, the date Resolution 8-6-2018 was first adopted, except as further limited by this Resolution.
 - e. No expansions above 200 AU will be allowed east of the division line, with the exception of PID 100290600 (119.99 acres) which will be allowed expansion to a maximum of 300 AU, but with an absolute exclusion of swine.
 - f. No expansions above 400 AU west of the division line shall be allowed.
 - 4.4 Removal of the words "energy production" from line #1 in LU 20 section.
 - 4.5 The language ... "Development of Solar Energy Systems is guided by County Policy LU-20 Essential Services and Public Services" must be removed from the Solar Resource page, 3.49.
 - 4.6 Add a fourth category "solar development" into Change LU 19 section to read "Other land uses and criteria for these uses fall into one of four categories: essential services; solar development, large scale land uses that require a location in the Agricultural Policy Area because of a unique

need for land or location; and small scale business activities centered around residential or residential/farmstead use of a property.

- 4.7 Create a separate solar policy between LU 20 and LU 21 that includes:
 - a. Encourage residential solar development that maintains community character.
 - b. fairly balance the development rights of land owners with solar resources with the community character rights of adjacent landowners.
 - c. encourage solar garden or farm development on marginal farmland rather than prime agricultural soils
 - d. encourage solar garden development on closed landfills, vacated gravel pits and brownfields.
- 4.8 Item: Proposed addition to Carver County Code of Ordinances and Land Use Policy with regard to a Township option allowing or restricting Outdoor Commercial Rifle and Handgun Ranges within their Township.

Background/Justification: Watertown Township residents have expressed concern over the potential of the establishment of a commercial outdoor rifle and handgun shooting range within the township. In that there is little or no specific language in the Carver Code of Ordinances or Policies regarding the foregoing, the Watertown Township Board would like to see action taken to provide a township option.

As an example... currently there is a provision in the current Carver County Code of Ordinances (see highlighted item in (Section 5a of Ordinance 152.080) relating to golf courses and the option for townships to opt in or out of this provision in their Comprehensive Plans.

Watertown Township proposes this same option provision be made available to all townships within the county regarding commercial outdoor rifle/handgun ranges.

Action requested: Watertown Township thus proposes language be added to the Carver County Comprehensive Plan, Code of Ordinances and Land Use Policy providing Townships the ability to choose whether or not commercial outdoor rifle and handgun ranges are an acceptable land use with their respective townships. Changes would be required to Carver County Comprehensive Plan County Policy LU-2 and County Code of Ordinance 152.080.

Watertown Township respectfully requests that the Carver County Board of Commissioners consider this proposal at an upcoming Carver County Board Meeting.

Proposed language to be added is as follows:

8. Outdoor Commercial Rifle and Handgun Ranges

- a) Outdoor Commercial Rifle and Handgun Ranges will be permitted only in those townships where the township comprehensive plan states that the use is a compatible and desirable use within the township. The town board will forward a resolution to the county stating that the proposal is in conformance with its comprehensive plan.

§ 152.080 Conditional Uses - Large Scale Activities with Unique Land or Location needs.

(A) Minimum criteria for issuance.

- (1) The Activity conforms to all other county ordinances, state, and federal regulations.
- (2) Minimum five acre lot size; unless another size is specified under a particular provision.
- (3) Sewage can be manage in accordance with Chapter 52 of this code of ordinances. The county may require design by a registered engineer.
- (4) The activity shall be located on a hard surfaced (blacktop or concrete) road unless specific approval for location on a township road is given by the affected township or Carver County, MN Code of Ordinances American Legal Publishing 108 townships. The town board may condition its approval of access top a gravel road on agreements with the applicant regarding dust control, maintenance, or similar issues. The terms of the agreement shall be such that the agreement is in force so long as the permit is in effect.
- (5) The activity is of a scale that the demand for support services such as sewer, water, police, fire protection, emergency equipment access, roads or streets, can be accommodated within the context of the service levels available in the commercial agricultural area.
- (6) Land is not subject to the land use restrictions of an AG preserve covenant.
- (7) The operational characteristics of the proposed activity shall be such that it can be operated on the proposed site and within the current levels of support services and infrastructure. Activities that will have service needs-traffic capacity or roads, waste disposal or management,

fire or police protection, sewage disposal-that will exceed those available in the area should locate in municipalities where the services are available.

(B) Minimum conditions.

- (1) Permit shall be subject to administrative review or compliance review as set by the permit.
- (2) The operational plan and site plan shall become part of the permit.
- (3) The activity must operate in conformance with the approved site plan and operational plan and other provisions of this chapter. The site plan and operational plan shall become part of the permit.
- (4) The applicant must submit a copy of workers' compensation insurance or sign an affidavit stating that he or she will not have any employees.
- (5) All buildings used in the operation must meet the State Building Code.

C) Activities

- (1) Airports and personal use land strips. Airports must have the approval of the Minnesota Department of Transportation and/or the Metropolitan Airports Commission.
- (2) Churches. Related structure and activities, including education and classes, located on the same site which are an integral part of the church proper and convents or homes for persons related to the religious functions. The number of dwelling units permitted shall not exceed the number of building eligibilities available or the number of units existing on the church site as of September 1, 1998.
- (3) New or expanded existing cemeteries. Cemeteries shall not be established in areas with a high water table.
- (4) Historical sites and activities as recognized by the State Historical Society.
- (5) Golf courses subject to the following criteria:
 - (a) Golf courses will be permitted only in those townships where the township comprehensive plan states that the use is a compatible and desirable use within the township and the town board forwards a resolution to the county stating that the proposal is in conformance with its comprehensive plan.
 - (b) the course must be located on either a minor collector, a major collector, a minor arterial or major arterial road as identified in the 2020 Transportation Plan. The road must be hard surfaced.

5. Laketown Township

- 5.1 Transition Area change Request: Laketown Township has one of the largest transition areas in Carver County. This significantly restricts land ownership rights throughout the Township. The draft 2040 policy, as written, denies conditional use lot options for the next 22 years while the property in the transition area is waiting for annexation which may or may not happen within that time.

The Laketown Board requests a countywide land use policy change so that conditional uses for wooded lots, high amenity lots and conservation initiative lots be allowed in the transition area when they are compatible with the annexing cities future zoning. If the future use has been zoned residential, the lots created by the Counties current wooded lot ordinance will not substantially interfere with a future residential development and may actually preserve more of the woods or high amenity area than a higher density residential development in the future.

- 5.2 The Board requests making the 2040 transition boundaries smaller within Victoria's western growth area within the township.
- 5.3 Building Eligibilities: Building eligibility transfers currently may only occur within the same taxing district. The Board requests a larger geographic area for transfers, thus allowing township wide transfers. Or, exclude the restriction of the same watershed taxing district.

6. Resident

- 6.1 Limited to 1 mega watt or 7 acres (continue)
- 6.2 separation of 3 miles of any other solar energy system

- 6.3 separation of 1000 feet between the border of any solar energy system and a non participating residence
- 6.4 solar energy systems are not considered to be an essential service

7. Resident

- 7.1 Citizens should count: Nowhere in the supporting goals are citizens mentioned. In fact, the plans refer to “Carver County employees as our most valuable resource”. Wow.
- 7.2 Agriculture should count: The entire document is plastered with pictures of round bales, barns, and corn touting a strong rural heritage. Yet nowhere in the supporting goals are the words “agriculture” or “farm” mentioned. Instead, the plan basically endorses freely abandoning any notion of Carver County’s rural roots, by “encouraging the development of a broader, and more diverse commercial and industrial tax base.....including the use of rural service districts.”
- 7.3 Detail is essential to be proactive rather than reactive: The plan’s purpose is said to provide a “framework that guides the county planning for future growth and development...” . Yet little detail exists in the heart of this document, the “Land Management” section. In fact, less than 25% of the content is dedicated to planning and zoning, and that includes the Township sections. As an example of total lack of guiding detail, (remember, the plan is supposed to guide), let’s look at the most caustic issue to be argued in the board meeting room over the past two years - Solar Power. The 2040 plan dedicates a mere four sentences to articulate the county’s goals and policies. That’s all. By contrast, Section 6.52 of Stearns County’s land use and Zoning Ordinance outlines over-arching plans (2), sites 46 standards requirements for solar farms, and an additional dozen requirements for solar accessories. Two things to note: Stearns County has a clear distinction on several types of solar power, and Stearns County has enough guidance so developers and adjacent landowners alike know the rules ahead of time. Carver County, on the other hand so little guidance as to guarantee more turmoil.
- 7.4 Carver County must lead, not follow, when “conforming” to the Met Council growth plan. The Met Council is NOT an elected agency and can provide guidance to Carver County, but Carver County can and MUST represent its citizenry during this alignment process. The Met Council growth plan should in fact emanate from its constituents, not be forced upon its constituents. The wording in the plan must be clarified to show this to avoid lazy county government and poor representation of citizenry. Carver County should NOT abdicate its authority to the Met Council, and is not required to do so.
- 7.5 Carver County must follow, not lead when working with the townships. This concept was obvious to all Carver citizens in the recent past of this county, but the current dual nature of a more populated urban constituency and a sparser rural constituency has led to some unfortunate behaviors that should be corrected:
 - The county has been given authority to pass manage P &Z concerns for the township. Yet the majority of constituents for at least 4 out of 5 commissioners, including district 4, live in cities. The commissioners have a conflict of interest: they represent rural townships, but are beholden to urban viewpoints.
 - In the past year I’ve seen the commissioners repeatedly overturn guidance by township supervisors .
 - In the past year I’ve seen the commissioners repeatedly overturn guidance by their own Planning and Zoning committee.
- 7.6 Comments on the 2040 Comp Plan Planning Process (section 1-3): My impression (which is shared with other community members) is that the “Communication and Engagement” part of the county process has been treated pretty much like a “check the box” set of exercises and the real planning process occurs in the hallways of Carver County office buildings, and that the “draft” is pretty much the final product. Perhaps this is just the reality of a complex government with an apathetic constituency. Or perhaps this is government leading itself (yikes). I’m not sure which. That said, it would be nice to be reassured these suggested changes will actually be reviewed and considered.

- 7.7 Comments on Land Management-Vision for the Future (Land Use Sections 3.1 - 3.52): While nobody has a crystal ball, there are some land issues that have a high likelihood of occurring in the county that need to be added to the comp plan. Below I discuss two technologies: Power and Internet.
- 7.8 Power Management: As technology changes, more challenges will face rural Carver County. I suggest we tackle these challenges with common sense and return to the basic ideas of zoning practices. Remember, zoning is a construct that is intended to level the playing field for individual homeowners, farmers and industry alike. It provides a framework by which a homeowner can be confident that investment in a home or farm is protected. With those ideas in mind, I suggest current power technologies (like solar and wind) and future power technologies (like large-scale storage) have more articulated planning guidance than the current wording that “we encourage it”.
- 7.9 Plenty of guiding templates already exist that are well thought out – Carver county can benchmark against these. At minimum, the guidance should include:
- Definitions and standards: Technologies need to be carefully defined in real terms, not euphemistic terms like “gardens”.
 - There is a big difference between a single home array of a couple dozen panels and a 3 MW facility. Rules need to be appropriate for each and spelled out separately.
 - Wind power is similar. A small home generator is drastically different than large commercial generators, or large arrays of commercial generators.
 - Electric Storage Facilities
 - Priorities and Criteria: Placing such facilities need clear guidelines.
 - As an example, Solar Power has currently been designated an “essential service” and basically throws out ALL other criteria for granting a CUP, including shoreland overlay conflicts, feedlot setback conflicts, and neighborhood appropriateness conflicts. That idea needs to be rescinded.
 - Criteria needs to be established to give the idea of zoning any meaning whatsoever. Placing solar panels on an existing structure, or in an area already zoned for industry, is far different from plopping the panels on Prime Ag land (where plants grow that reverse CO2 emissions) or in the center of a thriving rural neighborhood.
 - Criteria need to be unambiguous to minimize cause for litigation by both developers and property owners.
 - Protecting current and future generations.
 - Accepting, on faith, that developers will do the right thing is naive. Governance must be put in place during all phases of a project: Installation, commissioning, operation, and decommissioning. .
 - Governing installation, commissioning, and operation of facilities should not place a burden on surrounding residents. The county must accept that responsibility. Any additional costs should be forwarded to the developer. That does not happen today.
 - Here’s how Stearns County manages the future. Let’s follow this example:
 - Decommissioning of solar panels must occur in the event they are not in use for twelve (12) consecutive months. The plan shall include provisions for removal of all structures, foundations, electrical equipment and internal or perimeter access roads, restoration of soil and vegetation and a plan ensuring financial resources will be available to fully decommission the site. Disposal of structures and/or foundations shall meet the provisions of Stearns County Solid Waste Ordinance Number 171; or successor ordinance. The applicant shall submit a financial guarantee in the form of a letter of credit, cash deposit or bond in favor of

the County equal to one hundred twenty-five (125) percent of the costs to meet the requirements of the decommissioning plan.

8. City of Victoria

- 8.1 The Carver County Plan recognizes the areas of Laketown Township that are slated to be annexed into the City of Victoria under the orderly annexation agreement. The areas shown as transition areas are aligned with the City's 2040 land use and staged development plan.
- 8.2 It is noted in the plan that there are properties within the transition area that are currently enrolled in the Agriculture Preserve Program. In order for these properties to comply with the covenants of the Agriculture Preserve program, they need to be guided for long term agriculture. The City of Victoria's current 2040 land use plan guides those parcels for low density residential. This appears to be in conflict with the required guidance as long-term agriculture.
- 8.3 Laketown Township has several community sewer systems (see map below) that are currently serving properties within the future annexation area of Victoria. These systems will need to be evaluated by Victoria to determine their future when the property is annexed.

9. City of Waconia

- 9.1 General - The growth areas shown for the City of Waconia on generally all of the draft maps for the County require updates to include the more recent alignment of future growth areas for the City. Specifically, the areas included on the west side of the community near the new high school need to be included in the projected growth areas.
- 9.2 Waconia Township & Laketown Township - The transition areas shown do not match the City of Waconia's draft.
- 9.3 Agricultural Preserve - The agricultural preserve section of the Plan indicates a few areas that are enrolled in the Agricultural Preserve Program within our 2040 growth areas. More specifically, properties that are located within areas to be developed between 2020 - 2030. Clarification of when these areas will be removed from the program would be helpful for future planning.

10. Mn DNR

- 10.1 Introduction, Physical Setting, Land Cover section (P. 2.4). We suggest you include a statement about the amount of land that has high or outstanding biodiversity and regionally important wildlife water bodies. Aside from the Minnesota Valley Recreation Area, there are two lakes (of 56 in the state) of Wildlife Significance: Tiger Lake and Patterson Lake and Lake Waconia is a Lake of Biological significance. Natural areas remain within the Minnesota River Valley and the agricultural landscape that retain high and outstanding biodiversity, including rare plant, animal and geologic features.
- 10.2 Land Use Section, County Policy LU-18E Residential Density Options (p. 3.25) when discussing the different options for townships, consider discussing the value of stewardship programs, in the wooded and high amenity areas. For example, adding to the development standard: "Property owners are encouraged to minimize the impact on natural resource areas" and develop woodland and/or conservation stewardship plans for the unbuilt portions of their property.
- 10.3 County Policy on Conservation. LU-34 Conservation of Natural Features states: "The County will consider potential impacts to natural resources while evaluating or planning potential projects. The County will reference applicable zoning regulations, and applicable plans, including the Carver County Groundwater Plan and CCWMO Water Plan." Consider adding the following:, and review Rare Features (in consultation with DNR), DNR Native Plant Community Maps, and Wildlife Action Network Plan maps when considering development proposals. The DNR Native Plant Community Map and/or the Wildlife Action Network Map could be added to the Plan, as illustrative of the many noteworthy natural resources in Carver County.
- 10.4 The DNR supports including data from the Natural Heritage Information System (NHIS) in the Comprehensive Plan. We recommend that the plan include goals and strategies to address how

rare species and plant communities will be protected. For example, areas of future land use change are in Dahlgren, the location of an important Maple stand in Dahlgren and in Laketown, where Lake Bavaria Fisheries Management Area is located.

- 10.5 Two data layers useful for land use and conservation planning include the MBS Native Plant Communities and the MBS Sites of Biodiversity Significance. GIS shapefiles of these data layers can be downloaded from the Minnesota Geospatial Commons. The DNR recommends avoidance of these ecologically significant areas, especially MBS Sites of Outstanding or High Biodiversity Significance and DNR Native Plant Communities with a conservation status rank of S1 (critically imperiled), S2 (imperiled), or S3 (vulnerable to extirpation). We recommend that Comprehensive Plans include a map of both of these layers and a list of the types of native plant communities documented within the plan's boundaries.

- 10.6 For further conservation planning and to ensure compliance with the Minnesota Endangered Species Act, the DNR encourages communities to check the NHIS Rare Features Data for known occurrences of state-listed species. The NHIS Rare Features Data contains nonpublic data and can only be accessed by submitting a License Agreement Application Form for a GIS shapefile or by submitting a NHIS Data Request Form for a database printout. Both of these forms are available at the NHIS webpage. The plan should include a list of state-listed species found in the area and the habitats they use. For more information on the biology, habitat use, and conservation measures of these rare species, please visit the DNR Rare Species Guide. NHIS training includes rules for using/displaying nonpublic data in public documents.

Links: MBS Sites of Biodiversity Significance

http://www.dnr.state.mn.us/eco/mcbs/biodiversity_guidelines.html

MBS Native Plant Communities

<http://www.dnr.state.mn.us/npc/index.html>

Two other layers that can inform planning for natural resources and wildlife are:

Metro Conservation Corridors. Developed to help counties and local governments prioritize areas for conservation and restoration.

Wildlife Action Network. The Wildlife Action Network (2015) provides a template of significant aquatic and terrestrial biological areas across the state providing focus to conservation efforts to address threats imposed by large scale threats such as climate change, invasive species, habitat loss, among others. Large core areas and connections that facilitate species movement will support the biological diversity already present in the network. Targeting conservation within the network will increase the effectiveness and efficiency of actions to reduce the primary causes of population declines.

- 10.7 In the Township Policy Chapter, include natural features/assets in the township description to raise awareness of the natural resource amenities that may not be visible on the land or on the maps. For example:

- o Benton: Schneewind Wildlife Management Area is managed for grassland as well as wetland species.

- o Camden: The Wildlife Management Area (Gravel Pit 1748 WMA) is 3.2 acres of mainly grassland providing habitat for upland species.

- o Dahlgren: The township retains the County's largest quantity of high quality Big Woods stands, including an area known as Dahlgren Woods.

- o Hancock: Natural features include Assumption Lake with an adjacent WMA managed for wetland wildlife species. The basin is primary used for waterfowl hunting though also small game and pheasants.

- o Hollywood: Luce Line State Trail and other snowmobile trails provide summer and winter access across the township.

- o Laketown: Includes several quality Maple-Basswood stands including those in Carver Park Reserve. Lake Bavaria has a Fisheries Management Area.

- o San Francisco: Bluff and floodplains contain many natural areas with high and outstanding biodiversity. The Carver Highlands WMA adjoins the US Fish and Wildlife Service MN Valley National Wildlife Refuge Rapids Lake Unit –primarily managed for grasslands and upland birds.

- o Waconia: Contains Lake Patterson, a designated Wildlife Lake, one of 56 in the state. There is a desire to expand the Patterson Lake WMA, as opportunities (willing sellers) arise. The Schneewind Wildlife Management Area is managed for grasslands as well as wetland species.
- o Watertown: Swede Lake water access provides fishing opportunity and contains several shallow lakes that have been prized for waterfowl hunting.
- o Young America: Contains Tiger Lake, a designated wildlife lake - important migratory waterfowl habitat. DNR owns WMA lands on the west side of the lake and has an interest in protecting more shoreline and upland nesting areas over time as opportunities to work with willing sellers arise. The USFW Service owns a WPA property on the east side of the lake.

11. Metropolitan Council

- 11.1 Solar Access Protection & Development: The Plan is incomplete and inconsistent with statutory requirements (Minn. Stat. 473.859. Subd. 2; Section 103B.235) 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 must provide the following:
- o Minnesota's Solar Suitability Analysis Map for the County
 - o Calculations of the community's gross solar and rooftop solar resource
- The links to access the map and calculations are available online as follows:
- o Solar suitability Map: https://metro council.org/Handbook/Files/Gross-Solar-Potential-Map/PDF/019_CarverCounty_Solar.aspx
 - o Map's Calculations: https://metro council.org/Handbook/Files/Solar-Resource-Calculation/019_CarverCounty_SolarCalc.aspx
- 11.2 The Plan is incomplete for land use. To be complete for review, the Plan needs to address the following issues: Provide a Future Land Use Map and land use legend, including allowable maximum densities for all land uses that allow residential development. The Planned Land Use Map on page 3.8 uses the Metro Council's Generalized Land Use information as a base map. Generalized land use is different than planned land use. As a minimum, the map must more clearly define Regional Park lands and lands enrolled in or eligible for the Agricultural Preserves Program.
- 11.3 The Planned Land Use Map does not clearly define residential areas. Farmstead, for example, is typically part of an Agricultural use and defining it separately is confusing. Single family attached, single family detached, manufactured housing parks, seasonal/vacation uses are residential uses. A different land use category would be necessary if there was a different density assigned to the use.
- 11.4 Any changes to the Future Land Use Map need to be reflected in the individual Township Chapters, for consistency.
- 11.5 Provide a Future Land Use Table. Calculate total acres and percent of total acres for each land use category for each 10-year planning year period (2020, 2030, 2040). Table 3-1 includes a Land Use Summary but does not provide the information in 10-year planning periods.
- 11.6 Land use categories must include types of allowed uses and the maximum density for all categories that allow residential uses. Allowed uses should include a description of allowable housing types.
- 11.7 Mixed use categories should define an expected share (%) of individual land uses and identify the permitted density range for allowed residential uses.
- 11.8 The Policy Maps for the individual Township chapters should identify the white areas as Agricultural Policy Areas.
- 11.9 It may be useful to adapt the Policy Area Map as the base map of the Planned Land Use Map instead of generalized land use data. This provides parcel level information and reinforces land use policy expectations with planned land use guiding. There may need to be other adjustments in the plan if this approach is used for consistency.
- 11.10 The Metro Council has Agricultural Preserves Program information updated to 2016. Upon request, GIS shapefiles can be made available. The current Agricultural Preserves Report is located online at <http://metro council.org/Communities/Publications-And-Resources/ANNUAL-REPORTS/2016-Metropolitan-Agricultural-Preserves-Report.aspx>

- 11.11 Laketown Township opted to use flexible development options in the County's Plan, which must be consistent with the Flexible Development Guidelines adopted by the Metropolitan Council in August 2008 and discussed in Thrive. These guidelines apply to Diversified Rural communities with staging areas for future urbanization identified as Long Term Service Areas for regional wastewater services. If local ordinances are adopted that allow densities greater than 1 unit per 10 acres, such as open space ordinances, cluster developments, or density bonuses, (or other similar ordinances), please ensure consistency by reviewing these guidelines (https://metro council.org/Communities/Services/Planning-Assistance-Resources/Maps-forms-misc/Flexible_Residential_Development_Guidelines.aspx). This will be more closely reviewed when the County's Plan is submitted for formal review.
- 11.12 The transition Areas surrounding the communities of Hamburg, Cologne, Waconia, and Mayer are different than the 2030 Comprehensive Plan. These areas should be confirmed and consistent with the 2040 Plans for these cities, to the extent possible. Transition Areas should be reflective of Orderly Annexation Agreements approved by the Office of Administrative Hearings. This will be reviewed more closely when the County's final 2040 Plan is submitted for review.