San Francisco Township
Policy Chapter
April 19, 2010

INTRODUCTION

Located along the banks of the Minnesota River approximately 30 miles southwest of the Twin Cities Metropolitan Area, San Francisco Township is one of 10 townships in Carver County, Minnesota. Settled in 1854 and organized May 11, 1858, the township was named by William Foster, who in 1854 platted and named a village site on his claim, taking the name from the city of California. The village flourished only about ten years, and its site then reverted to farm land. In 2006, an estimated 923 residents (Metropolitan Council, 2007) made their home in San Francisco Township, making it the 7th most populous township in Carver County. San Francisco Township has a total land area of approximately 26 square miles (15,437 Acres) and has the most varied landscape of all the townships in Carver County. San Francisco Township borders Dahlgren Township to the north and the City of Carver to the northeast, Hancock Township to the west, Scott County to the south, and east.
Population Trends and Forecasts

San Francisco Township has experienced modest population change over the last several decades. The Metropolitan Council estimates that in 2006 San Francisco Township population numbered approximately 923.

San Francisco Township population is expected to remain stable over the next 23 years. The Metropolitan Council forecasts for 2010, 2020, and 2030, suggest minimal changes in population with the 2030 population expected to reach approximately 1,200 people.

Visit www.metrocouncil.org/metroarea/stats.htm for more information on the methodology behind the estimates and forecasts.

POPULATION AND HOUSEHOLDS

Household Trends and Forecasts

San Francisco Township has experienced modest household change over the last several decades. During the decade from 1996 to 2006, 48 new homes were built in San Francisco Township, which makes up 7.8% of the total new homes built in all of Carver County townships during that decade.

Visit www.metrocouncil.org/metroarea/stats.htm for more information on the methodology behind the estimates and forecasts.

POPULATION

HOUSEHOLDS

POPULATION ESTIMATES AND FORECASTS
Carver County and San Francisco Township

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<tbody>
<tr>
<td>San Francisco Township</td>
<td>888</td>
<td>923</td>
<td>980</td>
<td>1,100</td>
<td>1,200</td>
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<tr>
<td>Carver County Total</td>
<td>70,205</td>
<td>86,236</td>
<td>110,740</td>
<td>163,830</td>
<td>195,400</td>
</tr>
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Forecasts include future annexation areas.
All forecasts approved by Council Actions, January 14, 2004, and August 24, 2005
Population Estimates and Forecasts for Carver County Cities and Townships
Source: US Census Bureau, Metropolitan Council

HOUSEHOLDS ESTIMATES AND FORECASTS
Carver County and San Francisco Township

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<tbody>
<tr>
<td>San Francisco Township</td>
<td>293</td>
<td>302</td>
<td>350</td>
<td>410</td>
<td>460</td>
</tr>
<tr>
<td>Carver County Total</td>
<td>24,356</td>
<td>30,986</td>
<td>41,780</td>
<td>62,680</td>
<td>76,180</td>
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</table>

Forecasts include future annexation areas.
All forecasts approved by Council Actions, January 14, 2004, and August 24, 2005
Population Estimates and Forecasts for Carver County Cities and Townships
Source: US Census Bureau, Metropolitan Council
EMPLOYMENT AND EDUCATION

Employment Status, Educational Attainment, and Employment Forecasts

Employment Status and Commute to Work
According to the 2000 Census, San Francisco had 623 persons 16 years and over. Of this total, 90% of these persons were in the labor force. The total civilian labor force (not including persons on active duty in the United States Armed Forces, unpaid volunteers or homemakers) consisted of 492 persons.

Educational Attainment
In 2000, San Francisco Township had 542 people 25 years and over, 239 were high school graduates. In addition, 119 had some college with no degree, 42 obtained associates degrees, 73 graduated with bachelor’s degrees, and 20 received a graduate or professional degree. Overall, 90.6% of the population 25 years and over were high school graduates or higher.

Employment Forecast
Job growth in San Francisco Township is expected to increase only minimally over the next 22 years.

EMPLOYMENT ESTIMATES AND FORECASTS
Carver County and San Francisco Township

<table>
<thead>
<tr>
<th>Community</th>
<th>2000 Census</th>
<th>2010 MC Forecast</th>
<th>2020 MC Forecast</th>
<th>2030 MC Forecast</th>
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<tr>
<td>San Francisco Township</td>
<td>61</td>
<td>40</td>
<td>50</td>
<td>60</td>
</tr>
<tr>
<td>Carver County Total</td>
<td>28,740</td>
<td>39,860</td>
<td>51,540</td>
<td>59,080</td>
</tr>
</tbody>
</table>

Forecasts include future annexation areas. All forecasts approved by Council Actions, January 14, 2004, and August 24, 2005. Population Estimates and Forecasts for Carver County Cities and Townships

Source: US Census Bureau, Metropolitan Council

AGRICULTURAL PRESERVES (cont.)

with dairy operations, and changing farm economics. The decline in the number of farm operations can be expected to continue as farmers retire and operations are consolidated.

The Township has experienced a higher level of rural residential development than the townships to the west. The wooded areas and the bluffs associated with the Minnesota River, Bevens Creek, and Silver Creek areas have been the most popular areas for rural residential sites.

The Township has a moderate level of participation in the Agricultural Preserve Program by landowners. About 5,720 acres (37%) of the land is entered in the Preserve Program as of 2007. Of the total land in preserve, 3,244 acres (56%) has the expiration filed. The Agricultural Preserve participation rate indicates a commitment to agriculture over the long term, particularly in the central and western portions of the township. The Agricultural Preserve covenant limits the residential density to 1/40 regardless of other zoning provisions.

AGRICULTURAL PRESERVES
San Francisco Township

Source: Carver County Planning and Water Management Department, 2007

Enrolled Agricultural Preserves, 2007
The primary land use in the township is commercial agriculture centered around dairying, livestock, and cash grain farming. The amount of land in farms has remained relatively stable with the size of farms increasing both in size and operation.
This map was created using Carver County’s Geographic Information System (GIS). It is a compilation of information and data from various City, County, State, and Federal offices. Though every effort is made to ensure accuracy, this map is not intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.

Source: Carver County Planning and Water Management, Land & Water Services Division

Visit: www.co.carver.mn.us/2030plan
<table>
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<tr>
<th>Land Use Description</th>
<th>2008 (acres)</th>
<th>2030 (acres)</th>
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<tbody>
<tr>
<td>Mixed Use Residential</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Commercial</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Extractive</td>
<td>23</td>
<td>23</td>
</tr>
<tr>
<td>Institutional</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>1,184</td>
<td>1,184</td>
</tr>
<tr>
<td>Rural Residential</td>
<td>536</td>
<td>536</td>
</tr>
<tr>
<td>Agricultural</td>
<td>11,563</td>
<td>11,563</td>
</tr>
<tr>
<td>Wetlands</td>
<td>1,362</td>
<td>1,362</td>
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<tr>
<td>Open Water</td>
<td>678</td>
<td>678</td>
</tr>
<tr>
<td>Transition Area</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>15,350</strong></td>
<td><strong>15,350</strong></td>
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PRIME FARMLAND

The northwestern third of the township is a prime agricultural area, with high quality agricultural soils. The remainder of the township consists of the sandy outwash areas associated with Bevens & Silver Creek and the Minnesota River. The soils in this area are not predominately prime agricultural soil types - the soil is typically lighter and less drought resistant or is associated with the ravine or bluff systems.
TOWNSHIP GOALS

In 2007, San Francisco Township convened a 2030 Comprehensive Plan citizen’s committee to develop township goals and provide input on what policies should appear in the San Francisco Policy Chapter of the Carver County 2030 Comprehensive Plan Land Use Element. The following goals represent the values of the township and are meant to provide a framework for guiding future land use decisions.

- Preserve the Township’s rural character while accommodating the orderly growth and development of the Township.
- Preserve, permanently protect, and restore natural features such as woodlands, prairie, rivers, streams, lakes and wetlands that make San Francisco Township unique.
- Preserve and permanently protect bluffs and ravines of the Minnesota River, Bevens Creek, and Silver Creek areas.
- Long term protection of prime agricultural land particularly in the northwest portion of the township.
- Encourage through development incentives, the preservation, protection and management of natural resource areas.
- Support residential development design that conserves natural features.
- Direct commercial and industrial activities to cities.

TOWNSHIP POLICIES

Land Use

Because of the location, soils types, development trends, market demands in the area, and distance to sewer and water services, agriculture will continue to be the principal use of land in San Francisco Township. Land use patterns will remain relatively stable. Very limited amounts of agricultural land will be converted to residential uses. The limited residential development that is expected to occur will generally be located in wooded areas, pasture areas, and along bluffs and ravines. Land use in the remainder of the township will experience minimal change.

TOWNSHIP POLICY LU-1

Agriculture will continue to be the primary land use and economic base of the Township. The Township hereby adopts the Carver County Land Use Plan. A map showing future land use in the Township can be found in the County Plan. The County Plan, along with the policies in this Plan, will be used to manage land use and environmental resources in San Francisco Township.

TOWNSHIP POLICY LU-2

POLICY AREA DESIGNATION the Township’s land use policy designations are shown on the Policy Map. For the land in the Agricultural Policy Area the Township chooses to utilize Option 3 – High Amenity/Conservation Incentive as provided for in the Carver County Land Use Plan. The density in the Township shall be limited to the basic 1 dwelling per 1/4 1/4 section, plus the additional density in high amenity areas as provided in County Policy.

Areas eligible for additional density under Option 3 are: All areas designated as bluffs, ravines, and wooded areas and qualifying amenity areas adjacent to lakes in the township.

TOWNSHIP POLICY LU-3

The township is also choosing to allow for the Conservation Incentive option as provided for in the Carver County Land Use Plan.

TOWNSHIP POLICY LU-4

It is the intent of the Township to prohibit development, and development access, which has the potential to cause significant environmental damage on steep slopes associated with the MN River, Bevens Creek and Silver Creek. Therefore, the Township adopts the following additional policy relating to Option 3 – High Amenity:

Areas which are located in the middle of the bluff or steep slope, or at the bottom of the bluff, or would require road access on slopes of 18% or greater would NOT be eligible for building sites.
TOWNSHIP POLICIES (cont.)

Land Use (cont.)

TOWNSHIP POLICY LU-5

The township believes that its aggregate resources should be mined in a controlled and incremental way. The San Francisco Township Mineral Extraction Ordinance has been adopted to protect the health, safety, and welfare of its residents, and minimize environmental and aesthetic impacts on the township.

TOWNSHIP POLICY LU-6

The County Plan provides for a number of land use options the township can choose to implement. San Francisco Township chooses not to implement: the transfer of 1 per 40 eligibilities to non-adjacent parcels; and the implementation of golf courses. The township chooses to implement additional feedlot regulations as identified in subsequent policy.

TOWNSHIP POLICY LU-7

San Francisco Township adopts the animal agriculture operations policy and standards contained in the Carver County Land Use Element and the County Feedlot Ordinance. In addition, the Township adopts the following standards which apply to areas east of County Road 40.

The following standards will apply to animal agriculture operations in San Francisco Township. New animal agricultural operations east of County Road 40 would be restricted to 200 AU and would require a conditional use permit (CUP). Existing animal agricultural operations (prior to Comprehensive Plan change) east of 40 would be allowed to expand to 300 AU, but would also require a conditional use permit (CUP).

The Township contains one Rural Service District - the southern half of the East Union District. East Union is not expected to experience significant new development.

TOWNSHIP POLICY LU-8

The East Union area is a Rural Service District (RSD) as defined in the Carver County Land Use Plan. It is defined, in San Francisco Township, by the following property identification numbers (PIs): 080021300, 080020700, 080020800, 080021200, 080021600, 080021000, 080020900, and the part of 080021400 that is north of the southern boundary of PID 080020900 as defined on March 1, 2010. The East Union RSD is shown on the the Township Policy Map. San Francisco Township will not support or allow the expansion of the East Union RSD in San Francisco Township under any circumstances.

TOWNSHIP POLICY LU-9

Currently, the City of Carver has no plans to annex any part of San Francisco Township before the year 2030. If, and when, such a need could be demonstrated, the Township of San Francisco would prefer to enter into an orderly annexation discussions with the City of Carver.

TOWNSHIP POLICY LU-10

San Francisco Township adopts the following requirements for contractor yards.

1) 5 acre minimum with residence located on hard surface road, or must apply dust control to route driven on gravel roads
2) Annual review for changes
3) No dirt storage more than 100 yards and can not be visible from the road.
4) There must be a clear line of site for ingress/egress
5) No retail sales showroom

Water Resources

San Francisco Township is located in the Bevens Creek Watershed. Carver County is the Water Authority for this watershed and is required to prepare and implement a water plan which addresses surface water and groundwater issues. The Township is required to adopt a Local Water management Plan that complies with the Watershed Plan.

TOWNSHIP POLICY WR-1

San Francisco Township hereby adopts the Carver County Water Management Organization (CCWMO) Water Management Plan as the Township’s Local Surface Water Management Plan. The CCWMO Watershed Management Plan will likely be updated by 2010 and the Township acknowledges that it will need to address updates in its township chapter and will do so based on input into the CCWMO plan update process.
TOWNSHIP POLICIES (cont.)

Parks, Open Space, and Trails

TOWNSHIP POLICY POST-1
San Francisco Township acknowledges that the Metropolitan Council’s regional park policy plan identifies the Carver North/South Regional Trail with a potential future alignment through the township. The establishment of any future trail alignment will result from a master plan process done in cooperation with San Francisco Township, Carver County, and others.

TOWNSHIP POLICY POST-2
San Francisco Township acknowledges that the metropolitan council’s regional park policy plan identifies the Bevens Creek/Minnesota River Valley Bluffs park search area with a potential future location in the township. The establishment of any future park or search area refinement will result from a master plan process done in cooperation with San Francisco Township, Carver County, and others.

Transportation

San Francisco Township’s transportation system consists of County & State highways and Township roads (see map). The Township is responsible for the planning, construction, and maintenance of the Township road system, while the County & State are responsible for their respective systems. The primary function of local roads is to provide access to individual parcel of land and to move traffic to the collector system. The purpose of the collectors is to collect traffic from the local roads and to provide access to individual parcels of property. The principal function of the arterials is to move traffic to destinations outside the Township and to provide for connections to the regional system. In a rural area such as San Francisco Township, the arterials also perform a secondary function of providing access to individual parcels of property.

TOWNSHIP POLICY TR-1
The Township’s primary responsibility is the maintenance and improvement of the Township road system as shown on the Policy map and as provided by statute. The town road system will be maintained at a level consistent with the need to serve the agricultural economy and residential development at densities provided in the Land Use Element. Improvements will be made only to maintain or attain that level of service. The Township road system consists of those roads identified as Township roads on the San Francisco Township Policy Map. The system may be modified by additions or deletions to the system made on the official town road map as recorded in the Office of the County Recorder or other appropriate Township action.

TOWNSHIP POLICY TR-2
Alternatives should be investigated in cases where the approval of a change in land use would raise traffic on a gravel road substantially above 200 ADT. Individual land uses that will generate high levels of traffic and/or heavy vehicle traffic will be discouraged and may be required to participate in the upgrading of facilities.

TOWNSHIP POLICY TR-3
The Township does not foresee the need for the construction of any new roads on the Township system. The Township’s primary concern is the maintenance and improvement (when necessary) of the town road system. If new roads are needed to provide service to new development, these roads will be constructed solely at the expense of the developer. Such roads shall meet Township and County standards for local roads or a higher standard if the road will be of a higher classification as shown in the County Transportation Plan. The Township will not accept these as public roads. These roads will be maintained and repaired by a homeowner’s association or similar entity consisting of the land owners served by the road. However, the Township may accept a new road if it connects to an existing public road at either end.
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Source: Carver County Planning and Water Management

Visit www.co.carver.mn.us/2030plan