3. LAND USE PLAN

INTRODUCTION

During the 1950’s, and particularly the 1960’s, Carver County experienced a period of unplanned, scattered ex-urban residential growth. The growth occurred primarily around amenity areas such as woods and lakeshore, but a number of developments occurred on prime agricultural land. In the late 1960’s, the County and several of the cities conducted major comprehensive planning efforts. The result was the establishment of a vision and a plan concept that are still valid today. The vision is that of healthy, stable or growing urban communities and a rural area where agriculture is the principal land use. The resulting planning principal of directing urban land uses to the cities and limiting non-agricultural uses in the rural area has guided county land use planning for more than thirty years, and will continue to be the central land use policy for the foreseeable future.

FIGURE 3.1 CITIES AND TOWNSHIPS OF CARVER COUNTY
Timeline of Carver County Land Use Planning

1960's
Late 1960's: “701” comprehensive planning processes commenced. Chanhassen Township is split up and added to the cities of Chaska, Chanhassen, & Victoria.

1970’s
1970: Adoption of first County Comprehensive Plan and Zoning & Subdivision Ordinances. The plan is based on the concept of a clear division between the urban & rural areas, agricultural land preservation, direction of urban residential & commercial/industrial growth to the cities, and an urban reservoir or “transition” area. A 2.5 acre minimum lot size is adopted in the rural area.
1972: In an effort to limit rural residential growth, the minimum lot size in the rural area is raised to 5 acres.
1974: The 2.5 acre and subsequent 5 acre rural lot minimums are found to be ineffective. The 1 home per 40 acre (¼ ¼ section) residential density is adopted for rural Carver County. This new density plan included the “wooded lot option” which provided for limited additional density in wooded areas.

1980’s
1977 - 81: Development of comprehensive plans under the 1976 Land Planning Act. Plans developed for the County, including the townships, and contracts to develop the plans for nine of the cities.
1981: Adoption of new County/Townships Comprehensive Plan. Maintains 1/40 rural density, wooded lot option, direction of urban uses to cities. Introduces the concept of “transition area” as a policy area in the Plan.
1982: The Metropolitan Agricultural Preserve program begins.
1987-88: New Land Use Plan study. The purpose of the study was to further refine residential density policy and to better define appropriate business, institutional, and recreational for the rural area. 1989: Adoption of new Land Use Plan. The new plan provided for an additional residential density option, “Residential Cluster” and refined the provisions for business and similar uses in the rural area.

1990’s
1991: Adoption of County Groundwater Plan.
1996: Adoption of Regional Blueprint by Metro Council; Land Planning Act is amended to require updated Comprehensive Plans; Board of Water and Soil Resources terminates the Joint Powers WMO’s including Carver Creek, Bevens Creek, Chaska Creek, Hazeltine-Bavaria Creek & South Fork Crow River, water planning and management authority for these watersheds becomes the County’s responsibility.
1999: Permanent Agricultural Land Study affirms land use policy.
2001: CCMWO Water Management Plan Adopted
2010: 2030 Comprehensive Plan adopted
The current land use pattern in Carver County is a reflection of the historical land use policy of directing commercial and residential growth to the cities of Carver County and limiting non-agricultural land uses in the rural area (Figure 3.2). The majority of land outside of cities within Carver County, 147,255 acres, is currently being used for agricultural production. Limited residential and commercial activity also occur within the rural areas with a significant amount of undeveloped open space. The majority of land within cities is currently being used for residential or commercial activity, or public green space.

Future land use and growth
The cities and townships of Carver County are planning for tremendous growth in the next twenty-three years. The county is expected to double in population, from approximately 87,000 in 2006 to nearly 200,000 by 2030, marking the largest growth in population in the county’s history. Cities are planning for this growth by developing land use plans and collaborating with the townships on developing annexation agreements. As the future land use pattern suggests, growth will continue to be concentrated within the cities of the county (Figure 3.3). For more information on city comprehensive plans visit [www.co.carver.mn.us/2030plan](http://www.co.carver.mn.us/2030plan).

### Summary of Existing and Future Land Use Change

#### TABLE 3.1 CARVER COUNTY LAND USE SUMMARY

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>2008 (acres)</th>
<th>2030 (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Residential</td>
<td>391</td>
<td>0</td>
</tr>
<tr>
<td>Multi-family Residential</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Mixed Use (Residential)</td>
<td>114</td>
<td>96</td>
</tr>
<tr>
<td>Commercial</td>
<td>121</td>
<td>96</td>
</tr>
<tr>
<td>Industrial</td>
<td>194</td>
<td>169</td>
</tr>
<tr>
<td>Mixed Use (Commercial/Industrial)</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Office</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Extractive</td>
<td>234</td>
<td>43</td>
</tr>
<tr>
<td>Institutional</td>
<td>296</td>
<td>252</td>
</tr>
<tr>
<td>Park &amp; Recreation</td>
<td>5,181</td>
<td>2,470</td>
</tr>
<tr>
<td>Utilities</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>Roadway Rights-of-Way</td>
<td>515</td>
<td>389</td>
</tr>
<tr>
<td>Railway</td>
<td>18</td>
<td>12</td>
</tr>
<tr>
<td>Airport</td>
<td>24</td>
<td>12</td>
</tr>
<tr>
<td>Rural Residential</td>
<td>7,943</td>
<td>6,683</td>
</tr>
<tr>
<td>Agricultural</td>
<td>147,255</td>
<td>127,080</td>
</tr>
<tr>
<td>Open Water</td>
<td>10,081</td>
<td>8,122</td>
</tr>
<tr>
<td>Wetlands*</td>
<td>24,558</td>
<td>21,388</td>
</tr>
<tr>
<td>Transition Area*</td>
<td>0</td>
<td>20,280</td>
</tr>
<tr>
<td>Additional Growth Area*</td>
<td>0</td>
<td>9,836</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>196,932</strong></td>
<td><strong>196,932</strong></td>
</tr>
</tbody>
</table>

Notes:

1. The land use summary table is an aggregation of township land uses excluding city lands.
2. The difference in wetland acreages is due to absence of a wetland land use category in some City Comprehensive Plans. The difference does not reflect actual wetland loss and all Wetland Conservation Act requirements must be followed.
3. Land uses within the transition area and the additional growth area shown on the 2030 land use map have been aggregated to create the total shown in this table. For final determination of future land use designations within these areas, please consult City Comprehensive Plans.
FIGURE 3.2 EXISTING (2008) LAND USE (SOURCE: CARVER COUNTY)
FIGURE 3.3 PLANNED (2030) LAND USE (SOURCE: CARVER COUNTY)
LAND USE AND GROWTH MANAGEMENT

The planning efforts of 1970, 1981, 1989, 1998, 2009 and State Statute have established a successful framework for land use planning in Carver County. The cities of Carver County (Carver, Chanhassen, Chaska, Cologne, Hamburg, Mayer, New Germany, Norwood Young America, Victoria, Waconia, and Watertown) are responsible for planning within their boundaries and growth areas, and the County is responsible for planning and plan implementation (zoning) in the unincorporated area (Benton Township, Camden Township, Dahlgren Township, Hancock Township, Hollywood Township, Laketown Township, San Francisco Township, Waconia Township, Watertown Township, and Young America Township). Historically townships have played an active role in the planning and implementation process, and this plan is based on a continuation of that effort. The goals and policies contained in this document further establish a framework for land use planning in Carver County.

FIGURE 3.4 CARVER COUNTY POPULATION GROWTH OVER TIME

FIGURE 3.5 CARVER COUNTY POPULATION GROWTH AND DISTRIBUTION
Key County Land Use Issues

The following key planning issues were identified during the planning process regarding land use in Carver County.

**Growth Management:** Accommodate a more than doubling in population, 200,000+ by 2030, with a commensurate increase in housing and employment.

**Rural Character:** Impact of development on historic resources, green infrastructure, agricultural land and rural communities.

**Agricultural Economy:** Preserving the viability of the agricultural economy for future generations.

**Economic Development:** Economic development opportunities outside of cities on key transportation routes such as the railroad.

**Commuter Rail and Transit:** Future commuter rail opportunities and transit service expansion and relationship to urban land use decisions.

General Land Use and Growth Goals

**COUNTY GOAL LU-1 FUNDAMENTAL LAND USE GOAL**
Manage the use of the land in order to:

- Maintain the viability of the agricultural economy
- Maintain the County’s unique rural and agricultural character
- Promote rural and urban compatibility
- Conserve natural and historic resources
- Direct most residential, industrial, commercial, and institutional growth to the municipalities where public services can most efficiently and economically be provided.
- Protect Carver County’s Rural Service Districts
General Land Use and Growth Policies

COUNTY POLICY LU-1 FUNDAMENTAL LAND USE POLICY
The County’s fundamental land use policy position in the county is that most urban development should occur within the municipalities of the county and that the area outside the municipalities remains rural in character with agriculture as the principal land use.

COUNTY POLICY LU-2 ORGANIZATION FOR PLANNING
In Carver County, land use planning is done by the cities within their corporate limits and by the County in the unincorporated areas with active participation by the township governments. This plan and the County Zoning Ordinance provide for certain choices to be made by townships, including but not limited to: density options, golf courses, township acceptance of roads, and other specific land use issues. This plan contains a chapter for each township. These chapters address issues that are specific to each township, and are adopted by township resolution and public hearing. Townships can adopt updates to the chapters at any time.

COUNTY POLICY LU-3 POLICY AREAS
The following policy areas are the framework for guiding land use and development in Carver County for the foreseeable future.

Cities: The focal points of the county’s growth, cities provide the full range of public services, housing, transit, cultural, employment, and business opportunities. The County’s policy has been and will continue to be to support the continued growth and development of the cities in the county. The County will direct most residential, commercial, industrial, and institutional development to the municipalities of the county. The cities are responsible for planning and land use controls within their own borders.

Transition Areas: Transition areas are shown as being urbanized in approximately the next 20 years in the cities’ comprehensive plans. These areas will be managed to ensure that they are available for urban development when needed and that development can occur in an economic and orderly fashion.

Agricultural Policy Area: This area encompasses the rural, agricultural area of the county. This area will remain principally in agricultural use. The area will be managed to provide to the extent possible an environment where agriculture is viable over the long term. Limited residential uses and other uses generally compatible with agriculture and the rural area will also be permitted.

Opportunity Areas: The planning process identified three areas that provide unique opportunities for the county: multi-modal sites along the Twin Cities Western (TCW) railroad, the Hwy 7/CSAH 10 intersection in Watertown Township, and an area in northeast Dahlgren and southwest Laketown Townships with a high potential for transit and transit related development.

Rural Service Districts: The Rural Service District (RSD) is an “overlay” policy area. RSD’s are small hamlets that have developed over the years and typically serve a neighborhood purpose.
CITIES - THE FOCUS OF FUTURE GROWTH

During the last three decades Carver County has maintained steady growth in conjunction with the growth of the Metro Area. The growth of the Metro Area is expected to continue for the next twenty years with Carver County playing an important role in the growth of the Region. The population of the County can be expected to grow to 200,000 persons by 2030, with a commensurate increase in commercial and industrial development. An increase of this magnitude will result in substantial increases in demand for sewer, water, transportation, parks and trials, and other public services. The most efficient way to meet the increased service demands is to direct the development to areas where the services already exist - the incorporated areas of the county. The County has developed and implemented a strategy directing growth to the cities. As a result of this strategy, the cities have historically been, and will continue to be, the focal points of growth in Carver County. All of the cities have public sewer and water systems. In the larger cities, the sewage treatment is provided by the Metro Council at the Blue Lake plant in Shakopee, while the smaller cities own and operate their own systems. All of the cities have administration and staff, although the size of the staff varies with the needs of the city. All of the cities provide other urban services (parks, streets, waste disposal) at levels dictated by the needs, ability to pay, and desires of the city.

Future Growth Goals

COUNTY GOAL LU-2 MAINTAIN HEALTHY, SUSTAINABLE CITIES.

- Promote land use patterns that make clear distinctions between urban & rural areas
- Provide for efficient city growth that incorporates a balanced mix of land uses and variety of housing types
- Provide for efficient provision & use of urban services
- Maintain community identity
- Collaborate with cities on common planning issues

Future Growth Policies

COUNTY POLICY LU-4 HOUSING
The County supports the housing goals and programs developed as part of the Livable Communities Act and encourages municipalities to set affordable housing goals and benchmarks which support life cycle and work force housing. The Housing Element of the Comprehensive Plan provides housing demand projections and possible implementation strategies for meeting future housing needs.

COUNTY POLICY LU-5 FOCUS OF GROWTH AND INVESTMENT
In order to accommodate future growth, while minimizing the conversion of agricultural production land to urban uses, and to promote efficient provision of public services, most future non-agricultural growth, and associated public investment will be directed to the municipalities of the county.
COUNTY POLICY LU-6 PLANNING
The County supports the growth of the cities in the county within the framework of the local comprehensive plan and the County/Township Plan. Whenever possible, the County will support and assist the implementation of local plans, including appropriate and planned public infrastructure.

COUNTY POLICY LU-7 SERVICE LEVEL
The county will support growth that can be accommodated within existing or planned service capacities of the cities. Growth beyond the service capability of the city has potential for adverse impact on not only the city, but also on surrounding areas and the county as a whole. The County will cooperate with the cities whenever possible to ensure adequate levels of public services. The service levels should be maintained at a level that adequately serves the residents.

COUNTY POLICY LU-8 WATER PLANNING
Cities shall adopt local water plans according to MN Statute 103B and that are consistent with the adopted County Water Management Organization Plan or governing watershed district standards and requirements.

COUNTY POLICY LU-9 TRANSIT PLANNING
Cities are encouraged to support land uses that encourage access to transit such as transit oriented development, mixed land uses, higher density around transit hubs, or commuter rail stations.

COUNTY POLICY LU-10 ANNEXATION
The County will support the annexation of land to a municipality if:
- The annexation is consistent with the municipal and township land use plans and annexation agreements
- The area to be annexed is a logical expansion of the municipality.
- Urbanization is about to occur.
- Municipal services (central sewer and water at a minimum), provided by the annexing municipality, will be available at the time of development.
- Planning for stormwater runoff and protection of natural resources will be completed prior to development.
- The annexation of additional land is necessary to accommodate development, and the supply of developable land within the city is extremely limited.

COUNTY POLICY LU-11 NATURAL RESOURCE PLANNING
Local government jurisdictions are encouraged to collaborate with the county and other agencies to preserve, protect and/or restore natural resource areas and corridors within city growth areas.
COUNTY POLICY LU-12
Encourage cities to:

- Concentrate facilities and services to increase opportunities for walking and biking.
- Use grid street layout with short blocks to enhance pedestrian mobility and to more efficiently use existing infrastructure capacity and to reduce the long-term costs of infrastructure maintenance.
- Adopt roadway design guidelines that enhance street connectivity and to adopt a “complete streets” policy.
- Create a Pedestrian Master Plan to enhance pedestrian orientation of each city and encourage streetscape design that is inviting on the human scale.
TRANSITION AREAS: THE RURAL/URBAN INTERFACE

The County can expect significant residential, commercial, and industrial growth through the first quarter of the 21st century. The County has adopted the policy that this growth be directed primarily to the municipalities. In order to accommodate this growth, cities will need to annex land and provide services to that land. The County's purpose in establishing the Transition Policy Area is to properly manage the land at the urban/rural interface. Management consists of identifying and designating the areas that will be needed to accommodate planned urban growth and managing these areas to economically and efficiently accommodate growth. Proper management of these areas will avoid premature annexation, prohibit large lot residential development that would make provision of services extremely expensive, and limit the possibility of incompatible future land uses.

The municipalities and the County/townships have developed comprehensive plans to guide the use of land and the installation of public facilities through 2030. As part of the planning process, the municipalities have analyzed their land use requirements and public facility systems needed to serve projected growth. The comprehensive plans of the cities establish a framework for their future growth, outlining land use and programming public facilities. The land presently outside the city limits that is shown in the municipal plans as scheduled for urbanization by 2030 will typically be designated in the County's Plan as a Transition Area. The County will manage these areas in accordance with the policies in this section. Coordination between the County, townships, and municipalities during the planning process can alleviate potential problems and allow prompt and efficient urbanization at the proper time.

Transition Area Goals

COUNTY GOAL LU-3 TRANSITION AREAS
The goals of the Transition Policy Area are:
- Provide for the efficient growth of the cities and economical extension of public services to developing areas.
- Define areas cities will need for future expansion.
- Avoid premature annexation.
- Manage expansion areas - prohibit large lot residential development and land uses not compatible with future use.

Transition Area Policies

COUNTY POLICY LU-13 DESIGNATION OF TRANSITION AREAS
Those lands that are shown in a city's comprehensive plan as receiving sewer service by 2030 will typically be placed in the Transition Policy Area. There may be situations in which the City Plan and the Transition Areas may not coincide exactly for a variety of reasons. These issues will be discussed in the associated Township Plan. The physical, economic, and financial feasibility of providing the service will be considered in the designation process. The County may react to changes in a city's comprehensive plan or agreements between cities and townships and may reexamine the designation as necessary. Figure 5, titled “Carver County Policy Areas” defines this policy area. The map is based on the Transition Areas shown in the Township Plans.
COUNTY POLICY LU-14 AGRICULTURAL PRESERVES
Entry of Transition Area land into the Agricultural Preserve Program will be discouraged.

COUNTY POLICY LU-15 SERVICE LEVEL
The service levels in transition areas should remain the same as that of the Agricultural Area until such time as the land is annexed into a municipality.

COUNTY POLICY LU-15A MANAGEMENT
The Transition Areas shall be managed to accommodate urbanization in accordance with the comprehensive plan of the affected city.

- The land in Transition Areas shall remain in the “A” Agriculture Zoning District (with a residential density not to exceed 1 dwelling per 1/4 1/4 section).
- Conditional uses provided for in the Agriculture District should not be permitted in transition areas if they are a significant departure from the future land use in the City’s Comprehensive Plan and the use is of a nature that it could not easily and economically be converted to the planned land use upon urbanization.
- Specific circumstance may dictate that other areas be managed as Transition Areas or that other management tools be utilized in certain areas. The County, Cities, and Townships may enter into orderly annexation agreements, joint powers agreements or similar agreements in order to respond to specific urban/rural interface management needs.
- Storm water planning and related water management planning shall be completed by the municipality in Transition Areas prior the beginning of development.
- New feedlots of 30 animal units or larger are prohibited within transition areas and expanded feedlot operations may be severely restricted.
AGRICULTURAL POLICY AREAS

This policy area encompasses the vast majority of the unincorporated area of the county. The majority of the land is prime or good agricultural land and is in agricultural production. Urban services are not planned for this area before 2030 and most areas will not be served with urban services in the foreseeable future. Therefore, the principal land use in the area will be agriculture. Extensive studies were conducted to further examine the compatibility of other land uses with agriculture. The studies indicate that certain types of land uses require rural locations and other limited “commercial” uses are appropriate in the rural area under limited circumstances; policies have been developed to provide for these limited activities.

The other major planning issue over the years has been the residential density in the rural area. In 1970, a two and one half acre minimum lot size was adopted with the size raised to five acres in 1972 in an effort to curb rural residential development. The lot size based control was singularly unsuccessful. In 1974, a base density of 1 residential unit per 1/4 1/4 section (1 per 40) was adopted for the rural area. In order to properly implement a density zoning concept, density must be based on the situation at a certain point in time. Density, and subsequent permitted development is based on the ownership pattern on 1 July 1974, therefore, density calculations for most purposes are based on the “snapshot” of land ownership and parcel configuration on that date. The reference to this date in this Plan and in the Zoning and Subdivision ordinances is for density calculation or parcel configuration. The adoption of the 1 per 1/4 1/4 density included a provision for very limited additional density in amenity areas (woods or lakeshore). The choice of utilizing the additional density option is left up to the individual townships.

Agricultural Area Goals

COUNTY GOAL LU-4 AGRICULTURAL AREAS
To preserve Long Term Agricultural (LTA) land and open space, in order to maintain a viable agricultural economy, and to maintain a sustainable land use pattern which recognizes the sensitivity of natural areas.

- Preserve long term agricultural land in farmable parcels.
- Minimize potential for land use conflicts.
- Manage land use so that urban services will not need to be extended into the agricultural area, and so that existing service levels (on-site sewers, gravel roads, etc) will meet service needs.
- Limit residential density to 1 per 40 plus limited development in amenity areas and conservation incentives.
- Take advantage of the unique economic development and transit/transportation related opportunities.

The public services existing and planned in the Agricultural Area are those necessary to support agriculture and limited residential development - on-site sewer, private well, gravel road, contract fire protection. Urban services (sewer, water, hard surfaced streets) will not be available in this area prior to 2030, and in most areas urban services will not be available in the foreseeable future. The majority of the land in the Agricultural Area is served by gravel township roads. The maximum capacity of a gravel township road is typically 200 ADT (average daily trips), and in some cases much less. The County and state highways are designed to carry larger volumes of traffic at high speeds. Proper spacing and design of private access is critical to protecting this capacity and providing safe roads. The Agricultural Area contains
Agricultural Area Policies

COUNTY POLICY LU-16 SERVICE DEVELOPMENT STANDARDS
The following standards are intended to ensure that land uses in the unincorporated area are compatible with a rural, agricultural area and the level of services available.

- 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 may be required to participate in the upgrading of facilities.
- Residential areas developed under Options 1, 2, 3, or the Conservation Incentive, or those occurring as a result of transfer or grouping of 1/40 eligibilities, must be served by a road built to public road standards. If the road is likely to ultimately serve a large number of units, or the area is planned to be served by hard surfaced roads, the design should be adaptable to hard surfacing. Design of the road should reflect long term plans for roads as shown in the County, City and Township Transportation Plans.
- Typically there should be no more than one access from a residential area to an existing public road, nor should individual lots have more than one access to a public road.
- When a single land use will be generating substantial amounts of sewage the most effective treatment system should be installed, and monitoring of the treatment facility will be considered.
- At least one, and potentially two, alternative treatment sites shall be required for any land use requiring an Subsurface Sewage Treatment System (SSTS) for treatment of sewage.
- In areas where development will result in a number of systems in close proximity, land may be required to be set aside for a community treatment system, or the installation of such a system may be required.
- Measures shall be taken to prevent erosion and sedimentation during and after construction including meeting all state and federal standards and the requirements of the of the County Water Plan and rules.
- Lakes, wetlands, streams, bluffs and other sensitive natural features shall be protected from the adverse impacts of construction and development. Land use changes and development should be designed so as to minimize disturbance of natural systems. Building sites should remain in their natural state to the greatest extent possible.
- Natural drainage should be used to the greatest extent possible.
- Undue restrictions on solar access and renewable energy should be avoided.

COUNTY POLICY LU-17 PRINCIPLE USE - AGRICULTURAL
The principal long term use of land in the Agricultural Policy Area will continue to be agriculture for the foreseeable future. Land uses which will require, either immediately or over the long term, service levels greater than those needed in an agricultural area should not be permitted; uses of this nature will be directed to the areas of the County where the needed services are available.
COUNTY POLICY LU-17A AGRICULTURAL PRESERVE PROGRAM
The enrollment of eligible land, particularly prime and good land, into the program is encouraged. The County will enforce & administer the agricultural Preserve Program in the areas where it has planning and zoning authority.

LTA is defined as Classes 1, 2, and 3 in (SCS) soils classification system (Prime & Good Agricultural Land) that is currently in agricultural production.

COUNTY POLICY LU-17B USE OF LONG TERM AGRICULTURAL LAND
The use of LTA land for purposes other than agriculture shall be avoided, while recognizing that a small amount of LTA land may be needed for other land uses that are appropriate in the policy area. No more prime or good land should be included in a non-agricultural parcel than is necessary to meet the minimum lot or site requirements and provide for an on-site sewer system and required alternative sites. LTA land should be maintained in large, easily farmable parcels. The creation of parcels with no reasonable use shall be avoided. In order to accommodate future development in the Opportunity areas, it will be necessary to convert LTA to other uses in these areas.

Animal Agriculture historically has been and will continue to be a critical component of the agricultural economy in Carver County. In the past, feedlots were high in number but relatively small in size. The typical operation was a 30-50 head dairy operation plus some other livestock. However, the past 20 years has brought many changes - many of the small operations have either gone out of business or expanded to 100-300 head of dairy. Large hog operations (in respect to this area) are also being built. The trend is toward fewer larger operations. This concentration of more animals in a single operation, coupled with an increasing number of non-farm residents in the agricultural area, has generated increasing land use conflicts. A source of conflict is odor, but there are also concerns over manure management, building sizes, increased traffic, and water quality.

Definition of a Feedlot (MN Rules 7020)
An area of land used for the confined feeding, breeding, raising or holding of livestock. An area shall be considered a feedlot if it is a lot or building or combination of lots and buildings intended for the confined feeding, breeding, raising or holding of animals and specifically designed as a confinement area in which manure may accumulate or where the concentration of animals is such that vegetative cover cannot be maintained within the enclosure. Open lots used for the feeding and rearing of poultry (poultry ranges) shall be considered animal feedlots. The following shall not be considered animal feedlots for purposes of these regulations: Pastures and feedlots accommodating fewer than 10 animal units.
COUNTY POLICY LU-17C ANIMAL AGRICULTURE (FEEDLOTS)
Animal agriculture and the accompanying operation of feedlots is and will continue to be an important segment of the agricultural economy in most portions of the County.

- Feedlots are generally a permitted use in the agricultural policy area, but may not be appropriate in all areas.
- Feedlots shall be managed with appropriate consideration to manure management, traffic on adjacent roadways, and environmental impacts.
- Appropriate separation distances are required between feedlot operations and residential land uses when feasible.
- Townships may require additional criteria regarding feedlots based on unique environmental and land use circumstances. These more restrictive policies must be addressed in the township chapter of the land use plan.
- The cumulative impact of adjacent or expanding feedlots should be part of any evaluation criteria for determining the appropriate siting of feedlot facilities.
- Feedlot operations shall meet all applicable state requirements and standards.

AGRICULTURAL POLICY AREAS: RESIDENTIAL LAND USES

Residential Land Use Policies

COUNTY POLICY LU-18 RESIDENTIAL DENSITY
The basic residential density in the Agricultural Policy Area is one dwelling unit per 1/4 section (40 acres). This density shall not be exceeded, except as provided in Density Options 1, 2, 3, or the Conservation Incentive, or to recognize lots of record as specified in the County Code. The “creation” of building eligibilities that violate this density standard shall not occur. The density shall be calculated based on the parcels of land as they existed on 1 July 1974.

COUNTY POLICY LU-18A ALLOCATION OF BUILDING ELIGIBILITIES
All buyers and sellers of property are encouraged to clearly indicate allocation of building eligibilities, or potential building/development rights. Absent any evidence of such allocation, a building eligibility shall typically remain with the 1/4 section or 40 acre parcel from which it is derived.

COUNTY POLICY LU-18B LOTS OF RECORD
Shall be considered to have a residential building eligibility only if the lot is physically suited for a home and sewage treatment facilities. In cases where several tracts of land were assembled into a single parcel for a use or activity (for example, several parcels of land purchased for a church & cemetery) the individual tracts shall not be considered separate lots of record for building eligibility purposes. Lots that were clearly created for another use such as a school, business, church, etc., and the use is still in place shall not be considered to have a residential building eligibility or eligibility in addition to existing residences.
COUNTY POLICY LU-18C GROUPING OF DWELLING UNITS
One of the consequences of utilizing density regulations (as opposed to lot size) to manage residential development is the potential for a number of homes to become grouped in a limited area. No more than 4 homes shall be located on a 1/4 1/4 section (40 acre parcel) based on the configuration of the parcel on 1 July 1974; homes subdivided from a parcel prior to 1 July 1974 shall not be considered in the implementation of this policy. In cases where the land does not follow the 1/4 1/4 section configuration, the shape most nearly approximating a 1/4 1/4 containing 40 acres shall be used.

COUNTY POLICY LU-18D TRANSFER OF BUILDING ELIGIBILITIES
Building eligibilities deriving from the 1 per 40 density may be transferred from one parcel to another.

- The transfer should be only between adjacent parcels. Parcels separated by a public road, railroad, or similar right-of-way, or touching at a point, would typically be considered to be adjacent parcels.
- The transfer of eligibilities to non-adjacent parcels is permitted provided that
  o The sending and receiving parcels are in the same township; and
  o Both the sending and receiving parcels are in the same taxing district; and
  o The township has provided for this option in its comprehensive plan chapter.

COUNTY POLICY LU-18E MULTIPLE USE OF DENSITY OPTIONS
A density option, which provides for additional homes above the 1/40 density, shall be used no more than once for any piece of land.

COUNTY POLICY LU-18F RESIDENTIAL DENSITY OPTIONS
This plan provides for four density options in this policy area. The density options are chosen by the Townships as part of the Township’s Plan Chapter. Each township must choose one of the options. A township may choose to have various options apply within different parts of the township.

OPTION 1: 1/40 density with no additional density in amenity areas

OPTION 2: Wooded/Lakeshore Lots
1/40 base density with limited additional development in amenity areas. This option provides for up to three additional dwelling units on eligible land on each parcel that was of record as of 1 July 1974. This additional density is permitted only in townships that specifically provide for such density in their Comprehensive Plan Chapter. Density provided for under this policy shall not be transferred. In cases where a parcel (as it existed in 1974) has been subsequently subdivided, the precedence for wooded area development rights shall be as follows (in descending order of precedence): written agreements or statements regarding development rights; largest remnant of the parcel as it existed on 1 July 1974 (assuming it contains eligible land); smaller or equal sized remnants of original parcel containing eligible land. Further decisions as to rights shall generally be based on suitability for building.
Option 2: Eligibility Standards
Standards for eligibility for additional density under Option 2:

- Only land that is substantially wooded or is considered lakeshore on lakes (as designated in Table 2-1 of this Policy).
- All lots to be created shall have frontage on a public road or other road built to the same standards as a public road.
- All proposed residential lots shall have an adequate building area - minimum area needed to accommodate an on-site sewer system with two or more treatment areas, a house, garage, and storage structure, while observing all required setbacks. The building area must be within or immediately adjacent to the area eligible for additional density.

Option 2: Development Standards
The following standards shall be used to guide development occurring under Option 2:

- The building lots should be considered residential lots, not agricultural parcels. The minimum lot size shall be related to the minimum area needed to accommodate at least two on-site sewer systems, a house, garage, and storage structure, while observing all required setbacks. Each lot should contain the minimum practicable amount of prime agricultural land.
- Residential areas should be located so as to provide the most effective buffering from through roads, agricultural areas, and feedlots within the context of the other requirements and development standards.
- Property owners are encouraged to minimize impact on natural resource areas.

OPTION 3: High Amenity Areas
1/40 base density with additional development in amenity areas based on a 1/10 density with no more than 4/40 (four homes on 40 acres). The purpose of this policy area is to provide for additional residential development in high amenity areas, while providing for the continuation of agriculture on viable parcels of LTA land. It is not the intent to provide for the development of the land generally at a 1/10 - 4/40 density; nor is it the intent of this provision to generate large lot subdivisions, such as dividing a 40-acre parcel into four 10-acre lots.

Option 3: Eligibility Standards
Standards for eligibility for additional density under Option 3:

- A township that adopts this option may further clarify the amenity areas in the township. For example, a township could adopt the option with the provision that only wooded areas are eligible.
- Wooded land, wooded pasture and similar areas not in agricultural production with soils suitable for on-site sewer (land that is not in production because of a state or Federal program is considered production land).
- Areas immediately adjacent to waterbodies (as designated in Table 2-5 of this Policy) - 1/4 1/4 sections adjacent to a lake shall be considered amenity areas with potential for additional residential development.
- Bluff Areas (buildable areas on top of bluffs) and ravines closely associated with the Minnesota River, South Fork Crow River, Bevens/Silver Creek, Chaska Creek, Carver Creek. Townships that have land that may be eligible under this provision should further define bluff areas in their chapter of this plan.
Option 3: Development Standards

The following standards shall be used to guide development occurring under Option 3:

- Building sites should be clustered in or immediately adjacent to the amenity area.
- The maximum practicable amount of LTA land should be preserved for continued agricultural use. The viable LTA land should be retained in a large parcel(s) suitable for agricultural purposes. The LTA land should not be split up and attached to each residential parcel unless the amount of agricultural land is so small that it is not reasonably farmable. One of the residential sites and the agricultural land may be combined to form a farm.
- The building lots should be considered residential lots, not agricultural parcels. The minimum lot size should be related to the minimum area needed to accommodate at least two on-site sewer systems, a house, garage, and storage structure, while observing all required setbacks.
- Each lot should contain the minimum practicable amount of prime agricultural land.
- Residential areas should be located so as to provide the most effective buffering from through-roads, agricultural areas, and feedlots within the context of the other requirements and development standards.
- Property owners are encouraged to minimize impact on natural resource areas.

Table 1: lists those “lakes” or “waterbodies” for purposes of determining eligibility under Option 2 or Option 3. The Township Plan Chapter or the Water Plan may further address eligibility for building and may enforce additional land use standards. The Township Plan Chapter and the Water Plan shall supersede if they specifically address the issue.

### TABLE 3.2 HIGH AMENITY AREAS – ELIGIBLE LAKES & WATERBODIES

<table>
<thead>
<tr>
<th>Township</th>
<th>Eligible Lake or Body of Water</th>
</tr>
</thead>
<tbody>
<tr>
<td>Benton</td>
<td>Rice Lake, Maria Lake</td>
</tr>
<tr>
<td>Camden</td>
<td>Eagle Lake</td>
</tr>
<tr>
<td>Dahlgren</td>
<td>Miller Lake, Aue Lake, Maria Lake</td>
</tr>
<tr>
<td>Hancock</td>
<td>Assumption</td>
</tr>
<tr>
<td>Hollywood</td>
<td>Lippert Lake</td>
</tr>
<tr>
<td>Laketown</td>
<td>Parley Lake, Reitz Lake, Turbid Lake, Krey Lake Pierson Lake, Marsh lake, Wasserman Lake, Lake Waconia</td>
</tr>
<tr>
<td>San Francisco</td>
<td>None</td>
</tr>
<tr>
<td>Waconia</td>
<td>Goose lake, Rutz Lake, Burandt Lake, Patterson Lake, Hydes Lake, Rice Lake, Lake Waconia</td>
</tr>
<tr>
<td>Watertown</td>
<td>Rice Lake, Oak lake, Mud lake, Swede lake, Buck Lake, Goose Lake, Lippert Lake, South Fork Crow River</td>
</tr>
<tr>
<td>Young America</td>
<td>Tiger Lake, Young America Lake, Barnes Lake</td>
</tr>
</tbody>
</table>
OPTION 4: Conservation Incentive
The purpose of the Conservation Incentive is to give landowners the opportunity to protect, preserve, enhance or restore natural resources on their property. In exchange for these conservation activities the property owner would be allotted additional building eligibility(s). It is not the intent of this provision alone, or in combination with the other density options, to provide for the development of the land generally at a 1/10 - 4/40 density; nor is it the intent of this provision to generate exclusively large lot subdivisions, such as dividing a 40-acre parcel into four 10-acre lots.

Option 4: Eligibility Standards
Standards for eligibility for additional density under Option 4:

- This provision can be used in combination with any of the other density options available to the Townships. Additional eligibility(s) allotted under this provision are in addition to any eligibility(s) available under the density option in the respective Townships.
- The following descriptions provide a general overview of the types of conservation or restoration activities that would be required to qualify for density incentives. A project may consist of a combination of one or more of the following activities: permanent preservation, restoration, or enhancement of: Wetlands, Forest or Woodlands, Prairie, Bluffs, or Shoreline.
- There should be a reasonable relationship between the natural resource value created by the conservation activity and the value of the eligibility.
- Adjacent landowners may combine efforts to conduct a conservation project that crosses property boundaries.
- This incentive cannot be used on land where another permanent incentive has been used - for example a wetland restoration for which payment was received, or on land where there is a temporary incentive - such as eight year CRP - until the incentive period has ended.
- The Conservation Incentive is available only in Townships that provide for it in their Comprehensive Plan.

Option 4: Development Standards
The following standards shall be used to guide development occurring under Option 4:

- The minimum lot size shall be related to the minimum area needed to accommodate at least two on-site sewer systems, a house, garage, and storage structure, while observing all required setbacks.
- Varying lot sizes will be considered.
- Lots should either be small and clustered or large enough, typically 20 plus acres, to support a farming activity.
- If at all possible, LTA land should remain in large, farmable parcels.
AGRICULTURAL POLICY AREAS: OTHER LAND USES

In addition to agricultural use and the limited residential development, there is another class of land uses that must be addressed in the agricultural area - essentially non-agricultural, non-residential land uses. County policy generally directs most non-agricultural uses, particularly commercial, industrial, retail and institutional to the cities. However there are a number of uses that for various reasons are appropriate for a location in the agricultural area. These uses fall into three general categories: 1) essential or public services, 2) activities related to the agricultural or residential use of land, and 3) uses that require a rural location or setting or need to be oriented to a specific feature such as a lake, gravel deposit, or historic site.

It is not the intent of the plan to provide an alternate location for uses that belong in the urban area. For example, operators of some activities are attracted to the low land costs, usually lower taxes, lower initial infrastructure costs, and less stringent development standards in the agricultural district, even though their use is not appropriate in the agricultural area. Extreme caution must be exercised in permitting additional uses in the rural area, since one major facility or a series of small uses permitted over the years can have a significant cumulative and adverse effect on the area.

Other Land Use Policies
The following policies apply to agricultural areas in Carver County:

COUNTY POLICY LU-19 “OTHER USES” - (NON-AGRICULTURAL, NON-RESIDENTIAL LAND USE)
While LTA will be the primary use of land in this policy area, the County recognizes that certain other uses of land may be necessary or appropriate in this policy area. It is not the intent of this policy to provide an alternate location for uses that belong in the urban area. Other land uses and criteria for these uses fall into one of three categories: essential services; 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 a residential or residential/farmstead use of a property.
COUNTY POLICY LU-19A ESSENTIAL SERVICES AND PUBLIC SERVICES

Public and quasi-public uses such as utilities, transportation, government operations, communication, water management, waste treatment or disposal, public parks and similar uses that serve a public need, or are deemed beneficial or essential to the public health and safety. These land uses, being necessary for public health, safety, welfare, and serving a public good, may be located in any area where it is essential to reform their function, provided an appropriate siting process is utilized in locating a site. Factors to be considered in the siting process:

- Site requirements for the facility;
- Use of prime agricultural land and environmentally sensitive land;
- Traffic generation, road access;
- Adverse effects on the environment, especially those that cannot be mitigated and/or reversed;
- Potential for the pollution of air, groundwater, surface water;
- Impacts on the existing hydrology;
- Agricultural Preserve Land may be used for essential services only if no other alternatives exist, and then only after an eminent domain proceeding ordering the land removed from Agricultural Preserve. The eminent domain proceeding shall be in accordance with MS 473H.15;
- Effects on existing and planned land uses in the area;
- Need for services and infrastructure.

COUNTY POLICY LU-19B LARGE SCALE ACTIVITIES WITH UNIQUE LAND OR LOCATION NEEDS

Uses must fall into one of the following categories:

- Utilize Natural Resource
  The activity must be located in the Agricultural Area in order to utilize or extract a natural resource that is located in the area. Examples would include, but are not limited to: a marina, gravel mine, and a ski slope.
- Need For Seclusion Or A Natural Setting
  Recreational, educational, or institutional uses (public, private, non-profit) that require a location in a rural area because of a need for seclusion or a natural setting. Examples include, but are not limited to: recreation areas and similar uses, educational or summer camps, retreats and churches.
- Large Land Area for Low Intensity Uses
  Activities that require a relatively large land area for low intensity land uses. The land uses are of a nature that substantial topographic changes are not required and structures are limited to clubhouses, maintenance buildings, and accessory structures. Examples include, but are not limited to: golf courses, shooting ranges, hunting preserves, and agricultural activities with a retail component.
- Special Facilities (Typically Public Or Quasi-Public)
Special facilities, typically public or quasi-public in ownership or sponsorship, that because of land area, location, or other unique needs must locate in the Agricultural Area. An example would include, but is not limited to: an airport.

COUNTY POLICY 19C CRITERIA FOR LARGE SCALE ACTIVITIES WITH UNIQUE LAND OR LOCATION NEEDS
The following criteria shall be used to evaluate uses proposed under this provision. An affirmative answer to several of the criteria may indicate the use is not appropriate in the Agricultural Policy Area.

- Mandatory EAW;
- Department of Health requires a Wellhead Protection delineation or plan;
- Sewage Capacity requires Minnesota Pollution Control Agency approval;
- Need for water appropriation permit from DNR;
- Effect on gravel road - ADT exceeds 200 or heavy equipment use exceeds road design;
- Results in a permanent conversion of a significant amount of LTA land;
- Requires significant stormwater infrastructure;
- Relationship of traffic generated to road capacity (i.e. substantial percentage of the road capacity will be used by proposed activity).
- No reasonable relationship between the proposed number of residents to residential density permitted under the density option selected by the Township;
- Need for additional police protection or fire protection above current service levels;
- Adverse relationship to regional growth plan - location in and compatibility with urban reserve area, transition areas, permanent agricultural area;
- Relationship to County Water Plan or other watershed management plans - substantial impact on nearby surface and ground water;
- Substantial conflicts with existing land and water uses.

COUNTY POLICY LU-19D ACTIVITIES CENTERED AROUND A HOME OR A HOME/FARM COMBINATION
It is the intent of this policy to provide for those small-scale activities that are conducted in conjunction with a residential or residence/farmstead use. It is not the intent of this provision to provide for a stand-alone site for business or industry scattered about the agricultural area. Uses that are to be permitted under this provision must be located on a site either with an existing residence, or residence/farmstead, and fall into one of the following three categories:

HOME OCCUPATION - The business is of a type typically considered a home based business, home occupation, or adaptive re-use of existing buildings. Examples include, but are not limited to: a CPA’s office, beauty shop, bed & breakfast, and cabinet shop.
OFF-SITE SERVICES - Businesses that provide a service off the site with the primary use of the land used for storage and maintenance of equipment used off the site. The typical use of this type would be a small contractor yard - road building, construction, landscaping, well drilling contractors for example. This provision is intended to accommodate those operations that are small and of low intensity and can be accommodated on the typical residential or farm homestead site.

FARM RELATED - The land use is farm related in that it is directly related to the conduct of commercial agriculture: repair or maintenance service for equipment unique and necessary to agricultural operations; produces a product or involves a process that utilizes locally grown or produced commodities; sales and/or purchasing of products of the local agricultural economy or of goods unique and necessary to agricultural operations.

COUNTY POLICY LU-19E CRITERIA FOR ACTIVITIES CENTERED AROUND A HOME OR A HOME/FARM COMBINATION
The following criteria shall be used to evaluate uses proposed under this provision. An affirmative answer to several of the criteria may indicate the use is not appropriate in the Agricultural Policy Area.

- Scale of operation (number of trucks, on-site employees, trips generated) does not generally fit a rural setting;
- Relationship of traffic generated to road capacity (i.e. substantial percentage of the road capacity will be used by proposed activity);
- Effect on gravel road - ADT exceeds 200 or heavy equipment use exceeds road design;
- “Principal” operator of business does not reside on site;
- Results in a permanent conversion of a significant amount of Long Term Agricultural land;
- The sewage treatment system is of a capacity that it requires Minnesota Pollution Control Agency approval;
- Size or number of new structures exceeds reasonable relationship to parcel size, or does not generally fit rural setting.

COUNTY POLICY LU-20 RURAL SERVICE DISTRICTS
The Rural Service District (RSD) is an “overlay” policy area. The RSD’s are small hamlets that have developed over the years and typically serve a neighborhood purpose; some however accommodate specialized facilities such as Bongards Creamery. The areas to be treated as RSD’s are: Bongards, Assumption, East Union, Gotha, Maple, Hollywood Station, and Hollywood (Sports Complex). Residential development shall not occur at a density greater than that provided for under Policy 20 (Residential Land Uses). Development in each District should enhance and support the district’s unique role in the community and the agricultural economy.

Development Standards:

- Hollywood Station is appropriate for the expansion of agriculture-related business and community service activities. Due to its location on a major thoroughfare, very limited highway service activities should be allowed. A site plan addressing, at a minimum, traffic access and circulation and storm water management shall be prepared before any further development is permitted. The plans may be included in the Township Plan Chapter.
• The Bongards District with its creamery is essential to the economic health of the agricultural economy in the County. Development of other agricultural-related trade and service activities is also encouraged in this district. Due to its location on a major thoroughfare and an active rail line, very limited highway service and multi-modal activities associated with the rail line should be allowed. A site plan addressing, at a minimum, traffic access and circulation and storm water management shall be prepared before any further development is permitted. The plans may be included in the Township Policy Chapter.

• Present development in Gotha, Assumption, Hollywood, Maple, and East Union is appropriate to RSD’s and should be supported as should future development of agriculture and community related trade and service activities. If significant development is anticipated in these RSD’s, site plans addressing, at a minimum, traffic access and circulation and storm water management shall be prepared and may be included in the Township Policy Chapter.

COUNTY POLICY LU-20A ADAPTIVE RE-USE OF EXISTING BUILDINGS AND FACILITIES
It is the intent of this policy to provide for the reasonable adaptive re-use of existing buildings and facilities, and generally not to provide for substantial expansion beyond what presently exists, or to provide for new buildings or facilities. Large buildings and facilities existing prior to the adoption of this amendment may be used for purposes not normally provided for in the RSD’s under the following conditions:

• The building or facility was constructed, designed, and used for a commercial, industrial, or institutional use.
• The structural condition of the building or facility is determined to be sound and not in need of major repair or rehabilitation, and the structure can reasonably be adapted to another use.
• The building or facility is of a size, type of construction, or configuration such that it is not reasonable to expect it to be utilized for uses provided for it in existing policies.

COUNTY POLICY LU-20B DEVELOPMENT IN RURAL SERVICE DISTRICTS
Development must occur within the context of the level of public services in the area. Activities that require levels of service higher than existing or proposed for the area should not be located in a RSD. Sewer service shall be provided by private, on-site systems. In the event that it becomes necessary to establish a central sewer and/or water system due to problems caused by existing development, a special assessment district may be established to pay for the installation and maintenance of such systems.
ECONOMIC DEVELOPMENT OPPORTUNITY POLICY AREAS

In May of 2006 the County Board adopted a vision statement which included a focus on economic development. This vision calls for a Carver County environment that supports the success of vigorous, innovative, competitive businesses and recognizes that unique economic development needs and opportunities should be sought after.

The vision continues the policy of directing commercial/industrial development to the cities, but also added the concept of major regional transportation corridors - US 212, TC&W Railroad, and Hwy 7 as having potential for economic development. The comprehensive planning process has identified three areas which may offer unique economic development opportunities:

Multi-Modal Rail Opportunity Area: Multi-modal rail areas which have unique siting needs near active rail lines, major highway access, limited road crossings, and typically do not fit in planned municipal industrial areas.

Hampshire Road Opportunity Area: A large area in the eastern part of the County promises to have a high level of development interest in the next 25 years and beyond. This area is bordered by increasingly important transportation routes, is currently not planned for future annexation by any municipality, and has excellent economic development and transit opportunity.

Hwy 7 and CSAH 10 Opportunity Area: The intersection of Hwy 7 and CSAH 10 has evolved into a potential energy and large scale use location. Currently the area contains a large generation facility, major electric and gas corridors, strong road connections, proximity to area cities. Potential activities which do not require municipal services and therefore do not fit in area cities could locate here.

Economic Development Opportunity Area Goals

COUNTY GOAL LU-5 ECONOMIC DEVELOPMENT
Create an environment that supports the success of vigorous, innovative, competitive businesses that benefit from assets cultivated by Carver County - including efficient transportation and access to the assets of the greater metropolitan area and unique economic development needs and opportunities.

Economic Development Opportunity Area Policies

COUNTY POLICY LU-21 MULTI-MODAL RAIL OPPORTUNITY AREA
Given the volatility of energy costs and changes in the economy, the demand for rail transportation is increasing. Along with this demand is the need for large facilities to transfer freight to other modes of transportation. There is also a need to accommodate operations that require direct rail access. The Twin City Western (TCW) and Prairie Line serve Carver County and have nationwide connections. This combination of rail service combined with quick access to the Metropolitan transportation system provides a unique economic development opportunity. The Carver County
Community Development Agency (CDA) conducted a study to determine if areas of the county would be physically suitable for the development of multi-modal sites. The study identified three areas which are shown on the Policy Map. Prior to any development of these areas a comprehensive plan change would be needed along with a zoning change, environmental analysis, stormwater management, sewer and water needs, and traffic studies.

COUNTY POLICY LU-21A HAMPSHIRE ROAD OPPORTUNITY AREA
The area of southeast Laketown and northeast Dahlgren Township has a unique set of assets that make the area important to the long term development of the eastern part of the county. The area is served by an active rail line with interest in commuter rail, three major County highways, has a direct connection to US 212, and the transit plan shows a commuter rail station in this area. The area is centered in the growth areas of Carver, Chaska, and Victoria, and is within a few miles of Waconia. A multi-modal site is located just to the west and the bio-science center to the east. This area is identified in the plan to ensure that the unique set of assets in this area are recognized and planned. The area in Dahlgren Township is included in the orderly annexation area of the City of Carver. Future land use in the Hampshire Road opportunity area should be designed to take maximum advantage of the transportation network in the area.

COUNTY POLICY LU-21B HIGHWAY 7 and CSAH 10 OPPORTUNITY AREA
Watertown Township, in concert with the County and the Cities of Watertown and Mayer, studied the concept of the designation of an economic development opportunity area near the State Hwy 7 and CSAH 10. Appropriate land uses in the area would be for the purposes of enhancing energy use, generation, transmission, and operations; public service operations, agricultural based activities which support area land uses, and other uses which do not require municipal services, and do not compete with municipal land uses or economic development. Actual development would need to be preceded by a comprehensive plan amendment which may include, but is not limited to: land use change, development plan, environmental analysis, traffic studies, stormwater management, sewer and water needs, and development standards.
AGGREGATE RESOURCES MANAGEMENT PLAN

The map on the next page derived from the Metro Area study illustrates the aggregate resources in Carver County. There are two general areas of the County that have or did have substantial extractable aggregate resources - the outwash area associated with the Minnesota River and smaller deposits associated with the South Fork Crow River area in the northwest portion of the county (Camden, Hollywood, and Watertown Townships). There has historically been some aggregate mining occurring in the Laketown Township area, but these deposits are typically isolated and quite limited in size. Most of these areas have already been mined. The deposits in the northwest area are typically somewhat larger, but are of lower quality and relatively shallow in depth. The highest quality and most abundant aggregate deposits are the outwash deposits along the Minnesota River Valley. The Aggregate Resources Map illustrates the location and quality of the resource.

The current use in the northwest area is agriculture with a residential density of 1/40. The Minnesota River Outwash deposits in the cities of Carver and Chaska are already covered by urban development. The deposits in Dahlgren and San Francisco Townships have been impacted by scattered homes and the purchase of substantial tracts of land for public purposes. The area in general is characterized by having natural resources - woods, wetlands, bluffs, etc that could be negatively affected by aggregate extraction. San Francisco Township has adopted an ordinance regulating aggregate extraction that is more extensive and restrictive than the County’s to address issues specific to the Township. The ordinance has lower limits on size, higher operational standards, and a higher level of environmental review. The San Francisco Chapter of this plan provides further guidance on this issue.

The area of Dahlgren Township east of CSAH 43 is under an orderly annexation with the City of Carver. This area will ultimately be annexed and urbanized. There is potential to use the resource prior to development and as part of the development process. The planned future land use in the remaining resource areas is agriculture with the base 1/4 residential density and the options for limited additional develop in amenity areas and under the Conservation incentive. The County also provides for the transfer of building eligibilities, so eligibilities can be transferred away from high value resource areas.

Aggregate Resource Goal

COUNTY GOAL LU-6 AGGREGATE RESOURCES
Maintain the ability to access aggregate resources while meeting other land use and natural resource goals.
Aggregate Resource Policies

COUNTY POLICY LU-22 ACCESS TO AGGREGATE RESOURCES

- Guide land use to maintain access to aggregate resources to the extent possible by: Encouraging property owners to consider aggregate resources when considering land use changes including the building eligibility transfer option;
- Encouraging property owners to take advantage of building eligibility transfer options;
- Integrating aggregate resource issues into the planning process;
- Ensuring that aggregate mining does not adversely impact high value natural resources;
- Ensuring that if land use is changing or expected to change, the maximum feasible amount of aggregate should be utilized before the change occurs.
**SOLAR ACCESS**

As the cost of other energy sources continues to rise, there will be an increased desire to utilize solar energy. The County has recognized the need to accommodate solar access for many years. Current ordinances encourage orientation of lots for solar access, permit variations in lot dimensions to accommodate solar access, and cite solar access as a basis for granting a variance. The County’s land use policy results in a development pattern where solar access is an issue.

**Solar Access Goal**

**COUNTY GOAL LU-7 SOLAR ENERGY**
Encourage the use of solar energy systems for the purposes of space heating and cooling and hot water heating.

**Solar Access Policy**

**COUNTY POLICY LU-23 SOLAR ACCESS**
The County will maintain flexibility in its land use controls in order to provide for access to solar energy.
HOUSING

The Carver County Community Development Agency (CDA), as part of its five-year strategic plan, engaged the services of Maxfield Research, Inc. in 2007 to complete a comprehensive Housing Needs Assessment to the year 2030 for Carver County. [Link to study on CDA website] The goal of the study was to enable Carver County and its municipalities to utilize the data for their 2030 comprehensive plans. The information in the Assessment was used in the development of this Plan and is being used by the cities in the county as a key component in their respective Housing Plans.

The Comprehensive Housing Needs Assessment finds that household growth and changes in demographic characteristics and housing preferences will create demand for nearly 47,000 housing units in Carver County from 2005 to 2030. Included in this total is demand for about 39,200 ownership units and 7,800 rental and senior units. This includes demand for about 2,700 rental units from low-and moderate-income households. The studies conducted as part of the Economic Development Plan identified workforce housing as one of the critical components of developing a healthy, diverse economy in Carver County. The Carver County CDA, cities, Carver County, and many other government agencies, public and private funding sources and local businesses will need to work together to ensure future housing needs are met.

Key County Housing Issues
The following are key highlights from the findings of the Carver County Comprehensive Housing Needs Assessment:

Population Growth
Carver County is experiencing strong population and household growth as the urban fringe of the Twin Cities Metro Area is expanding into the County. The opening of the new Highway 212, which will shorten the drive time to the core of the Twin Cities, will increase the appeal of housing in the County. By 2030, Carver County is projected to have a population of about 200,000 people, up from 70,200 people in 2000.

Housing Growth
Demand is projected for about 19,100 new housing units in Carver County during the 10-year period between 2005 and 2015, and about 27,900 units during the 15-year period between 2015 and 2030 (Table 3.3).
### TABLE 3.3 TOTAL PROJECTED HOUSING AND RENTAL HOUSING DEMAND (2005 - 2030)

<table>
<thead>
<tr>
<th>Community</th>
<th>Projected Housing Demand (2005 - 2030)</th>
<th>Projected Rental Housing Demand (2005 - 2030)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Victoria</td>
<td>8,150 units (17%)</td>
<td>1,240 units (18.5)</td>
</tr>
<tr>
<td>Carver</td>
<td>7,280 units (15.5%)</td>
<td>1,100 units (16%)</td>
</tr>
<tr>
<td>Chaska</td>
<td>6,525 units (14%)</td>
<td>1,085 units (16%)</td>
</tr>
<tr>
<td>Waconia</td>
<td>6,370 units (13.5%)</td>
<td>1,055 units (16%)</td>
</tr>
<tr>
<td>Chanhassen</td>
<td>4,435 units (10%)</td>
<td>865 units (13%)</td>
</tr>
<tr>
<td>Norwood Young America</td>
<td>4,080 units (8.5%)</td>
<td>550 units (8%)</td>
</tr>
<tr>
<td>Cologne</td>
<td>3,360 units (7%)</td>
<td>370 units (5.5%)</td>
</tr>
<tr>
<td>Mayer</td>
<td>3,250 units (7%)</td>
<td>205 units (3%)</td>
</tr>
<tr>
<td>Watertown</td>
<td>1,880 units (4%)</td>
<td>185 units (2.5%)</td>
</tr>
<tr>
<td>New Germany</td>
<td>875 units (2%)</td>
<td>35 units (&lt;1%)</td>
</tr>
<tr>
<td>Hamburg</td>
<td>420 units (1%)</td>
<td>25 units (&lt;1%)</td>
</tr>
<tr>
<td>Townships</td>
<td>335 units (&lt;1%)</td>
<td>-</td>
</tr>
</tbody>
</table>

The projected rental demand of 6,715 units in Carver County from 2005 to 2030 is shown by type below. Affordable units are defined as those affordable to renters earning between 50% and 80% of median income. Subsidized units are those affordable to households earning less than 50% of median income.

- Senior = 3,620 units (54% of the rental demand)
- Market rate general-occupancy = 1,705 units (25%)
- Affordable general-occupancy = 905 units (14%)
- Subsidized general-occupancy = 485 units (7%)

A large portion of the senior demand will occur after 2020 when the first baby boomers reach their mid-70s. Between 2005 and 2015, 45% of the rental demand will be senior (1,150 units). Between 2015 and 2030, 60% of the rental demand will be senior (2,470 units).
About 10% of total housing demand in Carver County between 2005 and 2030 is expected to be for senior housing. Table 3.4 shows senior housing demand by service level.

TABLE 3.4  SENIOR HOUSING DEMAND BY SERVICE LEVEL (2005 - 2030)

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Number of Units (2005-2015)</th>
<th>Number of Units (2015-2030)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable rental</td>
<td>430 units</td>
<td>890 units</td>
</tr>
<tr>
<td>Adult for-sale</td>
<td>360 units</td>
<td>705 units</td>
</tr>
<tr>
<td>Market rate rental</td>
<td>210 units</td>
<td>430 units</td>
</tr>
<tr>
<td>Congregate</td>
<td>255 units</td>
<td>560 units</td>
</tr>
<tr>
<td>Assisted living</td>
<td>160 units</td>
<td>380 units</td>
</tr>
<tr>
<td>Memory care</td>
<td>95 units</td>
<td>210 units</td>
</tr>
</tbody>
</table>

The strong senior demand is attributable to several factors, including a growing aging population, a greater acceptance of senior housing, and a wider variety of housing types that appeal to a broader pool of potential tenants/buyers.

Very few new single-family homes priced under $325,000 (in 2007 dollars) are projected to be built to satisfy demand from moderate-income buyers - workforce housing. Steps need to be taken to increase the supply of workforce housing if economic development goals are to be met.

Housing Goals

COUNTY GOAL LU-8 ACCESS TO HOUSING
Carver County residents of all ages will have access to diverse, life cycle housing options and locations that meet individual preferences and provide opportunities for active living, integrated neighborhood and community growth and economic vitality, regardless of physical, social or financial status.

CARVER COUNTY GOAL LU-9 TYPES OF HOUSING
Plan for a broad range of amenities and human services that make housing developments and their surrounding neighborhoods attractive and safe places to work and live by encouraging development and redevelopment that:

- Creates safe, healthy and diverse communities;
- Provides a range of affordable housing and employment opportunities;
- Provides connectivity of housing, transit, retail, commercial areas, health services, educational opportunities, parks and open spaces;
- Provides workforce housing to support economic development goals.
CARVER COUNTY GOAL LU-9 TYPES OF HOUSING (cont.)

Incorporate innovative ideas into new and redeveloped housing areas allowing for a focus on healthy lifestyles:

- Transit-oriented developments;
- Lifecycle and diverse housing developments which will create communities for a lifetime;
- Developments with an “active” connection between housing, transit, commercial and retail areas, parks, services, schools, and open spaces, and a distinct urban and rural boundary;
- Building of healthy homes and businesses with clean air;
- Support land use and zoning actions for housing that promote public health by increasing opportunities for every resident to be more physically active. Housing land use and zoning actions could include:
  - Sidewalks and street connections to nearby services to promote physical activity such as walking and bicycling and increase social interaction and mobility options;
  - Adding pedestrian connections;
  - Mixed use buildings.

Housing Policies

CARVER COUNTY POLICY LU-24 HOUSING PROGRAMS

The County encourages and supports the operation of federal, state, and regional housing programs which support County land use policies. With the exception of rehabilitation, historic preservation, and on-site sewer system upgrades, housing programs should be conducted exclusively in the municipalities.

The Carver County Community Development Agency (CDA) is the agency responsible for the planning, development, and implementation of housing programs on a county-wide basis and works with cities on their individual programs. The County supports the policies of the CDA which outline a role of serving housing needs, and centralizing administration and delivery of programs.

CARVER COUNTY POLICY LU-25 EXISTING HOUSING STOCK

The County encourages the maintenance of the existing housing stock and supports programs which rehabilitate existing buildings.

CARVER COUNTY POLICY LU-26 LOW AND MODERATE COST HOUSING

County land use policy limits residential growth in the unincorporated areas, and within the scope of residential growth policies, will adopt no official controls which prevent the construction of low and moderate cost housing.
Housing Implementation Strategies

Achieving the 2030 housing goals will only be accomplished through the long term collaboration, cooperation, and support of County Divisions, the CDA, the cities, civic groups, businesses, and elected officials.

Explore opportunities for joint development or transit oriented development, locating civic uses in mixed-use areas, and leveraging or utilizing existing public assets in urban centers.

Explore opportunities for joint grant applications and other joint ventures and funding strategies between the CDA, Carver County Public Health/Office of Aging, other county departments and public or private agencies.

The CDA will be the primary implementation organizations for fulfilling housing goals. The cities’ land use and housing plans will implement the goals in each respective city. The CDA will work with the cities to help them meet their goals and is the organization for implementation of housing programs on a county-wide basis. The CDA has adopted a housing mission statement and an implementation strategy. This document is included below as it illustrates the current strategy. The CDA may change this strategy as necessary to react to new programs, market conditions, opportunities, and changing housing needs.

Carver County CDA Mission Statement
The Carver County Community Development Agency through collaboration and partnering shall provide affordable housing opportunities for Carver County residents through construction of new housing and maintenance of existing housing and foster Economic and Community Development to cities in Carver County.

The CDA is committed to providing a balanced housing supply to meet the varied needs of residents of all ages, lifecycle stages, household sizes, and socio-economic circumstances in all geographic areas of Carver County.

The county’s future housing options should include a broad mix of housing style, size, price, and maintenance option opportunities.

The CDA will continue to support housing types and services that encourage independent living for elderly people. Such housing types and services include apartments, townhomes, condominiums and cooperatives, as well as accessory apartments, shared housing, and personal care homes.

The CDA will support a substantial increase in housing development of varied units toward meeting the future housing demand projections in the Carver County Comprehensive Housing Needs Assessment (2007) for 2015 and 2030.

The CDA will continue to support the retention and upkeep of the County’s manufactured housing neighborhoods as a viable and affordable home ownership option.
Affordable Housing Initiatives
The following activities and initiatives will be undertaken either individually by the CDA or in collaboration with other committed partners:

- Continue to support the development of new rental and ownership housing which is affordable to low and moderate-income households to accommodate the County’s share of the regional affordable housing needs.

- Continue to collaborate with city municipalities, regional, state and federal agencies to obtain financial assistance to help address the ever-increasing need for more affordable housing for all age groups.

- Creatively and cooperatively work with developers on residential projects that receive regulatory relief (i.e. increased residential acreages, increased densities, reduced right-of-ways, reduced pavement sections, private roads, reduced setbacks, fee waivers and expedited processes, etc.) to provide housing opportunities for persons and families of low and moderate income by establishing sales prices and/or rents for housing affordable to low- and moderate-income households.

- Support property tax policies, which encourage the maintenance and rehabilitation of both owner occupied and rental housing.

- Continue to promote and support fair housing practices and non-discriminatory practices in the sale and rental of housing units.

CDA Services
The CDA provides several forms of assistance throughout Carver County. These services include:

Carver County Home Ownership

- Housing Development, Affordable Financing, Down Payment Assistance, Homebuyer Education & Foreclosure Prevention.

- The CDA has the experience to develop affordable single-family housing and is prepared to offer all cities in Carver County its expertise and assistance.

- The CDA offers homebuyer education and certification to all Carver County residents.

- The CDA offers foreclosure prevention counseling and financial assistance, if qualified, to all Carver County residents.

- The CDA will continue to seek new sources of funding to commit to its homebuyer education and foreclosure prevention activities, expanding the program to address the increased demand for services.

- The CDA is undertaking the expansion of the permanently affordable community land trust program throughout Carver County to address the ever-increasing need for workforce housing.
• The CDA will continue to work with participating first-time homebuyer lenders to promote various down payment assistance and closing cost assistance programs and affordable housing lending programs that will work in conjunction with existing programs.

Homeowner Rehabilitation

The CDA currently administers the following rehabilitation programs in Carver County:

• **MHFA Deferred Loans**
  - Maximum Income: $23,000 adjusted
  - Maximum Loan Amount: $25,000
  - Interest Rate: 0%
  - Deferred 30 year loan

• **Carver County CDA Home Improvement Loans**
  - Maximum Income: no limit
  - Maximum Loan Amount: $5,000
  - Interest Rate: 2% to 6%
  - Terms commensurate with repayment ability

As housing stock ages, housing maintenance concerns will continue to rise. The older neighborhoods located throughout the County are very valuable assets. They need to be monitored and assistance needs to be provided as necessary in order to maintain them as desirable places to live. The CDA will continue to apply for existing funding and seek additional sources of funding to address the increasing demand for homeowner rehabilitation programs (i.e. Community Development Block Grants (CDBG), MHFA grants, private foundation grants).

Carver County Rental Housing

New Construction

The Carver County CDA assisted in the formation of the Carver County Housing Development Corporation, a non-profit entity with the ability to partner with private developers to create affordable housing projects and developments such as the successful development of affordable rental housing projects in the Chaska Brickyard redevelopment, which is 32 units in a mixed use building, and a mix of affordable single-family detached homes and town homes in the East Creek Acres project northeast of downtown Chaska.
Tenant-Based Subsidy Programs

Section 8 Rental Assistance Program, Metropolitan Council HRA
The Carver County CDA administers approximately 530 Section 8 Rental Assistance certificates and vouchers for the Metro HRA. The Carver County CDA’s operating jurisdiction includes all of Carver County and a portion of Hennepin County.

Shelter Plus Care Rental Program
Shelter Plus Care (S+C) is a program designed to provide housing and supportive services on a long-term basis for homeless persons with disabilities and their families who are living in places not intended for human habitation (e.g. streets) or in emergency shelters.

Housing Trust Fund (HTF) Rental Program
The HTF program is intended to be temporary in nature, and to serve households whose gross income at the time of initial occupancy does not exceed 60 percent of HUD area median income. This program provides affordable rental units while the client seeks out a more permanent assistance program and adjusts to living independently. Funding is provided on an annual basis through Minnesota Housing.

MHFA Bridges Assistance
This subsidy is for persons with serious and persistent mental illness. The CDA continues to apply and secure program funding for five housing units in the area.

Carver County CDA Rental Inventory / HousingLink
The CDA maintains an up-to-date comprehensive inventory of rental units in Carver County as well as the southwest suburban metro area. The inventory is made available to the public and includes information such as vacancies, contact names and phone numbers, rental price ranges, and available amenities.

Project-Based Subsidy Programs

Carver County Public Housing Program
The CDA has 81 housing units in their Public Housing Program scattered across Carver County. Households pay 30 percent of their gross income toward their monthly rent payments. The CDA’s program is site-based, so the subsidy stays with the unit.

The CDA will continue to support partnerships with Federal and State entities, city municipalities, Carver County employers, the Carver County Office of Aging, Carver County Public Health and others to continue to provide several forms of housing assistance throughout Carver County. The CDA will also continue to seek funding and support to address the increasing demand for home buyer assistance, home owner rehabilitation and rental assistance in Carver County communities.
HISTORIC PRESERVATION

Vision & Values of Historic Preservation

On May 2, 2006 the County Board adopted the following vision statement:

“Where the future embraces the past in keeping Carver County a great place to live, work and play for a lifetime.”

The vision statement acknowledges that the past is an important component of Carver County’s quality of life. Historic and cultural places and sites are important, irreplaceable resources that enrich our lives on a daily basis. The resources include historic buildings and structures, historic districts, archaeological sites, cultural landscapes, and places of great cultural significance. Through their presence, these resources and places provide a tangible link that connects us to our past. They embody the successes and failures, the triumphs and sorrows, and the hard work and dedication of our forefathers. Within our communities they play a critical role in creating a unique sense of place that adds value to our cities, towns and countryside. Historic resources also guide us as we move forward into the future, for without them we have no measure by which to gauge our progress.

Overview of Historic Resource Management Efforts

Early historic resource management efforts in Carver County tended to focus on specific properties or small areas. Examples of early efforts in the county include the listing of the Wendell Gimm Homestead on the National Register of Historic Places (NRHP) in 1974 and Coney Island of the West in 1976.

Over the last three decades, Carver County has been the subject of several historic resource surveys:

- 1976 - The Carver County Historical Society completed a study of rural historic buildings that identified 86 properties as part of a bicentennial project.
- 1977 - When the Minnesota State Historic Preservation Office (SHPO) completed a survey of Carver County as part of a county-by-county survey of the state to identify historic resources. This survey identified and documented 88 archaeological sites and more than 400 buildings and structures. The results of this survey led to the listing of 26 properties on the NRHP on January 4, 1980.
- Studies in limited areas for specific projects such as new US 212
- Studies conducted by the cities of Carver and Chaska

The Cities of Chaska and Carver have significant historic resources concentrated in their downtowns. Both cities have historic preservation commissions and active historic resource management programs. None of the other cities or any of the townships have a concentration of historic resources that will support and active program. The Carver County Historic Society is the principal organization involved in historic resources on a county-wide basis. The Society operates a museum, maintains a collection of historic items and documents, conducts a wide range of
education and outreach activities, provides information and guidance to the public, documents historic resources, and works with property owners on historic resource management issues.

The County is expected to experience an increase in population from about 89,000 people in 2008 to 200,000 in 2030 with a commensurate increase in households and jobs. In order to accommodate this growth the amount of land converted to urban uses will more than double. This conversion of land along with the development of associated infrastructure will have a significant impact on historic resources. During the public participation process for this chapter a number of historic resource management issues, challenges and successes were identified. As the process moved forward three key needs emerged:

- The need to identify historic resources; and
- The need to develop mechanisms to conserve historic resources; and
- The need to educate the public about historic resources.

**Historic Preservation Goals**

Based on the three key needs listed above, the following goals were developed for the management of historic resources.

**COUNTY GOAL LU-10 VISION FOR HISTORIC RESOURCES**
Develop an overall vision for historic resource management.

**COUNTY GOAL LU-11 INTEGRATION**
Historic resource conservation should be a component of planning processes. Integrate historic resource management issues into the comprehensive, land use, zoning, housing, and transportation planning processes.

**COUNTY GOAL LU-12 MANAGEMENT OF HISTORIC RESOURCES**
Identify, evaluate, designate and manage historic resources in the county. Develop incentives to encourage the proper management of historic resources.

**COUNTY GOAL LU-13 EDUCATION**
Educate the public about historic resources and use historic resources to encourage tourism in Carver County.
Historic Preservation Policies

COUNTY POLICY LU-27 PRIMARY ORGANIZATION
The Carver County Historical Society has and will continue to be primary organization for conservation and management of the County’s historic resources. The Historical Society will work with the Historic Preservation Commissions (HPC) in those communities where an HPC has been established. The Historic Society will be the primary source of information and will be the primary repository for information.

COUNTY POLICY LU-28 PROPERTY OWNERS
The County will not adopt or support any historic preservation policies, ordinances, or implementation programs that will adversely affect the rights of property owners.

COUNTY POLICY LU-29 SEQUENCING
Historic resource conservation sequencing:
1. If possible protect/preserve the resource;
2. Adaptively reuse the resource if it cannot be preserved;
3. If there are no feasible alternative other than demolition or significant alteration of the resource, the resource should be documented prior to demolition or altered.

COUNTY POLICY LU-30 IMPLEMENTATION
The Historic Society will be the primary implementation organization. Implementation activities may include some or all of the following:
- Develop a strategic plan for historic resource management;
- Develop an inventory process and establish priorities for conducting inventories;
- Explore and pursue grants and other funding activities;
- Explore the development of the function of a county preservation officer;
- Explore and potentially pursue the establishment of an Historic Preservation Commission that can serve the communities in the County.
AIRPORTS

An airport is an area of land or water that is used for the landing and takeoff of aircraft, and includes any buildings and facilities. Carver County does not have any municipal airports or commercial airfields. There are several personal use landing strips that are used exclusively by the owner and/or possibly a friend or neighbor. “Molnau’s Airport” in Laketown Township is a private field providing hanger space and the use of the field to persons determined by the owner. There are also several publicly owned airports in relatively close proximity to Carver County. The eastern portions of the County, including Chanhassen and Chaska, are close to Flying Cloud Airport in Eden Prairie; there are public airfields in Winsted and Glencoe directly west of Carver County; and to the north there is a public airport in Buffalo. In the early 1980’s, the County conducted an extensive study to determine the need and feasibility of a commercial airport. The study did not result in any action. There is currently no airport related planning being conducted in the County.

Airports Policies

COUNTY POLICY LU-31 AIRPORTS
Applicable Minnesota Department of Transportation (MN/DOT) Rules concerning seaplane operation and obstructions to air navigation will be incorporated into official controls of the County.

COUNTY POLICY LU-31A AIRPORTS
Any sponsor who proposes any construction or alteration that would exceed a height of 200 feet above ground level at the site, or any construction or alteration of greater height than an imaginary surface extending outward and upward at a slope of 100:1 from the nearest point of the nearest runway of a public airport shall notify the Federal Aviation Administration and MN/DOT at least 30 days in advance.

COUNTY POLICY LU-31B SEAPLANE LAKES
The operation and use of seaplanes within the County will be prohibited on all public waters except for those described in Minnesota Rules 8800.2800. In Carver County lakes with allowed seaplane operation include: Goose Lake, Mud Lake, Hazeltine Lake, Lundsten Lake, Lake Minnewashta, Lake Minnetonka, Oak Lake, Lake Patterson, Parley Lake, Lake Riley, Pierson Lake, Lake Waconia, Tiger Lake.

COUNTY POLICY LU-31C PRIVATE AIRFIELDS
Personal use landing areas as defined in MN/DOT Aeronautics regulations will be considered an appropriate use under certain conditions in the unincorporated areas of Carver County. Regulation of personal use landing areas will be provided by County land use controls in conjunction with the licensing procedures of MN/DOT.
**LAND USE IMPLEMENTATION**

The following strategies will be implemented to achieve the land use goals as guided by the land use policies.

1. Collaborate with county divisions, townships, cities, adjacent counties, Metropolitan Council and other agencies to promote compatible development and the health and well-being of county residents.

2. Develop incentive programs that encourage the preservation, protection, and restoration of natural resources, historic and archaeological resources, parks, trails, and open space, and agricultural land within Carver County. Incentives could include density bonuses for conservation activities.

3. Update and implement the Carver County Zoning Codes, ordinances, regulations and policies to be consistent with the comprehensive plan.

4. Update and implement the Carver County Water Management Plan to be consistent with the comprehensive plan.

5. Enforce land use and environmental regulations by providing oversight during site design and development on all sites for which permits are issued.

6. New policy areas implementation including development or requirement of area plans and studies.

7. Update Transition areas.

8. Review any updates to city plans.

9. Review development and environmental studies (EAW, AUAR).

10. Evaluate Comprehensive Plan policy and implementation “effectiveness” as needed (or within 5 years).
TOWNSHIP POLICY CHAPTERS

Pursuant to Minnesota State Statute Sec. 473.862, Carver County has been the planning and zoning authority for the following townships since 1976: Benton, Camden, Dahlgren, Hancock, Hollywood, Laketown, San Francisco, Waconia, Watertown, and Young America. All the policies contained in the Land Use Element of the County Comprehensive Plan apply to the land under the jurisdiction of these townships. Options contained within the County plan allow for townships to choose residential density options. Townships can also choose to be more restrictive than the County Land Use Element. The intent of these chapters is to allow for township flexibility in choosing a density option and reacting to changing land use pressures in the rural area on an ongoing basis.

Policy chapters are included for the following townships:

- Benton Township
- Camden Township
- Dahlgren Township
- Hancock Township
- Hollywood Township
- Laketown Township
- San Francisco Township
- Waconia Township
- Watertown Township
- Young America Township

Each township policy chapter contains the following information:

- Background and forecasts for each township.
- Policies, which adopt county plans, and choose a residential density option (based on COUNTY POLICY LU-18F).
- Any policies which are more restrictive than County Policy (e.g. feedlots).
- Policies on annexation by adjacent communities.
- Water Management and Transportation policies.
- A policy areas map of the township.