

3800 Laverne Avenue North
Lake Elmo, MN 55042

(651) 747-3900
www.lakeelmo.org

NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Monday May 7, 2018
at 7:00 p.m.
AGENDA

1. Pledge of Allegiance
2. Approve Agenda
3. Approve Minutes
 - a. April 23, 2018
4. Public Hearings
 - a. VARIANCE REQUEST 9369 JANE ROAD N. A request by ISPIRI, LLC on behalf of David and Heide Offord, 9369 Jane Rd N, Lake Elmo, MN 55042, for variances from the following standard of the City Zoning Code: setbacks for the addition of a garage from the front yard setback, side yard setback, and impervious surface allowance as well as a deck addition needing a variance for side yard and from the Ordinary High Water mark setback for the property located at 9369 Jane Road North. PID #10.029.21.24.0007.
 - b. COMPREHENSIVE PLAN 2040 UPDATE. The City of Lake Elmo is proposing approval of the DRAFT 2040 Comprehensive Plan.
5. Business Items
 - a.
6. Communications
 - a. City Council Updates – 5/1/18 Meeting
 - a. None
 - b. Staff Updates
 - a. Upcoming Meetings:
 - May 30, 2018 (note change in meeting date)
 - June 4, 2018
7. Adjourn

***Note: Every effort will be made to accommodate person or persons that need special considerations to attend this meeting due to a health condition or disability. Please contact the Lake Elmo City Clerk if you are in need of special accommodations.



**City of Lake Elmo
Planning Commission Meeting
Minutes of April 23, 2018**

Chairman Dodson called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m.

COMMISSIONERS PRESENT: Emerson, Kreimer, Dodson, Lundquist, Pearce, Dorschner, Weeks, & Hartley

COMMISSIONERS ABSENT: Johnson

STAFF PRESENT: Planning Director Becker and City Administrator Handt

Approve Agenda:

The agenda was accepted as presented.

Approve Minutes: March 12, 2018

M/S/P: Dorschner/Kreimer, move to approve the March 12, 2018 minutes as amended,
Vote: 7-0, motion carried unanimously.

Approve Minutes: March 26, 2018

M/S/P: Hartley/Dodson, move to approve the March 26, 2018 minutes as presented,
Vote: 7-0, motion carried unanimously.

Public Hearing – Zoning Text Amendment – Accessory Structures

Becker started her presentation regarding the accessory structure ordinance. The City is starting to get applications for ground mount systems and realized that they are not exempt from the size and number of accessory structures within the rural districts. This could prevent people from getting certificate of zoning compliance for ground mount systems if there are other structures on the property.

Staff also wanted to take the opportunity to make additional changes within the accessory structure ordinance. The other proposed changes also include exempting tool sheds from the size of accessory structures. Currently they are only exempt from the number. Currently in the rural districts additional accessory structures are allowed via CUP, but there are no clarifying standards or language that clarifies when they should be allowed. It is difficult for staff to know when they should be allowed. Staff is proposing

that a variance is more appropriate. Staff is proposing clarifying language for the definition of agricultural building to match the definition of state statute. There are notes allowing additional agricultural buildings if they meet the definition.

Kreimer asked if the City needs to be concerned with the size of solar energy systems. Becker stated that while they can be large, does the City want to prevent someone from having a ground mount solar energy system because they already have the maximum number of buildings. The solar energy system would still have to adhere to the solar energy ordinance and meet all of the required setbacks and any other screening requirements.

Public Hearing opened at 7:16 pm

No one spoke and there were no written comments.

Public Hearing closed at 7:17 pm

M/S/P: Dodson/Kreimer, move to change the language in exception #9 to ground mount solar energy systems, ***Vote: 7-0, motion carried unanimously.***

M/S/P: Dorschner/Lundquist, move to recommend approval of the accessory structure ordinance as amended, ***Vote: 7-0, motion carried unanimously.***

Business Item – Easton Village 4th Addition Final Plat

Becker started her presentation regarding Easton Village 4th Addition. This addition includes 25 single family lots that are to the North of 3rd Addition. The final plat is consistent with preliminary plat with a couple of exceptions that have been requested to be changed. There are 10 recommended conditions of approval that staff is recommending.

Dodson asked if the Fire Chief had reviewed the street naming. Becker stated that the Fire Chief was provided a copy and did not provide any comments. Becker stated that the City street naming policy was slightly amended, and this plat would be consistent with the new policy.

Hartley is wondering if he understood correctly that once the development is completed and the other street connections are made, the temporary street in lot 13 goes away. Becker stated that is correct and at that time, the developer would be free to plat that lot.

Dodson is wondering why the City did not request an outlot over the gas easement. Becker stated that she wasn't here when this development was preliminary platted, but the way it is shown is consistent with Preliminary Plat.

M/S/P: weeks/Lundquist, move to add to the disclosure statement in condition number 6 to include railroad noise, vibration and proximity, ***Vote: 7-0, motion carried unanimously.***

M/S/P: Lundquist/Dodson, move to recommend approval of the Easton Village 4th Addition Final Plat with the 10 conditions of approval as amended, ***Vote: 7-0, motion carried unanimously.***

Comprehensive Plan Update

Becker stated that the City Council is not present because the appropriate public notice was not given. The City Council will be discussing the Comprehensive Plan at the May 1st 2018 meeting prior to the public hearing. This meeting is tentatively scheduled for 6:00 pm.

Becker stated that the Planning Commission is welcome to attend the May 1st meeting to give feedback. Becker will bring whatever feedback the Planning Commission gives to the meeting on May 1st.

Becker stated that one of the big changes with this plan is that a number of acres are being designated urban reserve which is a change. This designation means that the property in that land designation would not be able to develop until 2040 without a Comprehensive Plan Amendment.

Kreimer asked about the property in Urban Reserve. Kreimer is wondering if those people have been part of the discussions. Becker stated that they have been mailed notices and are aware of the changes. She has only received feedback from 2 property owners. One of the property owners has plans to develop prior to 2040, so they did not want to see the property put into urban reserve.

Hartley stated that this urban reserve is a way to meet the 3 units per acre in the urban area. Weeks stated that in the past, the 3 units per acre was not met and was at 2.9. This 2040 plan has to play catch up and meet the 3 units per acre. Keeping the population to the 18,200 is responding to resident feedback. Hartley stated that the other rule is that once a property is in the MUSA, you can't take it out. By using the Urban Reserve category, the property in that category will not count towards the overall population counts.

Dodson stated that the numbers are not real until a plat comes in. Becker stated that when they count the units, they are always calculated at the low end of the averages per Met Council rules. Dodson stated that it doesn't feel like transparent government to use Urban Reserve. Weeks stated that most of the property in the urban reserve is currently zoned RAD and they would have had to come in for a Comprehensive Plan Amendment anyway.

Becker stated that is true for the Schiltgen property, but much of the area proposed to be in urban reserve in the south planning area, was guided differently throughout. Most of it was Low Density Residential, with some being High Density Residential. Those properties under the current Comprehensive Plan can develop at those densities. With the Comprehensive Plan, those properties would need to come in with a Comprehensive Plan Amendment in order to develop those properties.

Dodson asked if a property in the urban reserve came in with a Comprehensive Plan amendment application, under what conditions the City would be able to deny such an application. Becker stated that the City would need to see if the application was general consistent with the guiding principles of the Comprehensive Plan. Hartley stated that the downside of allowing a property in urban reserve to develop, would be that the projected population would be increased because the land was taken out of the holding classification. Weeks stated that the property in urban reserve is in phase 3. Some of the phasing has to do with infrastructure such as roads, water and sewer.

Lundquist stated that the last she heard the City was in a water crisis and there would probably be watering bans. She is wondering if the City should be thinking about slowing down the growth until the water crisis is figured out. Becker stated that the urban reserve was in response to feedback provided during public engagement. Lundquist stated that she has heard people state that the City should be considering a moratorium on building until the water situation is figured out. Dodson stated that is a separate issue as they don't know where development will happen and if we have the capacity to accommodate the growth. Lundquist feels that the two issues definitely fit together. Becker stated that the water systems section is all being updated in reaction to the water issues.

Weeks stated that the situation might not be as dire as people are making it out to be. There might be options to put a filter system on well #1 to get it back online. Hartley stated that Lindquist's point is valid because the amount of water that is needed is related to head count. That's why putting property in urban reserve is important because it keeps the head count down in the planning period. The water issue would be a valid reason to deny the Comprehensive Plan amendment for a property in urban reserve.

Emerson stated that if a project comes forward and is in urban reserve, the City should have the right to say that we can't supply them with water. Emerson doesn't see the water as being an issue as the City has control over supplying water or not.

Kreimer is not in favor of showing anything higher than what the Met Council is requiring. He stated that the urban reserve makes sense there were areas like this in the last Comprehensive Plan that needed to come forward for Comprehensive Plan Amendments to develop at a higher density. Dodson stated that he is against the urban

reserve and it feels like a shell game. Emerson stated that some places need to be higher density, because some areas in the MUSA are lower density. Emerson is not 100% sold on the urban reserve. Those properties are in the MUSA and sooner or later they will be developed. The Planning Commission seems split about the urban reserve designation.

Dodson stated that there are gaps in the numbers between medium density and high density. It is 3-5 for medium density and high is 8-15. Kreimer asked what would happen if someone came in with a proposal that has 6 units per acre. It doesn't fit medium density or high density. Kreimer is wondering if that is an intentional thing because if you are always using the low number, you would not want projects coming in too high.

There was discussion about the Village Mixed Use. Dodson thinks the 5-12 units per acre seems high. Becker stated that is what the current density is. Weeks stated that fits what is already in the Village.

Kreimer is confused on why the Village has different densities as it adds confusion. He thinks the Village should have the same density as one of the other categories. Weeks stated the Village is a very distinct and unique area and there are already existing structure that have different densities.

Dodson asked about affordable housing. Becker stated that the City could through ordinance or policy, encourage or give bonuses for providing affordable housing. Hartley stated that the consultant said that if there are properties that have high enough density, they tend to be naturally occurring affordable housing.

There was discussion regarding Rural Area Development. Hartley does not think this area is as clear as it needs to be. This section indicates that the RAD area should not exceed 1 residential dwelling unit per 10 acres. Once the Comprehensive Plan is adopted, the ordinances need to be updated to match the Comprehensive Plan. Hartley stated that the Met Council is pretty generic and uses words like "where possible". Weeks stated that this is not a mandate, but is encouraged. Dodson is concerned that if the language in the rural area stays how it is written, the OP ordinance as written would be in violation of the Comprehensive Plan. Kreimer stated that he feels there is something wrong with that sentence and it needs to be flagged to fix. Hartley stated that in Chapter 4 page 8, it talks about how successful the open space developments are in Lake Elmo. There are a number of statements that factually are not right.

Weeks stated that it is important to remember that this is a guide and there are no fines for not meeting the numbers right now. Dodson stated that the 1 house per 10 acres in the metro is because the Met Council thinks those areas could be sewered in the future. Lake Elmo has some constraints to doing this with the Park Preserve and because of the way the City has developed. Hartley stated that if it is a goal and not a hard and fast

rule that the rural developments have a density of 1 unit per 10 acres, he would like to see that written clearly somewhere in the document. There are several places where this is stated and it makes it sound like the rule. Hartley is concerned that Met Council will not allow Lake Elmo to have the open space developments once this Comprehensive Plan is adopted. Becker stated that the Met Council does recognize cluster developments and have a whole section on them. Hartley would like to see it made clear that it is encourage and not required.

Kreimer stated that the consultant stated it is the average over all of that area. He does think that paragraph 2 on page 7 could be written to be clearer. Dodson does not feel that paragraph gives much guidance at all. Lundquist does not want property owners that were required to have 10 acres be penalized in the future.

Kreimer stated that over the past couple of years there has been talk about bringing back Residential Estates as a zoning category. If there was interest in doing that, this would be the time to do it. There is nothing in the draft Comprehensive Plan that talks about rural estates. Becker stated that the Met Council would not be in favor of doing that type of subdivision as a whole. They allow the open space development because having the open space recognizes that you are reserving that open space for development in the future. Becker stated that she has asked about residential estates and the Met Council is not likely to accept it.

Hartley stated that there is a checklist that the Met Council has of all of the items that need to be included in the Comprehensive Plan. Hartley would like a copy of that check list to be made available to all of the Planning Commission members and to the public. Hartley looked for it on the Met Council website and could not find it. Hartley feels it would be helpful to know what the requirements are. Weeks doesn't feel that it will be helpful for residents to have that document to compare to the draft Comprehensive Plan. Hartley stated that it might not be helpful for some people, but it is a public document and should be made available for anyone interested in looking at it.

Dorschner stated that it would be nice for institutional knowledge to say why things are in the document. You could say this was put into the Comprehensive Plan because it met this item in the checklist. The checklist could be like a play book of how the Comprehensive Plan was developed. Hartley stated it would preserve the rationale for how it was written and would preserve it for the next planning period. Hartley stated that maybe it could go in an appendix. Becker suggested it go in a report when it goes to the Public Hearing.

Emerson asked about the proposed future 5th Street with the arrow shown in the far south East corner of the map in section 3 page 21. Emerson is wondering if it makes sense to have that in an area that has urban reserve to the north. Becker stated that the property to the south would still be required to build the whole road.

Becker stated that the next step is that this will go to City Council on May 1st at 6:00 pm. If Planning Commission members can make it, a joint meeting would be good. The public hearing is on May 7th. There are 3 other chapters that are not before them. These are the transportation, surface water and wastewater. They are currently being drafted as a joint effort between the consultant and City Engineer. Those chapters take a little longer as they are dependent on land use.

City Council Updates – April 3, 2018 Meeting

- i) Subdivision Ordinance Regulations – passed
- ii) Variance Request 8728 Demontreville Trail – passed
- iii) Street naming policy changed
- iv) Wildflower Developer Agreement - passed

Staff Updates

1. Upcoming Meetings
 - a. May 7, 2018
 - b. May 30, 2018 (note change in meeting date)

Meeting adjourned at 9:02 pm

Respectfully submitted,

Joan Ziertman
Planning Program Assistant



STAFF REPORT

DATE: 5/7/2018

PUBLIC HEARING

ITEM #: 4a

MOTION

TO: Planning Commission

FROM: Ben Prchal, City Planner

AGENDA ITEM: Shoreland Variance Request to Allow Construction Of A Non-Conforming Structure/s Which Does Not Meet Minimum Structure Setbacks from Ordinary High Water Level, Required Sideyard and Front Yard Setbacks, and Maximum Impervious Surface Standards - 9369 Jane Road North

REVIEWED BY: Emily Becker, Planning Director

BACKGROUND:

The City has received a variance application from David and Heide Offord of 9369 Jane Road North to allow construction of a non-conforming structure/s which does not meet the required minimum structure setback from the Ordinary High Water Level (OHWL), required sideyard and front yard setbacks, and maximum impervious surface standards of the City's shoreland district. The property had received a previous variance to build the home that currently sits on the property. The variance was approved in 2001, contingencies with the approval were: the home could not exceed the footprint of the old home which was 1,350 sq.ft. and maintain a 30ft set back from Jane Rd (more details on page 5, previous variance request).

ISSUE BEFORE THE COMMISSION:

The Planning Commission is being asked to hold a public hearing and make recommendation on the above-mentioned variance requests.

PROPOSAL DETAILS/ANALYSIS:

Applicant: Adam Bender of ISPIRI LLC

Property Owners: David and Heide Offord

Location: 9369 Jane Road North, PID# 10.029.21.24.0007, Subdivisionname Berschen's Shores Lot 11 Subdivisioncd 37090, Washington County

Request: Variance from Shoreland Standards – Expansion of a Non-Conforming Structure and Maximum Impervious Surface

Existing Land Use: Single-Family Detached Residential Dwelling

Surrounding Land Use: Surrounded by other single-family detached residential dwellings and abuts Lake Jane on the east side of the lake.

Existing Zoning: Rural Single Family/Shoreland Overlay District

Comprehensive Plan: Rural Single Family

History: Variance application for home construction was approved in May 14, 2001. The Variance allowed for a maximum house footprint of 1,350 square feet to be constructed over a prior foundation. As well as a 30-foot setback from Jane

Road; with a corresponding approximate 6-foot increase on the setback from the Ordinary High Water level of Lake Jane.

Deadline for Action: Application Complete – 4/19/2018
60 Day Deadline – 6/18/2018
Extension Letter Mailed – N/A
120 Day Deadline – N/A

Applicable Regulations: Article V – Zoning Administration and Enforcement
Article XIX – Shoreland Management Overlay District
Article XI – Rural Districts

Request Details. The applicant is proposing to make an addition off the front of their home by adding a side loading garage and reconfiguring the driveway for better access onto Jane Rd. The current garage for the home is attached and faces directly towards the street, the size is 24’x36’. The justification for this is to provide safer access onto Jane Road by creating a turnaround for cars to enter “nose” first. The new attached garage is planned to be 24’x29’. Also included in the application is the addition of a deck. The deck is being requested for quick access to the lake if needed for safety purposes.

The Applicant is seeking variances on the following items:

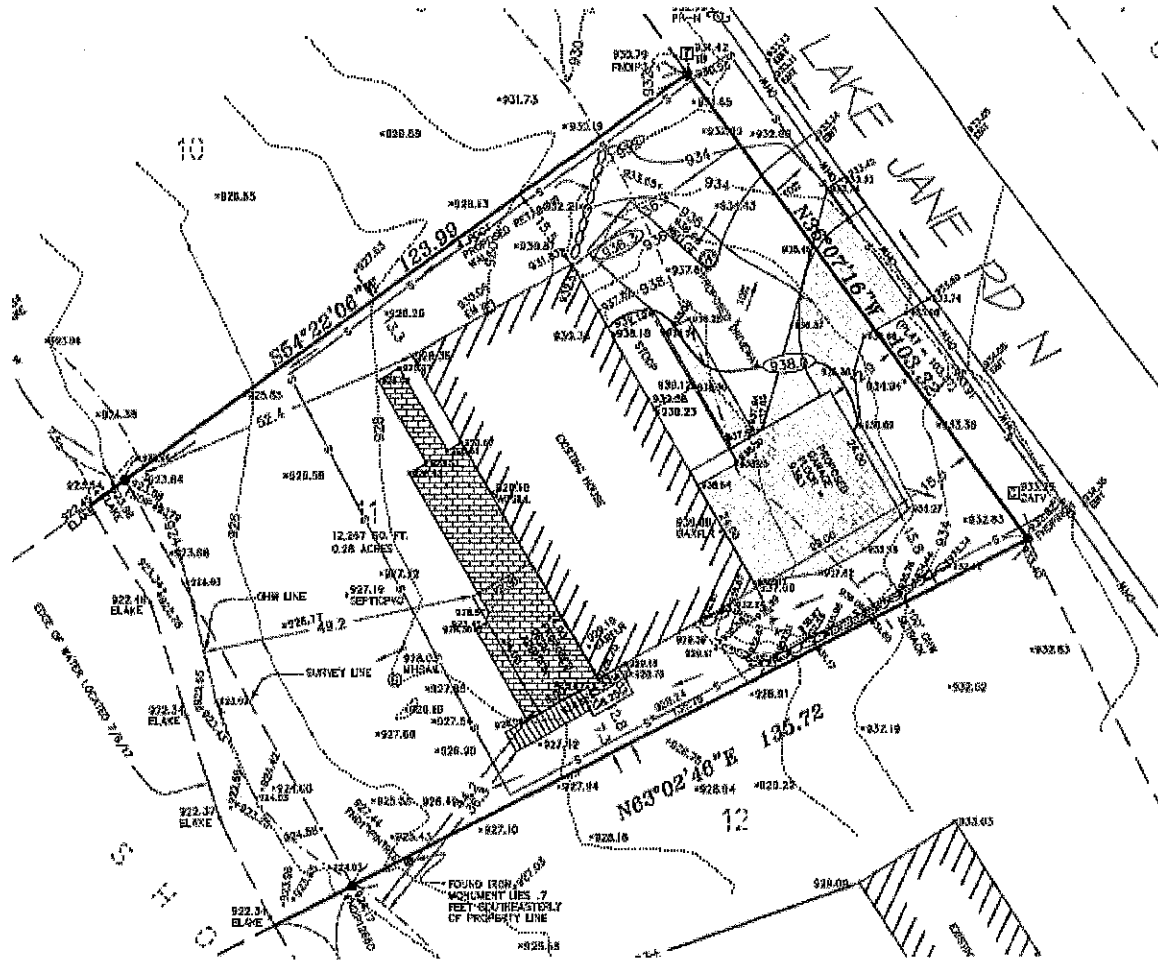
Structure Setbacks:

Garage addition - Rural Single Family is the underlying zoning which requires a front yard setback of 30ft be maintained as well as a sideyard setback of 10ft. Due to the configuration of the lots surrounding the lakes it has been difficult for home owners to achieve compliance of the required setback from the OWHL. The setback from the OWHL is 100 ft. for unsewered properties and 75 ft. for seweried properties. This home is unique in that it is connected to a 201 sanitary system, and so is considered seweried per shoreland standards, and so the 75 ft. setback applies. The existing home does not conform to this standard (further proven to be non-conforming through past variance).

Deck addition – A deck being built in a shoreland district which cannot meet the setback requirements can be done without a variance if 4 points of criteria are met.

- i. The structure existed on the date the structure setbacks were established. **This standard is not met as setbacks were established in 2001 when the home was reconstructed.**
- ii. A thorough evaluation of the property and structure reveals no reasonable location for a deck meeting or exceeding the existing ordinary high water level setback of the structure. **Standard is met. Placing the deck on either side of the home would further encroach into the side yard setback which would then further impact the neighboring property. There is also no other location in the rear that would make it more conforming.**
- iii. The deck encroachment toward the ordinary high water level does not exceed 15 percent of the existing setback of the structure from the ordinary high water level or does not encroach closer than 30 feet, whichever is more restrictive. **Standard not met. This would be applicable if the home were setback the appropriate distance of 75ft. However, the home is only setback 52.4 ft.**
- iv. The deck is constructed primarily of wood, and is not roofed or screened. **Unknown, but is being asked as a condition.**

Code Location	Code Setbacks	Proposed Setbacks
Front yard setback (garage) 154.402 table 9-2	30 ft. also established in past variance	12.87 ft. not compliant
Side yard setback (garage) 154.402 table 9-2	10 ft.	14.4 ft. compliant
Side yard setback (deck) 154.402 table 9-2	10 ft.	7.3 ft. not compliant
Rear yard setback (deck) 154.800 12 (d)	15% of structure setback from OWH or 30ft.	49.2 ft. not compliant
Shoreland Impact Zone	Noting may be within 37.5 ft of the OWH	Compliant



Lot Details. The property does not meet all setbacks for the Rural Single Family Zoning district and does not meet the minimum lot size requirement of 1.5 acres.

Code Location	Code Setbacks	Proposed or Existing Setbacks
Lot area 154.402 table 9-2	1.5 acres or .5 acres if sewerred	.311 acres – Existing non-conforming
Front yard setback 154.402 table 9-2	30 ft.	36.9 ft. – Existing setback 12.87 ft. - Proposed setback
Side yard setback 154.402 table 9-2	10 ft.	13.3 ft. (north) – Existing
Side yard setback 154.402 table 9-2	10 ft.	12.8 ft. (south) – Existing
Setback for deck (side) 154.402 table 9-2	10 ft.	7.31 ft. (south) – Proposed
Setback for home 154.800 table 17-3	75 ft.	52.4 ft. – Existing non-conforming (not within impact zone)
Setback for deck (rear) 154.800 12 (d)	15% (11.25 ft.) of structure setback from OWH or 30ft.	49.2 ft. – Proposed non-conforming
Driveway slope 93.26 (G)	10%	10% proposed

Nonconformities within a Shoreland. The City's Shoreland Ordinance states that all additions or expansions to the outside dimensions of an existing nonconforming structure must meet the setback, height, and other requirements of the Shoreland Ordinance. Any deviation from these requirements must be authorized by a variance. There is an additional provision that states that where structures exist on the adjoining lots on both sides of a proposed building site, structure setbacks may be altered without a variance to conform to the adjoining setbacks from the OHWL, provided the proposed structure is not located in a shore impact zone or bluff impact zone.

Previous Variance Requests. In May of 2001 the Lake Elmo Planning staff reviewed a variance request for 9369 Jane Rd to rebuild the home on the lot. The staff found that the variance should be approved on the conditions that the house be relocated to a point of 30 feet from the Jane Road right-of-way. This reduced the shoreland setback variance approved. The second condition recommended was the reduction of the footprint of the new house not to exceed the footprint of the existing house (which was 1,350 sqft.). The resolution stated that it was allowing a structure to be placed 44.2' -52.7' away from the Ordinary High Water (OHW) level where 100' is normally required. The variance also allowed a lot width of 103.34' where 150 is required. More specifically to the dwelling the house footprint could not be greater than 1,350 square feet. A 30 foot set back from Jane Road needed to be maintained which added a 6 foot increase on the setback from the OHW of Lake Jane.

Prior to 2001 there had not been planning, zoning, or building action except a porch addition in 1978 and then connection to the 201 system in 1985.

Adjacent Property Variances. The City granted similar variances to adjacent properties. This should not be a basis for granting an additional variance for the subject property, but it does show that the granting of the variance may not change the character of the surrounding area.

- 9359 Jane Rd – applied for a variance in 2001 to allow the expansions of their structure 22 feet from the ordinary high water level where 100 feet is required. That request was approved and later denied by the Board of Adjustment and Appeals. This property also has had variance requests to expand the deck on the home which have been denied (no hardship presented).
 - In 2017 the homeowner requested a variance for the addition 685 sqft. so that all bedrooms could be on the same level and to increase the impervious surface amount to 29.7%. The addition was a lateral extension which did not further increase the encroachment of 45.5 ft but was still non-conforming.
- 9287 Jane Road North was granted a variance in the year 2000, to permit two additions to the primary structure consisting of a 16' X 26' garage addition to the north side; and a 14' X 24' addition to the south side; both additions less than the required 100 foot setback from the OHWL.
- 9429 Jane Rd N was granted a variance in 2006 to construct a garage which needed to encroach into the front and side yard setbacks. The established front yard setback was 2 ft. and the side yard setback for the garage was 4.3 ft. The imposed conditions consisted of rain gutters along the south property line to redirect water away from the adjacent property and the eaves shall not be less than the side yard setback of the existing detached garage.

Engineering Review. The City Engineer has reviewed the proposed variance for 9369 Jane Road and there were no comments or concerns related to grading.

Sanitary 201 system: The 201 system which this property discharges sewage to was reviewed by Washington County on July 28, 2014 and it was deemed to be non-compliant. The City hired a consultant to review the system in the field and based on the field inspection and report it was found to be compliant. The system was not found to have excess capacity (per the report) and engineering does not recommend added demand on the system.

Planning Commission
5/7/2018

Planning Response: The submitted plans indicate a bathroom and washer and dryer unit will be added to the main level of the home. Though these additions may seem like it would increase demand on the system, staff does not feel the addition of a bathroom will necessarily increase use nor would the amount of laundry expect to increase. Rather, addition of bedrooms would add demand to the system, and this is not being proposed at this time.

DNR Review: No comments have been received. Historically they have not been in favor impervious surface amounts over the allowed percentage (30%). They have in the past recommended certain mitigation measures, such as raingardens, reducing the footprint of the building, etc.

RECOMMENDED FINDINGS:

An applicant must establish and demonstrate compliance with the variance criteria set forth in Lake Elmo City Code Section 154.109 before an exception or modification to city code requirements can be granted. These criteria are listed below, along with recommended findings from Staff regarding applicability of these criteria to the applicant's request.

- 1) **Practical Difficulties.** A variance to the provision of this chapter may be granted by the Board of Adjustment upon the application by the owner of the affected property where the strict enforcement of this chapter would cause practical difficulties because of circumstances unique to the individual property under consideration and then only when it is demonstrated that such actions will be in keeping with the spirit and intent of this chapter. Definition of practical difficulties - "Practical difficulties" as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by an official control.

***FINDINGS:** The subject property was platted prior (presumed before 1985) to current standards established for the current Ordinary High Water Level. Many homes, this one included, were platted without today's OHWL in mind. Because of this, property owners have had difficulty complying to the establish setback requirements of today. It does not seem reasonable to think homes will comply with both the front (30ft) and OWHW (75-100ft) setbacks. Compliance with both seems to be unlikely given the configuration of the lots created prior to current standards. Pertaining to the garage there seems to be no other location for it to be reasonably placed to reduce intrusion into setbacks. The deck also seems to be reasonably placed as any other location will put it closer to the OHWL and only a small section of the deck (steps) encroaches into the side yard. Another item to note is the impervious surface calculations will be reduced with the proposed project. Because of this, staff feel this criteria is met.*

- 2) **Unique Circumstances.** The plight of the landowner is due to circumstances unique to the property not created by the landowner.

***FINDINGS:** As mentioned above, the property is unique in that the plat was created in a way which did not provide adequate distance for compliance with today's setbacks from the OHWL. Due to the nature of the lot there seems to be limited improvements which a homeowner can make to their property without variance approval. Because of this staff feel this criteria is met.*

- 3) **Character of Locality.** The proposed variance will not alter the essential character of the locality in which the property in question is located.

5/7/2018

FINDINGS: *The proposed addition would encroach further in to the front yard setback than other homes within the area. However, it does not drastically change the character of the locality, as the addition of the garage does not in and of itself change the function of the home. Side loaded garages are not a unique feature to homes, nor are decks. This also would not be the first homes in the area to have limited front yard space. Because of this staff feel this criteria is met.*

- 4) **Adjacent Properties and Traffic.** The proposed variance will not impair an adequate supply of light and air to properties adjacent to the property in question or substantially increase the congestion of the public streets or substantially diminish or impair property values within the neighborhood.

FINDINGS. *The proposed additions will not alter or impair supply of light or air to adjacent properties. The garage will not block an amount of wind or air from neighboring properties so that their use would be disrupted. The garage is also being proposed to increase traffic safety. Reconfiguration of the garage and driveway will allow motor vehicles to maneuver themselves in a way to pull out nose first onto the Jane road, which would increase safety. The addition is also not expected to diminish property values. Because of this staff feel this criteria is met.*

FISCAL IMPACT:

None.

OPTIONS:

The Planning Commission may:

- Recommend approval of the variance requests, subject to conditions of approval as recommended by Staff.
- Amend conditions of approval and recommend approval of the variance requests, subject to amended conditions of approval.
- Recommend denial of the variance requests.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of the request by David and Heide Offord of 9369 Jane Road North for a shoreland variance request from the minimum structure setback from the Ordinary High Water Level, maximum impervious surface standards, and front and side yard setbacks for the property located at 9369 Jane Road North. Staff also recommends the following conditions of approval:

- 1) The Applicant shall secure any required permits and plan approvals from the City and other applicable jurisdictions.
- 2) Grading, erosion control, and stormwater management plans shall be submitted in conjunction with a building permit for the property and shall be approved by the City engineer.
- 3) The proposed retaining wall, if over four feet in height, shall be constructed by plans prepared by a professional engineer.
- 4) The applicant shall secure any required permits from the Valley Branch Watershed District prior to commencing any grading or construction activity on the site.

Planning Commission

5/7/2018

- 5) The deck shall be constructed of wood and not roofed.
- 6) The rear patio pavers shall be removed to reduce impervious surface.

The suggestion motion for taking action on the Staff recommendation is as follows:

“Move to recommend approval of the request for shoreland variances from the minimum structure setback from the Ordinary High Water Level, front yard setback, side yard setback, and maximum impervious surface standards, subject to conditions of approval as recommended by Staff”

ATTACHMENTS:

- Applicants narrative and survey

DETAILED REASON FOR REQUEST:

David & Heide Offord, hereafter referred to the "Clients", purchased the home in April of 2015.

The Client's existing garage and driveway require a vehicle to back directly out onto Jane Road N. The current paver driveway is very steep and is not perpendicular to the road. No portion of the driveway is flat. In the winter months, this steep driveway gets very slippery with snow & ice. The Clients have on numerous occasions slid down the driveway backwards into the road. Jane Road is a very narrow road, and the Clients were surprised upon moving in just how busy it actually is. Cars drive down it with much more frequency than anticipated & at higher than posted speeds.

At time of application, the Clients have two children, a daughter (8) & a son (6). The Clients are less than 8 years from adding a new driver to their home. They are concerned about the safety of the existing situation. The addition of a side loading garage is needed so they could include an area on the driveway that would allow for a vehicle to turn around and enter the road in a forward direction. Also, when our Clients have visitors, they park on the street, as the existing driveway is unsuitable for parking. The narrow width of the street causes additional hazards when vehicles are parked on street.

The Clients currently have no direct access from their main level to the back yard (lake side). They consider this to be a safety hazard. To access the rear yard, they are required to go through the entire home, down to the lower level, and out a back door. The other option is to go out the front door and around the house on the North side. The South side of the home is not passable due to trees and retaining walls that were there prior to the Clients purchasing the home.

Safety with regard to the lake is of paramount importance to the Clients. While the Clients have established rules with their children pertaining to the lake, they know that children do not follow rules 100% of the time. This year there was a fatal drowning on Lake Jane. The Clients saw firsthand the multiple rescue boats aiding the rescue. There could have been an additional fatality that day had it not been for a quick-acting homeowner who was able to access the lake quickly. Our Clients know accidents happen in an instant, and should there be a need for fast action, they absolutely need access from their main level to the lake. A deck as proposed would provide such access.

LIST OF CURRENT PROPERTY OWNERS:

OFFORD DAVID R & HEIDE M
9369 JANE RD N
LAKE ELMO MN 55042

CURRENT SITE DATA:

P.I.D.: 10.029.21.24.0007
LOT SIZE: 13,542 SQ. FT.
LOT SIZE: 0.311 ACRE
LEGAL: SUBDIVISIONNAME BERSCHEN'S SHORES LOT 11 SUBDIVISIONCD 37090
CURRENT ZONING: RS
EXISTING USE: SINGLE FAMILY DETACHED

PROPOSAL:

We are proposing to construct a garage addition to the front of the existing home, measuring 24 feet by 29 feet. The garage will be accessed from the side (north). This change in access will provide the Owners the ability to provide parking off-street for guests. It will also allow the Owners to enter Jane Road N. forward facing and perpendicular to the road, which is safer than their current situation. The 29 foot dimension is required so that a vehicle accessing the proposed garage can pass in front of the existing front entry stoop which projects from the front of the home. The garage addition shall be built atop an area already covered with pavers. The code requires a minimum front setback of 30 feet. With the proposed design, the front setback would be 12.9 feet at the closest point.

We are also proposing to construct a rear deck (lake side) on the west wide of the home. This deck would provide another means of egress from the main level. This deck would allow the Owners to quickly access the back yard and lake should the need arise. The proposed deck shall be built atop an area already covered with pavers. The code requires a minimum side yard setback of 10 feet. With the proposed design, the side setback would be 7.3 feet at the closest point.

PROVISIONS OF THE CODE FOR WHICH WE ARE SEEKING A VARIANCE:

§ 154.402 LOT DIMENSIONS AND BUILDING BULK REQUIREMENTS.

Minimum Principal Building Setbacks (Feet)

Front Yard	30
Interior Side Yard	10
Rear Yard	40

Proposed Actual Setbacks

Front Yard	12.9
Interior Side Yard	7.31

Strict enforcement of this chapter would prevent the Owners from altering how the garage is accessed. It would also inhibit the opportunity to improve the overall safety of the driveway, as well as ingress, egress and visibility.

§ 154.800 SHORELAND MANAGEMENT OVERLAY DISTRICT.

Minimum Structure Setback From OHWL (Unsewered)	100 feet
Currently non-conforming 52.4 feet	
Proposed Actual Setback From OHWL	44.2 feet (as measured from nearest corner)
Maximum Impervious Lot Coverage (Unsewered)	15%
Currently non-conforming 36.7%	
Proposed Impervious Lot Coverage	41.2%

Strict enforcement of this chapter would inhibit the Owners desire to add a deck to the home so as to improve egress to the rear yard.

Strict enforcement of this chapter would also prohibit the Owners from ever replacing the currently deteriorating driveway.

The plight of the landowner is due to circumstances unique to the property and not created by the landowner. The Owners purchased the property in 2015, and all structures and features of the property were in place at that time.

The garage floor is elevated approximately 6 feet above the street. This means the narrow, angled driveway is very steep, which poses danger in the winter months. It also poses a hazard for vehicles entering and exiting the driveway.

Granting of the variance would not alter the essential character of the neighborhood.

The proposed garage addition has features and elements to beautify the home. Elements such as shake siding, trim boards, brackets, planter boxes and stone work to enhance the curb appeal and overall aesthetics. Windows and doors are architecturally placed so as to not look out of place.

The addition, once completed and landscaped, would enhance the neighborhood. It also would boost the value of the property and those that surround it.

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Joint Tenants

Minnesota Uniform Conveyancing Blanks
Form 10.1.5 (2013)

eCRV number: _____

DEED TAX DUE: 2,744.00

DATE: March 26, 2015
(month/day/year)

FOR VALUABLE CONSIDERATION, Lucy Golish, a single woman ("**Grantor**"), hereby convey(s) and warrant(s) to David R. Offord and Heide M. Offord ("**Grantee**"), as joint tenants, real property in Washington County, Minnesota, legally described as follows:

Lot 11, Berschen's Shores, Washington County, Minnesota.

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____.)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

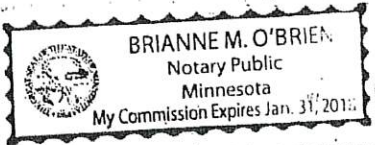
Lucy Golish
Lucy Golish

State of Minnesota, County of Washington

This instrument was acknowledged before me on March 26, 2015, by Lucy Golish, a single woman.

(Stamp)

[Signature]
(signature of notarial officer)



Title (and Rank): Escrow Officer

My commission expires: January 31, 2018

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Brianne O'Brien
Partners Title - Woodbury
659 Bielenberg Drive
Suite 100
Woodbury, MN 55125

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN
THIS INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)
David R. Offord
9369 Jane Rd. N
Lake Elmo, MN 55042

CERTIFICATE OF SURVEY

~for~ ISPIRI / DAVID AND HEIDI OFFORD
 ~of~ 9369 Lake Jane Rd. N.
 Lake Elmo, MN

EXISTING PROPERTY DESCRIPTION

(For Washington County Tax Record)

Lot 11, BERSCHEN'S SHORES, Washington County, Minnesota.

NOTES

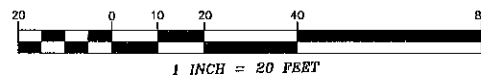
- Field survey was completed by E.G. Rud and Sons, Inc. on 07/06/17.
- Bearings shown are on Washington County datum.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Approximate fill needed for project: 70-100 cubic yards

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CABLE FEDESTAL
- DENOTES ELECTRICAL BOX
- ⊕ DENOTES POWER POLE
- ⊕ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES WELL
- DENOTES DRAINAGE ARROW
- DENOTES RETAINING WALL
- DENOTES EXISTING CONTOURS
- DENOTES PROPOSED CONTOURS
- DENOTES SILT FENCE
- DENOTES OVERHEAD WIRE
- DENOTES BITUMINOUS SURFACE
- DENOTES PAVEMENT SURFACE
- DENOTES IMPERVIOUS SURFACE REMOVAL

NORTH

GRAPHIC SCALE



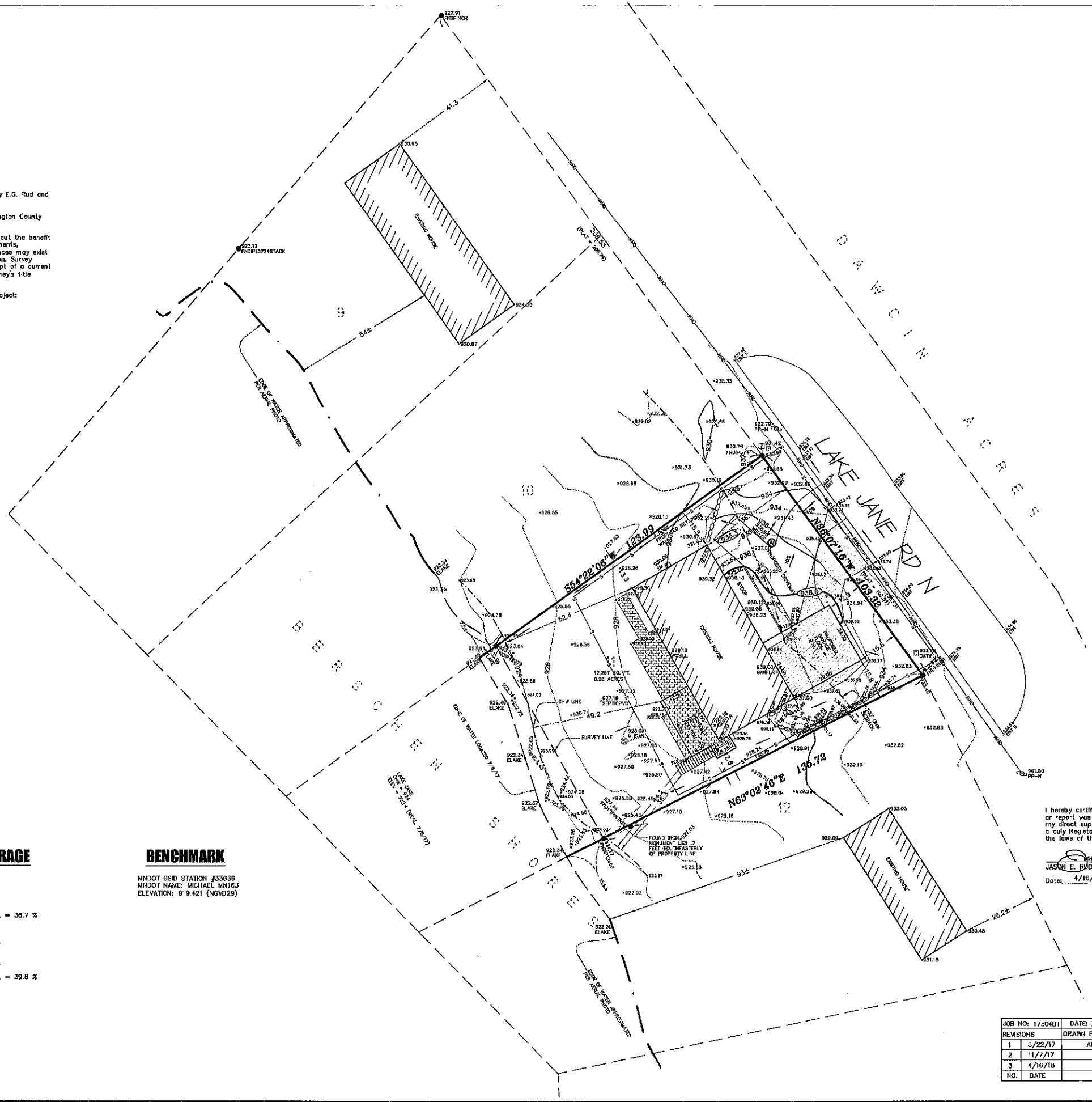
IMPERVIOUS COVERAGE

EXISTING:
 AREA ABOVE OHW: 12,261 SQ. FT.
 EXISTING HOUSE: 2,302 SQ. FT.
 PAVEMENT AREA: 2,168 SQ. FT.
 4,500 SQ. FT. / 12,261 SQ. FT. = 36.7 %

PROPOSED:
 PROPOSED GARAGE: + 696 SQ. FT.
 PROPOSED DRIVE: + 1,192 SQ. FT.
 PAVEMENT REMOVALS: - 1,508 SQ. FT.
 4,880 SQ. FT. / 12,261 SQ. FT. = 39.8 %

BENCHMARK

MNDOT GSID STATION #33636
 MNDOT NAME: MICHAEL MN163
 ELEVATION: 919.421 (NGVD29)



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
 Date: 4/16/18 License No. 41578

E. G. RUD & SONS, INC.
 EST. 1977 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

NO.	DATE	DESCRIPTION	BY
1	6/22/17	ADD PROPOSED GARAGE	CMB
2	11/7/17	CITY COMMENTS	CMB
3	4/16/18	CITY COMMENTS	CMB



PLANNING COMMISSION
DATE: 5/7/2018
AGENDA ITEM: 4B – PUBLIC HEARING

TO: Planning Commission
FROM: Jennifer Haskamp, Swanson Haskamp Consulting
ITEM: Draft 2040 Comprehensive Plan Update
REVIEWED BY: Emily Becker, Planning Director

BACKGROUND:

The Planning Commission is being asked to hold a public hearing and consider a draft of the 2040 Comprehensive Plan Update.

REVIEW AND ANALYSIS:

The proposed 2040 Comprehensive Plan Update includes the chapters outlined below. Each chapter provides an introduction explaining its purpose and goals. Please note that Chapter 7: Transportation, Chapter 8: Surface Water, Chapter 9: Wastewater Services, and Chapter 10: Water Supply are still being drafted and will be considered at the May 30, 2018 meeting. Please also note that the implementation of these chapters are still under review by the City Engineer.

- Chapter 1: Community Context
- Chapter 2: Vision, Goals and Strategies
- Chapter 3: Land Use
- Chapter 4: Balanced Development and Growth
- Chapter 5: Housing
- Chapter 6: Parks, Trails, and Open Space
- Chapter 11: Implementation

The Planning Commission has had an opportunity at its April 23, 2018 to review Chapters 1-6. Please note that there have been amendments since this meeting to Chapters 3 and 6, and so the Commission is receiving updated copies of these chapters, as well as Chapter 11: Implementation.

Because the Planning Commission has had multiple opportunities to review and preliminarily discuss the draft, a relatively short introduction will be provided. The Planning Commission will have the opportunity to ask questions and then hold a public hearing. The public hearing will continue to May 30, 2018, at which time the Planning Commission will be asked to make recommendation.

Written public comments are included in the packet. The Commission had also requested at its April 23, 2018 that the checklist that outlines the Metropolitan Council requirements for items to be included in the 2040 Comprehensive Plan Update be included in this packet.

RECOMMENDATION:

Staff recommends that the Planning Commission hold a public hearing and consider a draft of the 2040 Comprehensive Plan Update.

ATTACHMENTS:

1. Draft 2040 Comprehensive Plan Update – Chapters 1-6 and 11
2. Written public comments
3. Metropolitan Council Checklist of Minimum Requirements for Lake Elmo

Draft Chapter 3: Land Use

Existing & Future





INTRODUCTION

The City of Lake Elmo is a growing, engaged and dynamic community that has experienced significant change over the past planning period. The City's proximity to jobs and access to regional amenities means that the City will likely continue to experience external pressures to grow. Consequently, it is essential for the City to develop a thoughtful, well-planned approach to its future land uses and growth strategy. The following chapter will focus first on existing land uses that will provide a baseline from which the Future Land Use Plan ("FLU") was derived. The FLU guides anticipated densities of new neighborhoods, locations of future mixed-use and employment centers, and guides land for commercial and retail services through 2040. The community understands that while there is significant growth pressure and demand today for certain types of development, that demand is likely to ebb and flow and change over the next several decades as market trends fluctuate. More detail regarding current market trends and development can be found in Chapter 4. Balanced Development & Growth within this Plan; however, the pace of growth is addressed through the Staging Plan that is included in subsequent sections of this chapter. The Staging Plan provides sequential geographic areas available for development and growth during prescribed time periods that methodically allows for contiguous development and cost-effective expansion of municipal services to undeveloped areas of the community.

3

The Future Land Use, Staging and Special Area plans contained within this chapter, if consistently followed and implemented, directly support the goals and objectives contained within Chapter 1: Vision, Goals & Strategies. The intent of this chapter is to demonstrate where land use changes are anticipated, where existing land use patterns are guided to stay the same, and how these land uses patterns will continue to support the identity and character of the community through this planning period.

2040 Land Use Highlights – What's to Come

- » The Existing Land Use Patterns in the Rural Residential areas should be protected through this planning period; some new rural residential neighborhoods, including open space developments, are anticipated to develop consistent with the City's rural tradition.
- » New Future Land Use designations will allow for a better response to market conditions and will allow a greater options in land use choices.
- » Integration of more diverse neighborhood patterns and densities will allow for a stronger commitment to the staging plan.
- » Refinement of staging and infrastructure phasing to promote contiguous, well-planned development.

Existing Land Use

The existing land use patterns reflect the City's past commitment to the rural landscape and investment in development of primarily single-family detached housing. Rural residential neighborhoods with conventional rural subdivisions and open space development subdivisions are sprinkled throughout much of the community's landscape. The many lakes of the City are dotted with smaller residential lots that once were dominated by vacation homes that have now transitioned to full-time residences. The Lake Elmo Regional Park Reserve is centered in the City providing a hub of natural and recreational resources for both City and metro-area residents. The "Old Village" is the historical hub of activity in the City, and a mix of uses is present today including some residential, commercial and office users. Business uses, employment pockets and retail/service users are primarily located in or near the "Old Village", along the I-94 corridor, or at major intersections and thoroughfares.

In Lake Elmo's 2030 Comprehensive Plan, the City's existing land uses did not include any areas that were connected to municipal services or located within the Metropolitan Urban Service Area ("MUSA"). Now, in this 2040 Plan, the existing land use patterns include neighborhoods that have been developed or are under construction that were guided in the MUSA in the previous plan. The availability of municipal services has allowed for the addition of new land use patterns that can be found in developing neighborhoods such as Inwood, Savona, and Easton Village. Additionally, the Old Village area has been incrementally served and connected to municipal services over the past decade, which has allowed for existing small-lot residential neighborhoods to be served, as well as new neighborhoods under development. While the developing neighborhoods in the MUSA continue to be dominated by single-family detached uses, some diversification has started to emerge as a few small pockets of medium-density residential uses are under construction and development.

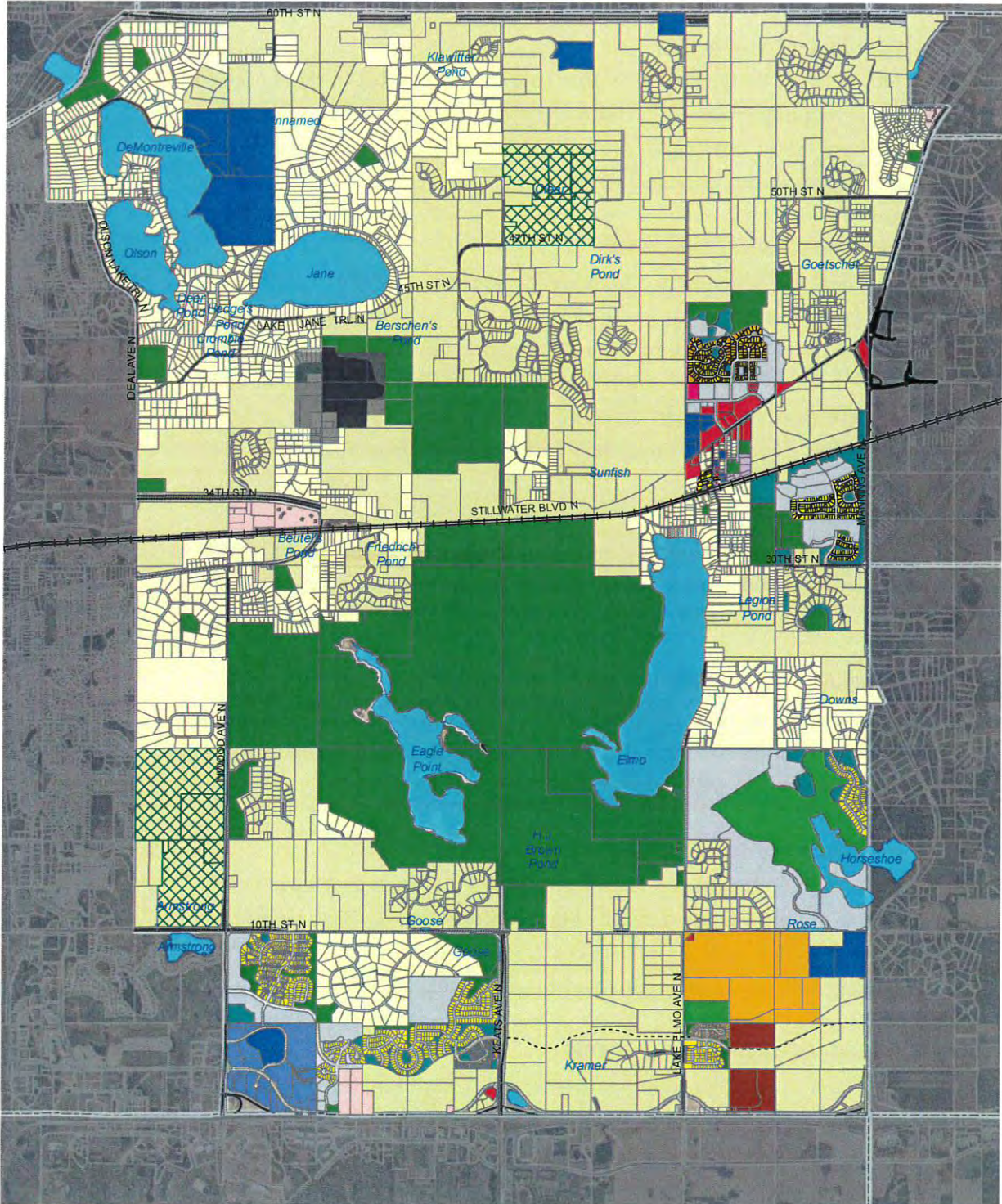
Table 3-1. Existing Land Use

Existing Land Use	Residential Density (Dwelling units/acre)	Acres	% Total Acres
Agricultural Preserve (AP)	0.025	414.70	2.67%
Rural Area Development (RAD)	0.1	6,103.13	39.36%
Rural Estate (RE)	0.1 - 0.4	815.26	5.26%
Rural Single Family (RSF)	0.66 - 2.0	1,754.14	11.31%
Low Density Residential (LDR)	2 - 4	182.06	1.17%
Medium Density Residential (MDR)	4 - 8	231.41	1.49%
Village - Low Density Residential (V-LDR)	1 - 4	36.08	0.23%
Village - Medium Density Residential (V-MDR)	4 - 6	48.18	0.31%
Mixed Use (MU)	5 - 12	4.93	0.03%
Undeveloped (U)	Various	392.15	2.53%
Limited Business (LB)	NA	71.79	0.46%
Business Park (BP)	NA	88.01	0.57%
General Business (GB)	NA	70.09	0.45%
Commercial (C)	NA	50.27	0.32%
Institutional (INST)	NA	305.40	1.97%
Closed Landfill (CL)	NA	67.53	0.44%
Public/Semi-Public (PSP)	NA	123.55	0.80%
Golf Course (GC)	NA	267.36	1.72%
Parks & Open Space (POS)	NA	2,531.43	16.32%
Right of Way (ROW)	NA	594.18	3.83%
Open Water	NA	1,355.29	8.74%
TOTAL		15,506.96	100.00%

6



Map 3-1: Existing Land Use Map 2018



7

ELU					
	AP		V-LDR		BP
	RAD		V-MDR		LB
	RSF		MXD		Industrial
	LDR		C		Institutional
	MDR		GB		Closed Landfill
	Golf Course		Undeveloped		ROW
	PSP		Park/OS		

Draft Date: Rev. 5.2.2018
 Source: Washington County, MNGEO, SHC



Existing Land Use Definitions

Agricultural Preserve (AP)

This land use designation identifies land that is enrolled in the Agricultural Preserves program. Land in this designation is required to be guided for no more than 1 dwelling unit per 40 acres, and is protected from further subdivision during the contract period.

Rural Area Development (RAD)

This land use designation represents the large areas of rural residential development and agricultural uses within the City. Common uses found in these areas include working farms, alternative agricultural uses as defined by City Code, and rural single family detached residences. Development in these areas requires 10+ acres, or a conditional use permit to authorize a cluster development meeting the City's Preserved Open Space regulations.

Rural Estate (RE)

This land use designation defines areas developed specifically for large lot single-family detached housing typically on two or more acres of land, but developed at densities less than one unit per ten acres.

Rural Single Family (RSF)

This land use designation identifies land that was platted for conventional subdivision prior to 2005, and includes large lots that are primarily serviced by private on-site well and septic system.

Low Density Residential (LDR)

This land use designation identifies land that has been developed with primarily single-family detached housing with urban services between 2010 and 2018 at densities between 2.5 and 4 dwelling units per acre. This existing land use is only located within the South MUSA.

Medium Density Residential (MDR)

This land use designation identifies land that has been developed primarily with a mix of attached and detached single-family housing with urban services between 2010 and 2018 at densities between 4.5 and 7 dwelling units per acre, and the manufactured home park that was developed in the 1960s. This existing land use is only located within the South MUSA.

Village - Low Density Residential (V-LDR)

This land use designation identifies land that has been developed with primarily single-family detached housing with urban services between 2010 and 2018 at densities between 1.5 and 2.5 dwelling units per acre. This existing land use is only located within the Village Planning MUSA.

Village - Medium Density Residential (V-MDR)

This land use designation identifies land that has been developed with primarily single-family detached housing with urban services between 2010 and 2018 at densities between 2.5 and 5 dwelling units per acre. This existing land use is only located within the Village Planning MUSA.

Mixed Use (MU)

This land use designation identifies land developed with a mix of commercial and residential uses and is limited to land within the Village Planning Area.

Undeveloped (U)

This land use designation identifies land within the South MUSA and Village MUSA that has been approved for future sewered development through a Preliminary Plat or PUD process, but Final Plat has not been completed.

9

Limited Business (LB)

This land use designation identifies areas that are developed with commercial users that are not served by urban services. Users in this designation are generally less intense than would be permitted in the planned MUSA designations.

Business Park (BP)

This land use designation identifies areas used for professional businesses including medical and research facilities, offices and corporate headquarters. Users specifically excluded for existing park areas include warehousing, manufacturing, distribution, assembly and truck terminals. Retail sales of goods and services are allowed by conditional use permit.

General Business (GB)

This land use designation identifies areas used for general business activities that currently include warehousing, light industrial and manufacturing uses.

Commercial (C)

This land use designation identifies areas that are used for retail and service businesses. This land use can be found within the Village MUSA and South MUSA.

Institutional (INST)

This land use designation identifies lands that are developed with public or semi-public uses including users such as, but not limited to, religious institutions, schools, libraries and other civic buildings.

Public/Semi-Public (PSP)

This land use designation identifies lands that support adjacent development with stormwater ponds and other utilities and may include ancillary uses such as trails and small open spaces.

Golf Course (GC)

This land use designation identifies land that is used for a private golf course and ancillary uses that may include, but not be limited to, driving range, clubhouse and other amenity centers.

Park & Open Space (POS)

This land use designation identifies land that is used for park, recreation, trails, other natural resources preservation. Land within this designation is publicly owned by either the City, county, or other public agency.

Closed Landfill Restricted (CL)

This land use designation identifies former landfills that are qualified to be under the Closed Landfill Program of the Minnesota Pollution Control Agency (MPCA). The purpose of this category is to limit uses of land within the closed landfill, both actively filled and related lands, to minimal uses in order to protect the land from human activity where response action systems are in place and, at the same time, are protective of human health and safety.

Right of Way (ROW)

This land use designation includes all publicly dedicated areas that are used for roadways, shoulders, ditches, and other improvements. It should be noted that not all roads in the City are platted, and many are dedicated by easement and therefore this land area is accounted for through the associated land use designation. As a result there is more land dedicated to road use than identified within the acreages identified on the existing land use table.

FUTURE LAND USE

The Future Land Use Plan (“FLU”) was developed by building on stated goals and strategies as identified through the planning process and documented in Chapter 1: Vision, Goals & Strategies. The resulting FLU carefully balances the recommendations and considerations of residents, stakeholders, staff, and policy-makers while responding to and incorporating the regulatory requirements of the Metropolitan Council.

LU Goal #1. Work with residents, developers, land owners and other stakeholders through the development process and require development that is consistent with the future Land Use Plan.

- Chapter 1: Vision, Goals & Strategies

The FLU is in part shaped by the policy designations the City is required to meet as part of the Metropolitan Council’s Thrive MSP 2040 Land Use Policy as provided within the 2015 Lake Elmo System Statement. Lake Elmo falls into two categories of Community Designation, as described in Chapter 2: Community Context. Each of these designations carries responsibility for the related Community Role in the regional growth of the metropolitan area in relation to future land use. These roles are outlined in the Metropolitan Council’s Thrive 2040 Land Use Policy and include the following land use practices for Lake Elmo:

11

Emerging Suburban Edge

- Plan and stage development for forecasted growth through 2040 and beyond at overall average net densities of at least 3-5 dwelling units per acre in the community. Target higher-intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, transit facilities, and recreational amenities. Future land use must therefore plan to accommodate a minimum residential density of 3 du/acre within this designation.
- Identify and protect an adequate supply of land to support growth for future development beyond 2040, with regard to agricultural viability and natural and historic resources preservation.
- Incorporate best management practices for stormwater management and natural resources conservation and restoration in planning processes.
- Plan for local infrastructure needs including those needed to support future growth.

Rural Residential

- Discourage future development of rural residential patterns (unsewered lots of 2.5 acres or less) and where opportunities exist, plan for rural development at densities that are not greater than 1 unit per 10 acres. Future land use must therefore plan to limit development to a maximum residential density of 0.1 du/acre within this designation.
- Implement conservation subdivision ordinances, cluster development ordinances, and environmental protection provisions in local land use ordinances, consistent with the Council's flexible residential development guidelines.
- Promote best management practices for stormwater management, habitat restoration, and natural resource conservation in development plans and projects.

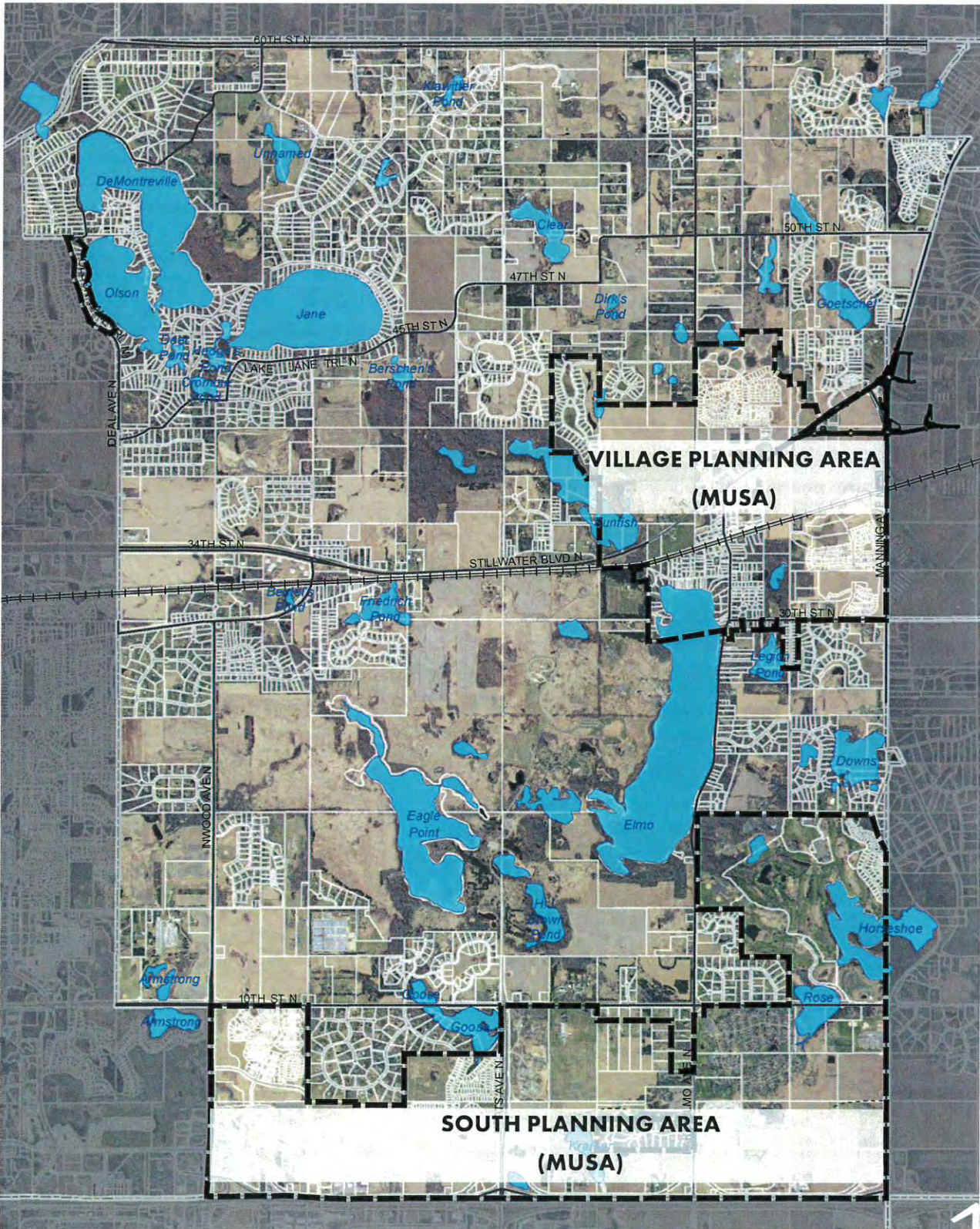
12

The two distinctive Community Designations require the City to adopt and implement a FLU that provides a minimum residential density within the areas defined as Emerging Suburban Edge (where MUSA is designated), while implementing a maximum residential density for the areas identified as Rural Residential (areas not included within the MUSA in this planning period).

The FLU must also identify appropriate land use designations and guide corresponding acreages that support the forecasted employment growth as identified within the System Statement. Additionally, the FLU must guide adequate land area, at appropriate densities, that may accommodate the City's allocated number of affordable housing units for the period between 2021 and 2030. The employment and affordable housing requirements will be provided for within the MUSA, and are not expected to be met within the Rural Residential Areas. The Emerging Suburban Areas are generally consistent with the MUSA areas identified in the 2030 Comprehensive Plan with two exceptions; 1) the existing single-family homes on the south side of Olson Lake are now served by MUSA; and 2) the newly designated Golf Course Community located on the east side of the community was incorporated into the MUSA through a Comprehensive Plan Amendment in October 2017. With the exception of these two areas, the MUSA and corresponding Emerging Suburban Area designations are unchanged from the previous planning period, and all projected urbanized growth can be accommodated within the boundaries as shown on Map 3-2. 2018-2040 MUSA.



Map 3-2. 2018 – 2040 MUSA



Future Land Use Definitions

Agricultural Preserve (AP)

This land use designation identifies land that is enrolled in the Agricultural Preserves program. Land in this designation is required to be guided for no more than 1 dwelling unit per 40 acres, and is protected from further subdivision during the contract period.

Rural Area Development (RAD)

A large percentage of land in Lake Elmo falls within the Rural Area Development designation, including single-family detached homes, working farms and agricultural uses where land is undeveloped, cultivated in crops, or used for livestock. This designation includes open space developments that are developed, or may be developed, with clustered housing and may be served by a community septic system. Open space developments generally average less than 1 residential unit per 10 acres and include a dedicated open space protected through a conservation easement. This designation is inclusive of large-lot rural single family detached residential uses, and future conventional subdivision is planned for densities that do not exceed 1 residential dwelling unit per 10 acres. This land use designation is limited to areas not within the MUSA planning areas.

14

Rural Single Family (RSF)

This land use designation combines the previous Residential Estate and Rural Single-Family categories into one designation to simplify intended land use guidance. Development with this designation includes single-family detached housing served by private on-site well and septic systems. Some areas with this designation are allowed to have two-family dwellings based on zoning.

Rural Single Family Sewered (RSFS)

This land use designation identifies existing previously unsewered rural single family land uses located within the Village Planning Area. These properties have either recently been served with municipal sewer and water, or are planned to be served as part of the planned MUSA extensions within the Village Planning Area.

Golf Course Community (GC)

In recognition that a Golf Course on the land formerly known as Tartan Park is a local and regional amenity the City wishes to maintain, this specialized land use category has been crafted to maximize the likelihood that a golf course can be maintained on the property should a development proposal for the land come forward.



Low Density Residential (LDR)

Approximately 20% of the planned land uses in the South Planning Area are guided or developed with low density residential land uses. This category includes development of single-family detached housing and two-family attached dwellings with a density of 2.5 to 4 units per acre (2.5 – 4 du/acre) and are planned to be serviced by public sewer and water. This land use is limited to the part of the City within the South Planning Area.

Medium Density Residential (MDR)

Approximately 12% of the planned land uses in the South Planning Area are guided for medium density residential uses. This category allows for a variety of housing types including single-family detached, duplexes, townhomes, and small two- and three-story apartment buildings and/or senior living centers. The Medium Density Residential development is intended for a density of 4.5 to 8 units per acre (4.5 – 8 du/acre). This land use is limited to the part of the City within the South Planning Area.

High Density Residential (HDR)

Approximately 4% of the planned land uses in the South Planning Area are guided for high density residential uses. This land use designation guides land for higher density residential development including townhomes, small apartment buildings, and multi-family dwellings. Residential density ranges between 8.0 and 15 units per acre (8.0 – 15 du/acre) and provides opportunities for affordable housing to be incorporated into future developments. This land use is limited to the part of the City within the South Planning Area.

15

Mixed Use Commercial (MU-C)

Approximately 8% of the planned land uses in the South Planning Area are guided as mixed-use commercial. This designation is a new land use designation and identifies where a mix of commercial and residential uses may be integrated to benefit from proximity and adjacencies to each other. Commercial uses in this category include service and retail uses such as, but not limited to, restaurants, shops, convenience stores, salons, studios and dry cleaners. Land with this designation is assumed to develop with a minimum of 50% residential use with a density ranging from 10 to 15 dwelling units per acre (10 – 15 du/acre).

Mixed Use - Business Park (MU-BP)

Approximately 8% of the planned land uses in the South Planning Area are guided as mixed-use business park. This land use designation is new and identifies where a mix of general business, business park, and residential uses may benefit or be compatible due to proximity of uses. Business uses in this category include office and service uses such as, but not limited to, offices and agencies, warehouse/showroom, light manufacturing, and live/work development. Land with this designation is assumed to develop with a minimum of 50% residential use with a density ranging from 6 to 10 dwelling units per acre (6 – 10 du/acre).

Village – Low Density Residential (V-LDR)

This land use designation is planned for areas within the Village Planning Area and identifies land intended for single-family detached housing development serviced by municipal sewer and water. Density ranges between 1.5 and 3 dwelling units per acres (1.5 – 3 du/acre). This land use already exists, or is developing, in much of the outside edges of the Village Planning Area, transitioning from the village center districts to the rural land use pattern not designated within the MUSA areas.

Village – Medium Density Residential (V-MDR)

This land use designation identifies proposed land use within the Village Planning Area guided for single-family detached, duplexes, and townhomes/villa housing types. Residential density ranges between 3 and 5 dwelling units per acre (3 – 8 du/acre). This land use allows for a greater variety in housing stock and brings more people closer to living within easy access of Village destinations and amenities.

Village – High Density Residential (V-HDR)

This land use designation is a new planned land use within the Village Planning Area and is guided for apartment buildings and multi-family dwellings with a density between 8 and 12 units per acre (8 – 12 du/acre). This land use is intended to provide for an increase in types of housing stock, provide opportunities for more affordable and lifecycle housing, and bring a higher concentration of people living closer to Village destinations and amenities.

Village – Mixed Use (V-MU)

This land use designation is used in the center of the Village Planning Area to identify an area where a mix of vertically integrated commercial/business and residential uses provide development types that benefit from proximity to each other. More residents in closer proximity to businesses bring greater traffic to the businesses while these same businesses offer convenient and necessary services and amenities to nearby residents. Together, the dynamics of a mixed-use district can establish unique vitality, synergy of activity, and a true community destination. Land with this designation is assumed to redevelop or develop with a minimum of 50% residential use with a density ranging from 5 to 10 dwelling units per acre (5 – 10 du/acre).

Limited Business (LB)

This land use designation identifies areas that are developed with commercial users that were not served by urban services. Users in this designation are generally less intense than would be permitted in the planned MUSA designations.

17

Commercial (C)

The commercial land use includes areas that are used for retail business and are primarily located within MUSA boundaries of the City. Small pockets of commercial land can also be found where retail goods and services are located at transportation intersections. This category excludes any residential use.

Business Park (BP)

This land use provides for a wide variety of professional businesses such as medical and research facilities, offices and corporate headquarters. Uses specifically excluded from existing business park areas include warehousing, manufacturing, distribution, assembly and truck terminals. Retail sales of goods and services are allowable uses by conditional use permit provided such uses are goods and services for the employees of the permitted business use. This category excludes any residential use.

Urban Reserve (UR)

The Urban Reserve land use category identifies land that is currently undeveloped or in a low-intensity residential or agricultural use but is located within the current MUSA boundary. The land is identified to develop in a similar pattern to other surrounding uses that are serviced with municipal sewer and water; however, it is not intended to do so until after the 2040 planning period. Land within the Urban Reserve is therefore not included in the sewerable developable land acreages for 2040 population and household calculations. It is assumed to have a residential density no less than 1 unit per 10 acres (< 0.1 du/acre).

Institutional (INST)

The Institutional land use category identifies land that is used for schools, religious institutions, City hall, municipal buildings, libraries, and other institutional uses. This land use is found throughout the City.

Public/Semi-Public (PSP)

The Public/Semi-Public land use category identifies land that is generally owned by the City or other agency, whose primary purpose is to support adjacent developments with stormwater management and other utilities. This land use may also include some secondary uses such as public trails or small open spaces.

Closed Landfill Restricted (CL)

This land use designation identifies former landfills that are qualified to be under the Closed Landfill Program of the Minnesota Pollution Control Agency (MPCA). The purpose of this category is to limit uses of land within the closed landfill, both actively filled and related lands, to minimal uses in order to protect the land from human activity where response action systems are in place and, at the same time, are protective of human health and safety.

Park & Open Space (Park)

This land use identifies land used for public recreation and protected open space managed for park uses. Most land within this designation is owned by Washington County or the City of Lake Elmo, but also includes land owned by other public and semi-public agencies.



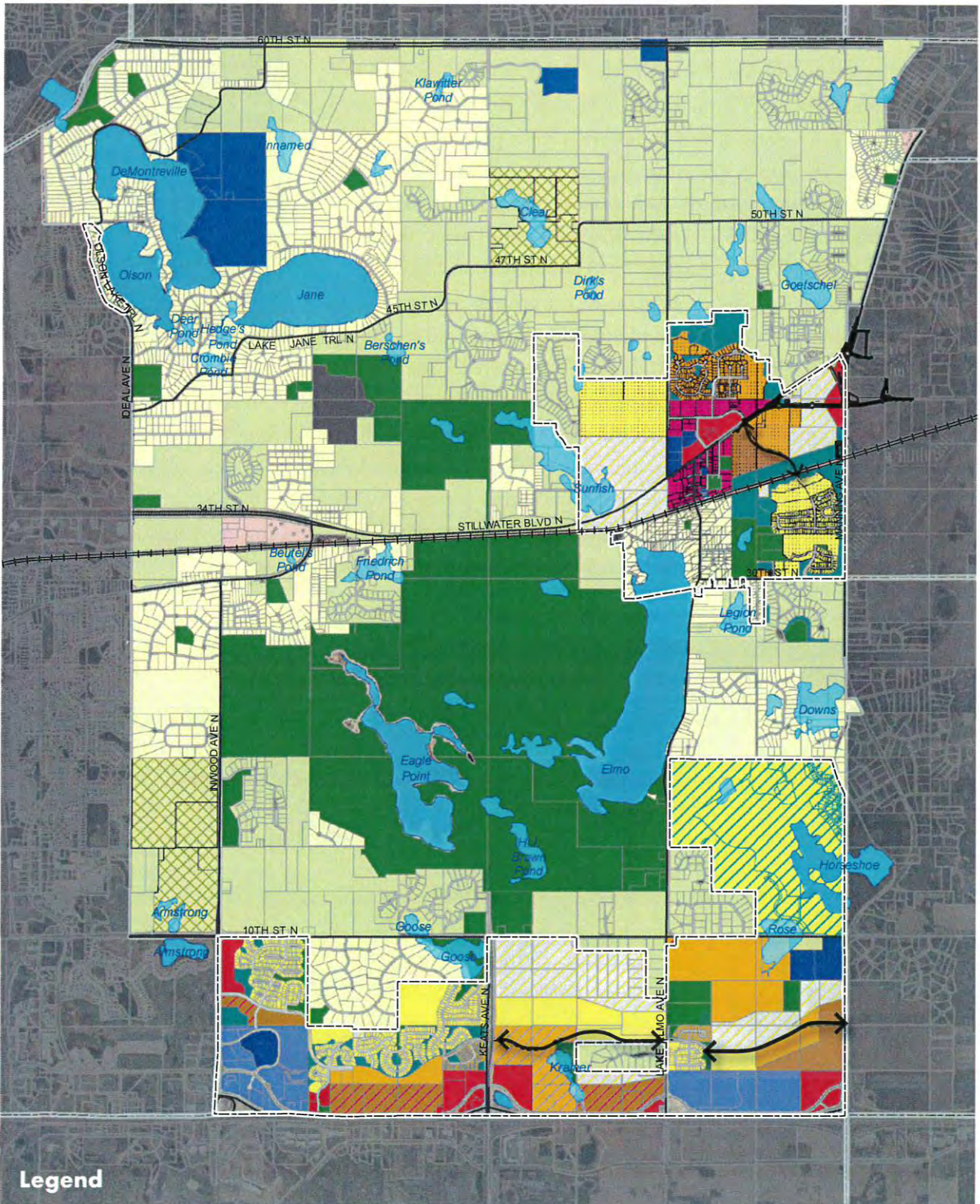
The following table identifies the total land area within the community and comprehensively includes all existing land uses, not guided for change, and planned land uses. The planned land use designations are generally consistent with the 2030 Land Use Plan, with some exceptions as noted:

- The nomenclature regarding sewer residential uses has been changed from “Urban Low Density” to “Low Density Residential, “Urban Medium Density” to “Medium Density Residential” and so forth. This change did not in all cases alter the definition or density ranges but was renamed to better describe the planned land uses.
- The density ranges for Medium Density Residential and High Density Residential were shifted to align with the required affordable housing density requirements as noted within the Metropolitan Council’s Housing Policy Plan.
- Two mixed use residential land uses were added to areas within the MUSA to allow for a better integration of uses and more flexibility to respond to market demands. These use designations require a minimum residential component as described within the Future Land Use definitions.

Table 3-2. Future Land Use Plan and Total Acreage

Future Land Use	Residential Density (dwelling units/acre)	Total Acres	% of Total Acres
Agricultural Preserve (AP)	0.025	414.73	2.67%
Rural Area Development (RAD)	0.1	4,835.21	31.18%
Rural Single Family (RSF)	0.1-2.0	2,399.76	15.48%
Rural Single Family Sewered (RSFS)	0.1-2.0	149.79	0.97%
Golf Course Community (GC)	1.5-2.49	442.96	2.86%
Low Density Residential (LDR)	2.5 - 4	340.56	2.20%
Medium Density Residential (MDR)	4.5 - 8	246.10	1.59%
High Density Residential (HDR)	8 - 15	66.16	0.43%
Mixed Use – Commercial (MU-C)	10 - 15	117.56	0.76%
Mixed Use - Business Park (MU-BP)	6 - 10	92.20	0.59%
Village – Low Density Residential (V-LDR)	1.5 - 3	202.78	1.31%
Village – Medium Density Residential (V-MDR)	3 - 8	114.39	0.74%
Village – High Density Residential (V-HDR)	8 - 12	31.07	0.20%
Village – Mixed Use (V-MU)	5 - 10	76.74	0.49%
Urban Reserve (UR)	0.1	495.6	3.20%
Commercial (C)	NA	156.36	1.01%
Business Park (BP)	NA	206.93	1.33%
Limited Business (LB)	NA	45.76	0.30%
Institutional (INST)	NA	301.41	1.94%
Closed Landfill	NA	67.34	0.43%
Public/Semi-Public (PSP)	NA	202.57	1.31%
Park/Open Space (Park)	NA	2614.24	16.86%
Open Water	NA	1355.29	8.74%
Right of Way (ROW) <i>Includes RR ROW</i>	NA	531.46	3.43%
Total		15,506.97	100.00%

Map 3-3. Future Land Use Map



Legend

- | | | | | |
|------|-------|---------------|---------|---------------------------|
| AP | LDR | V-LDR | BP | Closed Landfill |
| RAD | MDR | V-MDR | C | ROW |
| RSF | HDR | V-HDR | Reserve | Planned Roadway (Parkway) |
| RSFS | MU-BP | V-MU | Park | |
| GC | MU-C | Institutional | PSP | |

Draft Date: Rev. 5.2.2018
 Source: Washington County,
 MNGEO, SHC



Planned Growth Areas

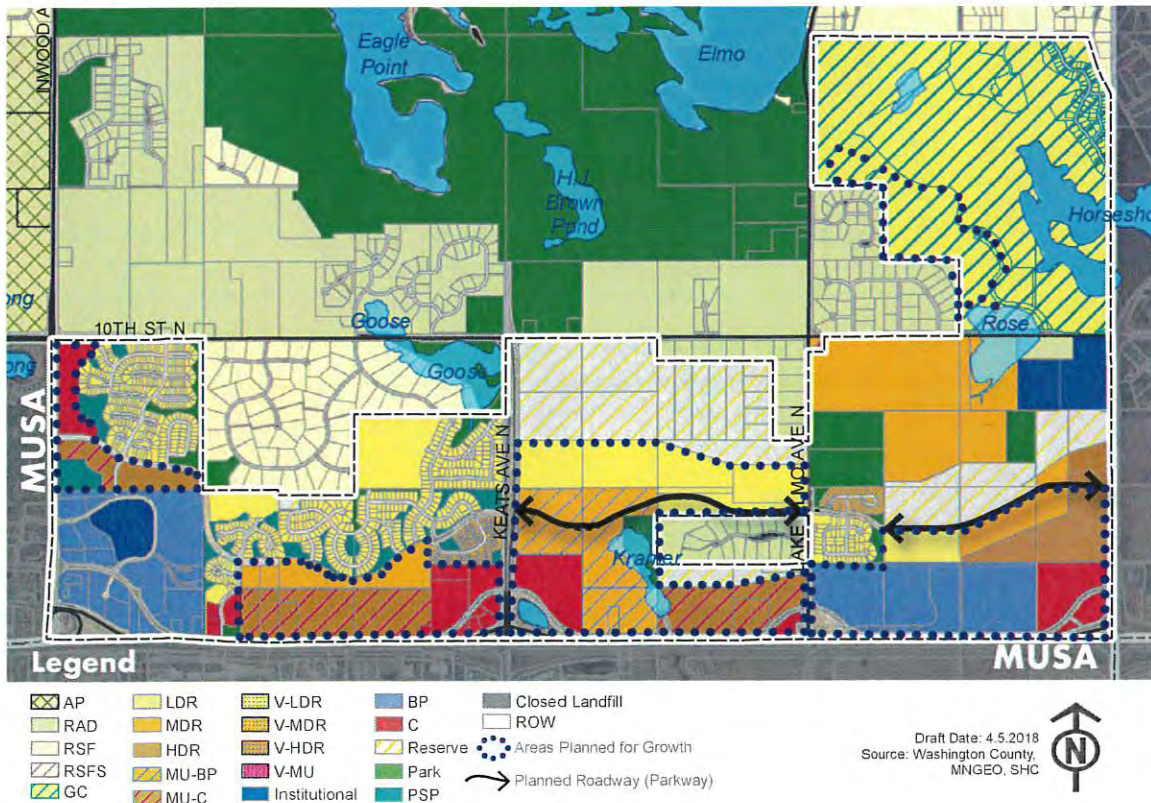
Growth within Lake Elmo is expected to primarily occur in areas designated within the MUSA, consistent with the Metropolitan Council's 2015 System Statement Projections. The City geographically describes their primary growth areas the South Planning Area and the Village Planning Area. Within both of these MUSA boundaries, there is adequate land to serve the projected population, households and employment through 2040. As shown on Map 3-4 and Map 3-5, the areas planned for growth and change in this planning period are identified. Corresponding Table 3-3. Net Developable Acreage of Residential Land Uses provides the calculated density, and expected households, based on the FLU in each of these areas. In addition to the anticipated growth in the areas served within the MUSA, the City also anticipates some growth within the Rural Residential areas consistent with previous land use plan designations and as projected within the 2015 System Statement. Further description regarding the development of the FLU and the growth strategy are provided within Chapter 4: Balanced Development & Growth.

LU Goal #3. Continue to educate residents, developers, and stakeholders about the guided land uses and where sewered and non-sewered development is guided.

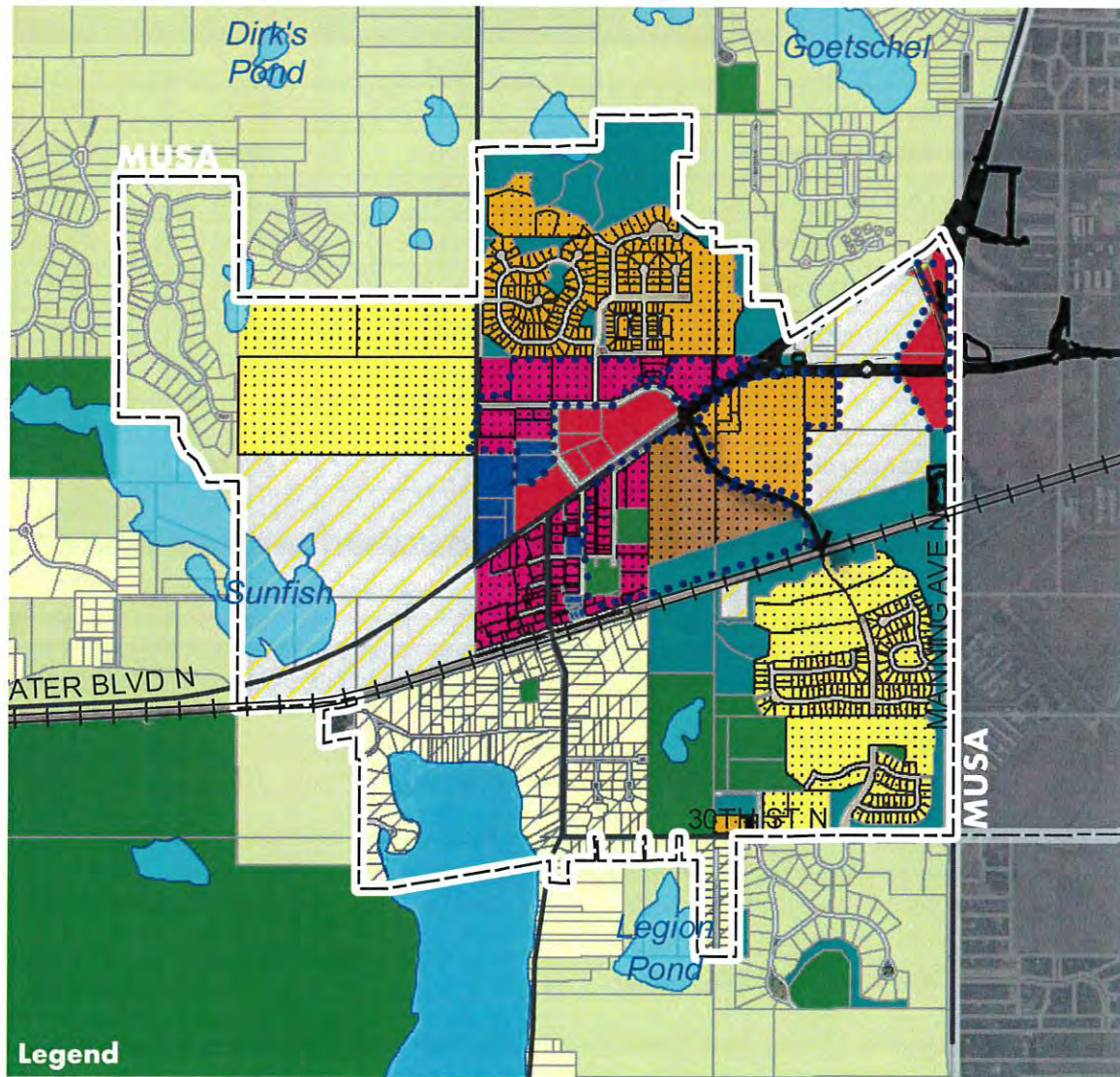
- Chapter 1: Vision, Goals & Strategies

22

Map 3-4. Future Land Use – South Planning Area Planned Growth



Map 3-5. Future Land Use –Village Planning Area Planned Growth



Legend

- | | | | | |
|------|-------|---------------|---------|---------------------------|
| AP | LDR | V-LDR | BP | Closed Landfill |
| RAD | MDR | V-MDR | C | ROW |
| RSF | HDR | V-HDR | Reserve | Areas Planned for Growth |
| RSFS | MU-BP | V-MU | Park | Planned Roadway (Parkway) |
| GC | MU-C | Institutional | PSP | |

Draft Date: Rev. 5.2.2018
 Source: Washington County,
 MNGEO, SHC



Table 3-3. Net Developable Acreage of Residential Land Uses

Future Land Use	Residential Density (dwelling units/acre)	Total Acres	Households
Low Density Residential (LDR)	2.5 - 4	98.2	245
Medium Density Residential (MDR)	4.5 - 8	63.41	285
High Density Residential (HDR)	8 - 15	66.12	528
Mixed Use – Commercial (MU-C)*	10 - 15	58.78	587
Mixed Use - Business Park (MU-B)*	6 - 10	46.05	276
Village – Low Density Residential (V-LDR)	1.5 - 3	8.41	13
Village – Medium Density Residential (V-MDR)	3 - 8	33.09	99
Village – High Density Residential (V-HDR)	8 - 12	29.57	236
Village – Mixed Use (V-MU)*	5 - 10	9.84	49
Total 2020-2040 Residential		413.47	2,319
Net Density 2020-2040			5.6 du/acre
Residential Plats 2010 - 2020			
		1,107.1	2,444
Total Sewered Households 2010-2040		1,520.6	4,763
Total Net Density 2010-2040			3.13 du/acre

*Only residential acreage included/calculated in table. Land Use designation assumption that a minimum of 50% of total acreage is developed with residential use.

Total number of households does not exclude potential park areas as contemplated in Chapter 6: Parks Trails and Open Spaces. Actual acres and resulting households to be adjusted and calculated at time of development (Preliminary and Final Plat).

Density in Sewered Areas by 2040

Consistent with the Metropolitan Council’s policies, the density calculation performed based on Table 3-3. Net Developable Acreage of Planned Residential Land Uses will result in an average net density of approximately 3.0 dwelling units per acre. As required, the household calculation in Table 3-3 was performed based on the minimum units allowable per the density range.

As shown on Map 3-4 and Map 3-5, there are three land use designations at sufficient densities to meet the City’s allocation of affordable housing per the Metropolitan Council System Statement. Approximately 144 acres are collectively guided for these three designations between 2021 and 2030, which meets the required allocation in this planning period. (Further detail regarding affordable housing can be found in Chapter 5: Housing).

Employment Locations

Existing and planned employment locations are generally located within the Village Planning Area and South Planning Area. Land uses served by MUSA, or planned for extension of services, will continue to be the primary locations for employment through the forecasted planning period. There are some existing limited business land uses located outside of MUSA designations that are anticipated to remain in operations through this planning period, but are not accounted for in Table 3-4 because they are existing, and no intensification of the land use is projected in these areas.

To determine the intensity of the commercial and business park uses in the guided FLU, the maximum impervious surface coverage was estimated based on information contained in the City's Zoning Ordinance. The coverage calculation was converted to square feet and the Metropolitan Council Environmental Services Sewer Area Charge (SAC) 2017 Manual was used to determine allocated SAC units based on the designation and potential users.

These land uses are identified on Map 3-3: Future Land Use Plan, Map 3-4: Future Land Use Plan – South Planning Area and Map 3-5: Future Land Use Plan – Village Planning Area.

25

Table 3-4. Employment Locations and Intensity (Planned for Development)

Growth Area	Land Use	Planned Acres	Intensity (FAR)	Estimated Acres (Square Feet)	SAC
South Planning Area	Commercial	110	35%	38.5 (1,677,060)	559
	Business Park ^b	100	35%	35 (1,524,600)	320
	Mixed Use - Commercial ^a	58.84	35%	20.59 (897,075)	299
	Mixed Use - Business Park ^{ab}	46.1	35%	16.14 (702,841)	148
Village Planning Area	Commercial	14.9	35%	5.21 (227,165)	76
	Mixed Use - Village ^a	9.54	50%	4.77 (207,781)	69
Total SAC/Emp.					1,471

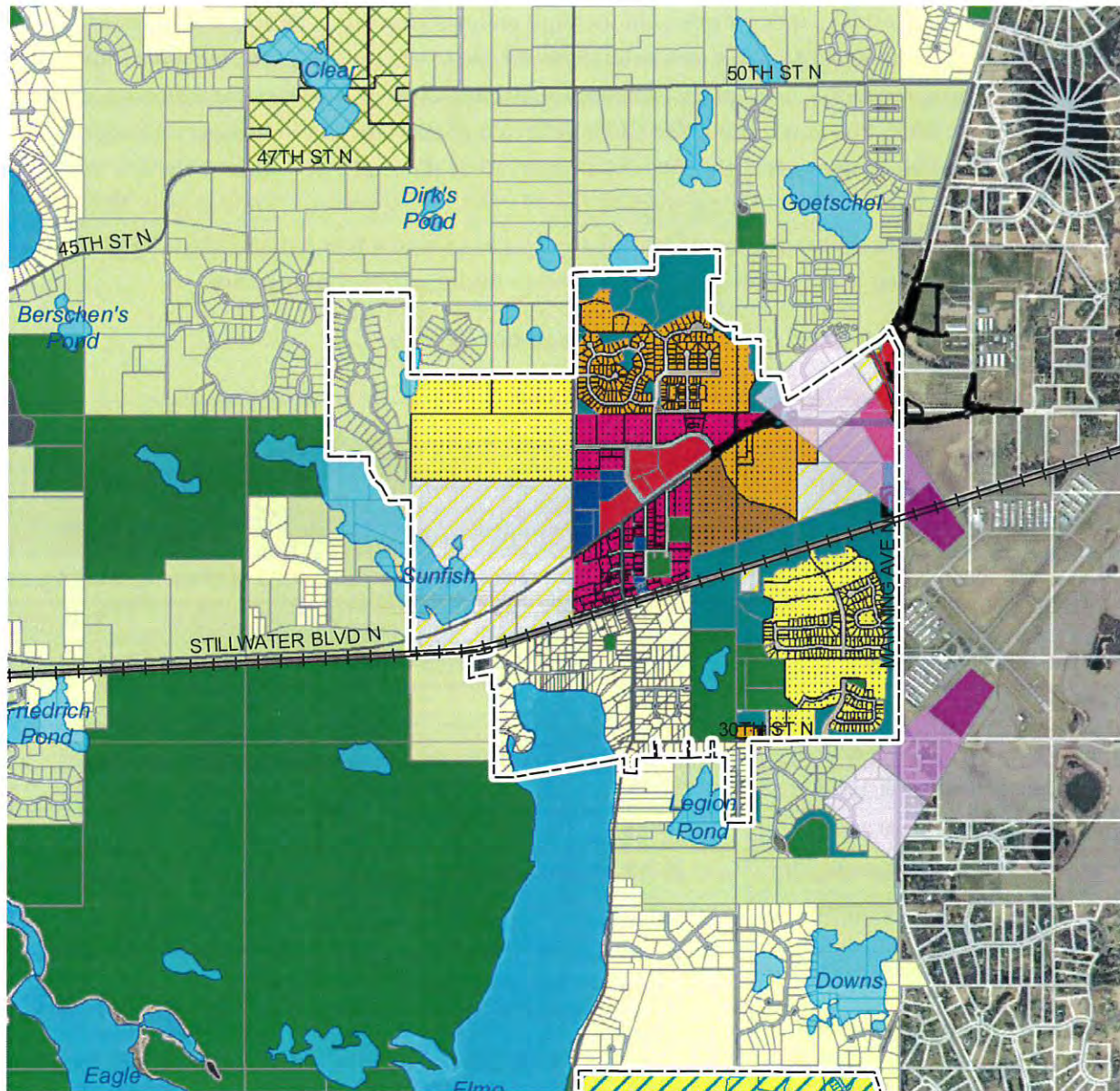
^aOnly commercial/business component is included in acreage. Approximately 50% of total land use designation used for calculation per land use definition.

^bBusiness Park Designations calculation assumes office/manufacturing/warehousing mix of general business users.

Airport Impact

The Lake Elmo Regional Airport is located adjacent to the City's eastern boundary in West Lakeland Township. The airport is east of Manning Avenue and between the railroad and 30th Street N. Parts of the airport safety zone and noise impact areas impact a portion of the Village Planning Area in Lake Elmo. A new low density single-family detached residential neighborhood is partially developed with subsequent phases anticipated within this planning period. No development is allowed within the Runway Protection Zone (RPZ). All land designated within the RPZ are designated as Public/Semi-Public uses and are included within the City's Greenway Overlay which restrict any future development of land within this designation. The FLU is consistent with allowed land uses within the safety zones for the Lake Elmo Regional Airport and reflects this restriction. The City will continue to work with the Metropolitan Airports Commission and MnDOT Aeronautics Division to update airport zoning regulations that address noise and safety concerns within these zones as required.


Map 3-6. Airport Safety and Runway Protection



27

- 21D Preferred Ultimate Runway Protection Zone
- 21D Preferred Ultimate Safety Zone A
- 21D Preferred Ultimate Safety Zone B

Draft Date: Rev. 5.2.2018
 Source: Washington County, MNGEO, SHC



*Runway protection zones and safety zones depicted are mos recently available shapefiles.
 Verification of location of runway improvements and revised RPZ to be completed after EA process.



Phasing and Staged Growth

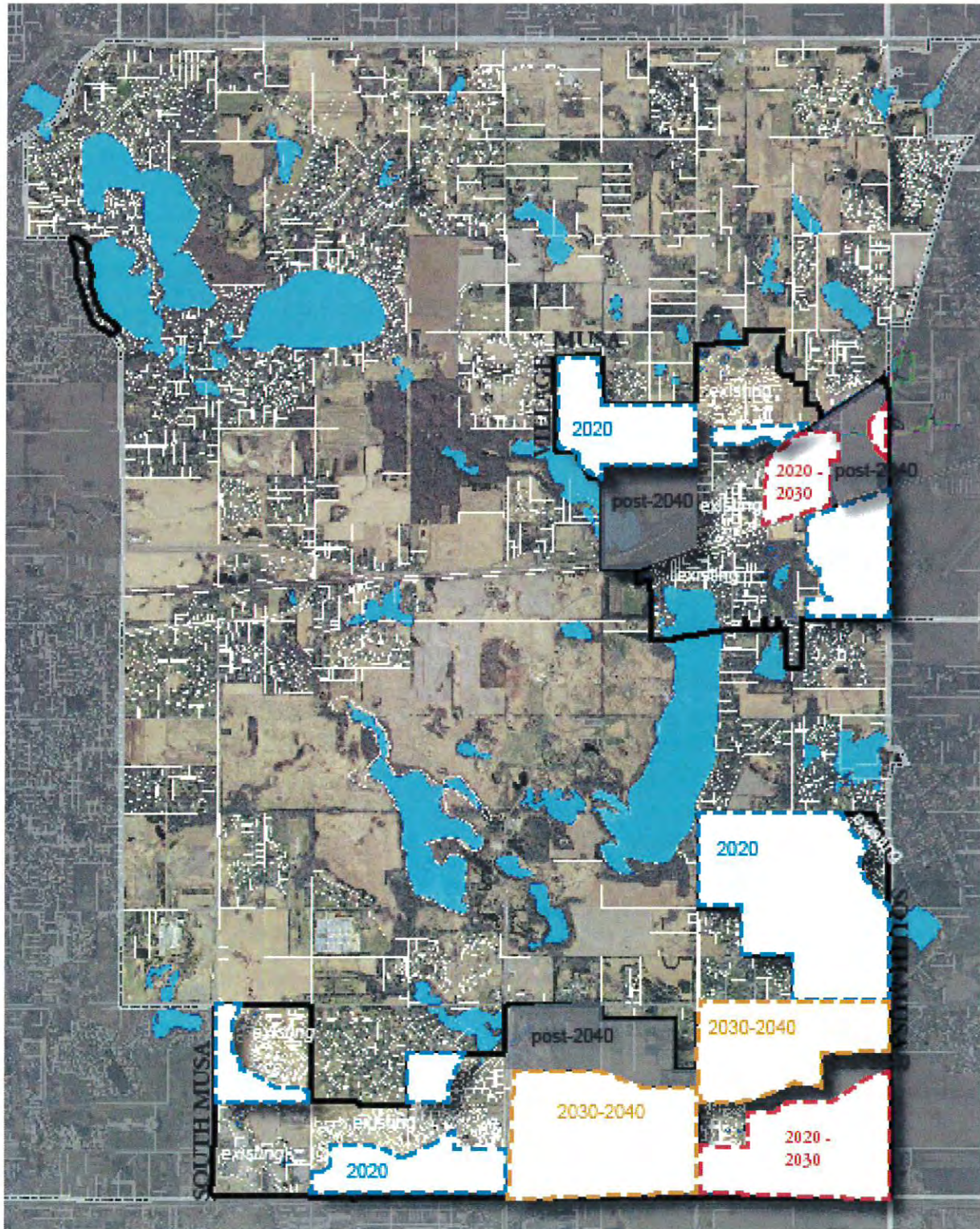
The majority of the City's growth in households and employment is anticipated to occur within the designated MUSA boundaries; however, there will be some continued development in the rural residential areas of the community through 2040 as shown in the following table. Since the 2030 Planning period, the City's projected population and households through 2040 was decreased by approximately 25%. As a result, all of the land area within the City's MUSA area to accommodate projected growth in the 2015 System Statement is not needed. While the City cannot change the designated MUSA, it has created a new Urban Reserve land use designation that is not planned for urban services during this planning period.

Table 3-5. Future Land Use Forecast Acreage per Decade

(TO BE COMPLETED AFTER ENGINEER calculations)

Future Land Use	Residential Density (dwelling units/ acre)	2020 Acres (%)	2030 Acres (%)	2040 Acres (%)
Agricultural Preserve (AP)	0.025	414.73 (2.67%)	414.73 (2.67%)	414.73 (2.67%)
Rural Area Development (RAD)	0.1	4,790.54 (30.89%)	4,790.54 (30.89%)	4,790.54 (30.89%)
Rural Single Family (RSF)	0.5 - 2	2,549.55 (16.44%)	2,549.55 (16.44%)	2,549.55 (16.44%)
Low Density Residential (LDR)	2.5 - 4			
Medium Density Residential (MDR)	4.5 - 8			
High Density Residential (HDR)	8 - 15			
Mixed Use - Commercial (MU-C)	12 - 15			
Mixed Use - Business Park (MU-BP)	6 - 10			
Village – Low Density Residential (V-LDR)	1.5 - 3			
Village – Medium Density Residential (V-MDR)	3 - 5			
Village – High Density Residential (V-HDR)	8 - 12			
Village – Mixed Use (V-MU)	5 - 10			
Urban Reserve (UR)	0.1	511.39 (3.30%)	511.39 (3.30%)	511.39 (3.30%)
Commercial (C)	NA			
Business Park (BP)	NA			
Institutional (INST)	NA	301.27 (1.94%)	301.27 (1.94%)	301.27 (1.94%)
Public/Semi-Public (PSP)	NA			
Park & Open Space (POS)	NA			

Map 3-7. MUSA Growth & Phasing Plan



Draft Date: 4-5-2018
Source: Washington County,
MNGEO, SHC



ADDITIONAL OBJECTIVES OF FUTURE LAND USES

The City's FLU acknowledges and plans for continued household and employment growth through 2040, but also includes preservation and continued support of its rural residential landscape and robust parks and open space system. The City of Lake Elmo has always been identified as an exceptional place to live because of its robust parks system, protected high-quality natural resources, and proximity to major employment, healthcare and retail centers. Even though the community is growing, and in some cases transitioning from a primarily rural residential community, there is a desire and an opportunity to weave the most important elements and characteristics into changing areas of the community to ensure that the identity and character of the community continues for generations to come.

Equally important to the planned land uses, densities and projections is the commitment to maintain open spaces, natural resources and parks and to promote opportunities to provide healthy, vibrant, resilient neighborhoods.

The following sections should be used as an extension to the Future Land Use Plan and should be incorporated or acknowledged in growth areas and in areas planned for protection of existing uses. There is always an opportunity to do better, and the following themes help support the future direction of the City's land uses and decision-making.

30

Promoting Health with Land Use

As part of the 2040 Comprehensive Plan Update process, the City obtained a grant from Washington County Health Services through the State Health and Improvement Program (SHIP) to incorporate living healthy principles into this comprehensive plan. There are many ways that the principles of healthy neighborhoods, communities and environments can be incorporated into existing and future land uses. The following summary identifies some of the ways in which health was considered, and incorporated, into the Future Land Use Plan.



Mixed-Use Land Use Designations to Promote Health

The introduction of land uses that will promote a more compact, walkable, development pattern was purposefully integrated throughout the growth areas as identified in previous sections of this chapter. In addition to creating new land use designations, the City discussed opportunities to better connect existing neighborhoods through bikeways, trails and other pedestrian routes to support active residents. This discussion included how public and private trail connections may be used to achieve these objectives, and the City acknowledges the need to better communicate and sign public trails and routes so users are comfortable and informed using the system.

In addition to neighborhood pattern, the new mixed-use designations will permit the incorporation of uses such as restaurants, markets, farmers markets, and other events that can be designed to support an active lifestyle for the City's residents, employees and employers. With the growing popularity of farm-to-table dining and experiences that focus on healthy living, Lake Elmo is well-positioned to capitalize on trends that connect its rich rural and agricultural resources with health-conscious consumers seeking fresh high-quality foods and products. As the community grows and new households are added, it will be important for the City to ensure grocery and fresh foods are sold and provided at locations nearby higher concentrations of residents.

31

Ensuring "Uses" that Support Health are Permitted and Accessible

Closely related to the introduction of more compact development patterns, is the need to provide accessible options to purchase healthy and fresh foods and products. This can be accomplished through ensuring that uses that support that objective are permitted within the City's land use designations and the zoning code. Connection and ease of access are essential components to this objective, so pedestrian, bikeways and other routes to locations with fresh products is important to consider as the City develops and evolves.

Providing an Accessible and Connected Green Network

The City is committed to preservation of its existing natural resource and open space network. In addition to the existing network, the City plans to expand the network as growth areas are developed. Part of this planning process included discussion and recommendations regarding better park, trail and open space connections for residents in existing neighborhoods and in new growing neighborhoods. Natural resource protection, identification, preservation and development creates opportunities to create a network of greenways and trails for residents to utilize for recreation, connection with nature, connection between various neighborhoods and destinations in and around Lake Elmo, and to build a more resilient (and green) infrastructure. Trail development is an important way to promote health and activity in the community. The City's Future Land Use Plan should be implemented to be consistent with Chapter 6: Parks, Trails & Open Space that identifies key trail, natural resource and open space considerations as development occurs within the City's growth areas.

LU Goal #2. Enhance Lake Elmo's expansive network of trails, open spaces, and natural resources as amenities in developing areas of the community.

- Chapter 1: Vision, Goals & Strategies

32

Parks, Open Space and Natural Resources Integration

Nearly 18% of the City's land acreage is publicly protected as Park or Open Space, and an additional 11% of private lands area is protected with a conservation easement. Natural resources, parks, and open spaces protection and enhancement is one of the City's character defining elements that makes the community a special place to live, work and recreate. The City's expansive natural resources, including woodland, meadow, lakes and wetlands, and rural scenic amenities are sprinkled throughout the heart of the community are valued assets for all residents. The presence of high quality natural resources is important to the lasting effort of balanced development, enduring biodiversity, and opportunity for recreation and connection for area residents. The effort to preserve and enhance these features as an asset for the community and region is a primary objective and specifically stated in several Goals and Strategies within Chapter 1: Vision, Goals & Strategies.

Decision-making related to incorporation of greenways, natural resources, parks and trails associated within this Future Land Use Plan should be consistent with the information found in Chapter 6: Parks, Trails & Open Space.

Access & Transportation

A key component of implementing the Future Land Use Plan is to plan for appropriate access and consider diverse modes of transportation. It is likely that as the growth areas change and develop a more diverse demographic will move to the community and their transportation demands may include alternate modes such as bikeways, pedestrian ways and the desire for transit.

Incorporated on Map 3-3: Future Land Use Plan are the conceptual main thoroughfares through the growth areas that are planned for within the Chapter 7: Transportation. Identification of the east-west roadway connection in the South MUSA planning boundary on the Future Land Use Plan is deliberate and was used to guide compatible and appropriate land uses. It is the intent of the Future Land Use Plan that development along the east-west corridor would support and plan for adequate right-of-way at time of development that would include a multi-use trail that would promote mode choice and accessibility to adjacent neighborhoods. Likewise, a new roadway connection in the Village MUSA planning boundary is identified and the land use plan was developed to encourage higher-densities near the roadway to improve access. More detail regarding new roadways, and the existing transportation, transit, and bikeways system can be found in Chapter 7: Transportation.

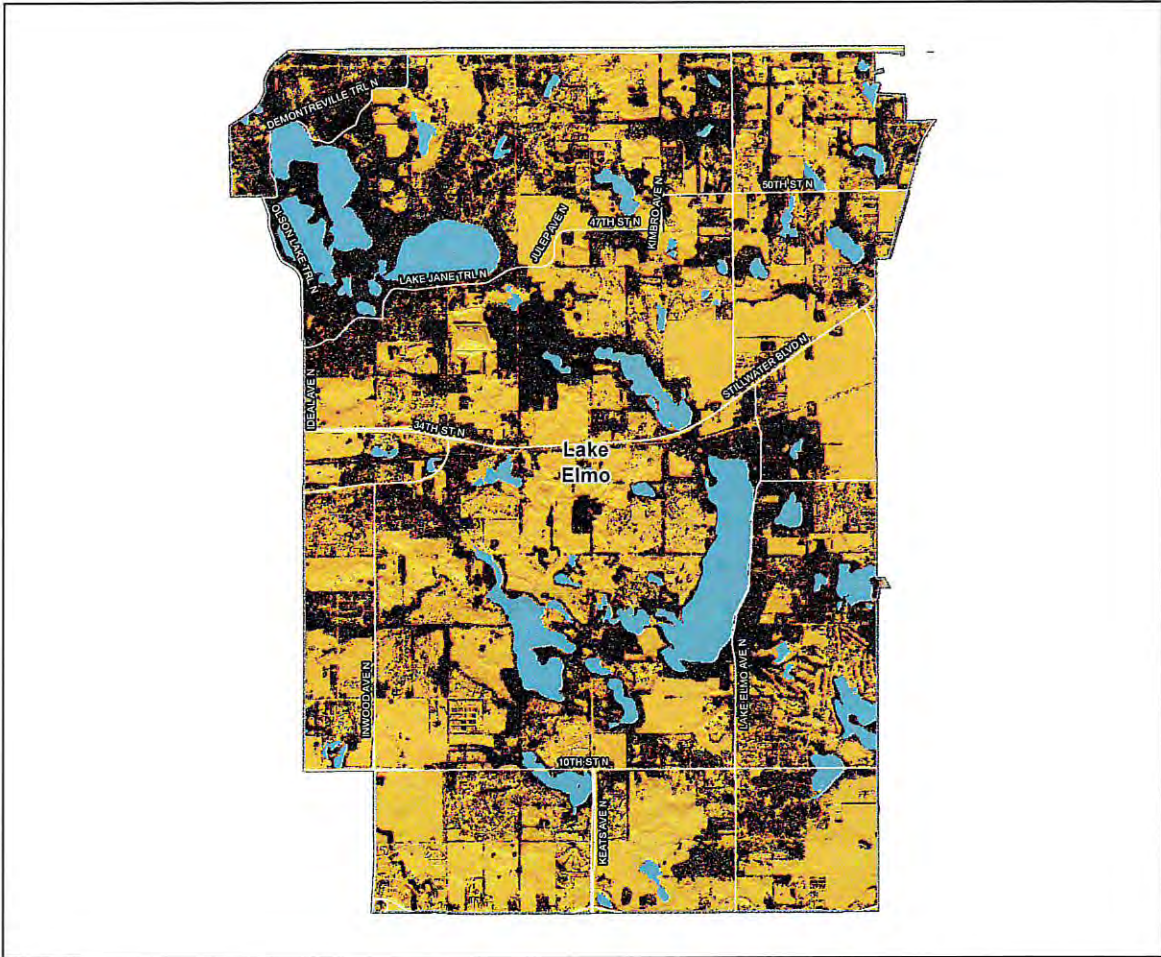
Supporting Resiliency

The purpose of creating a Future Land Use Plan that provides a diverse land use pattern is to allow for the City to adapt and change as needed through this planning period. Better integration of land uses allows for the community to be thoughtful about innovation as the environment changes and new technologies are developed, and creates opportunities to adapt and be responsive. The idea of resiliency is woven throughout this Plan, and is specifically discussed as it relates to the Green Network and Resilient Infrastructure in Chapter 6. It is the intent of the City that the idea of a Green Network be used as part of the decision-making process and allow for improvements in neighborhood and development design as the community evolves and changes through 2040.

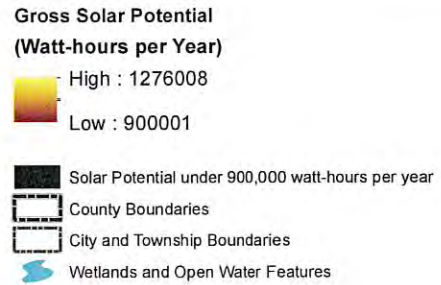
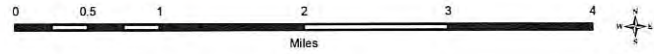
Solar Access

The City has incorporated standards into their zoning ordinances regarding siting of structures and buildings to support access to solar resources. Given the City's dominant residential landscape pattern, options for private property owners including individual homeowners and homeowners associations to capitalize on solar energy are supported by the City's adopted ordinances and official controls.

Map 3-8: Gross Solar Potential



12/20/2016



Source: University of Minnesota U-Spatial Statewide Solar Raster.



SPECIAL RESOURCE PROTECTION

A consideration when developing the Future Land Use Plan was to inventory special or unique resources in the community, and to allow these resources (where applicable) to help guide where and when development would occur.

Historical Resources

There are no State or Locally registered historical districts or structures in the Lake Elmo. However, the City strongly supports the preservation of the “Old Village” Main Street, where the village first developed. During the 2030 Planning period, the City developed a set of design guidelines which will help protect existing buildings and ensure new construction integrates well with the existing character and building form of the district.

During this Plan development process the City studied the Old Village area, and concluded that it would benefit from further refinement based on areas contained within the previous Old Village boundary. The result, is that this Plan creates three distinct Districts that describe the use, activities and desired plans based on location within the City’s core village area. A full description of the Districts, and how they will shape the core of the village are provided in Chapter 4: Balanced Development & Growth.

36

LU Goal #4. Create strong and vibrant Districts in the Village Planning Area that becomes a destination for all residents of the community.

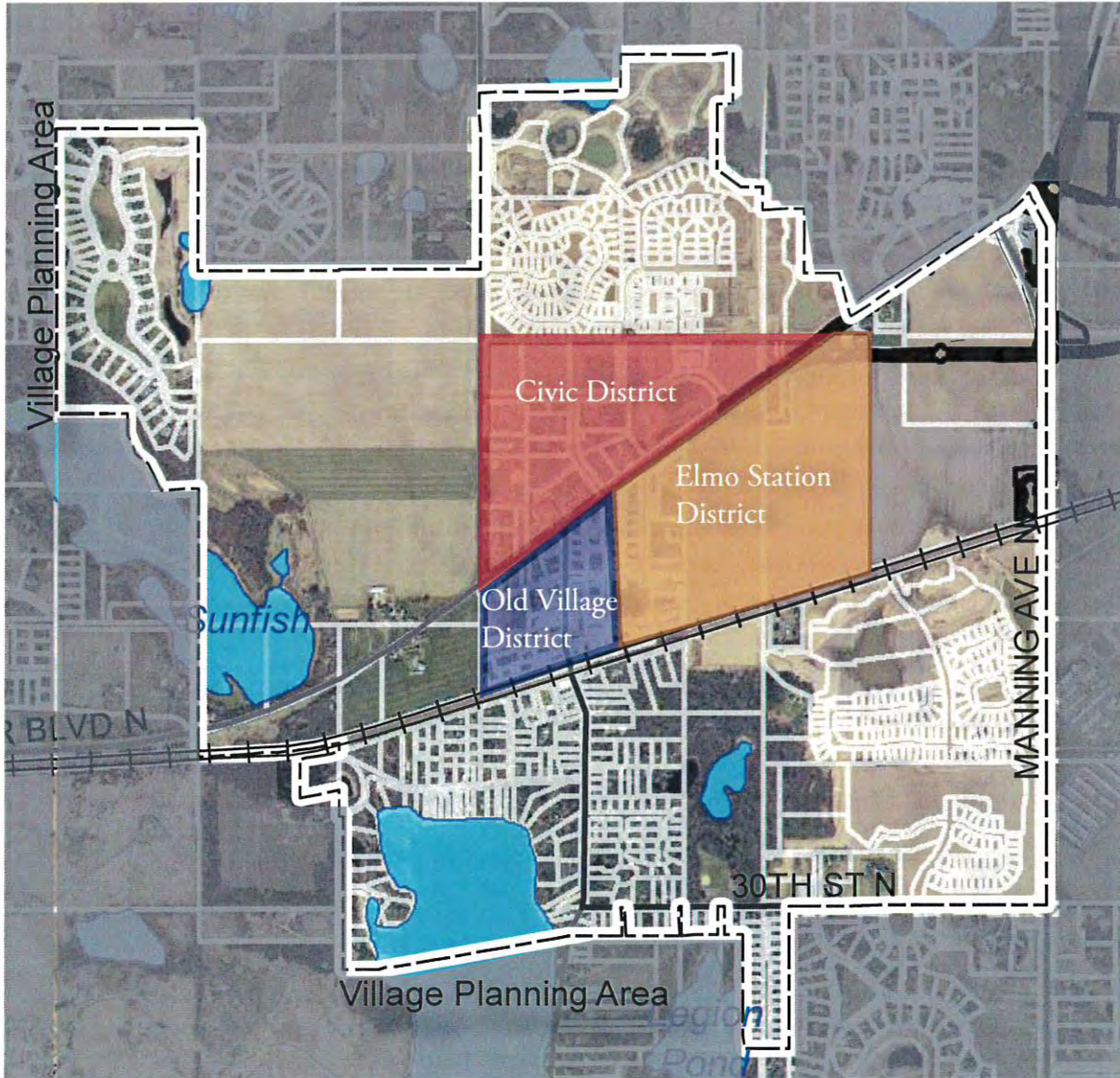
LU Goal #5. Identify and Explore opportunities to improve the streetscape in the Old Village District, Elmo Station District and Civic Center District to create a more walkable environment.

LU Goal #6. Maintain and Strengthen the small-town charm of the Old Village District.

- Chapter 1: Vision, Goals & Strategies



MAP 3-9: District Boundaries in Village Planning Area



Draft Date: 4.5.2018
Source: Washington County,
MNGEO, SHC



Aggregate Resources

Per the Metropolitan Council's 1997 Aggregate Resources information, there are approximately 324 acres of land identified in the City has having aggregate resource value. Today, there are two active aggregate sites, one located in the northwestern quadrant of the community, which is identified on the 1997 Aggregate Resource Inventory. The second active site is located in the South MUSA boundary, near the Keats intersection with 10th Street North. Adjacent to this site, and designated within the City's Urban Reserve land use, is additional land identified within the 1997 Aggregate Resource map. The existing active sites have been in operation for several decades, and it is the City's understanding that these sites are nearing their useful life and may be exhausted in this planning period. Beyond the active sites, the 1997 Aggregate Resource map identified areas within exiting neighborhoods that are not likely to experience any demand or opportunity for extraction. As aggregate resources are depleted, the land will transition into suburban-style development, consistent with the surrounding district. As mentioned, some of the land identified with potential for aggregate resource extraction that has not been mined, is designated within the City's Urban Reserve that guides development post-2040. Future plans will work to address these reserve areas further.

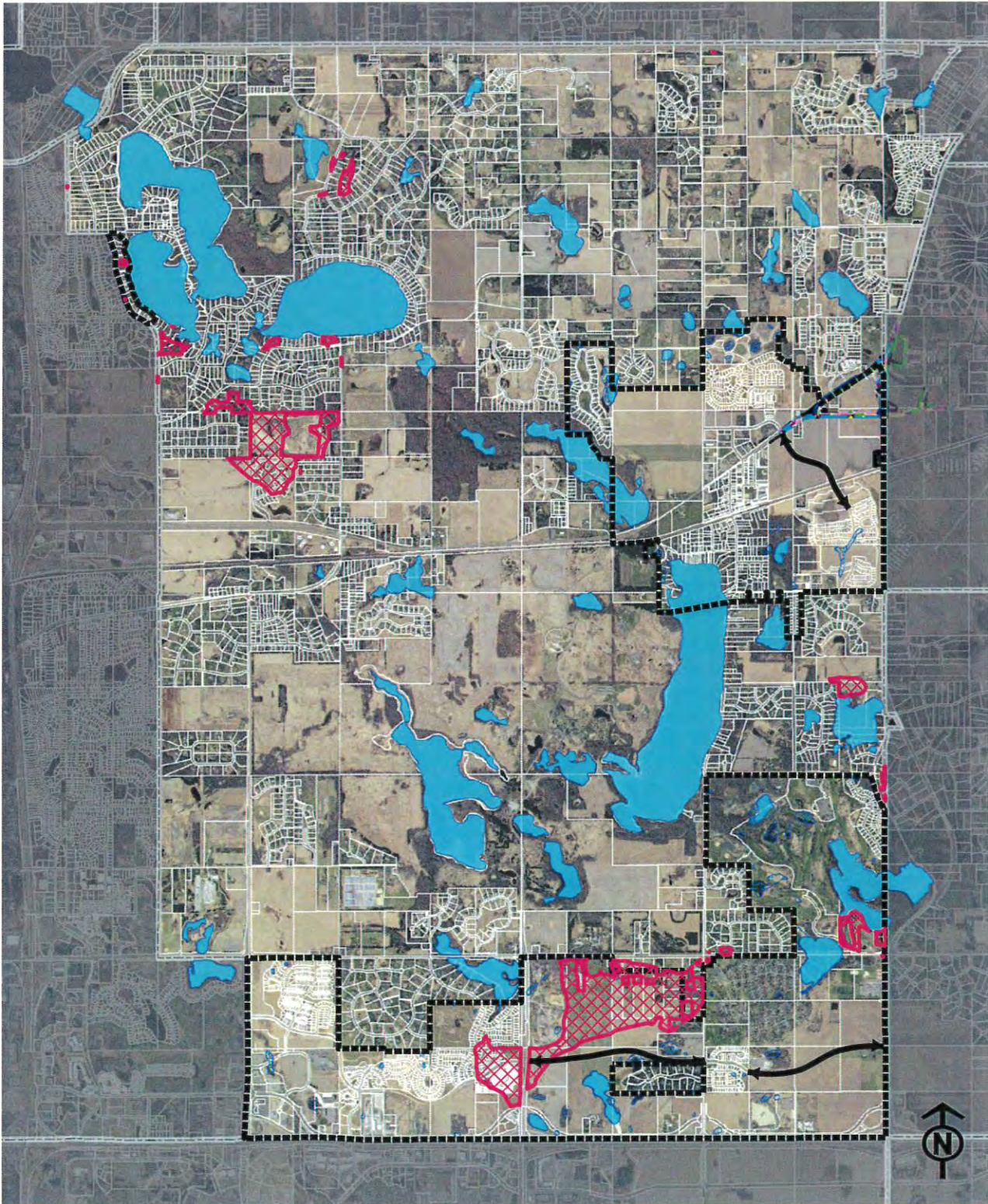
38



Agricultural Preserve

The City's agrarian and agricultural past continues to be valued by the City, and landowners and homeowners that express interest in preserving agricultural land through the Agricultural Preserve program will be supported by the City. Currently, there are approximately 414-acres of land protected by an Agricultural Preserve covenant per the Metropolitan Council's records, and those properties have been identified and guided appropriately on the Existing and Future Land Use Plan contained within this chapter.



Map 3-10. Aggregate Resource Locations



-  Aggregate Resources 1997
-  Revised 2040 MUSA

Draft Date: 4.5.2018
Source: Washington County,
MNGEO, SHC

DRAFT Chapter 6: Parks, Trails & Open Space

Play, Recreation & Preservation





INTRODUCTION

The City of Lake Elmo has a well-established reputation for exceptional parks, recreation, and open space intrinsic to the City's rural landscape. Residents often point to these natural amenities as key factors that make the City a desirable place to live, work and recreate. Throughout this planning process, residents, stakeholders, Advisory Panel members, and policy makers have consistently identified the parks, trails and open space system of the City as the single most defining characteristic of Lake Elmo. Whether you are cross-country skiing in Sunfish Lake Park, fishing in Lake Elmo, or playing a game of baseball at Lion's Park, there is something for everyone. As a historically rural residential community, the quantity of protected parklands, open space, and natural resources for the greater public is a unique quality of the community that is not commonly found in a place so close to a major metropolitan area. Prioritizing this system as a significant part of the community's identity—coupled with the growing interest and popularity of outdoor recreation and healthy lifestyles—means that the City has the opportunity to shape and create a distinct lifestyle for those who choose to live and work in Lake Elmo now and for generations to come.

Oftentimes such an expansive network of parks, open space, and natural areas can be overwhelming for a community of Lake Elmo's size to manage and maintain at a high-quality standard due to time and expenses often necessary to support such a system. Lake Elmo is fortunate to have an attractive regional park that is managed and maintained by Washington County, which makes up more than 84% of the protected park lands in the City and serves as the core of the City's outdoor recreation and park offerings. The County manages 2000+ acres of natural woodland, meadow, wetlands, lakes, and passive recreational uses in Lake Elmo Regional Park Reserve. Approximately 80% of the land inside the regional park is protected for natural resource preservation. The remaining land in active use provides a wide range of programming through all four seasons, including multiple trail uses, camping, boating, and picnicking. Lake Elmo Regional Park Reserve attracts visitors from all over the Metro Area and obviously provides a unique benefit to Lake Elmo's residents due to its accessibility and contribution to the greater Parks, Trails and Open Space (PTOS) network of the community.

In addition to the Regional Park, the City locally maintains a large system of parks and trails of varying sizes and uses. As the community grows, park, trail and open space development and management will continue to be a top priority for existing and incoming residents to ensure the system remains a defining characteristic of the community for future generations.

2040 Parks, Trails & Open Space (PTOS) – What’s to Come

- » Lake Elmo enjoys an established legacy and reputation for valuing parks and open space as an important part of the community.
- » Regional parks and trails will continue to be a significant asset for the community.
- » Strategies are outlined for City-wide PTOS planning, the addition of new parks and facilities, a connected trail system, and natural resource preservation.
- » A proposed Greenway Network will provide a connected framework for future recreation and protected natural areas and serve as Resilient Infrastructure for the City.

Changes from the 2030 Plan

A principle objective of this planning process focused on refining and synthesizing information contained within the 2030 Comprehensive Plan and preparing an updated 2040 Plan that is more concise, clear, and directive about the City's goals and objectives for its future. This is particularly relevant to the City's PTOS system, because it is such a significant part of the City's past identity and is planned to continue as a defining attribute into the future. The 2030 Plan included a Parks Chapter, titled the "Comprehensive Park and Recreation Plan" (Parks System Plan) that was independent from the Trails Chapter, titled the "Comprehensive Trails Guide Plan (Trail System Plan). Both Chapters were extremely detailed about each system and provided specific programming, maintenance, and management inventories and recommendations that are more detailed than is necessary in a Comprehensive Plan. Furthermore, the Chapters did not work together. Rather, they were structured to detail the individual system rather than describe a cohesive comprehensive plan for the full PTOS system of the community. As such, this Plan chapter is now intended to function at a higher level of detail to more clearly demonstrate the interconnected quality of the PTOS system. The details of each system are then provided for within separate supporting System Plans for each of the components. For example, the 2030 Parks System Plan will evolve into a an updated Parks System Plan that will implement this chapter of the 2040 Comprehensive Plan, much like an updated Zoning Ordinance is part of the implementation of the Future Land Use Plan.

5



IMPACT OF A CHANGING COMMUNITY

As described throughout this Plan, the City is planning for growth in key areas of the community through this planning period. This growth is planned primarily in areas that will have urban services and is described in the Future Land Use Plan contained in Chapter 3. The anticipated land use changes reflect how the community is forecasted to grow and where growth is expected. Proposed land use informs demand for future recreation and natural resource needs. Planning for the parks, trails and open space within the City should therefore both influence and respond to the changing land use patterns. (See Map 3-3 Future Land Use Plan)

The forecasted population in the community is expected to rise to approximately 18,200 people by 2040, and that growth is anticipated to include families, young professionals, and seniors each with differing demands and needs from the PTOS system. This Plan chapter provides a guide for the future improvements and expansion of the PTOS system based on the planned changes as described in Chapters 3 and 4 of this Comprehensive Plan.

6

This Plan chapter—perhaps more than any other—should be a living document, because the types of improvements and additions to the PTOS system will be dependent and correlated to the development that actually occurs. For example, a new senior apartment complex could be constructed in one of the mixed-use areas along I-94, which would create different demands on the PTOS system compared to the same property if it were developed with a market-rate apartment complex that provides living opportunities for all ages.

Changing land use and development also impacts the areas of natural open space and potentially threatens the quality of the land, habitat, and biodiversity of the community if proper planning is not implemented. Identifying areas that benefit most from protection and preservation should also influence decisions about land use as these areas contribute to a high-quality well-connected PTOS system.

PTOS Goal #5. Explore opportunities to improve the quality of degraded, but important, natural resources in the city (i.e. impaired lakes, streams and wetlands).

- Chapter 1: Vision, Goals & Strategies



Recreation, Age & Culture

A critical component to consider when planning for the future of the PTOS system is the City's socio-economic and demographic trends that will impact the types of improvements and acquisitions to the system that will best serve the community for generations to come. A high-quality PTOS system provides for recreation and enjoyment of the outdoors with facilities and activities that appeal to all residents. It is important to offer a diverse mix and to understand that some park activities are generally associated with specific age or cultural groups.

The Housing Chapter and Background Report (contained in the Appendix), describe the City's current demographic and socio-economic trends. Generally, the community has more families and children than Washington County and the Metro Area. As the City grows and evolves, it will be essential to understand who is moving into the community and what the target market of new developments is so that the PTOS system can expand and grow to accommodate the needs of future residents.

***PTOS Goal #6.** Identify natural areas in the community that may warrant further investigation of potential protection as areas of the community develop.*

- Chapter 1: Vision, Goals & Strategies



EXISTING PARKS, TRAILS & OPEN SPACE

The City's existing PTOS system serves a wide range of uses, programs, and purposes. From organized sports to casual play, and from passive natural preservation to structured recreational activity, the system is a positive resource for residents to participate individually or gather for community outdoor experiences.

All of the parks, trails and open space in the City's system share a common goal of high-quality recreation and stewardship. Individually, each park has its own role related to its location, character, size, and setting. Likewise, each trail—whether private or public—plays a role related to its purpose and setting. Open space, whether part of a public park or protected as part of a conservation easement, also contributes to the system by protecting natural resources and viewsheds. Together, the PTOS system should be well-rounded and diverse with the experiences it provides its citizens and users. The current inventory of the PTOS provides a good base for which the City can build on with guidance provided in the vision, goals and strategies described in Chapter 1 of this Plan.

Map 6-1 illustrates the existing parks and open space in Lake Elmo. An inventory of facilities in the Parks system can also be found in the Appendix.

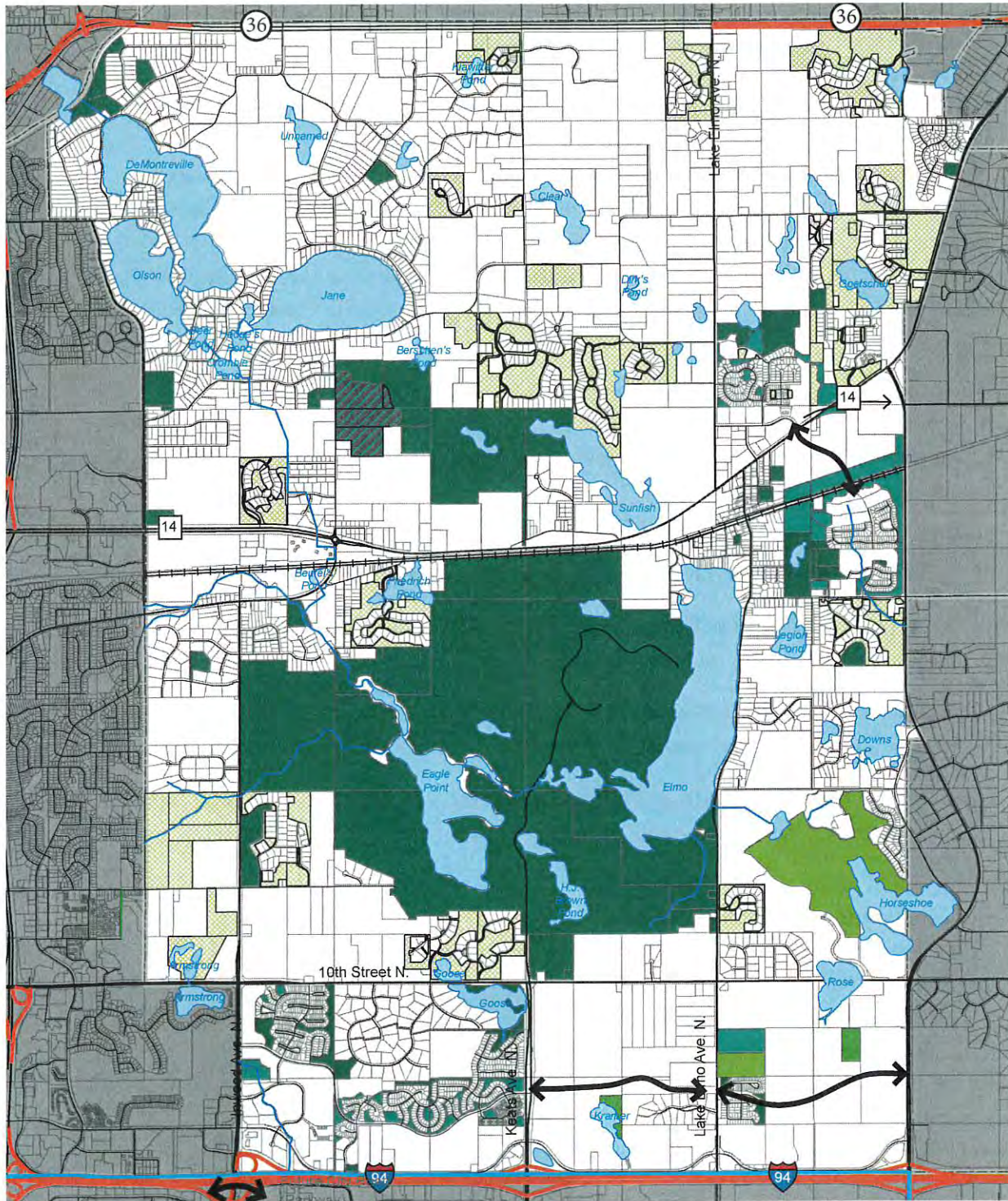
The Parks, Trails & Open Space System in Lake Elmo comprises a variety of land with different typologies, uses, jurisdictions, and management. These include state-managed recreational resources, popular regional parks, and locally-managed City parks. The collection of these lands as a whole contributes to the overall effect and quality of outdoor natural and recreational resources available to residents. The typologies of the various lands that contribute to the PTOS system in Lake Elmo are described in more detail to follow.



PTOS Goal #1. Enhance existing natural resources, open space and trails to make a more complete system.

- Chapter 1: Vision, Goals & Strategies

MAP 6-1 EXISTING LAKE ELMO PARKS & OPEN SPACE



Legend

- Golf Course
- Park/OS
- Closed Landfill
- Conservation Easements
- Future City Road (Parkway)

Source: MNGEO, Washington County, City of Lake Elmo

Draft 5.2.2018



Park & Open Space Typologies

A classification system identifying the types of parks that make up the PTOS system is a valuable planning tool. Such a system provides the common language needed to describe and differentiate park lands and the variety of purposes each serves. Standards were originally established in the 2020 Comprehensive Plan and refined based on the classification system established by the National Recreation and Park Association (NRPA). In the 2030 Comprehensive Plan, standards were further refined and developed within the parks system as a starting point for identifying general park development of varying types. Now, in the 2040 Plan, the standards are again updated to address a more comprehensive system regardless of ownership, since ownership does not necessarily correlate to the benefits each component brings to the system.

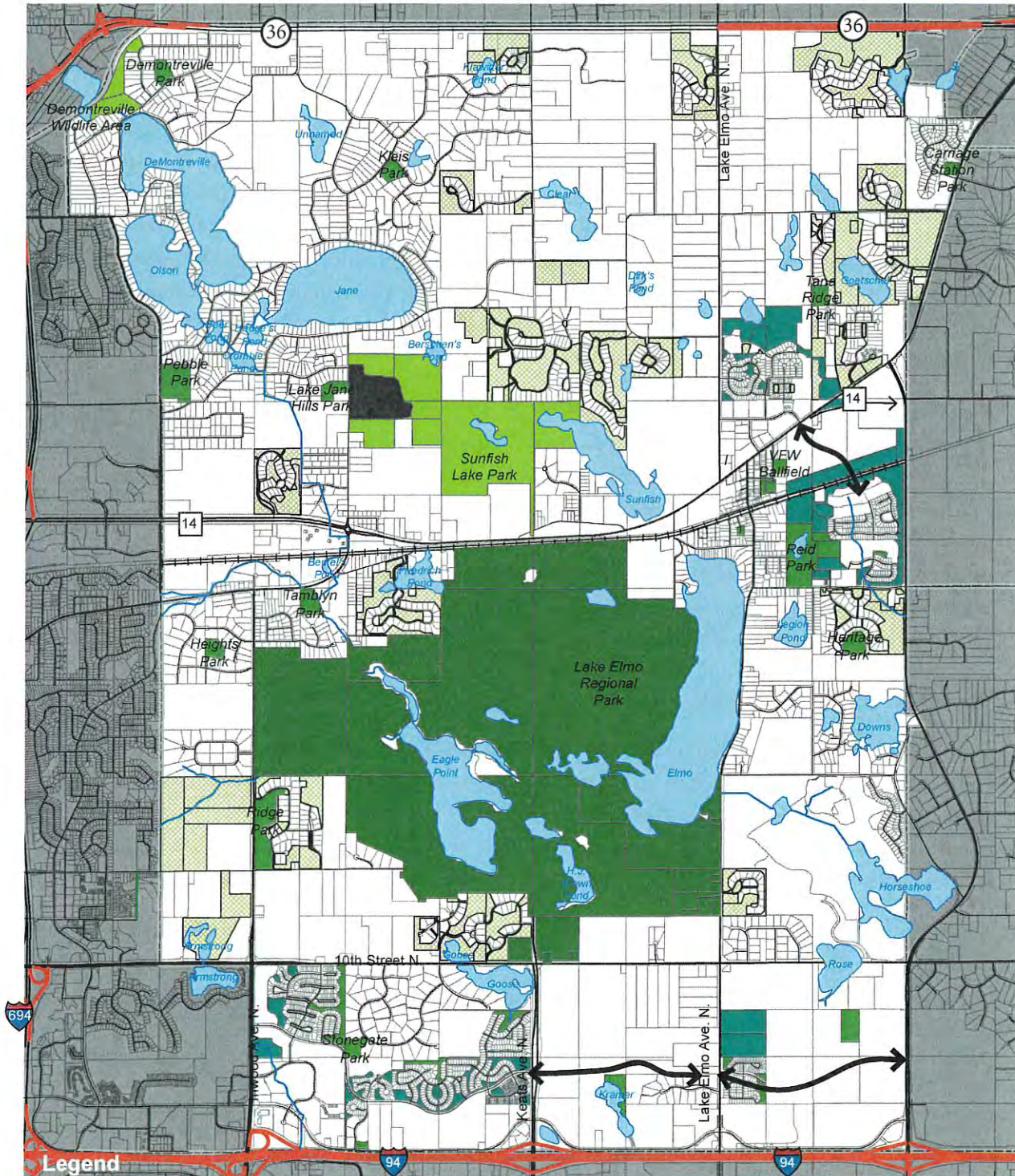
The Lake Elmo Parks System comprises these park typologies:

- **Regional Park** – park of regional significance offering outdoor recreation to the metropolitan area
- **Community Park & Facilities (including Special Use & Sports Complex)** – parks offering more significant or unique uses that benefit all City residents
- **Neighborhood & Pocket Parks** – smaller parks offering more common and highly-used facilities to immediate area residents
- **Natural Resource Protection Areas** – natural landscape recognized or designated to have unique ecological features and areas for stormwater management
- **Greenway Corridors (Trails & Natural Corridors)** – network of parks, trails, and open space that connect recreational and protected natural areas in a contiguous system
- **Conservation Areas (Private Easements)** – privately protected natural areas that may include public and private trails, may include protected viewsheds, offer natural resource protection including wildlife corridors and are generally a part of a home-owner's association

PTOS Goal #3. Endorse and Maintain the protected public open space and natural areas throughout the City.

- Chapter 1: Vision, Goals & Strategies

MAP 6-2 EXISTING PARKS AND OPEN SPACE TYPOLOGIES



Legend

- Neighborhood
- Community
- Regional
- NRPA
- Conservation Easements
- Closed Landfill

Future City Road (Parkway)

Source: MNGEO, Washington County, City of Lake Elmo

Draft 4.6.2018



REGIONAL PARKS & TRAILS

Context of Lake Elmo Regional Park Reserve

The City of Lake Elmo benefits from the location of the Lake Elmo Regional Park Reserve in the center of the community on the western shore of Lake Elmo. The Park Reserve is recognized as one of the 62 regional parks, preserves, and special recreation areas that make up the regional park system in the Twin Cities area. It is managed by Washington County and has a current total of 2,183 acres (3.5 square miles) within its borders. The majority of the land (nearly 80%) is currently set aside for preservation and protection with the intention of eventually returning to its pre-settlement conditions. The park offers gently rolling hills with a variety of landscape types and water features. In addition to active recreation and programming, it is a popular place to passively view wildlife and experience nature.

12 In a 2008 survey conducted by Washington County, Lake Elmo Regional Park Reserve was identified as the most visited park in the County. While the regional park is not managed by the City of Lake Elmo, its location makes it essential to collaborate with Washington County and the Metropolitan Council to protect the park's setting, access, and context uses from negatively impacting the quality and use of the park. Lake Elmo Regional Park Reserve is a valuable resource to the local community offering amenities other parks in the area do not. With collaborative planning, the City benefits from the ability to offer other diverse and more locally-centered activities and facilities to residents at local parks.

Recreation, Programs & Amenities

Lake Elmo Regional Park Reserve offers a range of recreation and activities throughout the four seasons. Many of the summer activities center around water use. A public boat launch and canoe access provide access boating use of the lakes. A fishing pier provides good access to fishing even without a boat. Swimming can be found both lakeside at the beach and also at the sand bottom chlorinated swim pond.

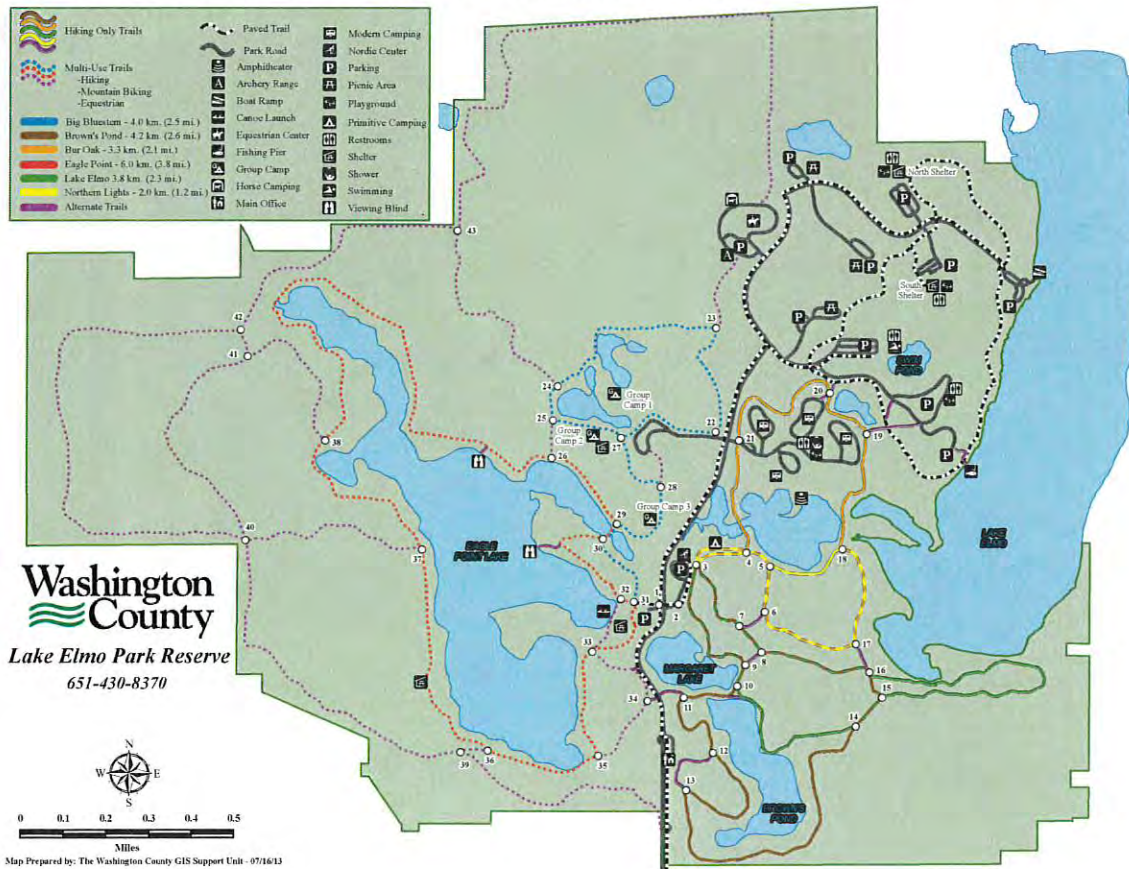
A diverse offering of trails also allows visitors to experience the landscape by hiking, walking, biking, skiing, and horseback riding. Other recreation can be organized around the play structures, pavilions, and archery range. On the education side, nature programs take visitors further into the park to explore and learn from the natural environment.

The Park Reserve also hosts several facilities for gathering and events. The Nordic Center is an ideal location for social events, business meetings, and weddings and has all the necessary amenities for a successful event. The Nordic center is open April through October.

Camping is another popular activity in the park and opportunity for gathering family and friends in the summer months. There is both a modern campground with electricity and water facilities as well as a rustic campground to experience. The natural setting and beautiful landscape surrounding the campgrounds contribute to a direct connection with nature for visitors to enjoy and easily access the nearby activities in the park.

Lake Elmo Regional Park Reserve serves the City with a large county park attracting visitors from throughout the metro area. It also serves as a central hub for outdoor recreation and open space for the local parks and trails system. Maintaining the existing trails and adding new connections to the regional park with local trails was a commonly-voiced priority during the planning process for this Plan. Local park planning should also reflect the features and activities the regional park programming already provides so that local parks provide a diversity in offerings. Where there are opportunities to collaborate on programming, management efforts, or joint funding, the City should pursue an approach that embraces the regional park as an integrated piece of the community parks and trails system.

MAP 6-3 LAKE ELMO REGIONAL PARK RESERVE MAP



Source: Washington County

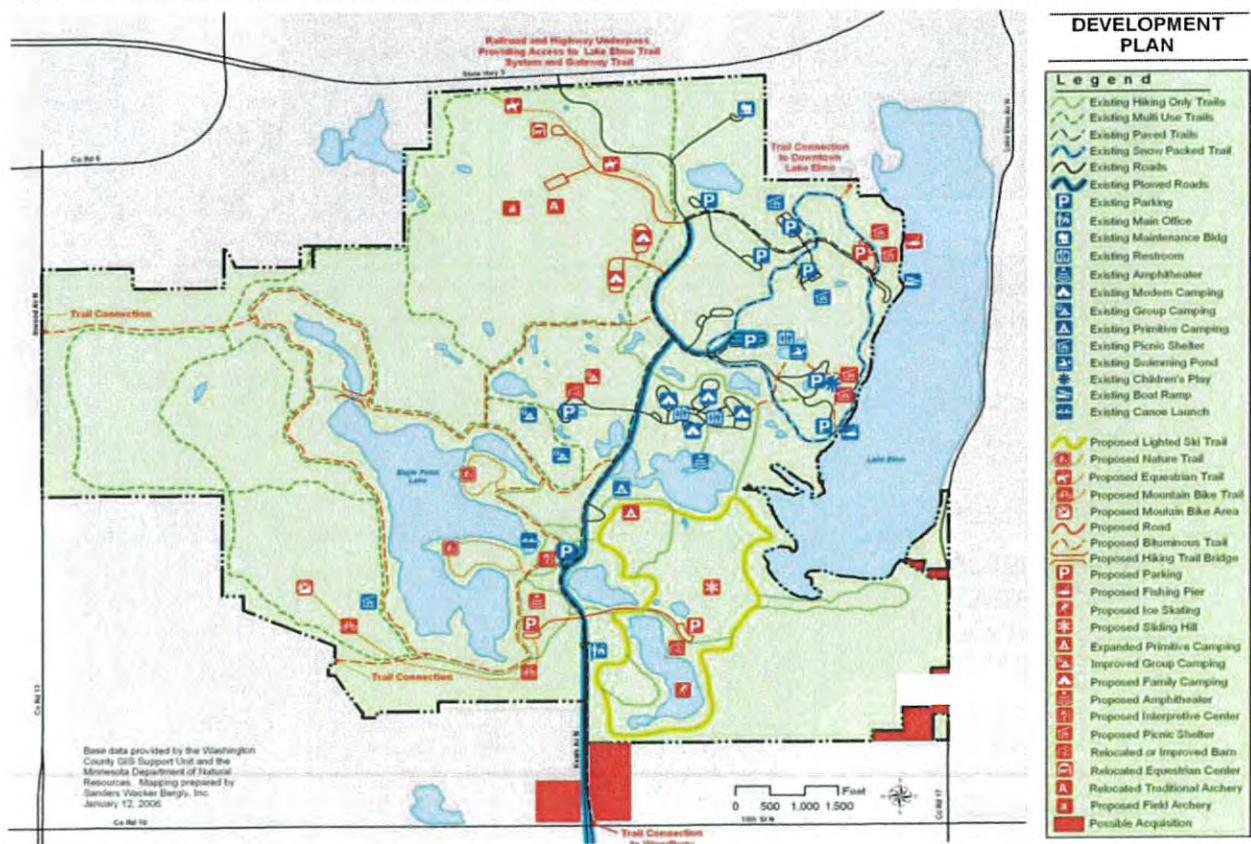
2040 Regional Parks Policy Plan & Lake Elmo Regional Park Reserve

Current access to the regional park by car is only from the south on Keats Avenue. One entrance allows for the park to control access and reduces the need for road development through pristine park land. However, access on foot or by bicycle is largely desired by the community, especially from the north or west sides of the park. The 2040 Regional Parks Policy Plan states an objective to increase multi-modal access to its regional parks system with improved connections to the parks and within park property. Improved multi-modal access will also strengthen equitable usage of regional parks and trails—another objective in the Metropolitan Council’s policy.

The last detailed Washington County Development Plan was completed for the Lake Elmo Regional Park Reserve in 2008 and identified a total of 38 acres of land for future acquisition for the park. In 2015, the County acquired 18 of the 38 additional acres and amended the boundary of the park in accordance with the 2030 Regional Parks Policy Plan. The new land

MAP 6-4 LAKE ELMO REGIONAL PARK RESERVE DEVELOPMENT PLAN, 2030

14



Source: Washington County Comprehensive Plan – A Policy Guide to 2030, Parks and Open Spaces

is located near the main park entrance on the south side of the reserve and brought park ownership adjacent to 10th Street on both sides of Keats Avenue. Future acquisition is not urgent and capital improvements to the park are primarily identified within existing recreational use areas, including trail development and expansions of camping and picnicking facilities. Map 6-4 shows the Development Plan for the regional park.

The Development Plan indicates a proposal for an underpass on the north side of the park under Highway 5 and the adjacent rail line to connect with City trails and the Gateway State Trail. Other proposed trail connections include one to the northeast around the north side of Lake Elmo toward the Village, and to the west at Inwood Avenue. These proposals support the Metropolitan Council's 2040 Regional Park Policy Plan by increasing multi-modal access to regional parks. These connections would also promote a connected City-wide trail system for local users.

Regional Park Trails

Central Greenway Regional Trail Search Corridor

The Lake Elmo segment of the future Central Greenway Regional trail is planned to extend from I-94 on the south to Highway 36 on the north. The proposed trail fills a gap in the regional trail network and is identified within the regional trail search corridor. When completed, the trail corridor will provide users with an off-road, independent trail alignment connecting to Lake Elmo Regional Park Reserve and other local and regional destinations that will be identified as part of the trail planning process. Map 6-11 illustrates the search corridor for the Central Greenway Regional Trail.

15

The regional trail search corridor travels through May Township, Grant, Stillwater Township, Stillwater, Lake Elmo, Woodbury, and Cottage Grove and will eventually connect Big Marine Park Reserve, Browns Creek State Trail, Lake Elmo Regional Park Reserve, Afton Bluffs Regional Trail Search Corridor, Prairie View Regional Trail Search Corridor, and Mississippi River Regional Trail Search Corridor. Washington County is leading the planning process to determine the alignment of the regional trail, and the alignment will be established through the work of the County and a Technical Advisory Committee. The future of this trail will provide better connections to the Lake Elmo Regional Park Reserve and will also offer additional mode choice to users.

Another long-distance trail serving regional users is the Gateway State Trail which extends from St. Paul to Stillwater cutting through the northwest portion of Lake Elmo. More information about this trail can be found in the Federal and State Lands section to follow.

LOCAL PARKS & TRAILS

The City of Lake Elmo currently has 22 City Parks each meeting a variety of needs and demands. Some of the designated park areas have not yet been developed since they are associated with new neighborhoods that are still being planned or under construction. (However, the land has been dedicated and is considered part of the system.) The largest of the City parks is Sunfish Lake Park that provides residents with passive and active recreational opportunities and serves as a favorite place for residents to hike, bike, and cross-country ski. Other parks, such as Lion's Park, provide ballfields and other active recreational facilities for the community. The overall local park system serves organized sports, casual play, hiking, cross-country skiing, horseback riding, picnicking, relaxation, nature appreciation, and a variety of other outdoor activities. While all parks share the common purpose of providing quality recreation facilities and open space, each park is unique in terms of its history, setting, character and use.

Local Park Planning Standards

Current planning practices in Lake Elmo use a set of standards for park planning that focus on the purpose of the park, service area and location, size, level of service, key facilities, and a facilities menu that offers a range of recreation facility options. Natural Resource Areas and Regional Park types have additional policies to address considerations unique to these parks.

- **Purpose** - Each type of park within the system has a unique purpose. The purpose defines the needs that the park is intended to meet and its defining characteristics.
- **Service Area and Location** - "Service area" is a measurement of the area within Lake Elmo that is expected to receive the primary benefits of a park.
- **Size** - A minimum area (in acres) is a standard to allow adequate room for the facilities and open space that make up a park. Size standards are based upon an evaluation of Lake Elmo's existing parks and on NRPA guidance.
- **Level-of-Service** - "Level-of-service" standards are ratios that describe adequate park facilities for a community. For park types, the ratio is expressed as the number of park acres per 1,000 persons. Park planning practices regarding level-of-service have shifted recently. Since the 1930s, the NRPA had published national level-of-service standards, most recently in 1983. In 1996, the NRPA changed this practice and published guidance for local communities to develop level-of-service standards that reflect local interests, needs, and realities.

The existing local park system was developed based on these standards and future expansion, and additions are anticipated to consider the same principles when determining location and programming of new facilities. Detail regarding each of the parks can be found in the Lake Elmo Parks System Plan, which will be regularly updated to consider new park dedications associated with development within this planning period.

Community Parks & Facilities

At the time this Plan was developed, the Community parks and facilities in Lake Elmo include the following venues:

Sunfish Lake Park is considered by many to be the crown jewel of the Lake Elmo park system – an important symbol of the quiet rural character of Lake Elmo. The park holds a special place in the history of the community as the site of the first European settlement in the area and location of the first assembly meeting that established the township that became the City of Lake Elmo today.

The park is a 284-acre natural area that is recognized by the Department of Natural Resources as a Regionally Significant Ecological Area.” Depending on the season, woodland, wetland, and prairie plant communities can be enjoyed by skiing or walking the network of approximately nine miles of mowed trails. Recent improvements to the park include a 17-acre prairie restoration project on the south side of the park, and the newly constructed Sally Manzara Interpretive Nature Center. The mix of native wildflower and grass species used on the project was based on the plant community that is believed to have been present in this area prior to European settlement. The park is home to a wealth of wildlife and provides one of the best opportunities for bird watching in the seven-county metro area. Birds identified in recent years include 13 species that have been identified by the Minnesota DNR as being in “Greatest Conservation Need”, meaning populations in Minnesota are rare, declining or vulnerable.

Demontreville Wildlife Area is home to 24 acres of park land, lakes, ponds and walking trails. Demontreville Wildlife Park is one of the most heavily used parks, for its abundant natural space and access to the Gateway Trail. The park also has a portable restroom on site.

VFW Park is located in the Old Village, at 3675 Layton Avenue. The park has a lighted baseball field and, along with Lions Park, is the home to the annual Huff ‘n Puff softball competition.



Photos of Sunfish Lake Park Source: 2030 Comprehensive Plan

Neighborhood & Pocket Parks

In addition to the City's community and special use parks, the City maintains and manages an extensive neighborhood park system. Lake Elmo currently has 19 parks managed as neighborhood and pocket parks within the local park system. These parks provide passive and active recreation focused for more nearby residents to enjoy.

Some of the City's neighborhood park areas are in development since they have only recently become a part of the system through the development and platting process. Additionally, new neighborhood park areas are likely to be added as development of new housing continues through this planning process particularly within the Village Planning Area and the South Planning Area.

It is the mission of the City to provide high-quality recreation facilities and open space at all of these parks, and each park is unique in its setting and character. Given the extensive park system already in place, the City recognizes the importance of properly matching park programming with available maintenance and management costs and expenditures. To support its goals, the City will prepare an update to its Park System Plan to respond to current park demands and plan for maintenance and management responsibilities that maintain the high-quality of the system for generations to come.

18



PTOS Goal #4. Protect and strengthen existing park facilities and program uses according to demands of residents that use the facilities, and plan for appropriate programming and facilities in new neighborhoods.

- Chapter 1: Vision, Goals & Strategies

Trail Classifications

In 2005 the City prepared a detailed Trail System Plan that included a classification system for existing and future trails throughout the City. The Trail Classifications identified location and type of trail and were intended to communicate purpose to the user. This 2040 Plan provides further refinement of the trail classification system to provide a more comprehensive inventory to assist with planning of the system moving forward and integrated with parks and open space.

The Lake Elmo Trail System Plan comprises the following trail classifications:

- **On-road** – this trail is often referred to as a “route” rather than a trail and may include shoulder striping to designate the travel area available for pedestrians or bikers. It is generally found on major thoroughfares such as County Roads; no special improvements have been made beyond an improved shoulder.
- **Off-road, grade separated dedicated trail** – this trail is ideally a 10-foot-wide paved trail for multi-purpose uses to eliminate conflicts with vehicles by being located in a separate corridor adjacent to the roadways. It should be continuous and accommodate marked crossings at intersections.
- **Natural trail** – this trail is typically unpaved and may be surfaced with aggregate, compacted earth, or mowed grass. It is intended for walking use and exposure to the natural surroundings.
- **Neighborhood trail** – this trail can be paved and unpaved and is separate from roadways. It connects residents within a neighborhood to each other and neighborhood destinations (such as a playground) and ideally links to other community or regional trails.

19



On-Road Trail



Road-Separated Trail



Nature Trail



Neighborhood Trail

Local & City Trails

The City's current trail system is dominated primarily by on-road designated shoulders areas rather than grade-separated or shoulder-separated off-road trails. A fairly extensive network of private and public neighborhood trails are also present throughout the community. As the City's growth areas develop, renewed interest in making a more complete off-road system has been identified, and recent developments have required at least for the dedication of easement area in which a trail can be located.

On-Street Shoulder Trail/Bike Route

The following roads have been identified as having on-street bike routes:

- Hudson Road (I-94 frontage road)
- 10th Street N
- Inwood Avenue N (South of CSAH 14)
- Lake Elmo Avenue N (recently installed sidewalk through Old Village District)
- Manning Avenue
- CSAH 14

20

Neighborhood Trails

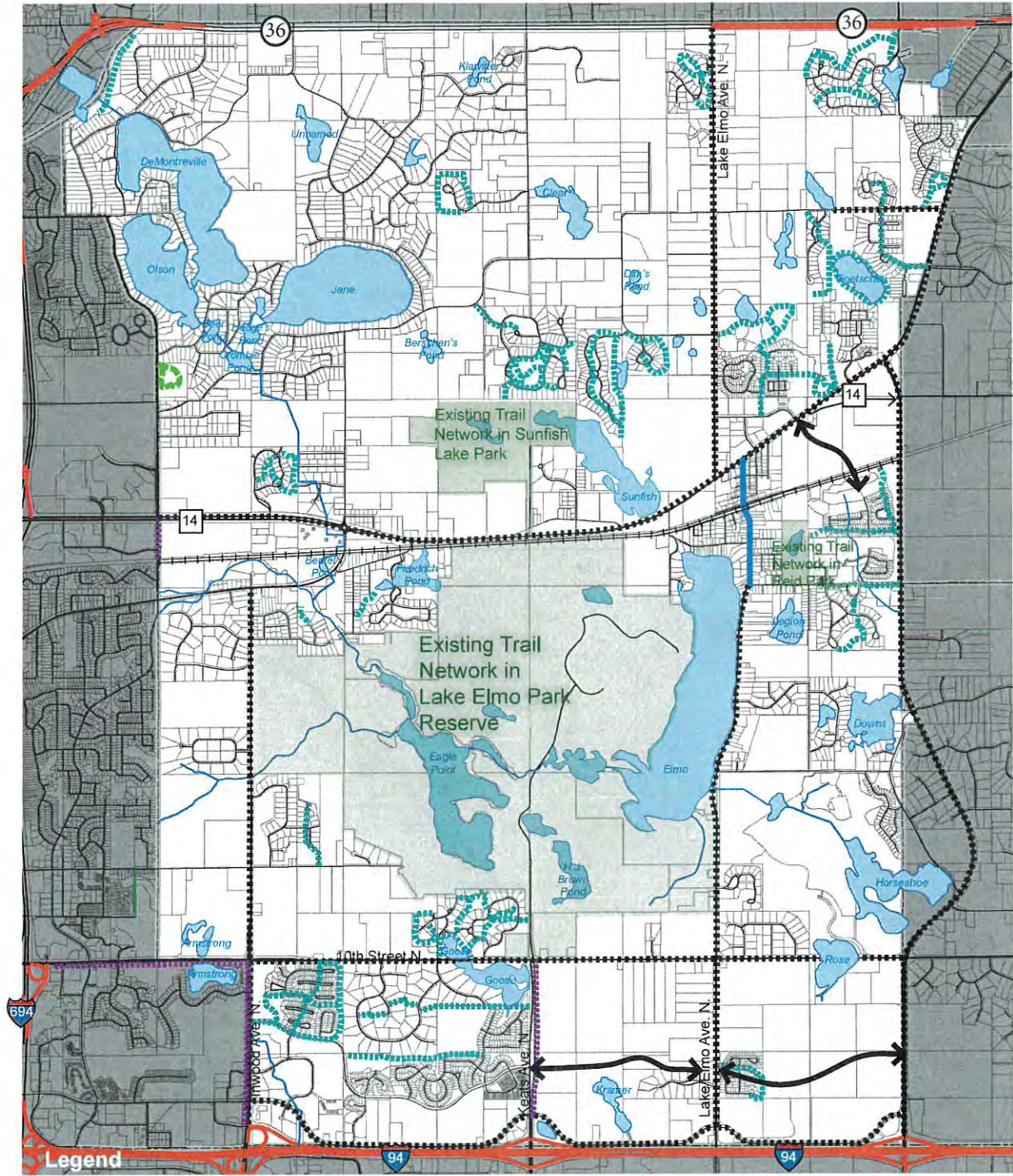
The following neighborhoods have an internal trail system, some privately managed and some that are available for public use:

- Fields of St. Croix
- Stonegate
- Inwood
- Hamlet on Sunfish Lake
- Easton Village
- Heritage Park
- St. Croix's Sanctuary
- Discover Crossing
- Tapestry
- Wildflower
- Whistling Valley
- Hunters Crossing
- Savona

***PTOS Goal #2.** Strengthen the existing trail network in the City and provide increased public connections and accessibility including pedestrian and bikeway connections.*

- Chapter 1: Vision, Goals & Strategies

MAP 6-5 EXISTING TRAILS BY CLASS



- Trails**
- Classification**
- - - - - Neighborhood Trail
 - - - - - On Road Striped Shoulder
 - Park Trail
 - - - - - Road Separated Trail
 - Sidewalk
- ↔ Future City Road (Parkway)

Source: MNGEO, Washington County, City of Lake Elmo
 Draft 4.6.2018



Federal & State Parks and Trails

There are no federal or state parks located in the City of Lake Elmo.

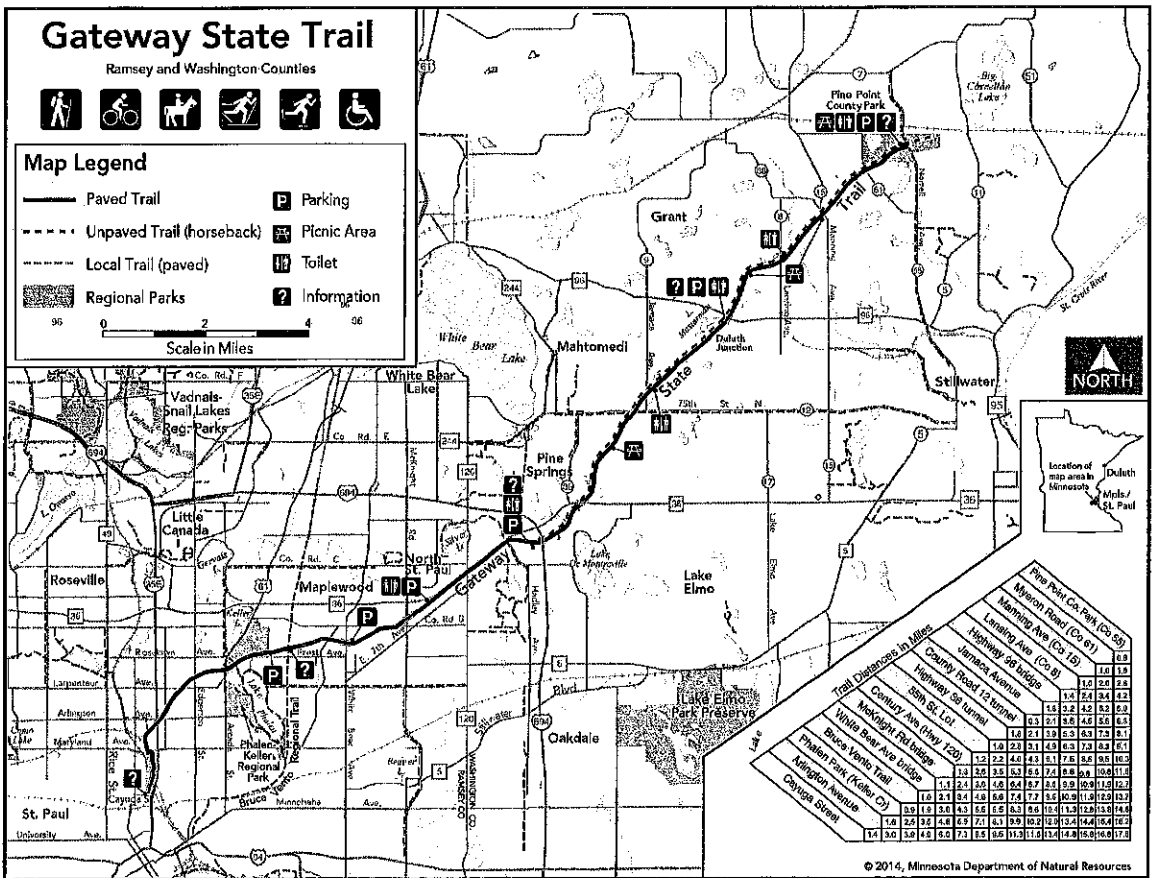
Gateway State Trail

Utilizing a converted rail line, the Gateway State Trail comprises 18 miles of paved trail for non-motorized use. It extends from the west in the City of St. Paul and travels northeast toward Stillwater. It passes through the northwest portion of Lake Elmo as it stretches through Washington County, ending its journey at Pine Point Regional Park just four miles northwest of the City of Stillwater. It is generally level and wheelchair accessible.

The Minnesota Department of Natural Resources is responsible for the management of the Gateway State Trail and land management of its immediate corridor. The City of Lake Elmo may benefit from coordination of trail links to the state trail in order to bolster trail use and visits in and out of the community.

MAP 6-6 GATEWAY STATE TRAIL MAP

22



Source: Minnesota Department of Natural Resources

FUTURE PARKS, TRAILS & OPEN SPACE PLAN

The section was prepared as an update to the Parks and Trail Chapters contained in the 2030 Comprehensive Plan. While some things have changed in the past decade, many of the previous planning period's efforts to identify where growth would occur have remained consistent. The 2008 Parks System Plan and the 2005 Trail System Plan—both of which were contained in the 2030 Plan—were complete thorough plans prepared according to industry standards. Therefore, this Plan for the future parks and trails is intended to provide an overview of the updates needed to these existing individual system plans and to further support the City's objectives toward developing a complete integrated system. This Plan chapter also provides direction to areas that should be studied and included for additional refinement when preparing an updates to the individual system plans.

Parks Plan

The 2008 Parks System Plan recommended adding to the local parks system thirteen (13) neighborhood parks, one community park, up to two community sports complexes, two special use parks, and a greenway corridor. Since the adoption of the 2008 Park System Plan, several developments in the areas planned for growth are in some state of development and several have included the development of neighborhood and pocket parks. For example, new neighborhoods such as Inwood, Savona, and Wildflower have all been required to incorporate a neighborhood or pocket park as part of its development fulfilling the requirements of the Parks System Plan.

23

The recommendations contained within the Parks System Plan were created from a synthesis of the park system principles, demographic analysis, existing and planned land use patterns, existing and proposed trails, park service areas, level-of-service (LOS) guidelines, and natural resources data. The analysis performed in the previous plan assumed the ultimate growth and development of the City similar to what is currently planned for, and therefore this Plan does not attempt to comprehensively re-do the study. Instead it is intended to provide some direction to the update of the Parks System Plan, which is a recommended implementation step of this 2040 Comprehensive Plan.

Neighborhood & Pocket Parks

The goals and strategies identified within this planning process recommend that new neighborhoods be provided access to parks, trails and open spaces. Neighborhood and pocket parks are an important component of the system, particularly in the planned growth areas where more households and smaller lot sizes will develop over this planning period. The City's Parks System Plan identified several search areas to locate new neighborhood parks, and that map has been updated as shown on Map 6-7 to reflect some of the changes that have occurred since the Park System Plan was adopted.

Moving forward, the City will continue to use the guidelines within the Parks System Plan to properly identify and locate new neighborhood and pocket parks and will continue to refine the needs of new neighborhoods and residents within the updated Parks System Plan.

Community Park Search Areas

The 2008 Parks System Plan identified the need to create one Community Park and that it should be located at the heart of the City to serve as a community gathering place and landmark. This Chapter supports this objective but broadens the search area to the entire Village Planning Area to more appropriately respond to current development trends. The objective for this park would be to serve as an important gathering place for the entire community and specific programming tailored to meet the needs of the growing community. The planned park should consider approximately 10-15 acres in the Village Planning Area and provide ample opportunity and access to both passive and active recreational space. When developed, the park should also serve as a place for City celebrations, ice cream socials, a farmer's market, and other activities that will bring the people of Lake Elmo together.

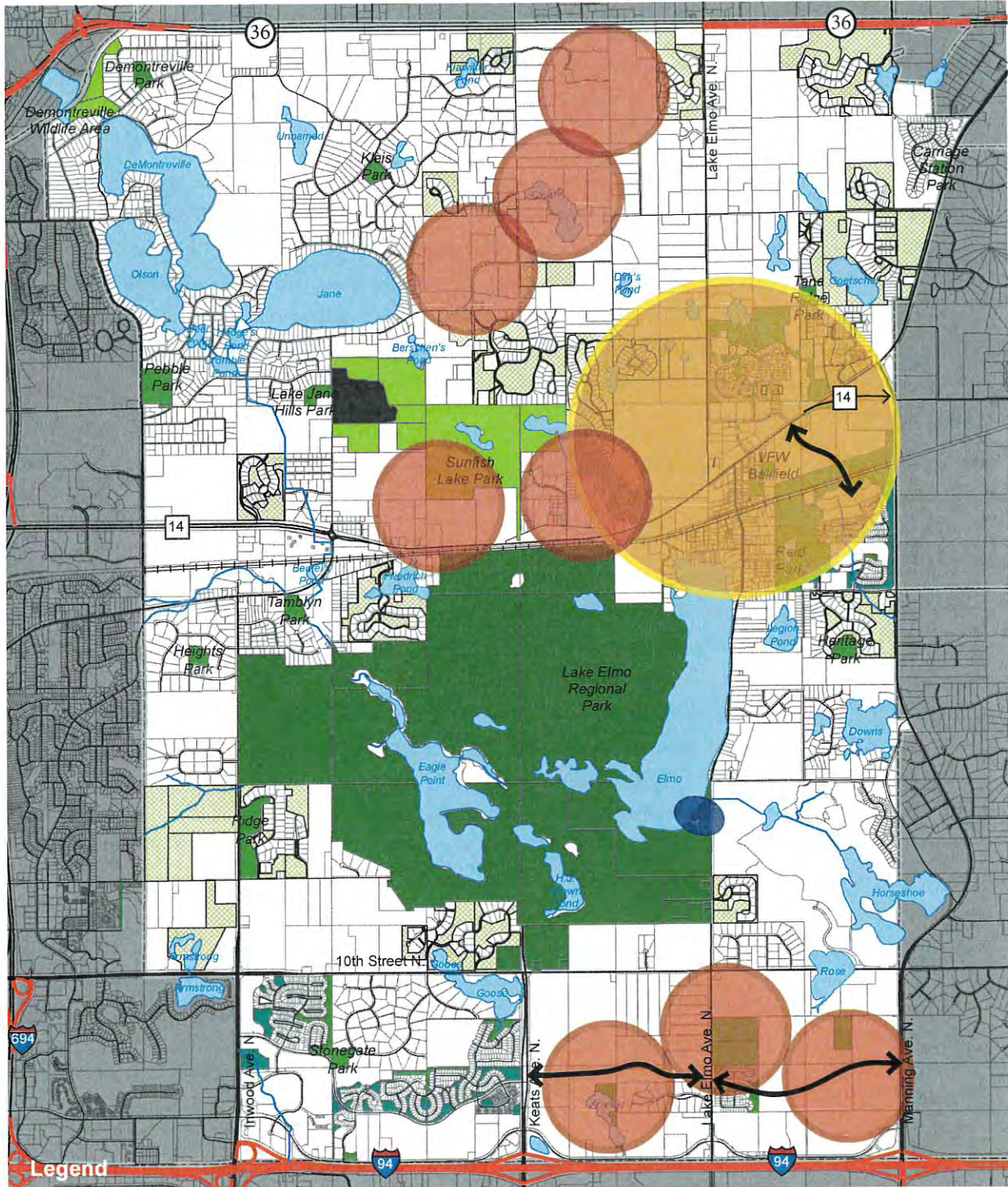
Special Use Parks

- 24 The 2008 Parks System Plan identified the need for two Special Use parks—one to provide access to Lake Elmo Park Reserve and the other to be located near a future City Hall as a civic square. While this Chapter acknowledges that the City Hall site is under study, it is unknown if it will relocate or stay in generally the same area where it is currently located. Given the ambiguity, only a search area related to the lake access is provided. It should be noted, however, that if redevelopment or development of a new City Hall occurs, a civic square or plaza should be considered as part of the development.

Community Sports Complex Search Areas

This Plan chapter reinforces and supports the recommendation of the 2008 Parks System Plan which identified potential demand for the construction of one or perhaps two community sports complexes based on anticipated population growth. The Parks System Plan identifies a very small search area for the location of a community sports complex which seems somewhat unrealistic given current development trends. As such, Map 6-7 broadens this search area to include the entire Village Planning Area since opportunities to site a Community Sports Complex may occur outside of the small geographic area to better capitalize on existing infrastructure, such as roadways, and availability of land as development progresses. A second sports complex location may be identified in the future if it is determined there is a need.

MAP 6-7 SEARCH AREAS FOR NEW PARKS AND FACILITIES



Legend

- | | | |
|------------------------|----------------|----------------------------|
| Neighborhood | Neighborhood | Future City Road (Parkway) |
| Community | Sports Complex | |
| Regional | Community | |
| NRPA | Special Use | |
| Conservation Easements | | |
| Closed Landfill | | |

Source: MNGEO, Washington County, City of Lake Elmo
Draft Rev 5.2.2018



Trail Plan

Throughout this planning process, residents, stakeholders, and Advisory Panel members expressed desire to focus on trail system improvements throughout the community. Repeatedly, it was communicated that there are wonderful walking trails internal to neighborhoods, but the City trail system feels disconnected and, in many places, unsafe.

This Plan chapter does not attempt to specify details such as the side of the road a trail or sidewalk should be located or define the required types of improvements, but it does further expand the recommendations from those contained within the 2005 Trail System Plan to reflect changes in the City's land uses and development patterns since the Trail System Plan was adopted. Similar to the 2008 Parks System Plan, the City should update its 2005 Trail System Plan as a part of the implementation of this 2040 Comprehensive Plan for consistency and to provide an additional level of refinement to the City's objective of creating a connected trail system within the community.

For purposes of the Future Trail Plan shown in Map 6-8, the following recommendations regarding the trails are provided:

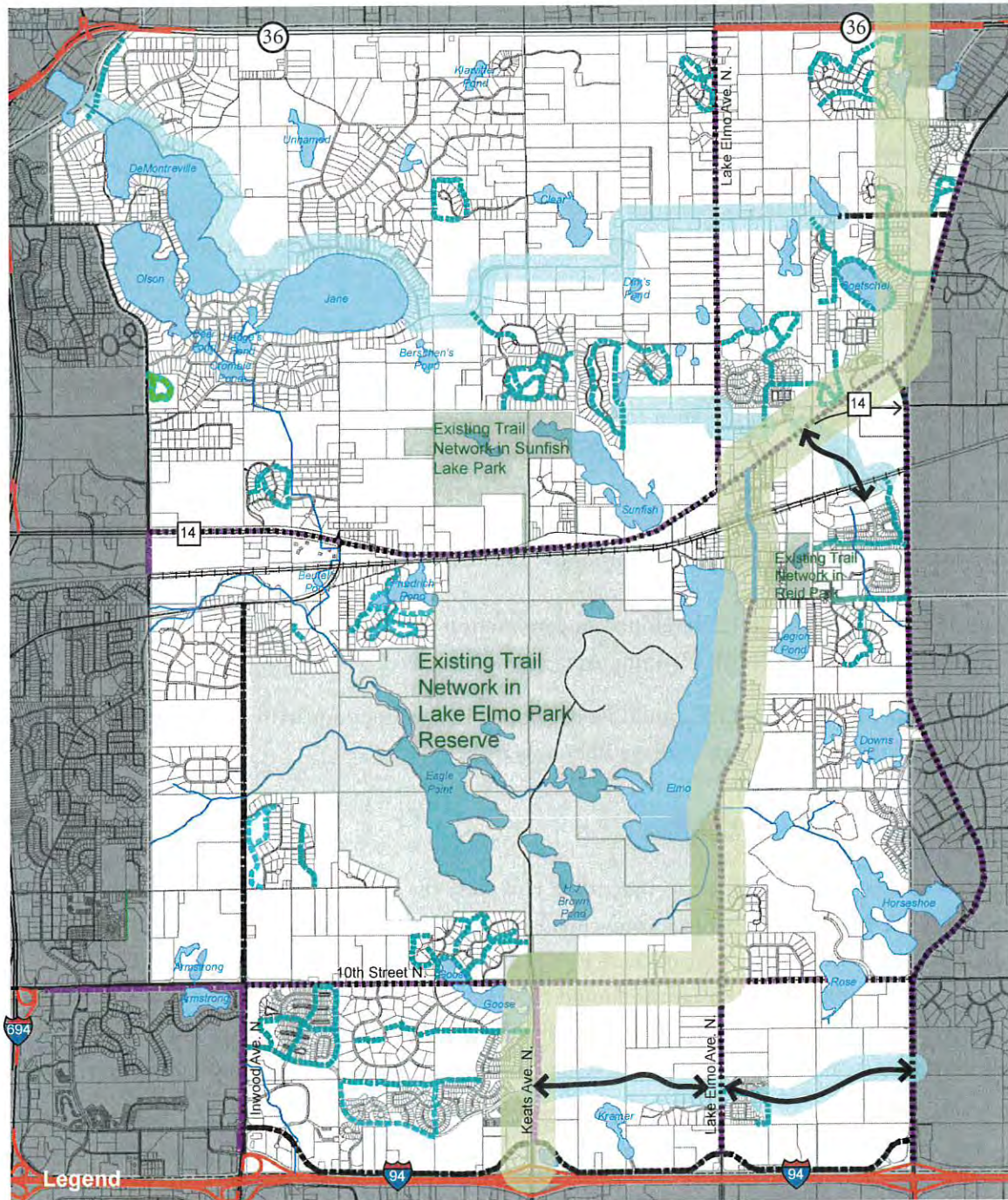
26

Safe Trails & Routes

To create a connected network of Parks, Trails, and Open Space, the City will focus on creating safe trails and/or routes on key north-south and east-west road corridors. Many, though not all, of these corridors are Washington County roadways, and the City will need to work collaboratively with the County to bring these plans to fruition. Through this planning process, many residents indicated that they do not feel safe walking or biking between neighborhoods, but for example, would like the opportunity to bike to the Lake Elmo Regional Park Reserve. While the City understands some of the improvements identified are likely out of its control, the intent is to demonstrate to future developers and agency partners that the City supports the creation of road-separated trails that connect through the City and to the greater region. A couple of the most important connections affecting the County Road system identified in this planning process include:

- Trail or route on CSAH 14 with access for pedestrians and bikers into the Lake Elmo Regional Park Reserve Trail System
- Trail or route along CSAH 10 (10th Street North)
- Trail or route full length of Manning Avenue North
- Trail or route the full length of CSAH 17 (Lake Elmo Avenue North)

MAP 6-8 Future Trail Plan



Legend

Trails

Classification

- ⋯⋯⋯ Neighborhood Trail
- - - - - On Road Striped Shoulder
- Park Trail
- - - - - Road Separated Trail
- Sidewalk

- Trail Regional Search Corridor
- Trail Search Corridor (City)
- Future City Road (Parkway)

Source: MNGEO, Washington County, City of Lake Elmo

Draft 4.6.2018



On local streets, residents identified the following trail and intersection improvements that would benefit the system:

- East-west connection through the northern quarter of the community to provide access to the Gateway State Trail; this could be provided on local roadways with proper signage, and other cost-effective improvements
- Better pedestrian access between developing neighborhoods on the north side of CSAH 14 and the Old Village, including a safer access and intersection crossing

Neighborhood Trails

Generally, feedback solicited through this process encouraged the City to plan for neighborhood trails in developing areas that are open to public use. While it is understood that many of the existing neighborhood trails are private, moving forward there is a desire to create neighborhood trails that provide connections between neighborhoods and to the greater region. At a minimum, trails located along public local roadways should be public and they should be planned to connect with adjacent neighborhoods. Specific recommendations include:

28

- An off-road trail should be developed in conjunction with the new east-west parkway through the South Planning Area
- An off-road trail or sidewalk should be developed in conjunctions with the new Village Parkway through the Village Planning area.

Trail/Route Improvements (Local & Regional)

In addition to key segments and areas that could complete the system and provide improved connectivity, the other most desired improvement was better wayfinding and communication to users about the system. As a part of the City's future efforts to improve the trail system, a wayfinding and communication package should be developed to encourage use of the system. If proper and uniform wayfinding system is implemented, pedestrians, bicyclists, and motorists will all understand the system more completely providing a safer and more connected system.

Further description and planning for these systems are also contained in the Transportation Chapter of this Plan which identifies the Regional Bicycle Transportation Network (RBTN) as a system providing mode options to residents and the greater region. In many cases, the RBTN will also help to complete the system, and provide access to the local and regional park system within the community, providing a variety of mode choice and options to the City's residents and workers.

PTOS AS A GREEN NETWORK & RESILIENT INFRASTRUCTURE

During the development of this Plan, input received at Advisory Panel meetings and from residents and stakeholders often focused on a desire to enhance connectivity within the park and trail system. One way to achieve connectivity was introduced in the 2030 Comprehensive Plan with the concept of planning for greenway corridors, which were described primarily as trails.

This Plan builds on the concepts of connection and greenway corridors by broadening the idea to include all recreational, natural areas, and open space in a connected Green Network. This Network brings together recreational features and also functions to support the natural systems and ecology of the community, protecting its biodiversity and enhancing native ecological performance. Corridor-type connections within the Network may be with trails but can also be with linear natural areas (e.g. bioswales or landscape buffers). This allow for more trail loops of various types and distances for community activity and park access, and also allows for greater species movement and biodiversity for a healthier natural landscape. The key is to establish connected natural spaces.

Examples of land uses or features within the Green Network include but are not limited to:

- Active recreational park
- Passive park/open space
- Golf course
- Conservation easement
- Utility easement
- Lake and Shoreland buffer
- Storm pond/retention pond
- Infiltration basin or swale
- Wetland
- Native Prairie
- Rain garden
- Porous paving with sustainable stormwater management (e.g. rain gardens or infiltration basins)

29

The Green Network essentially overlays the Parks, Trails and Open Space system for the City. The example land uses and features above illustrate that both public and private land is beneficial to the Green Network. It is not important for the City of Lake Elmo to maintain control over the land to establish a successful Network. The key attribute of land contributing to the Network is land with long-term protected status for the purpose of natural resource management, preservation, or natural function (such as stormwater infiltration). For example, conservations easements are one way of protecting natural areas adjacent to developing neighborhoods and are often held in semi-public ownership. These lands may not be available for public trail use or access, but the protected open space and natural resource features within the easements contribute considerably to the Network as a whole by provideing opportunities to improve and/or protect high-quality habitat and ecological health.

Planning for the PTOS in Lake Elmo as part of a connected Green Network achieves broader long-term goals for resiliency in the community. Resiliency in this context refers to the ability for the City to endure growing concerns related to the effects of changing climate impacts, higher costs for public facilities and services, and accumulating environmental pollution issues. Focused land planning for the benefits of ecological health and enhancement of natural systems will increase actions like local groundwater recharge and improve water quality, habitat quality, and biodiversity, placing the City of Lake Elmo in a position to spend less time and money on clean up, rehabilitation, municipal stormwater systems, and other services that mitigate problems rather than prevent them.

Resiliency also refers to the health and wellness of residents. The PTOS as a Green Network will provide access to nature, views and places that reduce stress, recreational opportunities to remain active, and greenery and canopies that provide shade and comfort. Connected spaces will also establish more walkability and accessibility in the City.

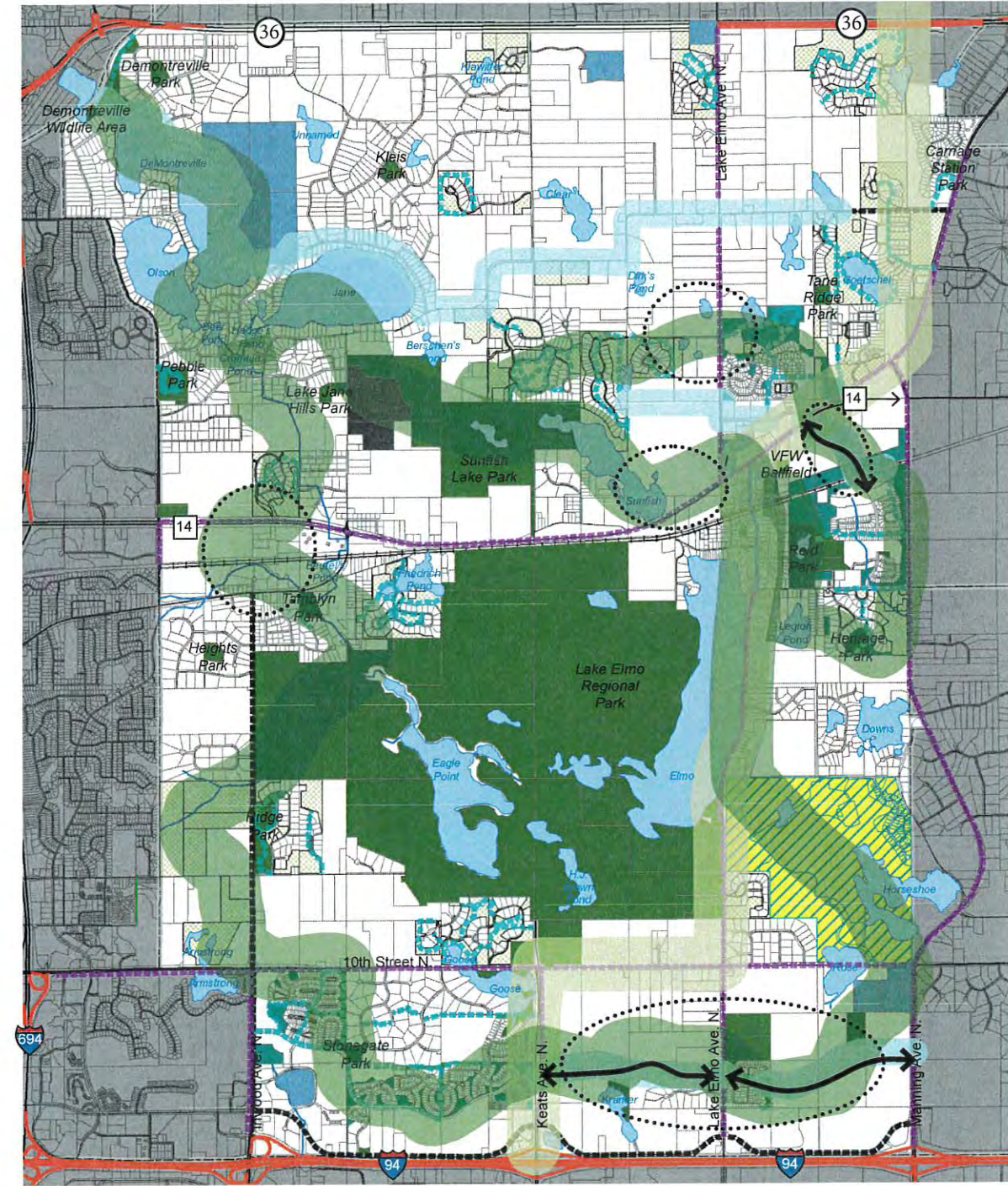
30

In these ways, the Green Network functions as the resilient infrastructure for the City. Much like roadways function as the City's transportation infrastructure moving people from place to place, the resilient infrastructure utilizes connected green spaces to move water, wildlife, plant diversity, and people in an interconnected sustainable way. Resilient infrastructure will establish best practices for the City in natural resource and water quality management providing built-in protection for the growing impacts to the environment, while offering healthy opportunities for activity and wellness to residents.

Map 6-9 illustrates the various types of land uses and features that currently contribute to the concept of a Green Network or Resilient Infrastructure in the City. Portions of the Network can be described as having active recreation uses, such as parks and trails, while other portions will remain in preservation, such as conservation easements or protected wetlands. As a culminating effort for implementation, plans for the PTOS in Lake Elmo should include policies supporting development of a Green Network or Resilient Infrastructure with a multi-jurisdictional or joint approach for management. (See Chapter __, Implementation for more details.) Map 6-9 also identifies where new connections can be made to connect the Network. These connections may include new parks, parkways, trails, and other natural areas and corridors in both public and private ownership.

The City's PTOS is therefore greatly improved with connection by supporting and providing for a contiguous Green Network that functions as Resilient Infrastructure for the City.

MAP 6-9 PROPOSED GREEN NETWORK / RESILIENT INFRASTRUCTURE



<ul style="list-style-type: none"> Trail Regional Search Corridor Trail Search Corridor (City) 	<p>Trails Classification</p> <ul style="list-style-type: none"> Neighborhood Trail On Road Striped Shoulder Park Trail Road Separated Trail Sidewalk 	<p>2040FLU</p> <ul style="list-style-type: none"> GC Institutional PSP Park Closed Landfill 	<ul style="list-style-type: none"> Greenways Potential Areas of Connection Future City Road (Parkway)
--	---	--	---

Source: MNGEO, Washington County, City of Lake Elmo
Draft rev. 5.2.2018



DRAFT Chapter 11: Implementation

Bringing the Plan to Fruition





INTRODUCTION

An important component of this Comprehensive Plan Update process is to identify implementation strategies and priorities that will work towards bringing this Plan to fruition. This chapter provides a set of implementation strategies that are specific to the chapters, goals and strategies of each component contained within this Plan.

One of the last major public engagement efforts of this planning process was a city-wide Open House to present the draft Plan, and to solicit feedback specific to implementation chapter development. Over 150 residents and stakeholders attended the event and nearly 100 people responded to the Implementation Survey at the Open House or online. Once tabulated, trends regarding implementation priorities were identified, and were then used to help inform the implementation strategies contained within this chapter. A summary of the most agreed to, and highest priority implementation strategies as identified within the survey include:

- *General Comprehensive Plan Statement:* Overwhelmingly people responded that they rely on the Comprehensive Plan to understand what is happening in the City and that the City should follow its Plan. Further respondents felt that the City should put the work and financial resources into developing appropriate ordinances and policies to implement the Plan. Ordinances should be clear, easy to understand, and reliable.
- *Land Use:* The majority of respondents prioritized the development of zoning districts that support new Future Land Use designations contained within this Plan as the most important implementation step, and identified the top priority as creating zoning that supports the new mixed-use areas. With respect to the character of commercial areas, respondents were fairly consistent in their desire to promote low-intensity users that keep traffic calm. Further, respondents were uninterested in developing a regional destination for commercial and business park users, and instead prioritized creating opportunities for businesses and users that would support existing Lake Elmo neighborhoods and residents. From a residential perspective, respondents were focused on creating policies and ordinances that would support the protection, restoration and integration of existing natural resources into new neighborhoods and developing areas in the community.

- *Balanced Development & Growth:* Respondents were split as to whether the City should take a more proactive approach to economic development in the community. Many felt that the City's leaders and staff should be proactive to identify the types of growth and development it wants and may even go as far as supporting that effort with financial resources. Financial commitments aside, overwhelmingly people felt that the City should at a minimum be prepared to respond to development pressure through establishing appropriate zoning, design guideline and policies that support the desired development and growth patterns in the community. Additionally, respondents felt like it was important to create a more streamlined, easy to understand development review process, and to make sure details such as architecture/design standards, setbacks and landscape requirements were established within ordinances to reduce ambiguity.
- *Housing:* Opinions on the top priorities related to housing were more distributed than any other question, and there was less consensus on who and what types of housing would be most needed through this planning period. Generally, people continue to see the owner-occupied single-family detached housing type as important to the future of the community. However, a significant number of people also identified the need for owner-occupied town homes and condominiums in the City. With respect to demographic trends, people felt that the future needs in the community would continue to be households with young children, and empty-nesters looking to downsize but also recognized that there may be other demographics that may lack options within the community.
- *Parks, Trails and Open Space:* Respondents generally agreed on their top priorities for the PTOS system; they prioritized the desire to create more local trail connections into Lake Elmo Regional Park (north and west), to improve and restore the quality of natural resources (lakes, wetland, woodlands, etc.) in the community, and finally identified the desire to make sure new developments (residential and commercial) are required to incorporate a public trail or sidewalk in development plans that provide connections to the larger city-wide planned trail network.
- *Transportation:* People generally rely on the City's existing roadway network as the primary mode of transportation and identified their top priority as maintenance and management of the existing roadway system. Ranked closely behind, respondents were interested in creating more dedicated bike lanes and pedestrian safety improvements on local roadways.

In addition to the top priorities identified through the Implementation Survey, the Advisory Panel has also discussed priorities for implementing this Comprehensive Plan throughout this planning process. A summary of the top priorities that have been discussed by the Advisory Panel over the last year include the following:

- Create zoning districts that support a balanced land use plan and provide opportunities for housing diversity including single-family, townhome and multi-family products within the developing areas of the community.
- Create opportunities for young people to come back to the community in their early adult years. This likely will include some market rate renter-occupied product (apartment, townhome, etc.), that could not only provide options for young professionals but seniors looking to downsize.
- Allow enough flexibility within this Plan and supporting implementation ordinances and policies to have the latitude to respond to market fluctuations and demands.
- Integrate and weave parks, trails, open spaces and natural resources into every development – rural or urbanizing. Create a green network that is an amenity, and accessible, to all residents.
- Create bikeways and pedestrian connections on major roadways to create a more hospitable network.
- Work with the County to see if there is an opportunity to provide non-motorized trail access/connections into the Lake Elmo Park Reserve, particularly from the north and west sides of the park.

5

Guided by the priorities identified from the Advisory Panel, and the Implementation Survey the following implementation chapter was developed. This chapter is not intended to identify every planning or policy effort needed to implement this Comprehensive Plan, but instead is intended to provide a road-map of major initiatives that may require time, resources, and additional study to make sure the City prioritizes certain efforts as it continues to grow and evolve.

IMPLEMENTATION STRATEGIES

The following strategies are organized by Plan chapter. In some cases some of the implementation strategies will perform 'double-duty' that is to say, there may be an implementation strategy identified that would assist with implementation of the goals and strategies of the Land Use chapter and the Housing Chapter. In those cases, the implementation strategy is listed with the Plan chapter that the implementation strategy most directly supports.

Chapter 3: Land Use

The following implementation steps and strategies are identified to support the City's Future Land Use Plan and the corresponding goals and strategies identified within Chapter 2 of this Plan.

1. Create two new zoning designations that support the Mixed-Use Business Park and Mixed-Use Commercial land use designations. The process to prepare the new zoning districts will be led by the Planning Commission and may involve a subcommittee to develop the ordinances. This process should be initiated immediately upon adoption of this Comprehensive Plan and should be completed within nine (9) months. Each zoning district may address and include standards such as:
 - Massing and architecture
 - Setbacks
 - Height restrictions
 - Site design/landscape standards
 - Permitted, conditionally permitted, and not permitted uses
 - Mix of uses
 - PUD process
2. Establish whether each parcel is required to be planned for mix of uses, or if a master planned approach with ghost platting and tracking/monitoring is more desirable
3. Establish a staff and policymaker process and/or create and adopt a formal policy that defines how mixed-use development projects will be tracked for compliance with this Plan. The process must identify how the City will track the mix of land uses and provide a minimum of 50-percent of the land area within the designations for residential uses at densities that meet minimum thresholds as identified within this Plan. Tracking may include, but is not limited to, the following examples:

- Require developers to 'ghost' plat and file the concept plan as an official document to establish land use mix consistent with this Plan. Create a database or inventory (e.g. Excel) to track residential units and associated density, and acreages associated with each use. This inventory should be considered and used during the development review process.
 - Create a ordinance and process reference sheet for developers and land owners that describes the mix of uses and process (PUD or otherwise) to ensure compliance with the ordinance.
4. The City may consider using a consultant to assist with developing a master plan for the Mixed-Use Commercial and Mixed-Use Business Park designations that can be used to inform the development of the zoning district requirements and the process to track development within these designations.
 5. Create a new zoning district to support the Village High Density Residential (V-HDR) land use designation. This zoning district should be based on other Village residential zoning districts but will be refined and updated to reflect the increased density range identified within this Plan.
 6. Create a new zoning district to support the Urban Reserve land use designation contained within this Plan. This zoning district should be developed to establish a minimum development entitlement on lands that are planned for inclusion within the MUSA in a future planning period. The zoning must establish the following:
 - Development may occur at no more than 1 dwelling unit per 10 acres, if no municipal services are present or adjacent.
 - A list of permitted, conditionally permitted, and not permitted uses must be established that consider the City's future plan to provide these properties with municipal utilities post-2040.
 - A provision within the ordinance that if utilities extend faster than anticipated within this Plan; and that provided the utilities are "at the border," the property may be developed for residential uses at a density range between 3 and 5 Dwelling Units per Acre which is the minimum density permitted within the Emerging Suburban Edge community designation. The ordinance must establish a process for determining whether a property is contiguous to development and establish that no leap-frogging shall be permitted.
 7. The City will review and revise, as necessary, current zoning district regulations for consistency with the residential density ranges contained within this document. The review, and any changes, will be completed within nine (9) months of adoption of this Plan.

Chapter 4: Balanced Development and Growth

The following implementation steps and strategies are identified to support the City's Balanced Development and Growth Chapter and the corresponding goals and strategies identified within Chapter 2 of this Plan.

1. This City will prioritize and establish a cost for each of the zoning ordinance updates and budget appropriately to complete these updates within their next Capital Improvement Plan process. Some of these initiatives will likely be staff-led to be cost-effective while others may involve a focus group and/or consultant involvement. The City acknowledges that to effectively manage growth and development, the creation of clear, concise and easy to understand ordinances is integral to the implementation of this Plan.
2. The City will create three Overlay Districts for the Village Planning Area to support this Plan. The Overlay Districts will provide additional detail regarding the vision, plan, and specific standards that are unique and tailored to the specific overlay district. For example, the Old Village District overlay will focus on preservation of the integrity of Main Street and existing building patterns and uses within the District. This is unique to the Old Village Overlay District. The process will determine what characteristics and qualities are unique to each Overlay District, and a specific Zoning Overlay District will be added to the Zoning Ordinance and identified on the City's official Zoning Map. This process will include the Planning Commission and may include a subcommittee to prepare the criteria for each Overlay District. The Overlay Districts will be established and created within nine (9) months of adoption of this Plan.
3. The City will review and update its Open Space Development ordinance to focus on building the greenway network through connected conservation areas, public trails, and other natural resources.
4. The City will explore options to be cautiously proactive about the types of economic development it would like to see in its growth areas. To determine the appropriate level of involvement or engagement by policy makers, a task force, subcommittee, or staff review process may be initiated to establish an economic development and/or competitiveness plan.
5. The Phasing and Staging Plan identified within the Land Use chapter, will serve as the foundation for development review and the approval process so that municipal utilities and infrastructure are contiguous and cost-effective.
6. The City will continue to prioritize identification of a solution to the current water supply issues related to the 3M contamination, and current freeze on water appropriation permits from the MnDNR. The City acknowledges that part of implementing a balanced growth plan is the ability to provide municipal services, and at this time there are obstacles that extend well beyond the City's borders and in some cases, beyond its control. (STATEMENT TO BE REVIEWED BY CITY ENGINEER FOR ACCURACY)

Chapter 5: Housing

The City's implementation program for the Housing chapter is contained within Chapter 5 as required by the Metropolitan Council.

Chapter 6: Parks, Trails and Open Space

The following implementation steps and strategies are identified to support the City's Parks, Trails, and Open Space Chapter and the corresponding goals and strategies identified within Chapter 2 of this Plan.

1. The City will initiate a discussion with Washington County Parks to discuss opportunities for improved trail connections into the Lake Elmo Regional Park Reserve.
2. The City is open to participating on a task force or working group with the County to plan for future connections into the Lake Elmo Regional Park Reserve.
3. The City will continue to require park dedication as established within the City's Ordinance, and will focus its priority on improving trail (bikeway and pedestrian) connections and providing open space/park access to new neighborhoods.
4. The Park Commission will be involved in initial stages of any development review and process and will provide recommendations regarding planned public trails, parks or other open spaces as identified within this Plan. The Park Commission will provide a written recommendation to the Planning Commission detailing how a proposed development plan is consistent, or inconsistent with this Plan and detailing what modifications are recommended, if any, for a project to be consistent with this Plan.
5. An update to the City's Park System Plan originally adopted in 2008 and incorporated as part of the 2030 Comprehensive Plan should be completed to reflect recent changes due to development, and to incorporate the Goals and Strategies of this Plan.
6. The City will prepare an update to the City's Trail System Plan originally adopted in 2005 and incorporated as part of the 2030 Comprehensive Plan, to reflect recent changes due to development, and to incorporate the Goals and Strategies of this Comprehensive Plan.
7. The City will explore opportunities, either by ordinance, or through the development review process to support and enhance the Green Network through the continued enforcement of the park dedication ordinance.
8. The City will review existing ordinances and policies to identify opportunities to include standards that support the objectives of the Green Network and Resilient Infrastructure as described within this Plan.

Chapter 7: Transportation (UNDER REVIEW BY CITY ENGINEER for ACCURACY AND ADDITIONS)

The following implementation steps and strategies are identified to support the City's Transportation Chapter and the corresponding goals and strategies identified within Chapter 2 of this Plan.

1. The City will continue to work cooperatively with surrounding Cities, Washington County, the Minnesota Department of Transportation, and other government agencies in development of a transportation network consistent with the goals and strategies of this Plan.
2. The City will require developers to provide roadways, trails, and appropriate right-of-way consistent with the goals and strategies of this Plan. For example, the City has identified the continuation of the Minor Collector roadway (5th Street) to extend eastward to Manning Avenue as development progresses.
3. The City will participate in coalitions and multi-jurisdictional efforts for improvements to the transportation network that coincide with the overall goals of the City. This could include corridor studies/groups, transit oversight panels, and/or construction projects.
4. The City will continue to improve the transportation network to reflect all modes of travel, and will identify opportunities as development occurs to complete the bikeway and trail systems identified within this Plan.
5. The City will continue to work with MnDOT and Washington County on the TH 36 access and connectivity plan to provide safe and adequate service to residents of Lake Elmo while minimizing traffic by-passing through the City.
6. The City will continue to support improvements that will maintain the rural character of Lake Elmo Avenue, in particular along the eastern shoreline of Lake Elmo.
7. The City will continue to incorporate the goals and strategies contained within this Plan into the Capital Improvement Plan process.
8. Capital Improvement Plan (CIP). The CIP is the financial planning mechanism used by the City to plan for long-term expenditures. Each year the CIP is revised and updated to reflect the City's priorities, and the CIP is used to aid in the annual budgeting process. Expenditures are made in accordance with the annual established and adopted budget for the following year. The transportation improvements will continue to be a priority within the CIP, and projects will be identified to implement and support this Comprehensive Plan.

10

Chapter 8: Surface Water (UNDER REVIEW BY CITY ENGINEER for ACCURACY AND ADDITIONS)

The following implementation steps and strategies are identified to support the City's Surface Water Chapter and the corresponding infrastructure goals and strategies identified within Chapter 2 of this Plan.

1. The City adopts and incorporates by reference the Watershed District's Water Management Plans, standards, and rules into this Plan and as a part of the City's permitting and development review process. The Watershed Districts will continue to enforce surface water regulations and permitting within the City within their geographic areas. The City will coordinate its review of development proposals with the Watershed Districts and will manage land use to support protection of surface and ground waters through its Zoning and Subdivision Ordinance.
2. The City will update its Local Surface Water Management Plan (LSWMP) by the end of 2019 consistent with the timeline adopted in the 2009 LSWMP. The City understands that its LSWMP must be consistent with each Watershed District's Water Management Plans.
3. The City understands that the Valley Branch Watershed District, Browns Creek Watershed District and South Washington Watershed District have prepared drainage models for portions of the City that indicate path and low direction, but not all modeling work has been complete. The City will rely on each watershed district completing this work and will update its LSWMP as information and data become available.
4. The City will prepare its LSWMP update and submit a copy of it to each of the Watershed Districts for review, comment and approval once complete.
5. City Process. The City of Lake Elmo reviews proposed development per its Subdivision Ordinance. Design must be in compliance with Engineering Design Standards. An approved Watershed District permit is required prior to final plat acceptance. WCA approval of any wetland impact must be provided by the designated LGU for the Watershed District. Any impacts to public waters must be reviewed by the DNR. An NPDES Permit must be received from the MPCA when applicable. An approved SWPPP must be provided for all subdivisions. No building permit will be issued until the following has been completed:
 - The City will support the Watershed Districts' implementation of their standards for management of water quantity and quality, including control of peak runoff, volume control, infiltration and filtration, wetland quality, and best management practices to control Total Suspended Solids (TSS), Total Phosphorus (TP), and runoff from development or redevelopment within the City.

11

6. The Watershed Districts will continue to play the primary role in reviewing storm water plans for development applications within the City, and the City will condition any development approvals on demonstrated compliance with the Watershed District Rules. The City will provide a full copy of any development proposals at time of application and will work cooperatively with the Watershed Districts through the review and approval process.
7. The City will continue to work with each Watershed District on refinement of coordination of permit and development application review processes and timelines.
8. The City will update its ordinances to be consistent Watershed plans, standards and rules, and with NPDES construction storm water permit requirements for erosion and sediment control if necessary.
9. The City will cooperate with the Watershed Districts to address concerns related to impaired waters and, as the Watershed Districts complete TMDL studies, will manage land use to avoid impacts to water resources within the City.
10. Implement the City's MS4 Permit and SWPPP requirements.
11. *Funding Mechanisms.* The City will continue to use general fund revenues and storm water utility funds to fund improvements when needed to address water quality and quantity concerns and maintain City-owned storm water management facilities. The City's commitments to system maintenance are described in detail in its MS4 permit and SWPPP. The City requires that developers finance the improvements that are required with new development and redevelopment to ensure that private developments meet City and watershed requirements.
12. Capital Improvement Plan (CIP). The City's CIP will include incorporate specific implementation strategies for surface water management as part of the budgeting process.
13. The City's inspection and maintenance program and pollution prevention/good housekeeping is completed under the MS4 Permit and documented per the SWPPP.
14. The City will continue to implement, and update as necessary, the mitigation plan adopted in the Lake Elmo Old Village Area AUAR as the area continues to develop, to protect resources in the Down's Lake Watershed and downstream.

15. City Ordinances. The City's adopted ordinances that provide standards and regulations to manage water resources include the following:

- a. Chapter 53 Storm water Management Utility
- b. Chapter 91 Forests and Trees
- c. Chapter 150 Illicit Discharge and Connection
- d. Chapter 152 Flood Plain Management
- e. Chapter 153 Subdivision Regulations
- f. Chapter 154 Zoning Code

Chapter 9: Wastewater Services (UNDER REVIEW BY CITY ENGINEER for ACCURACY AND ADDITIONS)

The following implementation steps and strategies are identified to support the City's Wastewater Services Chapter and the corresponding goals and strategies identified within Chapter 2 of this Plan.

13

1. Provide new sewer extensions consistent with the sewer staging plan and within the general time frames established as part of this Plan, when possible, and as market conditions warrant.
2. Consider development of an ordinance that addresses the lands designated within the Urban Reserve, and how they may be included within the urban service area without the need for a Comprehensive Plan Amendment provided that such property is contiguous to development and capacity within the system is available.
3. Enforce provisions of the current ISTS ordinance for the City.
4. Support the routine inspection and ongoing maintenance of ISTS within the City. Amend existing ordinances as necessary to remain consistent with applicable State and County requirements.
5. Continue to monitor and update the City's rules and regulations regarding compliance with Minnesota Rules 7080 and allow for innovative septic system technologies within the City as they become approved and permitted within the State's rules.

Chapter 10: Water Supply (UNDER REVIEW BY CITY ENGINEER for ACCURACY AND ADDITIONS)

1. Work expeditiously with the MDH, MnDNR and other agencies with regulatory authority of the City's Municipal Water Supply to identify a solution to the closure and decommissioning of the Well and Tower #X.
2. Work to identify appropriate funding resources, including the recent 3M settlement, to provide mitigation and replacement of identified contamination of the City's water supply system and individual private residential wells.
3. Continue to use the Table 1 and Figure 1 of the City's Water Supply Plan from 2009 to identify projects for inclusion in the City's Capital Improvement Plan; and continue to incrementally review the Water Supply Plan to ensure it is consistent with continuing development activities and demands.
4. Maintain the City's Water Supply Plan consistent with the MnDNR water supply plan template and continue to provide necessary reporting through the MnDNR Permit and Reporting System (MPARS).

Nathan Landucci

13230 20th St. Ct. N.
Stillwater, MN 55082
651-894-2582
landucnl@hotmail.com

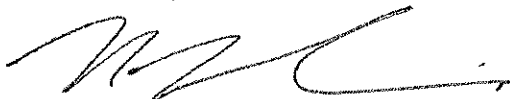
April 6, 2018

Dear Lake Elmo City Staff,

I am unable to attend the open house on April 11; please review the attached staff report.

I am requesting the following comp plan and zoning text amendments to be considered per the report herein. City council voted with a majority in favor of these proposed changes in late 2017, however a supermajority was needed to proceed. Feedback from staff and council suggested that the proper channel would be bringing this through the comp update process, where further vetting can occur. Thanks in advance for the consideration.

Best regards,



Nathan Landucci; Landucci Homes, Inc.

STAFF REPORT

DATE: 11/7/2017

REGULAR

ITEM #: 16

TO: City Council
FROM: Emily Becker, Planning Director
AGENDA ITEM: Comprehensive Plan Amendment and Zoning Text Amendment
Amending Open Space Preservation Language Regarding Density
REVIEWED BY: Joan Ziertman, Planning Program Assistant
Ben Prechal, City Planner

BACKGROUND:

The City has received an application from Landucci Homes, Inc. (Nathan Landucci) for a Comprehensive Plan and Zoning Text Amendment amending language regarding allowable density within Open Space Preservation Planned Unit Developments. The current language in both the Comprehensive Plan and City's Zoning Code indicates that densities in such developments are allowed up to 0.45 dwelling units per buildable acre or 18 units per 40 buildable acres. The Applicant is requesting that density be based on gross acreage.

ISSUE BEFORE COUNCIL:

The Council is being asked to consider the request to amend language regarding allowable density within Open Space Preservation developments within the City.

PROPOSAL DETAILS/ANALYSIS:

COMPREHENSIVE PLAN AMENDMENT

Reason for Request. The Applicant has indicated on the application that if Legends of Lake Elmo, which received Concept Plan approval by the City on March 2, 2016, was developed under the current Open Space Preservation Planned Unit Development ordinance and Comprehensive Plan language, it would be underutilized, underdeveloped and have a disproportionate amount of road, as the site has 17 acres out of 110 acres of land. The Applicant has also stated that wetlands are sought after for buffers, land preservation, privacy, animal and plant habitat and an overall attractive and diversified environment. The Applicant feels that the request "levels the playing field" between land that has no wetlands and land that have some or no wetlands. The Applicant also demonstrates in the application that Legends of Lake Elmo, had it had no wetlands, would be able to develop 50 homes as opposed to 40 homes with no wetlands.

- *Example 1:* Land with no wetlands
 - Gross acreage: 110 acres
 - Buildable acreage: 110 acres
 - Wetland acreage: 0 acres
 - Number of units allowed: 50 homes
 - Open space breakdown: 55 acre fields

- *Example 2: Legends of Lake Elmo*
 - Gross acreage: 110 acres
 - Buildable acreage: 93 acres
 - Wetland acreage: 17 acres
 - Number of units allowed: 41 homes
 - Open space breakdown: 38 acre fields, 17 acres of wetlands

History. The City's Open Space Preservation Ordinance was adopted in 2001 and has undergone a number of amendments, the most recent set of amendments adopted on October 4, 2016 after a number of both Planning Commission and City Council meetings. No amendment to the allowable density was proposed or made during this amendment, however, due to Comprehensive Plan language indicating that the allowable density in an Open Space Preservation development is 0.45 dwelling units per acre. One of the amendments that was adopted was that open space calculations were changed from 50% buildable area to 50% gross area.

Exact Language of the Comprehensive Plan. The exact language and proposed change to the Comprehensive Plan is below:

RURAL AREA DEVELOPMENT – This category represents the large areas of rural residential development within the City. Common uses found in these areas include working farms, alternative agricultural uses as defined by City Code, and rural single family detached residences. Development in these areas requires 10+ acres, or a conditional use permit to authorize a cluster development meeting the City's Open Space Preservation regulations. Densities are allowed up to 0.45 dwelling units per buildable acre, based on gross acreage, when planned as part of an Open Space Preservation development. No new areas of rural area development are being established by the official land use plan. [Corresponding Zoning District(s): A, RR, OP]

Preserved Open Space. The Minnesota Land Trust holds conservation easements to protect a variety of lands and focuses its efforts on relatively undisturbed natural habitat, the shoreline of lakes, rivers and streams, and scenic landscapes, particularly those with local significance. The Applicant has submitted a Concept Plan for an Open Space Development within the City with open space which the Minnesota Land Trust has communicated would not be interested in holding. This is not necessarily directly related to the requested Comprehensive Plan and Zoning Text Amendments, however, it may be important to note that the Comprehensive Plan Advisory Panel has previously discussed that if the City holds a conservation easement (which it is allowed to do under the OP ordinance), that due to the City's conservative amount of Staff, that Homeowners' Associations could possibly aid in enforcement of the conservation easement. An increase in the number of homes allowed within an OP development may increase the chances for violations of the conservation easement.

Net Density. Density is usually calculated as net density. The Metropolitan Council calculates density using net density when calculating density required for sewered areas. By their standards, the following can be netted out from gross acres when calculating density: wetlands and water bodies, public parks and open space, arterial road rights-of-way, and other areas protected from development by local ordinance. While open space preservation developments are not sewered and are not subject to these stipulations, the City should consistently calculate density, and calculating wetlands in the allowed density would create possible inconsistency.

Metropolitan Council Flexible Residential Development Ordinance Guidelines for the Diversified Rural Area. The Metropolitan Council planning strategies for Diversified Rural Areas calls for communities in those areas to have land use plans that "accommodate growth not to exceed forecasts and clustered development not to exceed 1 unit per 10 acres." The Council recognizes that communities have ordinances that allows for densities that will severely limit the ability of some communities to achieve (in

the future) the minimum density of at least three units per net developable residential acre that is necessary for future cost-effective and efficient regional wastewater treatment services.

The Council does recognize, however, that there are areas of the community that may not be suitable for future urbanization as the capability of the land to support development is low and constrained and has developed guidelines for these developments. One of the guidelines is that the ordinance should define lands that are considered buildable, as these lands are considered the most suitable for development. Removing lands that are restricted due to federal and state regulations, as well as any features that the local government has defined for protection or conservation, will allow the community to preserve sensitive natural features and to ensure the availability of land to accommodate future development. Without specifying types of lands that are required for future development, many communities have inadvertently encouraged large lot development in which private lots often consume most of the developable land and leave little remaining developable acreage. The guidelines generally discourage future development of rural residential patterns (unsewered lots of 2.5 acres or less). As previously mentioned, the Open Space Preservation ordinance was already amended so that 50% of the gross acreage of an Open Space Development can be preserved as opposed to 50% of the buildable area, which already goes against these guidelines. Therefore, requesting any further density change within rural areas may not be amenable to these guidelines.

Comprehensive Plan Update. It should be considered that the City is undergoing a required Comprehensive Plan update. A number of changes may be made to the overall vision of the City. One of these changes that has been mentioned a number of times in the past is allowing 2.5 acre parcels in Rural Residential and Agricultural zoning districts, which at this time require a maximum density of one unit per 10 acres and one unit per 40 acres, respectively. Additionally, this change would affect a number of properties, as shown in the attached map that outlines properties that are over 20 acres in size and are zoned Agricultural, Rural Residential, or Residential Estates and are therefore eligible to develop through the Open Space Preservation Planned Unit Development Ordinance. The ordinance would affect up to 58 parcels and approximately 6,062 acres of property within the City. Assuming 15% of this acreage were wetlands, assuming an allowed density of 0.45 units per acre, the amount of units that could increase based on gross vs. buildable would be as follows:

Gross Acreage	6,062 acres
Wetland Acreage	909 acres
Buildable Acreage	5,153 acres
Number of Units Based on Buildable Acreage	2,318 units
Number of Units Based on Gross Acreage	2,723 units

Therefore, the number of units that could potentially increase with this change (assuming 15% unbuildable land; this has not been verified) would be 405 units, totalling 2,723 units that could be added through Open Space Preservation developments throughout the City. As per the City's 2015 systems statement, the City is only projected to increase its number of unsewered households by 3,379 by the year 2040.

Forecast Year	Forecast Component	Population	Households	Employment
2010	MCES Sewered	0	0	623
2010	Unsewered	8,061	2,776	1,318
2020	MCES Sewered	3,712	1,359	2,338
2020	Unsewered	6,788	2,441	562
2030	MCES Sewered	6,060	2,540	2,788
2030	Unsewered	7,140	2,760	562
2040	MCES Sewered	10,208	3,721	3,238
2040	Unsewered	7,992	3,379	562

Adjacent Cities Review. The Metropolitan Council advised that Staff send out adjacent review to cities directly abutting potentially affected parcels. Stillwater Township and Baytown Township responded that they see have no comments about the proposed change and that the Open Space Development ordinances in those two townships have both used gross acres to calculate densities.

Increased Traffic and Other Standards of the OP Ordinance. The potential increase in homes could lead to a significant increase in traffic counts. Currently, the City is undergoing a study for potential options for Highway 36, and this increase has not been factored in. Additionally, with all of the other standards of the OP Ordinance including but not limited to; minimum lot size requirement (one acre lots for those being served by individual septic systems and half acre lots for those being served by community septic systems); required buffers from adjacent lands; required setbacks from waterbodies and non-buildable land; setbacks; placement of streets; open space requirements; etc. will still need to be met unless approved by a 4/5 (super-majority) vote.

Comprehensive Plan Advisory Panel. The Comprehensive Plan Advisory Panel held a meeting in July of 2017 discussing Rural Residential trends. During this meeting, a brief discussion was held regarding density in open space developments. During this discussion, there was no substantial conclusion to this, but there was desire by the group to allow this. As such, the Applicant is requesting the amendment now in order to bring focus to the issue and not have to wait until the Comprehensive Plan is officially adopted and approved by the Metropolitan Council. Because of the potentially significant impact on the City's population and the substantial number of parcels and acreage within the City that the proposed amendments would affect, Staff would recommend that the Planning Commission table the request and request direct input from the Comprehensive Plan Advisory Panel on this proposed change. Ultimately, the Planning Commission may wish to recommend denial provided the issue may be best considered within the context of all land use changes currently under consideration. The next Comprehensive Plan Advisory Panel meets on October 25, 2017, and this item can be discussed briefly at this meeting.

ZONING TEXT AMENDMENT

Consistency with the Comprehensive Plan. If the Council denies the proposed Comprehensive Plan Amendment, they should also deny the Zoning Text Amendment. If the Council wishes to approve the proposed Comprehensive Plan Amendment, the proposed Zoning Text Amendment should be reviewed for consistency with the Comprehensive Plan and current Open Space Preservation Planned Unit Development Ordinance.

Consistency with the Comprehensive Plan. If the Comprehensive Plan Amendment is approved, the proposed Zoning Text Amendment to Section 154.657: Open Space PUD Design, Section (A) would be as follows:

A. Density

The maximum dwelling unit density within an open space planned unit development shall be 18 units per 40 gross acres of buildable land on the undeveloped parcel; however, the total number of dwelling units shall not exceed the density limitations contained in the Comprehensive Plan for Open Space Preservation Development.

Provided the Comprehensive Plan Amendment is approved, this would be consistent with the density of 0.45 units per acreage based on gross acreage.

Intent of the Open Space Planned Unit Development Ordinance. The intent of the Open Space Planned Unit Developments is as follows. The Planning Commission should specifically consider whether increasing the allowable density to 0.45 units per acre of the developments gross acreage as opposed to buildable acreage would alter the intent of this ordinance or of the Comprehensive Plan. Also included below are responses to how the proposed change would affect the intent of the ordinance:

- A. A variety of lot configurations and housing styles that may or may not otherwise exist within the City's rural areas;
 - *Staff Comment:* An increased number of units would likely have no effect on this intent.
- B. An avenue to provide a development density equal to or greater than what could be achieved via underlying zoning;
 - *Staff Comment:* The allowed density (provided the area had wetlands) would be increased by the proposed amendment. The proposed amendment would make no difference to properties that have acreage that is not buildable.
- C. A reduction in the costs to construct and maintain public facilities and infrastructure in a rural setting;
 - *Staff Comment:* Allowing density to be based on gross acreage would increase the number of homes allowed within a development that had unbuildable acreage and therefore would reduce costs for a developer.
- D. Protected open space to enhance and preserve the natural character of the community;
 - *Staff Comment:* The applicant is not proposing to change the amount of preservation of the open space within a development.
- E. The creation of distinct neighborhoods that are interconnected within rural areas
 - *Staff Comment:* The proposed amendment would likely not have an effect on interconnectivity.
- F. To preserve large continuous open spaces.
 - *Staff Comment:* The applicant is not proposing to reduce the amount of open space. The amendment to the Open Space Planned Unit Development ordinance back in 2016 amended the required amount of open space, allowing the open space to be calculated by gross acreage rather than buildable acreage.

Planning Commission Review. The Planning Commission held a public hearing and reviewed the proposed Comprehensive Plan Amendment and Zoning Text Amendment on October 23, 2017. The Planning Commission had the following findings in regards to the proposal:

1. The proposed density calculation is not consistent with that of the City (density within sewerred developments is calculated using net density whereas the proposed amendment calculates density using gross density).
2. The current language regarding density within the Comprehensive Plan Open Space Preservation Planned Unit development ordinance helps protect natural resources by limiting allowed density to buildable acres.

3. A lower density within Open Space Preservation developments minimizes risk for septic systems to fail and thereby minimizes the need to connect to City sewer.

There was also concern about management of open space within an OP Development that was discussed earlier in this report. The Planning Commission felt it necessary that the City needs to be better prepared to manage open space easements when the Minnesota Land Trust will not accept them.

Based on the above findings, the Planning Commission recommended denial of the proposed Comprehensive Plan and Zoning Text Amendments regarding density within Open Space Preservation developments

FISCAL IMPACT:

An increased number of lots may be created with the proposed amendments to the language within the Comprehensive Plan and Zoning Code, which could increase tax revenue but also increase need for essential services.

RECOMMENDATION:

Staff and the Planning Commission recommend that Council adopt Resolution denying the proposed Comprehensive Plan Amendment to amend language regarding density for Open Space Preservation developments.

“Move to adopt Resolution 2017-123 denying the proposed Comprehensive Plan Amendment regarding density for Open Space Preservation developments.”

Staff and the Planning Commission recommend that the Council adopt Resolution 2017- denying the proposed Comprehensive Plan and Zoning Text amendment regarding density for Open Space Preservation developments.

“Move to adopt Resolution 2017-124 denying the proposed Zoning Text Amendment regarding density for Open Space Preservation developments.”

ATTACHMENTS:

- Comprehensive Plan and Zoning Text Amendment application and Narrative
- Map showing properties that are of 20 acres or more and zoned Rural Residential, Residential Estates and Agricultural (properties eligible to be developed as and Open Space Preservation Planned Unit Development)
- Resolution 2017-123 denying proposed Comprehensive Plan Amendment regarding Open Space Preservation development density
- Resolution 2017-124 denying proposed Zoning Text Amendment regarding Open Space Preservation development density

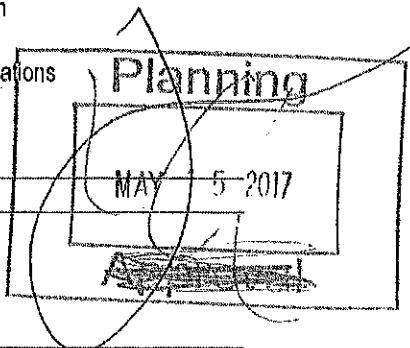
Date Received: 5/15/17
Received By: SW
Permit #: _____



651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

LAND USE APPLICATION

- Comprehensive Plan Zoning District Amend Zoning Text Amend Variance*(see below) Zoning Appeal
- Conditional Use Permit (C.U.P.) Flood Plain C.U.P. Interim Use Permit (I.U.P.) Excavating/Grading
- Lot Line Adjustment Minor Subdivision Residential Subdivision Sketch/Concept Plan
- PUD Concept Plan PUD Preliminary Plan PUD Final Plan Wireless Communications



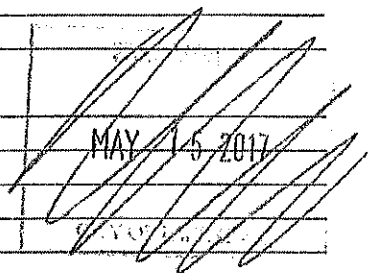
Applicant: Landucci Homes, Inc. (Nathan Landucci)
Address: 13270 20th St. Ct. N., Stillwater, MN 55082
Phone #: 651-894-2582
Email Address: LANDUCNLO@hotmail.com

Fee Owner: Same as above
Address: " "
Phone #: " "
Email Address: " "

Property Location (Address): XXX 50th St. N, Lake Elmo, MN 55042
(Complete (long) Legal Description): See attached

PID#: See attached

Detailed Reason for Request: See attached



*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:
See attached

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

Signature of applicant: [Signature] Date: 5/10/17 9/21/17
Signature of fee owner: [Signature] Date: 5/10/17 9/21/17

Land Use Application: Comprehensive Plan/ Zoning Text Amendment

PID#: 01.029.21.42.0003

Acreage: 50.03 acres

Legal Description: THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 29, RANGE 21, WASHINGTON COUNTY, MINNESOTA, EXCEPT THE SOUTH 1725.00 FEET OF THE EAST 505.00 FEET OF SAID WEST HALF OF THE SOUTHEAST QUARTER AND ALSO EXCEPT THAT PART OF SAID WEST HALF OF THE SOUTHEAST QUARTER, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTH 1725.00 FEET OF THE EAST 505.00 FEET; THENCE NORTH 0 DEGREES 21 MINUTES 51 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTH 1725.00 FEET OF THE EAST 505.00 FEET, A DISTANCE OF 1040.00 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 09 SECONDS WEST, A DISTANCE OF 588.00 FEET; THENCE SOUTH 0 DEGREES 21 MINUTES 51 SECONDS EAST, A DISTANCE OF 213.00 FEET; THENCE SOUTH 34 DEGREES 10 MINUTES 25 SECONDS EAST A DISTANCE OF 517.61 FEET; THENCE SOUTH 0 DEGREES 21 MINUTES 51 SECONDS EAST A DISTANCE 400.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 02 MINUTES 53 SECONDS EAST A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO NORTHERN NATURAL GAS COMPANY PIPELINE EASEMENT PER DOCUMENT NO. 3797430 AND DOCUMENT NO. 3797431 AND SUBJECT TO 50TH STREET NORTH. SECTION 01 TOWNSHIP 029 RANGE 021

PID#: 01.029.21.41.0001

Acreage: 40 acres

Legal Description: NE1/4-SE1/4 SECTION 01 TOWNSHIP 029 RANGE 021

PID#: 01.029.21.43.0001

Acreage: 20 acres

Legal Description: PART W1/2-SE1/4 BEING S 1725.06FT OF E 505FT SUBJ TO EASE FOR RDWY SECTION 01 TOWNSHIP 029 RANGE 021

Detailed Reason for Request: Property is negatively impacted by wetlands though current OP ordinance which states density is based on "buildable" land area vs. "gross" land area. Many cities base density on "gross" acreage not "buildable" acreage, especially when provisions for 50% open space and park dedication instruments are in place.

Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows: If the proposed land was to be developed under the current OP ordinance, it would be underutilized, underdeveloped and have a disproportionate amount of road. This would occur due to the wetlands under the OP ordinance do not count toward open space, making them useless to any OP development. Since the Legends site is comprised of 110 acres but has 17 acres of wetland, it essentially becomes a 93 acre project, yet roads, grading, utilities, etc extend though the full 110 acres, making developing any land with wetlands an unreasonable venture vs. building on land without any wetlands. When in fact wetlands are very sought after for buffers, land preservation, privacy, animal and plant habitat and an overall attractive and diversified environment that interest homeowners in neighborhoods like the Proposed Legends of Lake Elmo. This

MAY 15 2017

CITY OF LAKE ELMO

application is seeking to level the playing field between land that has no wetlands and land that has some wetlands, examples below to illustrate this point:

Example 1: Land with no wetlands

Gross acres: 110 acres

Buildable acres: 110 acres

Wetland acres: 0 acres

Number of homesites allowed: **50 homes**

Open space breakdown: 55 acres fields

Example 2: Legends of Lake Elmo

Gross acres: 110 acres

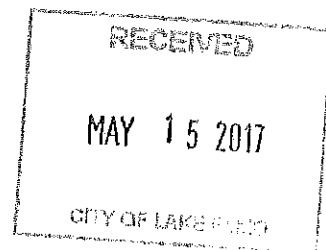
Buildable acres: 93 acres

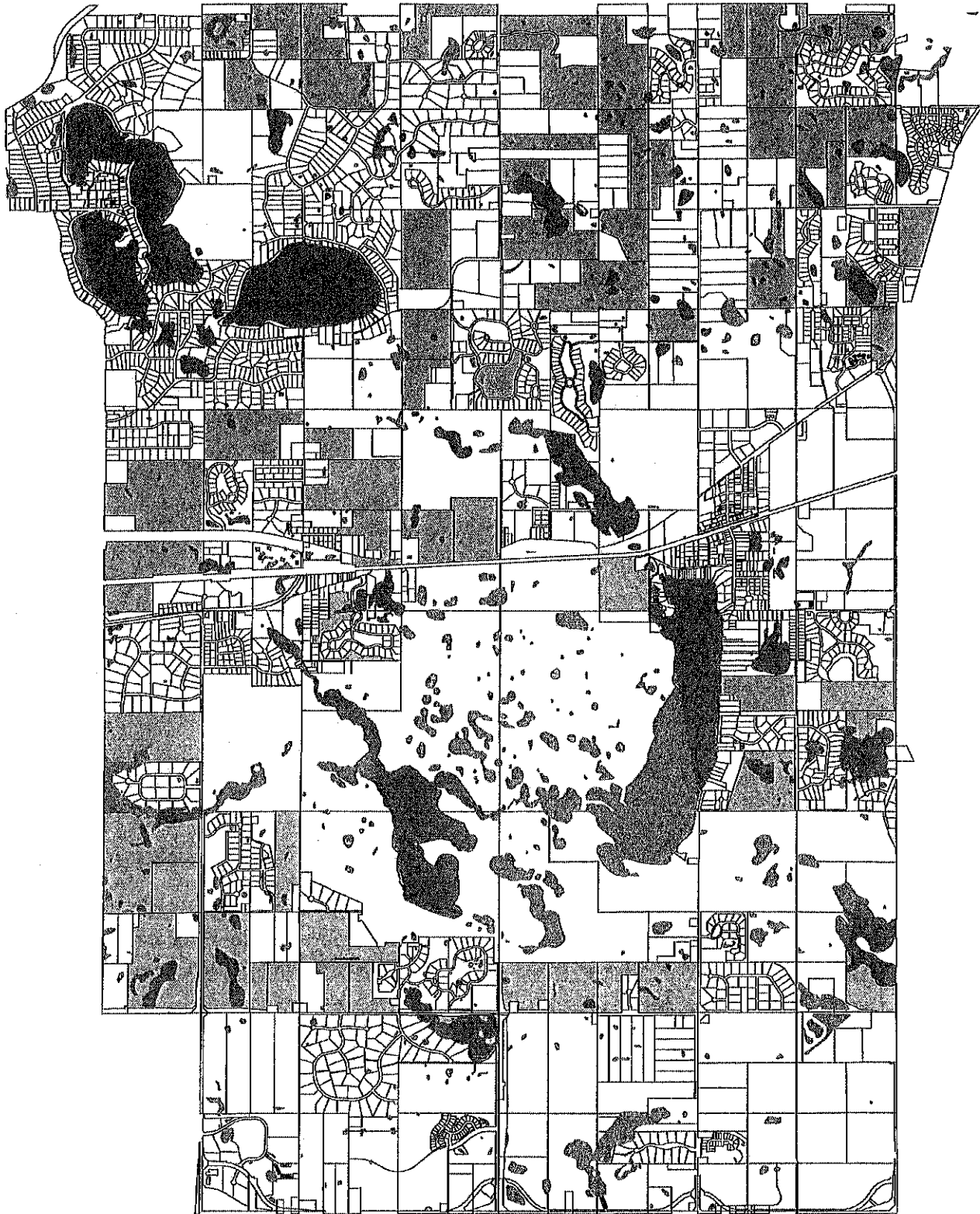
Wetland acres: 17 acres

Number of homesites allowed: **40 homes**

Open space breakdown: 38 acres fields; 17 acres wetland



Homeowners would prefer open space comprised of a combination of fields and wetlands as opposed to just fields. Current ordinance never factored for land that has +/- 15% of wetlands because ultimately it is making the most desirable developable land unattractive/unbuildable to a developer.





Properties Zoned A, RR or RE & 20+ Acres

THE CITY OF
LAKE ELMO

-  Zoned A, RR, and RE 20+ acres
-  Water Bodies/Wetlands

Data Source: Washington County, MN
10.11.17



**CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. 2017-123

*A RESOLUTION DENYING A COMPREHENSIVE PLAN AMENDMENT TO CHANGE
LANGUAGE REGARDING ALLOWED OPEN SPACE PRESERVATION DEVELOPMENT
DENSITY*

WHEREAS, the City of Lake Elmo (the "City") has established a Comprehensive Plan that provides a compilation of background data, policy statements, standards, and maps, which help to guide the future physical, social, and economic development of the City; and

WHEREAS, Landucci Homes, Inc., 13230 20th Street Court North, Stillwater, MN 55082 (the "Applicant") has submitted an application to the City to amend the Comprehensive Plan, a copy of which is on file in the City Planning Department; and

WHEREAS, the Applicant has requested to amend language regarding allowable density within Open Space Preservation developments to be based on gross acreage rather than buildable.

WHEREAS, the Planning Commission held a public hearing on October 23, 2017 to consider the Applicant's requests; and

WHEREAS, the Planning Commission adopted a motion to recommend denial to the City Council on the Applicant's requests based on a number of findings; and

WHEREAS, the City Council reviewed the Planning Commission and public comments regarding the Applicant's requests at its meeting on November 7, 2017; and

WHEREAS, the City Council has reviewed the Comprehensive Plan amendment and believes that it is not consistent with the spirit and intent of the Comprehensive Plan.

NOW THEREFORE BE IT RESOLVED based upon the testimony elicited and information received, the City Council makes the following findings of fact:

FINDINGS.

1. That the Applicant has submitted a request to amend the Comprehensive Plan in accordance with the procedures as established by the Lake Elmo Planning Department and Lake Elmo Planning Commission; and
2. That the request is to amend the Comprehensive Land Use Plan:
 - a. On page III-8, updating language regarding densities within Open Space Preservation to be based on gross rather than buildable acreage.

3. The proposed density calculation is not consistent with that of the City (density within sewerred developments is calculated using net density whereas the proposed amendment calculates density using gross density).
4. The current language regarding density within the Comprehensive Plan Open Space Preservation Planned Unit development ordinance helps protect natural resources by limiting allowed density to buildable acres.
5. A lower density within Open Space Preservation developments minimizes risk for septic systems to fail and thereby minimizes the need to connect to City sewer.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Lake Elmo City Council hereby denies the request by Landucci Homes, Inc. to amend the City of Lake Elmo Comprehensive Plan by amending language regarding allowable densities within Open Space Preservation developments.

Passed and duly adopted this 5th day of December 2017, by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk

**CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. 2017-124

A RESOLUTION DENYING A ZONING TEXT AMENDMENT TO AMEND THE CITY'S OPEN SPACE PLANNED UNIT DEVELOPMENT ORDINANCE BY AMENDING LANGUAGE REGARDING ALLOWABLE DENSITY

WHEREAS, the City of Lake Elmo (the "City") is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, Landucci Homes, Inc., 13230 20th Street Court North, Stillwater, MN 55082 (the "Applicant") has submitted an application to the City to amend the City's Zoning Code, a copy of which is on file in the City Planning Department; and

WHEREAS, the Applicant has requested to amend language regarding allowable density within Open Space Preservation developments to be based on gross acreage rather than buildable.

WHEREAS, the Planning Commission held a public hearing on October 23, 2017 to consider the Applicant's requests; and

WHEREAS, the Planning Commission adopted a motion to recommend denial to the City Council on the Applicant's requests based on a number of findings; and

WHEREAS, the City Council reviewed the Planning Commission and public comments regarding the Applicant's requests at its meeting on November 7, 2017; and

WHEREAS, the City Council has reviewed the Comprehensive Plan amendment and believes that it is not consistent with the spirit and intent of the Comprehensive Plan.

NOW THEREFORE BE IT RESOLVED based upon the testimony elicited and information received, the City Council makes the following findings of fact:

FINDINGS.

1. That the Applicant has submitted a request to amend the City's Zoning Code in accordance with the procedures as established by the Lake Elmo Planning Department and Lake Elmo Planning Commission; and
2. That the request is to amend the Zoning Code:
 - a. Section 154.657 (A): Open Space PUD Design, Density by amending language regarding allowable density from buildable acreage to gross acreage.
3. The proposed density calculation is not consistent with that of the City (density within sewered developments is calculated using net density whereas the proposed amendment calculates density using gross density).

4. The current language regarding density within the Comprehensive Plan Open Space Preservation Planned Unit development ordinance helps protect natural resources by limiting allowed density to buildable acres.
5. A lower density within Open Space Preservation developments minimizes risk for septic systems to fail and thereby minimizes the need to connect to City sewer.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Lake Elmo City Council hereby denies the request by Landucci Homes, Inc. to amend the City of Lake Elmo Comprehensive Plan by amending language regarding allowable densities within Open Space Preservation developments.

Passed and duly adopted this 5th day of December 2017, by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk

Comments on Affordable Housing in the Draft Comp Plan 4-23-18
By Todd Williams

Affordable Housing

A ton of information is available on the Web. The Met Cncl website has lots of info.

Apparently, the current term for a means to address this is “inclusionary zoning”.

Some thoughts and questions about what this might mean for Lake Elmo:

Wikipedia has a good discussion of inclusionary zoning.

Include both rental and owned housing?

Any state law which affects our decisions?

What % of a new project should be affordable (both new and redeveloped construction)?

How small a project would be included?

How would we coordinate with the Met Cncl?

For how long would the price or rent be restricted?

How many bedrooms in each unit – or range of sizes?

What % of required units shall be for extremely low income, very low income, and low income?

Should units be co-located with market rate units?

Should there be a “fee in lieu of” option? How much?

Should there be any incentives to developers, like increased density, TIF, lower fees, etc?

Forest Lake has been a leader among small cities in the metro area. Their Comp Plan is available through the Met Cncl website.

Lake Elmo’s “Housing Performance Score”, according to the Met Cncl, is in the bottom 15% of metro cities.

If not inclusionary zoning, then what methods can the City use to meet our affordable housing targets?

From: CenturyLink Customer
To: info@swansonhaskamp.com
Cc: [Mike Pearson](#); [Justin Bloyer](#); [Julie Fliflet](#); [Jill Lundgren](#); [Christine Nelson](#); [Emily Becker](#); [oakgrnfrm](#)
Subject: Fwd: Lake Elmo 2040 Comprehensive Plan
Date: Friday, April 20, 2018 10:04:50 AM

4/20/18

Jennifer,

Thank you for taking the time to talk to me on Monday, April 16th. Here is a letter summarizing our concerns.

My family owns the 40 acres just south of the Oakland Middle School on Manning Ave. We have been working with Frank Ticknor on the Phase One and Two Manning Ave. reconstruction projects and are now working with both Frank Ticknor and Nathan Arnold on a stop light for the intersection of Manning Ave and the proposed 5th Street (Phase Four). The stop light and turn lanes would cost approximately \$500,000. The county would be asking for developer participation in the costs. In order to build this stop light, our parcel and the parcel to the south would need to be developed at the same time. If the Lo parcel to the south is zoned 2020 and our parcel is zoned urban reserve 2040, it would be very difficult to facilitate the new stop light and proposed 5th St.

Thank you,

David Screaton
651-436-6743

CC: Mike Pearson
Justin Bloyer
Julie Fliflet

Jill Jundgren
Christie Nelson
Emily Becker

Suggested Comments and Corrections on Comprehensive Plan Draft 4-13-2018
From Todd Williams

Chapter 1. Community Context

P 10, 17: "...forecasted growth..."

P 10, 113: "...densities of at least 3-5 units per acre..." Where did this come from? I thought Met Cncl requirement was 3.5 units per acre for sewerred areas.

Chapter 2. Vision, Goals and Strategies

LE Vison of 2040

Says businesses are part of our neighborhoods – does that mean we will start having retail stores in formerly residential neighborhoods?

P 7, first goal: "...conditions which..." (delete "to")

Character and Governance Goals

#1: what about mentioning shopping or "retail opportunities" as a feature?

#2b: "identity" is misspelled with an "f" instead of a "t"

#3: why not require access and continuity via zoning code?

#4a: land use designation (not plural)

Land Use Goals

#1b: designation (not plural)

#1c: "...land use plan that "should" be respected..." Why not "...and which must be followed..."?

#2: include a strategy of updating the zoning code to require the desired trails, etc?

"...neighborhoods and that..."

#3: good goal. Why is the current system not adequate?

#4 confusing mix of singular and plural pronouns. Is the goal to make the whole Old Village a destination? Or just one district?

#5b: "mode choice" Make it "transportation mode choice" for clarity to laymen.

Balanced Development and Growth Goals

#1: why only "encourage" and not "require"?

#1a: "...as part of a ..."

#1d: sounds nice, but what are examples of "tools and techniques", since I have never heard of any, specific to OP, before this.

#2b: do current ordinances not require this already?

#3a: do not existing designations already do this?

#3c: "endorse" the plan? Why so weak? Once Comp Plan is adopted, it is the law.

#4b: "...development in the appropriate stage of development." What does this mean? Are we talking about infrastructure staging?

#5: anything having to do with design needs much stronger support from the City Council than has existed so far.

#7a: "...prevent the conversion of residential and mixed uses..." Conversion to what?

Housing Goals

#2a & b: need to be more assertive and require inclusion of affordable housing. This will never happen on its own.

#3: known problem is the existence of private trails in OP developments which prevent overall public trail connectivity. This needs to be stated explicitly and dealt with directly.

Parks, Trails and Open Space Goals

#1: see #3 just above

#4a: "...current park uses..." missing "k"

Transportation and Infrastructure Goals

#2a: this implies the HOAs have engineering expertise. The City council and City Engineer decide when City-owned infrastructure needs fixing or upgrading, not the HOAs.

Chapter 3. Land Use

P3, 13: "...jobs and access to regional..."

P 5, 15: "...residential lots..." (not lora)

2nd para: the 2030 Plan did include 100 REC units from the Business Park inside the MUSA

P 8: RE definition: not developed at <1 unit/10 acres, but at 1 unit/2.5 acres

P 9: Mixed Use: not only in Village but also in the I-94 area. Check Map 3-3 and page 3-10 in 2013 Plan

Undeveloped: "... land...that has been..." (not have)

LB: "... are developed...were not served..." (make consistent)

P 10: POW last line"...thanan identified..."

P 14: 2 designations as "Rural single family" but different acronyms

GCC: "...formerly known as Tartan Park..." This should be written because of the existence of Royal Golf.

P 15: High density residential – HDR: should require affordable units

P 16: MU-BP: How will residential and BP uses benefit from proximity?

V-HDR: again, not just "opportunities" for affordable housing, but requirement.

P 18: park – "...other public and semi-public agencies" such as?

P 22-23: maps 3.4 and 3.5 where is "RSF", compared to "RSFS"?

P 25: Table 3.4 "Total SAC /EMP" What does this mean? Why significant?

P 27: airport zones: need key to the different colors. Text says some land is "public/semipublic". Where and what are the plans for these areas?

P 28, 15: "As a result, ~~the~~ all of the ..."

P 31 17: "...City acknowledges the need..."

P 32 17 (2nd para): "...and are values assets..."

P 34 17: "...process and allow for..."

P 36 16: "...period, the City...guidelines which will help..."

Chapter 4. Balanced Development and Growth

P 5 para 2, 12: "With a desire to..."

P 7: One reason OP neighborhoods "hang together" is the presence of HOAs. What could take their place in other neighborhoods?

P 9 11: "...pattern in the next planning..." (not of)

P 10 "Greenways": no explicit mention of the fact that most OP developments have private trails and they do not want to have them open to the public. Unless you raise it for consideration, it will not get the attention it deserves.

L1: "...City identity one of its goals..."

P 12 right hand photo is not in LE and does not look good anyway

P 13: Sewer in the Old Village is supposed to improve Lake Elmo water quality???

Check MPCA data, which shows transparency (strong measure of quality) has improved from 1980 to 2012. So what needs to be improved by sewer?

cf.pca.state.mn.us/water/watersedweb/wdip/waterunit.cfm?wids82-0106-00

P 14: Greenway around OV: earlier city councils nearly deleted it. Why will they now embrace it? And is it too late, since so much development has occurred already?

P 15 l 6: "...which is a busy thoroughfare..."

P 15 ff: should be maps showing these districts, since they are a new idea

P 16 l 15: "...it was determined..."

P 18 2nd para l 7: "... and business land use..."

Chapter 5. Housing

The section labeled "Housing Principles" should be rewritten. In the same format as the "Goals" were listed in sidebars in Chapter 1, list the "Principles" in sidebars. Also, this whole section could be condensed into one paragraph. There is a lot of duplication and restatement now.

P 3 l 14: "...while in the first half of..."

L 15: Was the Savonna prelim plat not done before 2015? Wildflower was much later than Savonna, at least a year?

2nd para: The reason for "interest in attached housing and multi-family products" has nothing to do with prices. It is solely due to the Met Cncl requirement for density and REC units. The prices for these units is still much higher than "affordable".

P 5 l 3: What is the basis for the statement that somehow our housing stock will "protect the community's tax base from market fluctuations." Did our tax base suffer during the 2008 recession? Did our taxes change as a result? What are the facts?

P 5 l 6: "...life circumstances change..." (or "evolve")

3rd para l 3: "...which then can inform where...."

P 6 l 7: "...neighborhoods were also..."

L 7 no comma after "clear"

P 7: diverse housing provides a broad tax base? All data show that residential development costs more in public expenditures than it brings in taxes. And usually, the more dense, the worse the ratio. Did our City taxes suffer during the 2008 recession, when our housing type was almost exclusively one type?

P 9 l 2: "...the City may plan..."

2nd para l 4: "Figure 5-1.Housing...construction preceded Lake..."

LE does not need to "track market trends" in housing. We have our hands full just assuring that we have enough sewered land available to meet the Met Cncl targets. The housing market will take care of itself.

P 10, Housing Type, l 6: "...stock or 428 units..."

P 13 l 5: Where are the data to show LE's houses are "newer" than other communities? The age has nothing to do with the average value in our case. The lot and home sizes account for by far the majority of the high prices. And note the newest homes have higher than average prices, not because of age, but because of size and amenities.

P 15 l 6: Definition of Affordable "...or rental) become..."

2nd para l 2w: "...allocated number of ..."

P 16 2nd para l 2: "...rental housing ~~in Lake Elmo~~." These values apply everywhere in metro.

P 18, Cost Burdened, l 5: Table 5-4

l 1 up from bottom:"...housing that is a cost burden..."

p 20, l 4: The increase in housing numbers has no impact on the need for more diverse housing. This sentence is nonsense. The other sentences in this paragraph make sense.

P 21: Where do the data in Table 5-6 come from? How are the “supportable” numbers calculated? Is there some Met Cncl formula?

P 22, Rural Residential. L 13 “...areas is that it should respect....”

Maintaining Existing. Nice words, but no actions. How is the City going to do anything about home maintenance?

Chapter 6. Parks, Trails and Open Space

P 8 2nd para, 17-8: “...a good base on which the City can build with...”

L 13 & 16: “typology” is a study of types. Thus, LERP cannot be a typology. This whole PTOS chapter is a typology. Replace the word “typologies” with “types” or “categories”.

Map 6-1 and 6-2 seem pretty similar.

P 15 l 7: Hwy 5 should be Hwy 14.

P 19: parks are listed alphabetically. “Inwood Park” appears out of order. Should it be combined with Stonegate Park?

P 20 l 2: “The Trail Classifications...” (not Trial)

P 22 l 5: “...recent developments have been required at least to dedicate easement areas in which public trails could be located.”

P 24 2nd para, l 1: “...features were prioritized...”

P 25: Map 6-8 has no visible contour lines.

Areas – l 6: “...identified as having special...”

P 26 l 5: “...completed through plans...”

L 8: “...an update of the Master...”

P 32: Mentions private trails but no comments on how to get them public or get public access, to address the lack of connectivity of the City trail system.

P 33: Greenway corridors sound nice, but no tactics given on how to accomplish them.

Map 6-12 has a conspicuous lack of Green Network in the north ½ of the City. Is there no interest in this area, or are there barriers, like private trails? Some discussion is needed.

CHECKLIST OF MINIMUM REQUIREMENTS FOR LAKE ELMO

The checklist below was compiled from information on the Plan Elements pages in the Local Planning Handbook under the "Minimum Requirements" sections of the respective topics. Please note that this information is subject to change. The most current information can always be found on the website. Also, please remember that additional information may be requested during the review process for clarification and accuracy by the Technical Review staff. If you have any questions, please contact your Sector Representative.

LAND USE

Forecasts and Community Designation

- Include a table of forecasted population, households, and employment for 2020, 2030, and 2040, consistent with the Council's forecasts.
- Remember, Council forecasts must be used consistently throughout your entire comprehensive plan.
 - Your transportation plan needs to allocate forecasts to transportation analysis zones (TAZs).
 - Your water and wastewater plans need to reflect forecasts to plan for urban services.
 - Your land use plan must reflect and be coordinated with your forecasts.
- Include a map acknowledging your regional Community Designation(s) and acknowledge the overall density expectations for your Community Designation(s).
- Each Community Designation identifies both Council and Community Roles in Thrive's land use policy section. Plans must be consistent with Community Roles for your Community Designation(s) as well as Community Roles that apply to everyone.

Existing Land Use

- Provide an Existing Land Use Map with a land use legend.
- Provide an Existing Land Use Table. Calculate total acres and percent of total acres for each land use category.
- Land uses categories on the map and in the table, as well as any text references must all be consistent with one another.
- Show existing regional parks, park reserves, and special recreation features with a land use of "Park" (or your equivalent) on your Existing Land Use Map.

Future Land Use

- The Future Land Use plan must be consistent with the Council's forecasts of population, households, and employment and identify sufficient land to support your community's forecasted growth.
- Provide a Future Land Use Map and land use legend, including density ranges for all land uses that allow residential development.
- Provide a Future Land Use Table. Calculate total acres and percent of total acres for each land use category for each 10-year planning period (2020, 2030, and 2040).
- Define each land use category shown on the Future Land Use Map. Land use categories must be used consistently throughout your plan.
- Land use categories must include types of allowed uses and the minimum and maximum densities ("the allowable density range") for all categories that allow residential uses. Allowed uses should include a description of allowable housing types such as single family, detached, duplexes, townhomes, etc.
- For each "mixed use" category, define an expected share of individual land uses and identify the permitted density range for residential uses. For example, Mixed Use Downtown might have an expectation of 30% commercial, 40% office, and 30% residential with a density of 10-15 units per acre.
- Acknowledge Council-approved master plan boundaries of regional parks, park reserves, and special recreation features by guiding the properties with a land use of "Park" (or your equivalent) on your Future Land Use Map.

For Communities within the Metropolitan Urban Service Area (MUSA) and Rural Centers:

- Identify employment locations and provide a measurement of intensity of planned employment. Employment locations are typically the areas guided for commercial, office, industrial and institutional uses. Acceptable measurements of intensity include Floor Area Ratio (FAR), building footprint or impervious coverage. Ranges for measuring intensity are acceptable.

For Communities with Special Resources:

- In order for properties to be enrolled in the Agricultural Preserves Program, the Future Land Use Map must reflect an Agricultural land use designation with a maximum density of 1 unit per 40 acres at the time of plan adoption, as required by state law.
- Identify aggregate resources in your community on the Future Land Use Map.
- See the Special Resources section within the Land Use Plan Element for requirements for Critical Area Plans, Historic Preservation, and others.

For Communities Impacted by an Airport:

- Address land uses around the airport. The Land Use Compatibility Guidelines have been prepared to assist communities in preventative and corrective mitigation efforts that focus on compatible land use.
- Ensure that land uses reflect requirements in the Aviation section of the Transportation Plan Element.

Density Calculations

- Identify where forecasted residential growth will happen on your Future Land Use Map. Show expected new development and re-developed areas.
- Identify what density range is expected for each residential land use in your community.
- Identify when residential development or redevelopment is anticipated to happen. See the Handbook section on Staged Development and Redevelopment.
- The average net residential density for your community must be consistent with the density requirements for your community designation.
- Provide a minimum and maximum value for each residential density range. (Zero is not an acceptable minimum. The maximum value must be a whole number.)
- Use the lowest allowed residential density from land use ranges in your calculations. For example, a land use that permits a density range of 3-5 units per acre must use 3 units per acre in all density calculations for this land use. This ensures that even at the lowest permitted density, the community will be developing at densities that meet overall density expectations.
- Focus on areas of change. Show us which planned land uses have changed from your previously approved plan and where new land uses (change or development intensity) are planned/expected.
- Provide the net developable acreage for each residential land use. It's OK to exclude wetlands and natural water bodies, public parks and open space, arterial road rights-of-way, and natural resource lands protected by local plans and ordinances (i.e. steep slopes, wetland buffers, tree preservation) from area calculations. Stormwater ponds, utility easements, local roads, and local rights-of-way cannot be excluded from area calculations.
- The information you develop in your land use plan carries over to other elements of your comprehensive plan. The areas and densities in the land use plan must be consistent across elements related to forecasted growth, wastewater, water, housing, and transportation.

For Communities with Existing or Planned Transitways or High Frequency Bus Corridors:

- Minimum average net densities near transitway stations and high frequency bus corridors must meet the standards in the 2040 Transportation Policy Plan (TPP). Refer to the Transportation Plan Element.

For Communities with an Affordable Housing Allocation:

- Guide residential land at densities sufficient to create opportunities for affordable housing using one of the following options outlined in the Housing Plan Element. Refer to the Projected Housing Need section.

Staged Development and Redevelopment

- Identify potential local infrastructure impacts for each 10-year increment.
- Demonstrate that the municipality is capable of providing services and facilities that accommodate its planned growth.
- The staging plan or likely development phasing must be consistent with the volume of anticipated sewer flow identified in your community's Local Sewer Plan.
- The staging plan or likely development phasing must support and be consistent with your community's share of the Region's Need for Affordable Housing for 2021 - 2030.

For Suburban Edge, Emerging Suburban Edge, Rural Centers, and Communities with Orderly Annexation Agreements (OAAs):

- Map stages of development in 10-year increments (existing, 2020, 2030, and 2040).
- Provide a table of staged development in 10-year increments. The table must include future land uses, area in acres, density ranges, and total residential units by each 10-year time increment.

Natural Resources

- Describe your community's goals, intentions, and priorities concerning preservation, conservation, or restoration of natural resources in your community.

Special Resource Protection

- All plans must include a protection element for historic sites.
- All plans must include policies for the protection and development of access to direct sunlight for solar energy. Solar access is addressed in depth under the Resilience section.
- All plans must identify whether or not aggregate resources are available within the community. For communities with aggregate resources, additional requirements apply.

For Communities with Agricultural Preserves:

- In order for properties to be enrolled in the Agricultural Preserves Program, the Future Land Use Map must reflect an Agricultural land use designation with a maximum density of 1 unit per 40 acres, as required by state law.

For Communities with Aggregate Resources:

- Identify aggregate resources in your community on the Future Land Use Map using the Aggregate Resources Inventory.
- You must address and minimize potential land use conflicts.
- Identify planning and regulatory measures to ensure that aggregate resources are extracted prior to urbanization of aggregate-rich sites.

TRANSPORTATION

Transportation Analysis Zones

- Include a table allocating forecasted population, household, and employment growth by TAZ using the Official TAZ system with 3,030 zones for 2020, 2030 and 2040.
 - Describe how you have allocated demographic growth based on your plan's assumptions for guided future land use (e.g., density, mix of uses, locations for new development, highway/transit access, redevelopment, etc.).
 - When doing your land use planning, accommodate development densities around transit consistent with density expectations established in Chapter 3 of the 2040 Transportation Policy Plan (2040 TPP).
-

Roadways

- Describe and map the functional classification of all existing and proposed roads within your community, using the functional classification system described in Appendix D of the TPP and the roadway classification map currently recognized in the region.
 - Maps must reflect the principal arterials adopted as the metropolitan highway system in the 2040 Transportation Policy Plan (2040 TPP).
 - If a community determines that a change to the A-minor arterial system in the community is warranted, a request should be made to the Transportation Advisory Board (TAB) for the change, and TAB's approval secured, prior to reflecting the new classification in the community's plan. Check the council's website or contact Elaine Koutsoukos at 651-602-1717 for more information.
 - Maps should also show the streets classified by the community as major and minor collectors and local streets. Changes to these streets from the function shown on the regional map are at a community's discretion, and do not need approval from TAB. However, these changes should follow the criteria laid out in Appendix D of the TPP and maintain system continuity. A map or table highlighting any discrepancies between the community's map and the regional functional classification map previously referenced should be submitted to Council staff so the regional map can be updated.
 - Include the following information for the principal and A-minor arterials:
 - Identify the existing and future number of lanes.
 - Map current traffic volumes, including heavy commercial volumes, which include both ADT and HCADT.
 - Map forecasted 2040 traffic volumes. (This should be done using the Council's regional model, or another method with approval from Council forecasting staff.)
 - Identify future rights-of-way that need to be preserved.
 - Identify planned improvements to principal arterials as shown in the Current Revenue scenario of the 2040 TPP.
 - For other proposed interchange improvements, follow the Highway Interchange Request Criteria and Review Procedure, which can be found in Appendix F of the 2040 TPP.
 - Incorporate access management guidelines of MnDOT, or those of the county in which your community is located, into your comprehensive plan as well as into your subdivision and zoning ordinances.
 - Describe recommendations from recent corridor studies regarding roadway improvements, changes in land use, and/or access.
-

Transit

- The region has established Transit Market Areas to guide the types and levels of transit service that are appropriate for efficient and effective services. Transit Market Areas are defined in Appendix G of the 2040 TPP by the demographic and urban design factors that are associated with successful transit service. Identify your community in relationship to your transit market area(s). Describe and map the existing and planned transit infrastructure and services in your community, including those of Metro Transit or other regional transit service providers. Communities should include the identification of the following basic elements of the transit system in their comprehensive plan:
 - Existing transit routes and dial-a-ride services
 - Existing and potential high-frequency transit routes
 - Existing and planned transit stations and transit centers
 - Existing and planned park-and-rides and express bus corridors
 - Existing transit support facilities

For communities with transitways in the 2040 TPP Current Revenue Scenario with an identified mode and alignment and for high-frequency bus corridors:

- Describe the community's roles and responsibilities in transitway development, including activities completed or currently underway.
- Describe and map these transitways in your community, including future stations identified by the end of project development.

- Conduct station-area or corridor planning including an investment and regulatory framework that guides future implementation activities.
- Incorporate station area or corridor plans into the comprehensive plan by the end of Project Development.
 - Identify the geography of transit station areas.
 - Ensure that land guided for future residential development in station areas conforms to minimum density levels in the 2040 TPP; and address opportunities for residential density at target density levels.
 - Plan for a total level of activity in station areas that is supportive of transitway investments; and address the activity level guideline of a minimum combined total of 7,000 residents, jobs, or students.
- Address access to stations by pedestrians and bicyclists.

Bicycling and Walking

- Describe and map the existing and planned on-road and off-road bicycle facilities in your community.
- Map and describe the Regional Bicycle Transportation Network (RBTN) within your community:
 - Show all Tier 1 and Tier 2 RBTN corridors and alignments.
 - Show the relationship of the RBTN to the local bicycle network of off-road trails and on-street bikeways including all existing and planned connections.
 - Include locations of regional employment clusters and activity center nodes (as shown on the RBTN map) and other local activity centers.
 - For Tier 1 and Tier 2 corridors on the RBTN, describe and map the existing or planned bicycle facility alignments that are within the established corridors; the purpose of these corridors is as a placeholder for cities/counties to designate a planned alignment. If there is a planned alignment that would fulfill the intent of the corridor and that lies within and in line with the corridor's directional orientation that the community would propose to replace the established corridor, map that alignment and denote by indicating it as "proposed for the RBTN."
- Analyze and address the need for local bicycle and pedestrian facility improvements to provide connections over major physical barriers (i.e., freeways, railroad corridors, rivers and streams) on the regional (RBTN) and local networks.
- Discuss pedestrian system needs in a manner that responds to your community designation (as described in Thrive MSP 2040) and addresses the needs of your community.

Aviation

- Identify policies and ordinances that protect regional airspace from obstructions. Include how your community will notify the FAA of proposed structures.
- Recognize seaplane use on surface waters as designated and regulated by MnDOT; communities should recognize these areas on plan maps where appropriate and consider issues of land use compatibility.
- Map any facilities such as radio beacons or other air navigation aids sited in off-airport locations and address how they will be protected from physical encroachment and electronic interference through your local ordinance and notification processes. Your system statement will indicate whether your community hosts one of these facilities.

For Communities Impacted by an Airport:

- Map the airport location, including existing and future airport boundaries, land access locations, and runways. See more details in Appendix K: Airport Long Term Comprehensive Plans.
- Describe the existing and future functional and operational characteristics for any airport whose compatibility area includes your community.
- Assess existing and potential future noise impacts of airport operations. If your community is affected by aircraft noise, work with the airport owner/sponsor to prepare or update a noise program to reduce, prevent, or mitigate aircraft noise impacts on land uses that are incompatible with the guidelines identified in Table L-3: Land Use Compatibility Guidelines for Aircraft Noise.
- Evaluate, address, and establish policies related to land use compatibility issues, identifying efforts that include land acquisition, "preventive" land use measures, or "corrective" land use measures. (See Table L-2.)
- MnDOT- Aeronautics is in the process of updating the state airport zoning rules. These changes could affect your community's land use planning efforts in and around airports. Once the rules have been adopted by the state legislature, we will update this section so you know how these changes will affect your community. Currently, the changes are expected to be debated in 2016. If you should have further questions, contact Russ Owen at (651) 602-1724 or follow the process at <http://www.dot.state.mn.us/aero/planning/zoning.html>.

Freight

- Identify other important nodes that may generate freight movement, such as industrial parks and large shopping areas.
- Map the road network showing volumes of multi-axle trucks (also known as "heavy commercial average annual daily traffic or HCAADT") for Principal Arterial and A-Minor functional classifications.

- Identify any local roadway issues or problem areas for goods movement, such as weight-restricted roads or bridges, bridges with insufficient height or width clearances, locations with unprotected road crossings of active rail lines, or intersections with inadequate turning radii.

WASTEWATER

Areas Served by the Regional System

- A table that details the households and employment forecasts in 10-year increments through 2040, based on the Council's forecasts and any subsequent negotiated modifications. This should be broken down by areas served by the Metropolitan Disposal System, locally owned and operated wastewater treatment systems, and Community and Subsurface sewage treatment systems. The forecasts used in your wastewater plan must be consistent with the forecasts used throughout your plan, including in land use, transportation, and water supply.
 - Your wastewater plan must be designed to support these forecasts and provide any allocation breakdowns between sewered and unsewered service for population, households, and employment.
- An electronic map or maps (GIS shape files or equivalent must also be submitted) that show the following information:
 - Your existing sanitary sewer system identifying lift stations, existing connection points to the metropolitan disposal system, and future connection points.
 - Local sewer service districts by connection point.
 - Intercommunity connections and any proposed changes in government boundaries based on Orderly Annexation Agreements.
 - The location of all private and public wastewater treatment plants in your community.
- Copy of any intercommunity service agreements entered into with an adjoining community after December 31, 2008; including a map of areas covered by the agreement.
- Management program for subsurface sewage treatment systems to comply with MPCA 7080.
- Current subsurface sewage treatment system ordinance.
- A table or tables that contain the following information:
 - Capacity and design flows for existing trunk sewers and lift stations.
 - Assignment of 2040 growth forecasts by Metropolitan interceptor facility. In the absence of this information the Council will make its own assignments for the purpose of system capacity needs determination.
- Preventing and reducing excessive infiltration and inflow (I/I), including:
 - Define your community's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal and private sanitary sewer systems.
 - Include a summary of activities or programs intended to mitigate I/I from **both** public and private property sources.
 - Describe the requirements and standards in your community for minimizing inflow and infiltration.
 - Include a copy of the local ordinance or resolution that prohibits discharge from sump pumps, foundation drains, and/or rain leaders to the sanitary sewer system.
 - Include a copy of the local ordinance or resolution requiring the disconnection of existing foundation drains, sump pumps, and roof leaders from the sanitary sewer system.
 - Describe the sources, extent, and significance of existing inflow and infiltration in **both** the municipal and private sewer systems.
 - Include a description of the existing sources of I/I in the municipal and private sewer infrastructure.
 - Include a summary of the extent of the systems that contributes to I/I such as locations, quantities of piping or manholes, quantity of service laterals, or other measures. If an analysis has not been completed, include a schedule and scope of future system analysis.
 - Include a breakdown of residential housing stock age within the community into pre- and post- 1970 era, and what percentage of pre-1970 era private services have been evaluated for I/I susceptibility and repair.
 - Include the measured or estimated amount of clearwater flow generated from the public municipal and private sewer systems.
 - Include a cost summary for remediating the I/I sources identified in the community. If previous I/I mitigation work has occurred in the community, include a summary of flow reductions and investments completed. If costs for mitigating I/I have not been analyzed, include the anticipated wastewater service rates or other costs attributed to inflow and infiltration.
- Describe the implementation plan for preventing and eliminating excessive inflow and infiltration from entering **both** the municipal and private sewer systems.
 - Include the strategy for implementing projects, activities, or programs planned to mitigate excessive I/I from entering the municipal and private sewer systems.
 - Include a list of priorities for I/I mitigation projects based on flow reduction, budget, schedule, or other criteria.
 - Include a schedule and the related financial mechanisms planned or needed to implement the I/I mitigation strategy.

For communities with new trunk sewer systems that require connections to the Metropolitan Disposal System, you also need to include the following:

- A table that details the proposed time schedule for the construction of the new trunk sewer system in your community.
- Describe the type and capacity of the treatment facilities, whether municipally or privately owned.

- Copies of the associated National Pollutant Discharge Elimination System (NPDES) or State Disposal System (SDS) permits.
-

Community and Subsurface Treatment Systems

- A table that details the households and employment forecasts in 10-year increments through 2040, based on the Council's forecasts and any subsequent negotiated modifications. This should be broken down by areas served by the Metropolitan Disposal System, locally owned and operated wastewater treatment systems, and Community and Subsurface sewage treatment systems. The forecasts used in your wastewater plan must be consistent with the forecasts used throughout your plan, including in land use, transportation, and water supply.
- Describe your community's management program for SSTS to comply with MPCA regulations (Minn. Rules Chapters 7080-7083).
- Current subsurface sewage treatment system ordinance.
- Map the locations of all existing public and private treatment systems, if any, including package treatment plants and communal sub-surface systems.
- Map the locations of all sub-surface sewage treatment systems. You should also identify the locations of known non-conforming systems or systems with known problems. This information may be available from the County. If unavailable, a list of addresses is acceptable.
- Describe the conditions under which private, community treatment systems (ex. package treatment plants, community drainfields) would be allowed. Examples of such conditions include:
 - allowable land uses and residential densities
 - installation requirements
 - management requirements
 - local government responsibilities

SURFACE WATER

The items in the Minimum Requirements section below are consistent with the requirements under the new Minnesota Rules Chapter 8410, adopted in July of 2015 and Minn. Stat. 103B.235.

Executive Summary, Water Resource Management Related Agreements, and Amendment Process

- Provide an executive summary that includes the highlights of the local water management plan.
- Describe the water resource management related agreements that have been entered into by your community. This includes joint powers agreements related to water management that the community may be a party to between itself and watershed management organization(s), adjoining communities, or private parties.
- Include a section on amendment procedures that defines the process by which amendments may be made. The amendment procedure must be consistent with the amendment procedures in the watershed organization(s) plans that affect your community.

Physical Environment and Land Use

- Describe the existing physical environment and existing land use. You may be able to incorporate data by reference if allowed by the appropriate watershed organization(s) plan. You should be aware that not all watershed plans contain the level of detail needed and in those cases, you will be required to provide this information directly in your local water management plan.
- Describe the proposed physical environment and future land use.
- Include a map and/or description of drainage areas that includes path and flow directions of the stormwater runoff in your community.
- Describe the volumes and rates of flow for those defined drainage areas.

Existing and Potential Water Resource-Related Problems

- Include an assessment of the existing water resource related problems in your community.
- Include an assessment of the potential water resource related problems in your community.
- Include a list or map of impaired waters within your community as shown on the most current 303d impaired waters list.

Local Implementation Plan/Program

- Include prioritized nonstructural, programmatic, and structural solutions to identified problems.
- Describe the areas and elevations for stormwater storage adequate to meet performance standards or official controls in watershed organization(s) plan.
- Define the water quality protection methods that would be adequate to meet performance standards or official controls.
- Clearly define the roles and responsibilities of the community from that of the WMO(s) for carrying out implementation components.
- Describe the official controls and any changes needed to official controls.
- Include a table briefly describing each component of the implementation program that clearly details the schedule, estimated cost, and funding sources for each component, including annual budget totals.
- Include a table describing the capital improvement program that sets forth by year, details of each contemplated capital improvement that includes the schedule, estimated cost, and funding source.

WATER SUPPLY

Local Water Supply Plan for Municipal Public Water Suppliers

- If the community has a municipal community public water supply system, complete all information in the DNR & Metropolitan Council water supply plan template. Information must be submitted in the template provided and submitted through the MnDNR Permit and Reporting System (MPARS).
 - Include extended water demand projections for 2020, 2030, 2040 and ultimate build-out that are consistent with population forecasts in the community's system statement.
-

Water Conservation & Reuse

- If the community has a municipal community public water supply system, complete all information in the DNR & Metropolitan Council water supply plan template. Information must be submitted in the template provided and submitted through the MnDNR Permit and Reporting System (MPARS).
-

Assessing & Protecting Source Water

- If the community has a municipal community public water supply system, complete all information in the DNR & Metropolitan Council water supply plan template. Information must be submitted in the template provided and submitted through the MnDNR Permit and Reporting System (MPARS).
-

Sub-Regional Collaboration

- If the community has a municipal community public water supply system, complete all information in the DNR & Metropolitan Council water supply plan template. Information must be submitted in the template provided and submitted through the MnDNR Permit and Reporting System (MPARS).

PARKS AND TRAILS

Regional Parks and Trails

- Describe, map, and label the Regional Parks System facilities that are located in your community.
 - Describe, map, and label the federal and state recreational lands within your community, as shown on your System Statement.
 - Depict existing regional parkland with a land use of "Park" (or your community's equivalent) on your Existing Land Use map.
 - Acknowledge the Council-approved master plan boundaries of regional parks, park reserves, and special recreation features by guiding the properties with a land use of "Park" (or your community's equivalent) on your Future Land Use map.
-

Local Parks and Trails

- Describe and map your existing and proposed local parks, trails, and recreation facilities.
- Include a capital improvement program for parks and open space facilities as part of your implementation program.

HOUSING

Existing Housing Needs

- Complete an existing housing assessment, including:
 - A table of existing local conditions, including the following information:
 - 1. Total number of housing units.
 - 2. Number of housing units affordable to households with incomes at or below 30% Area Median Income (AMI), between 31 and 50% AMI, and between 51 and 80% AMI.
 - 3. Number of housing units that are owner occupied.
 - 4. Number of housing units that are rental.
 - 5. Number of single family homes.
 - 6. Number of multi-family homes.
 - 7. Number of publicly subsidized housing units by the following types: senior housing, housing for people with disabilities, and all other publicly subsidized units. Include expiration dates of affordability requirements when applicable.
 - 8. Number of existing households that are experiencing housing cost burden with incomes at or below 30% Area Median Income (AMI), between 31 -50% AMI, and 51 -80% AMI.
 - A map of owner-occupied housing units identifying their assessed values. At a minimum, differentiate the values above and below \$238,500.
 - A narrative analysis of existing housing needs. At a minimum address the components of the existing housing assessment within the local context of your community. Plans consistent with Council policy will clearly identify existing housing needs and priorities for the community.
-

Projected Housing Need

- Discuss how the land use plan addresses the future housing need for your forecasted growth.

For Those Communities With An Affordable Housing Need Allocation:

- Acknowledge your community's allocation of the region's need for affordable housing at three levels of affordability: <30% AMI, 31-50% AMI, and 51-80% AMI.
 - Guide residential land at densities sufficient to create opportunities for affordable housing using one of the following options:
 - Option 1: Guide sufficient land at minimum residential densities of 8 units/acre to support your community's total allocation of affordable housing need for 2021 – 2030. This option may be best for communities that find it difficult to support densities of 12 units/acre (per Option 2), or prefer simplicity over flexibility in their density minimums.
 - Option 2: Guide sufficient land at minimum residential densities of:
 - 12 units/acre to address your community's allocation of affordable housing need at <50% AMI. This combines your community's allocation at <30% AMI and 31-50% AMI.
 - 6 units/acre to address your community's allocation of affordable housing need at 51-80% AMI.
 - Option 2 may be best for communities that feel they can achieve affordable housing needs at 51-80% AMI with less than 8 units/acre. It also allows the affordable housing need to be addressed with less actual land, as is the case if communities choose to use even higher densities than are required. Furthermore, communities using Option 2 may guide land to meet their allocation of affordable housing need at 51-80% AMI using a minimum density range of 3-6 units/acre if they have demonstrated in the last 10 years the application of programs, ordinances, and/or local fiscal devices that led to the development of housing affordable at 51-80% AMI in their community. Examples include: density bonuses for affordable housing unit inclusion, local funding programs such as TIF, etc.
-

Implementation Plan

- A description of public programs, fiscal devices, and other specific actions that could be used to meet the existing and projected housing needs identified in the housing element. Include in what circumstances and in what sequence they would be used.
- Plans consistent with Council policy will clearly and directly link identified needs to available tools. Needs are identified within the three levels of affordability, and tools should therefore be addressed within the levels of affordability as well.
- Plans consistent with Council policy will consider all widely accepted tools to address their housing needs. A list of widely accepted tools is provided, however, this list is not exhaustive. Communities are strongly encouraged to include any additional tools at their disposal when identifying how they will address their housing needs.

RESILIENCE

Energy Infrastructure and Resources

- Solar Resource Protection: Include your community's Minnesota Solar Suitability Analysis Map.
- Solar Resource Protection: Include calculations of your community's gross solar and rooftop solar resource.
- Solar Resource Development: Include a policy or policies relating to the development of access to direct sunlight for solar energy systems.
- Solar Resource Development: Include strategies needed to implement the policy or policies.

ECONOMIC COMPETITIVENESS

Redevelopment

- Minnesota Statutes § 473.859 Subd. 1 states that local comprehensive plans "shall contain objectives, policies, standards, and programs to guide... redevelopment and preservation for all lands and waters within the jurisdiction of the local governmental unit".

IMPLEMENTATION

Implementation

- Describe all public programs, fiscal devices, and other actions that your community will use to implement your plan.
- Define a timeline as to when actions will be taken to implement each required element of your comprehensive plan.
- Include a Capital Improvement Program (CIP) for transportation, sewers, parks, water supply, and open space facilities. Specify the timing and sequence of major local public investments.
- The CIP must align with development staging identified in other parts of your plan and include budgets and expenditure schedules.
- Describe all relevant official controls addressing at least zoning, subdivision, water supply, and private sewer systems.
- Include a schedule for the preparation, adoption, and administration of needed changes to official controls.
- Include your local zoning map and zoning category descriptions. Identify what changes are needed to ensure zoning is not in conflict with your new land use plan and consistent with regional system plans and policies.
- Review and update official controls within 9 months of adopting your 2040 plan. Official controls must not be in conflict with your updated plan. You must provide copies of all revised official controls to us.
- The Housing Plan Element has implementation requirements as well. Refer to that section to ensure that implementation requirements for the Housing Action Plan are met.