



STAFF REPORT

DATE: 07/27/2020

REGULAR

ITEM #:

TO: Planning Commission
FROM: Ken Roberts, Planning Director
AGENDA ITEM: **Comprehensive Plan Amendments** – MUSA Boundary Change, Update to City's Wastewater Facilities and Land Use Plans – Sanitary Sewer Service Area Extension and Re-guidance to Village Low Density Residential - **4212 Lake Elmo Avenue and 10875 43rd Street North**
REVIEWED BY: Ben Prchal, City Planner

BACKGROUND:

Steve and Martha Pott of 4212 Lake Elmo Avenue and Jed and Darla Wier of 10875 43rd Street North have applied to the City to amend the land use plan designation for their properties and to change the City's MUSA (Metropolitan Urban Service Area) boundary. Their properties are currently outside the MUSA and the proposed boundary change would extend the MUSA boundary north to 43rd Street putting their properties in the MUSA. This boundary change, if approved by the City, would make their properties eligible to have City sanitary sewer service. Please see the attached narrative and maps for more information about this proposal.

Each property has a single-family home that is now served by on-site sanitary sewer (septic) systems. The proposed MUSA boundary change and land use plan change would allow for the extension of sanitary sewer (and city water) throughout the two properties from the City sanitary sewer system that is in the Legacy at North Star development to the south. Such utility extensions would occur as part of the future subdivision or redevelopment of the properties. No new development is proposed at this time.

This sanitary sewer change, however, requires City Council and Met Council approval of several changes to the recently adopted 2040 Comprehensive Plan. The changes are required because the two properties are not now included in the MUSA (Metropolitan Urban Service Area) nor had the City included these properties in the Wastewater calculations in the 2040 Comprehensive Plan. The proposed comprehensive plan amendments require a 4/5th affirmative vote by the City Council and approval by the Metropolitan Council. (Please see the attached maps and tables for more information about the proposed changes).

ISSUE BEFORE PLANNING COMMISSION:

Should the City amend the MUSA Boundary and other relevant sections and elements of the 2040 Comprehensive Plan to include the properties located at 4212 Lake Elmo Avenue and 10875 43rd Street North in the sanitary sewer service area?

PROPOSAL DETAILS/ANALYSIS:

Amendment to the MUSA Boundary. The MUSA Boundaries for the sanitary sewer service areas in the City of Lake Elmo are depicted on the maps on Pages 3-11 (Map 3-2), 3-17 (Map 3-3), 3-19 (Map 3-5), 3-24 (Map 3-7) and 9-5 (Map 9-1) of the 2040 Comprehensive Plan. The two properties for this request are not

now included in the MUSA in the City. The applicant provided City staff with a map that shows their properties were in the MUSA until at least 2013. I also have attached several maps from the 2030 Comprehensive Plan that shows their two properties and some of the property north of 43rd Street in the Old Village Planning Area and the planned sanitary sewer service area (which includes the areas of the City planned to be in the MUSA).

The 2040 Comprehensive Plan did not and does not include their two properties in the MUSA. It is not clear to the City how or why the change to the MUSA boundary occurred, but now the property owners are asking the City to change the MUSA boundary to include their properties. As noted above, the City needs to change the MUSA boundary on all relevant maps in the Comprehensive Plan to include these two properties as part of their request.

Amendment to Wastewater Services and Facilities Plan. The City Engineer will need to review the possibility and effects of adding the two properties to the sanitary sewer system. The Engineer will need to determine if the sanitary sewer system can accommodate the potential maximum number of residential units that could be developed if these properties are in the MUSA and on the sanitary system. If so, the City will need to amend several tables in the existing Comprehensive Plan to show the addition of up to 73 residential units to the sanitary sewer system. They include Table 3-4 (page 3-21), Table 9-2 (page 9-8), Tables 9-3 and 9-4 (on page 9-9) and Table 9-5 (on page 9-10).

Amendment to Land Use Plan. The City will need to re-guide (change the land use designation) of aforementioned properties from RAD (rural area development) to the V-LDR (village low density). This is because the existing RAD land use designation is for areas not in the MUSA while the V-LDR 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.

The land use plan change for the properties would be from RAD (rural area development) to V-LDR (village low-density residential). The proposed V-LDR land use designation is intended for single-family detached housing serviced by City sewer and water with a density between 1.5 and 3 dwelling units per acre. Combined the two properties are 26.93 gross acres in size – not counting the 6.46 acres of property between the Wiers and the Sunfish Ponds development to the west. At 3 units per acre, the 26.93 gross acres (not counting any required acreage deduction for future right-of-way dedication or for wetlands), could have up to 81 units.

The City and the Met Council require the deduction of arterial road right-of-way, steep slopes, wetland areas and waterbodies from the gross acreage of a development site when calculating the net acreage for density calculations. Staff estimates the County would require a 75-foot-wide dedication for additional right-of-way along the west side of Lake Elmo Avenue for the length of the property located at 4212 Lake Elmo Avenue when it is subdivided. This right-of-way dedication would be a total of about 1.9 acres of area.

There are two wetlands with a total area of about 2.5 acres on the properties. The wetland acreage reduces the total gross acreage of the two properties from 26.93 acres to about 24.43 net acres for calculating possible density for development purposes. At 3 units per acre, the 24.43 net acres could have up to 73 residential units.

Met Council Review. This request may qualify for administrative review by the Met Council, rather than full Council review, meaning that the approval process for this request may take a shorter time period than a typical Comprehensive Plan Amendment.

Neighbor Comments. Staff sent a public hearing notice about this request to the owners of 35 properties within 350 feet of the properties in question. I received 4 e-mail responses that I have attached to this report. Of those responding, 2 were against the proposed changes, one expressed concerns that the proposed changes would lead to changes to the character of their neighborhood with the possibility of having more people, traffic and noise and the fourth response said they would support the proposed changes for only the southern one-half of the properties in question.

FISCAL IMPACT:

The City would expect any future developer to pay full cost (100%) of the sanitary sewer extension project to serve a future development or redevelopment of the two properties. The additional properties created by a new subdivision that would be on the City sanitary sewer system also will generate additional Sewer Access Charge (SAC) fees that are paid to the Sanitary Sewer Enterprise Fund.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of amendments to the Land Use Plan and to the Wastewater Services and Facilities Plan of the 2040 Comprehensive Plan by adding the properties located at 4212 Lake Elmo Avenue and 10875 43rd Street North to the City's sanitary sewer area.

“Motion to recommend approval of all necessary amendments to the 2040 Lake Elmo Comprehensive Plan (including those to the Land Use Plan and to Wastewater Services Plan) to add the properties located at 4212 Lake Elmo Avenue and 10875 43rd Street North to the City's sanitary sewer area.”

Additionally, Staff recommends that the Planning Commission recommend approval of an amendment to the Land Use Plan of the Comprehensive Plan, re-guiding the aforementioned existing two properties from RAD (Rural Area Development) to V- LDR (Village Low-density Residential).

“Motion to recommend approval of a Comprehensive Plan Amendment re-guiding on the City's Land Use Plan for the properties located at 4212 Lake Elmo Avenue and 10875 43rd Street North from RAD (Rural Area Development) to V- LDR (Village Low-Density Residential).”

ATTACHMENTS:

Applicant's statement dated June 2020

2013 City MUSA Map

Location Map

Address Map

Topographic Map

Existing Lake Elmo Land Use Maps

Existing MUSA Boundary Maps

2030 Comprehensive Plan Maps (5 pages)

Neighbor E-mail Comments

2040 Comprehensive Plan Pages:

Page 3-11 (Map 3-2)

Page 3-17 (Map 3-3)

Page 3-19 (Map 3-5)

Page 3-24 (Map 3-7)

Page 9-5 (Map 9-1)

Page 3-21 (Table 3-4)

Page 9-8 (Table 9-2)

Page 9-9 (Tables 9-3 and 9-4)

Page 9-10 (Table 9-5)

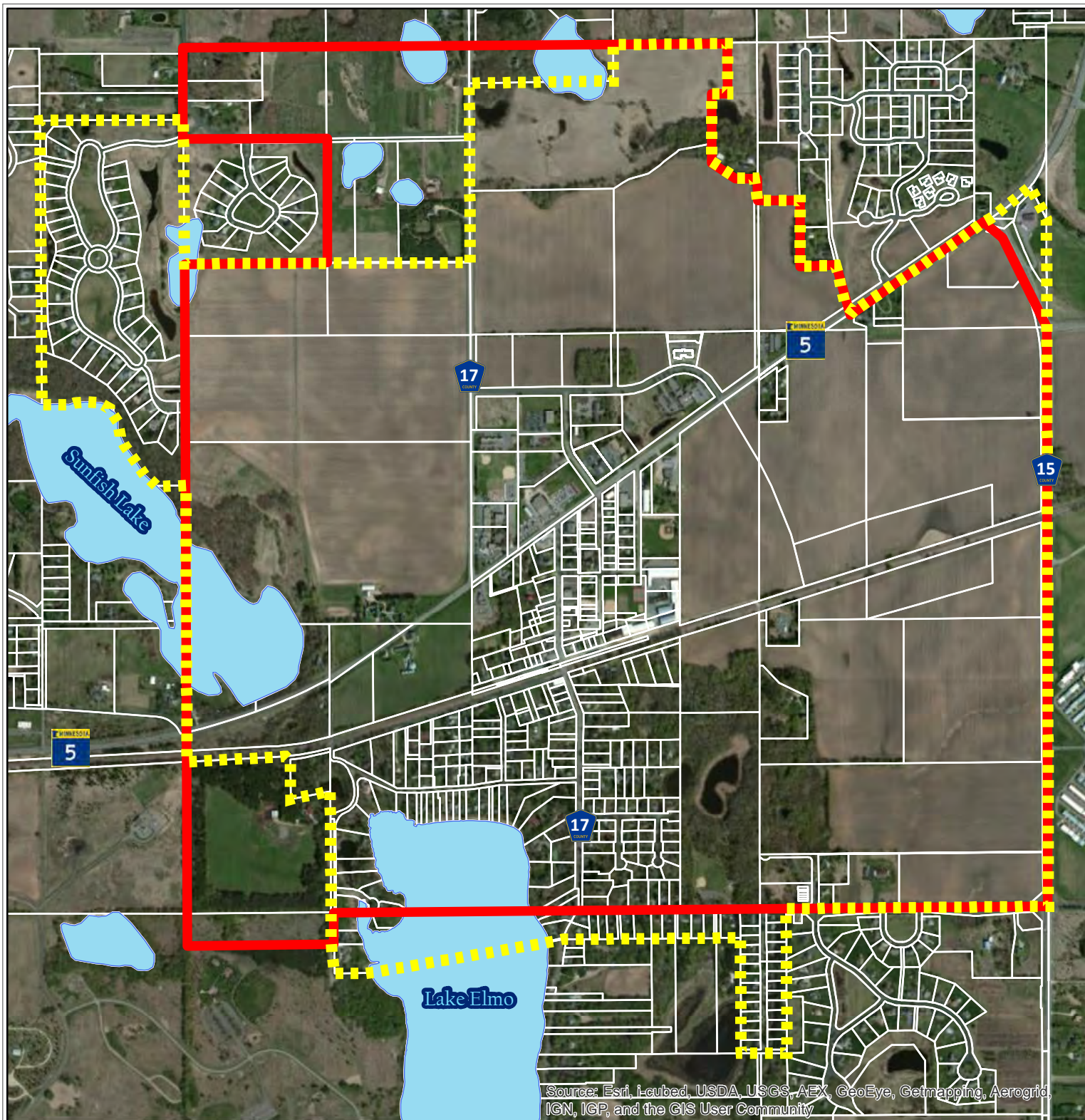
Pages 3-17 and 3-19 (Maps 3-3 and 3-5) (Proposed Land Use Map Amendment to V-LDR)

Detailed Reason for Request: June 2020

Steve and Martha Pott – 4212 Lake Elmo Avenue

Jed and Darla Wier – 10875 43rd Street North

We (the property owners) were actively involved in the process many years ago to be included in the original MUSA area for the Village areas of City of Lake Elmo. About one year ago we learned that our properties had been removed from the MUSA. At that point we began discussions with City officials to determine how and why we had been removed from the MUSA, and what would need to be done to get our properties back in the MUSA. The City has been unable to find any documentation or provide an explanation about why we were removed, but the attached map was provided showing that the removal happened in December 2013 as part of a Comprehensive Plan update. Being removed from the MUSA significantly impacted our future plans for the properties. We believe that the properties should be placed back in the MUSA, and re-classified on the land use plan as V-LDR (Village Low Density Residential). That land use classification is consistent with the developments directly south of our properties. We believe the City also expects our properties to be developed at some point in the future because the road from the new development to the south is butted up to our property lines, and we recently granted the necessary easements so the developer could stub City sanitary sewer and water a short distance onto our properties from the new development to the south of our properties.



Village MUSA - Proposed

Village MUSA - Existing

Sources: Washington County & Metro GIS
2-14-13

Village MUSA Amendment

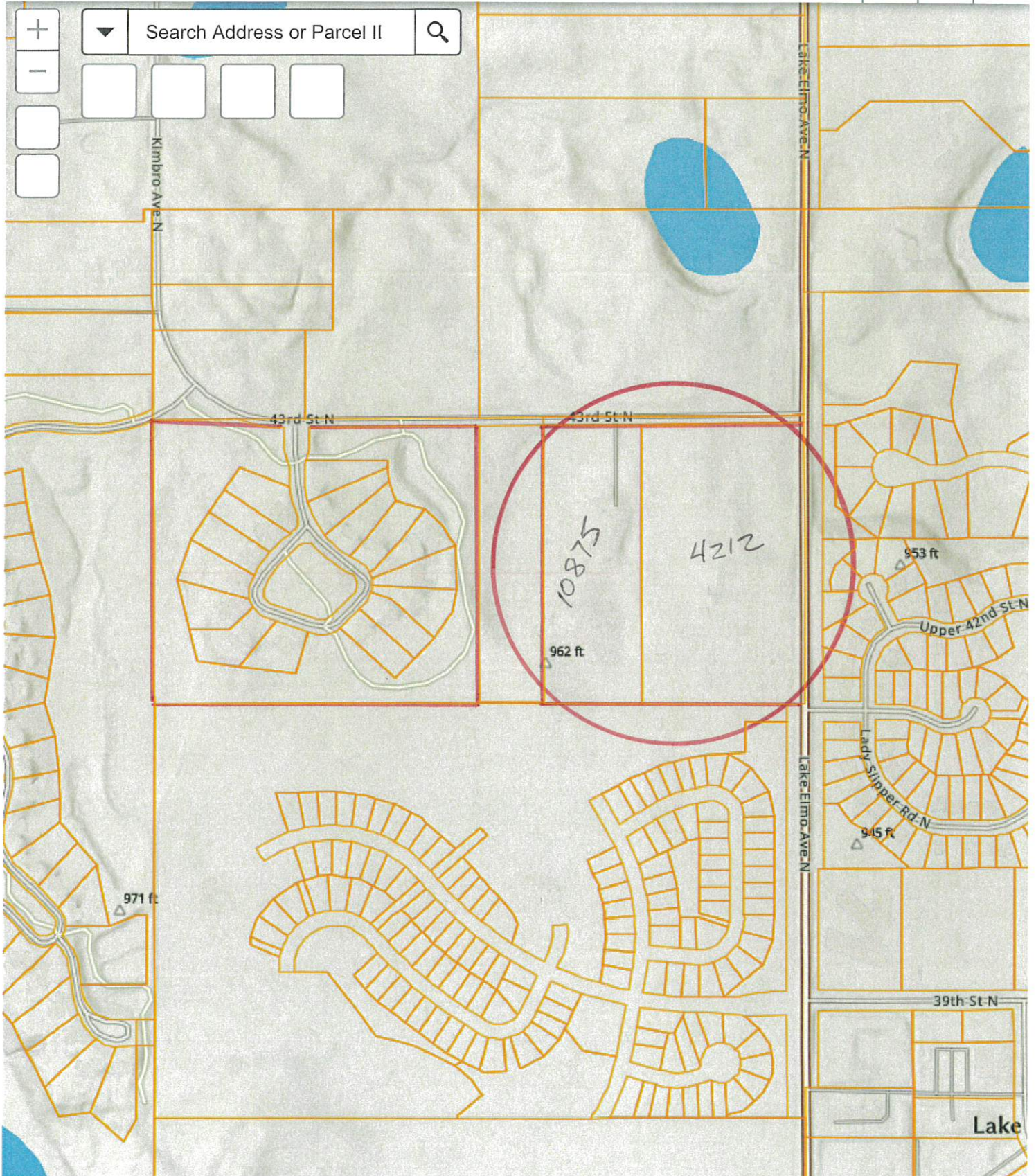
Lake Elmo Comprehensive Plan 2030



Parcel Viewer - Quick Access

Beta

Washington Co., NY



600ft
-92.864 45.016 Degrees

Parcel Viewer - Quick Access

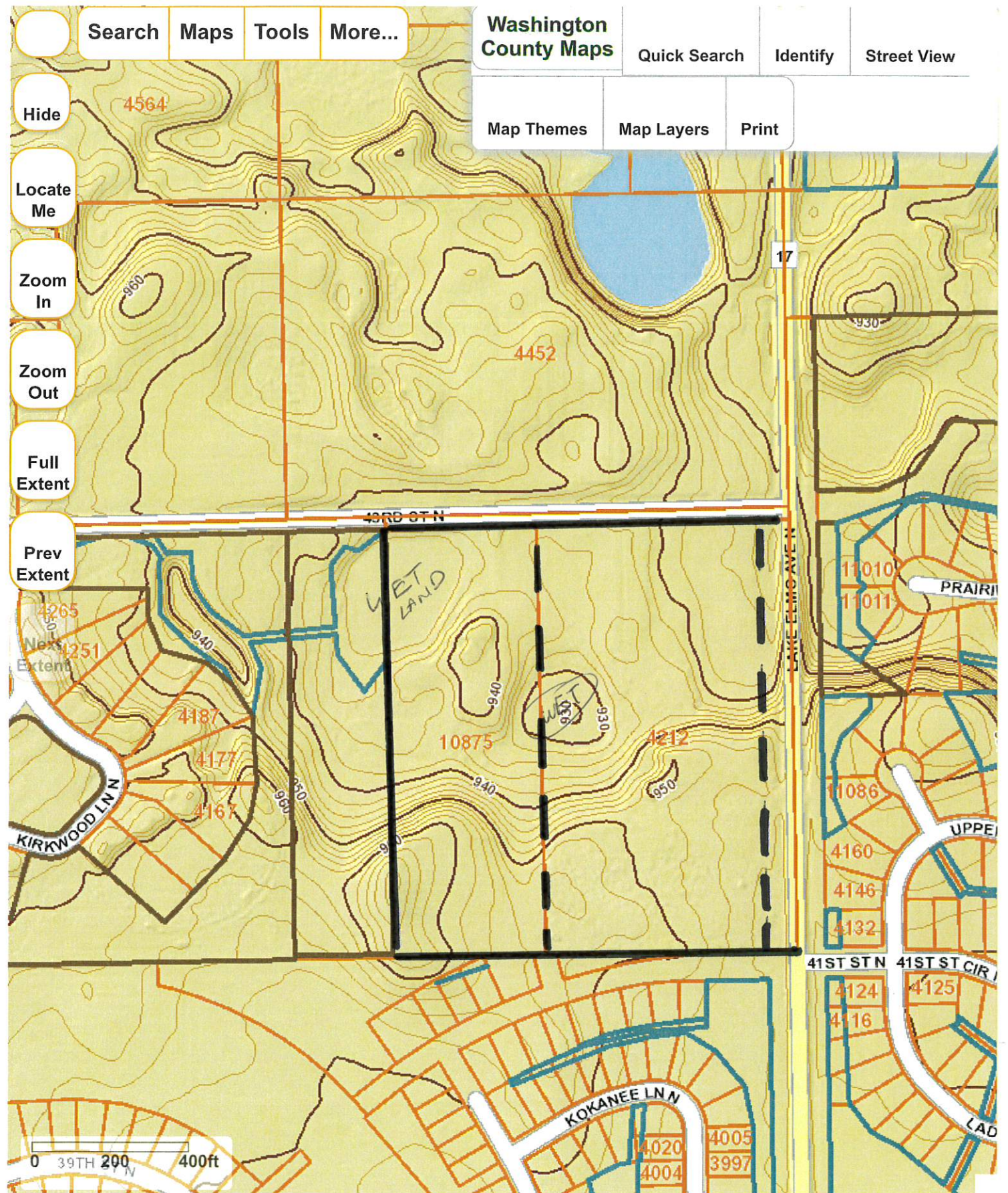
Beta

Washington Co.,

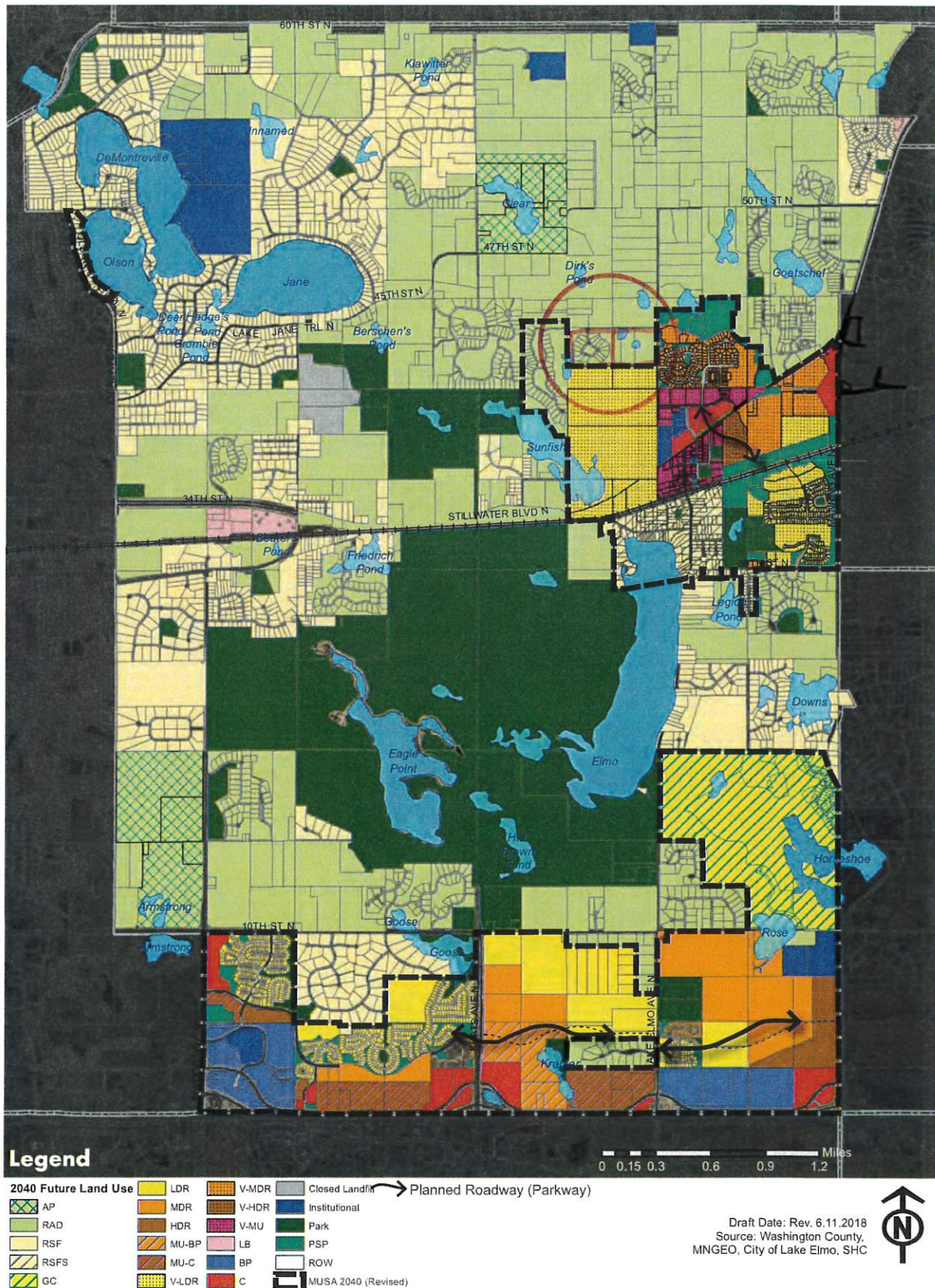


300ft

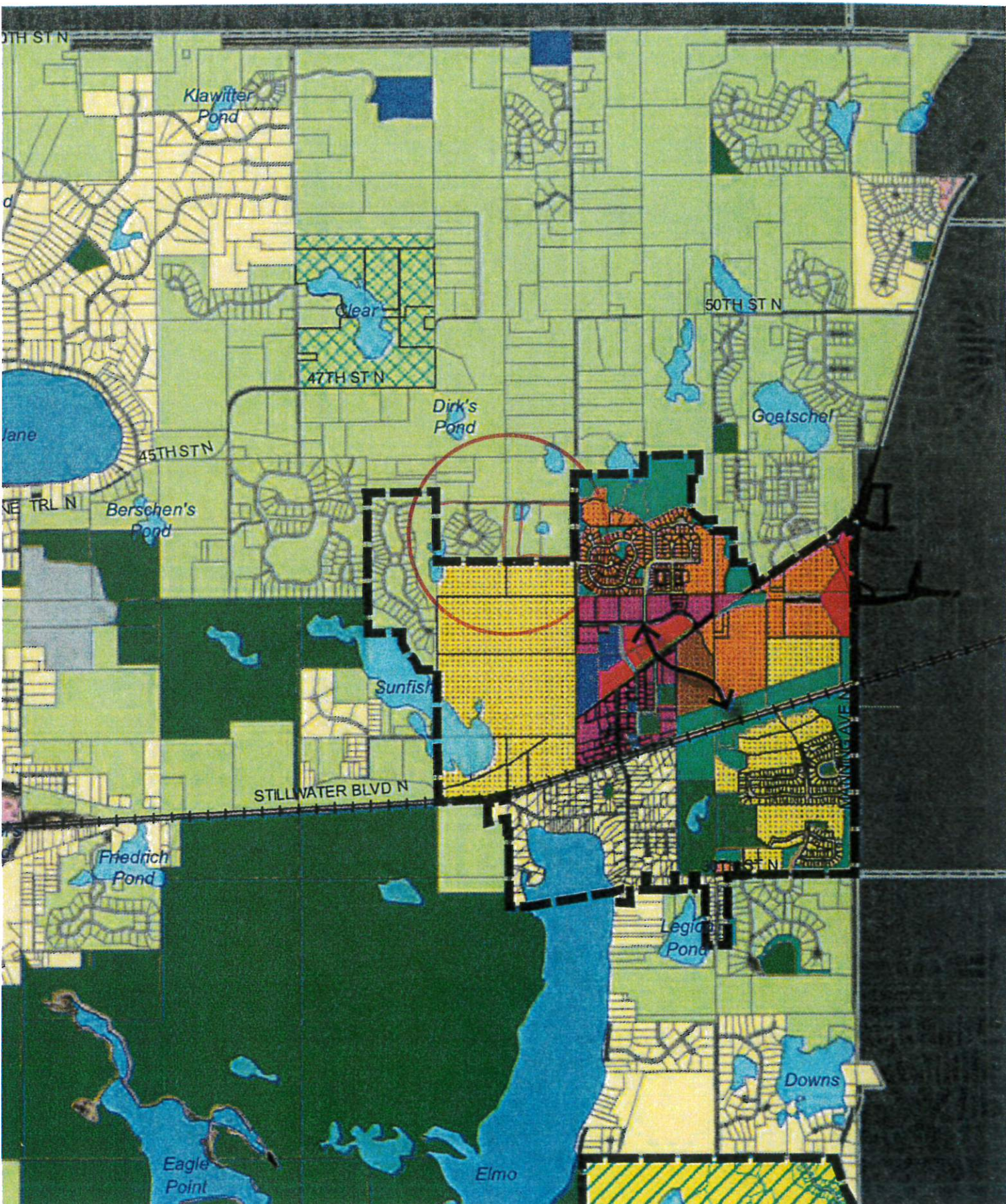
-92 869 45.014 Degrees



Map 3-3. Future Land Use Map



ap

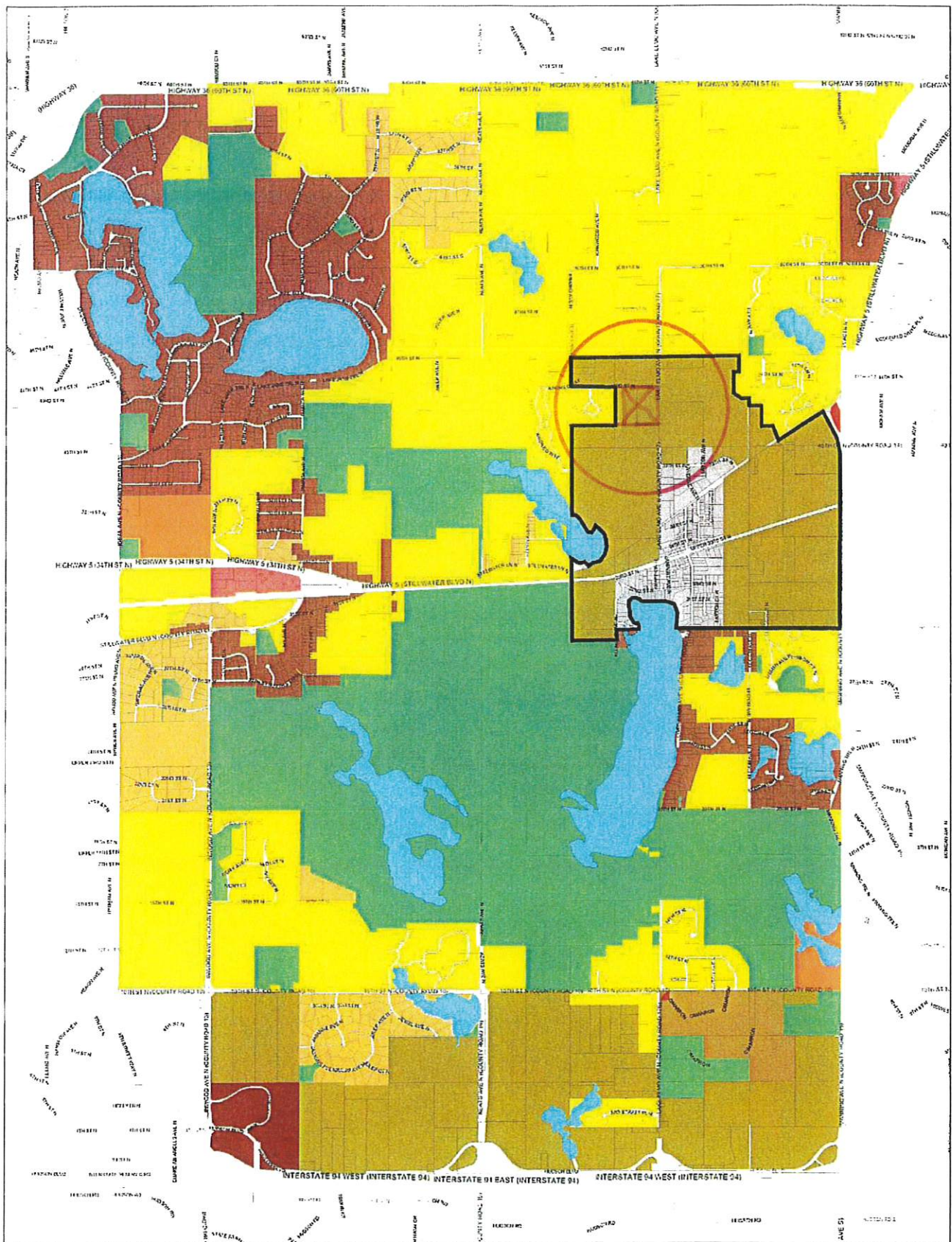


Map 3-2. 2018 – 2040 MUSA



3-11





PRE-REGIONAL SEWER PLAN

Lake Elmo Comprehensive Plan 2005 - 2030

Limitation of Liability

This document is not a legally recorded map or survey and is not intended to be used as one. This map is a compilation of records and information from various state, county, and city offices, and other sources.

Map Date: August 24, 2005

Created By: TKDA

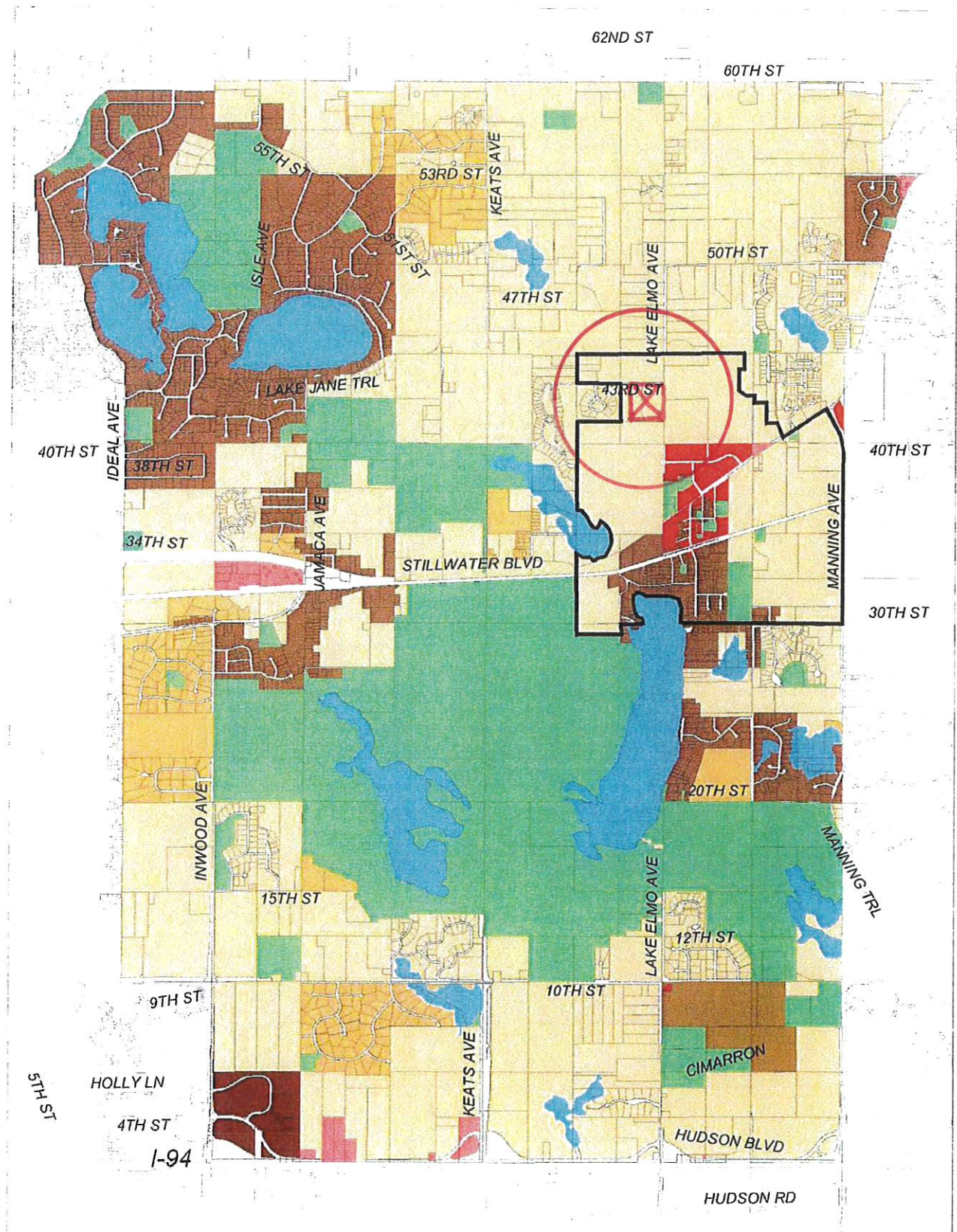
ENGINEERS ARCHITECTS PLANNERS



0 600 1,200 2,400 3,600
Feet

Land Use

C	RED
BP - 40 Employees/Acre	NC
RAD - 0.45 DU/Acre	PF
RAD - 2 DU/Acre	ROW
URD - Cimarron	WAT
SRD - 3.5 DU/Acre	Old Village
LB Future sewer - 40 Employees/Acre	
LB Non-sewer	
FSD - 1 DU/20 Acres	



EXISTING LAND USE

Lake Elmo Comprehensive Plan 2005 - 2030

Limitation of Liability

This document is not a legal record of land use and is not intended to be used as one. This map is a compilation of records and information from various state, county, and city records, and is not a guarantee.

Map Date: January 24, 2006

Created By: TKDA

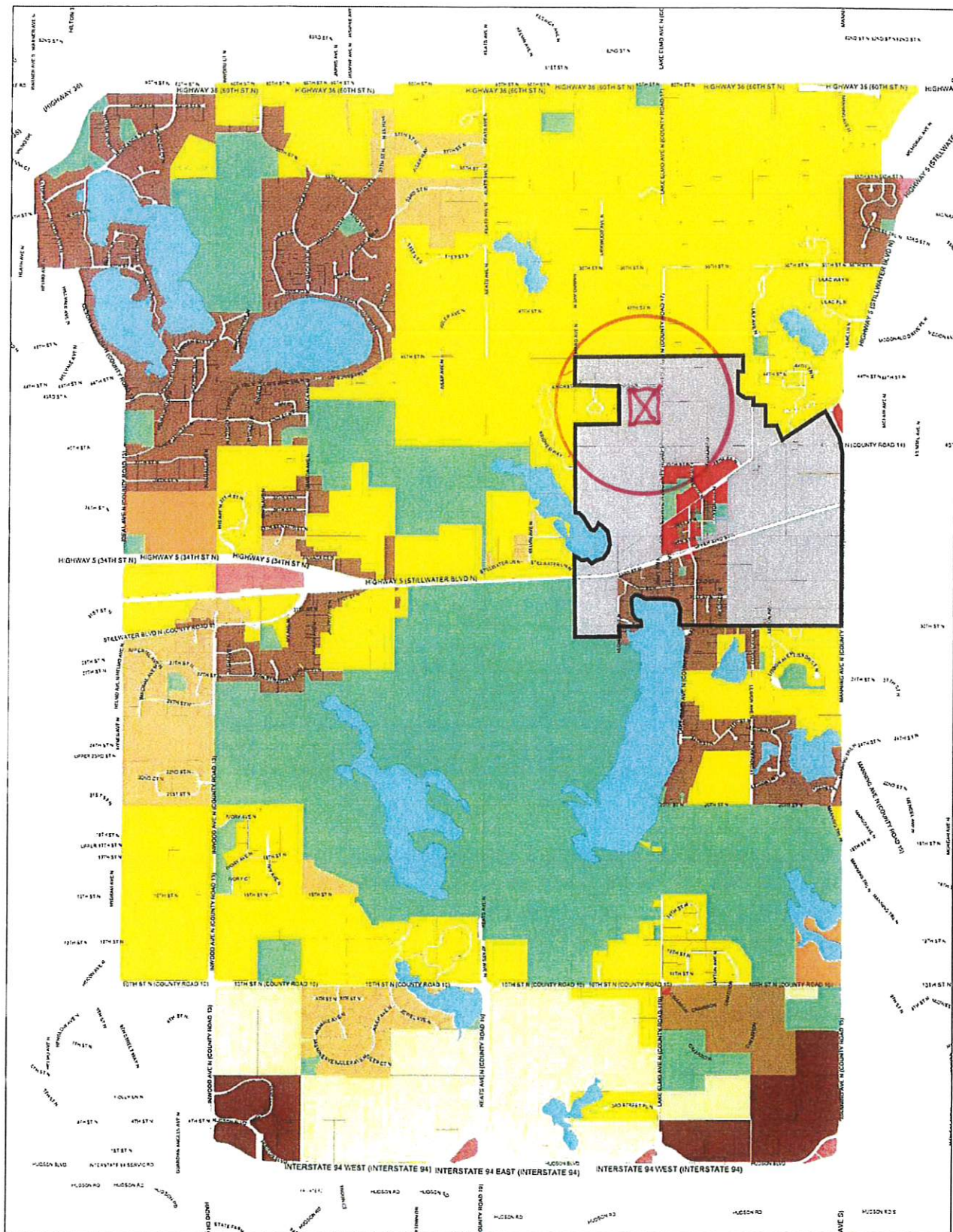
TKDA ARCHITECTS & ENGINEERS



0 600 1,200 2,400 3,600
Feet

Land Use

C	RED
BP	URD
LB	SRD
PF	ROW
RAD	WAT
Old Village	



FUTURE LAND USE

Lake Elmo Comprehensive Plan 2005 - 2030

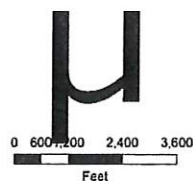
Limitation of Liability

This document is not a legally recorded map or survey and is not intended to be used as one. This map is a compilation of records and information from various state, county, and city offices, and other sources.

Map Date: January 31, 2006

Created By: TKDA

ENGINEERS AND ARCHITECTS



Land Use

C	RED
BP - 40 Employees/Acre	NC
PF	ROW
RAD - 0.45 DU/Acre	WAT
RAD - 2 DU/Acre	VR
URD - Cimarron	
SRD - 3.5 DU/Acre	
LB Future sewer - 40 Employees/Acre	
LB Non-sewer	

From: [Aaron Kelly](#)
To: [Ken Roberts](#)
Subject: Public Hearing Notice - Land Use Plan Change
Date: Monday, July 20, 2020 12:59:01 PM

Caution: This email originated outside our organization; please use caution.

Hi Ken,

Thanks for sending the public hearing notice about the proposed land use plan change and MUSA boundary change for 4212 Lake Elmo Ave and 10875 43rd St North. Below are my comments/feedback. Can you please reply back confirming receipt of my comments?

"While I generally support the right of property owners to do as they wish with their land including selling to developers, in this case I do not support the request to change the land use to village low-density residential. It seems reasonable to assume that this action is being taken with the idea that the property may at some point be sold to a housing developer for future new home construction.

Many of us who choose to live in Lake Elmo have selected this city for its rural character and to avoid residing in an over-developed area. Considering the relatively dense development of this general area (Village Preserve, Wildflower, and more recently Legacy at Northstar), it seems inadvisable to add more homes in the future. Indeed, Lake Elmo Avenue will be busy enough once Legacy is completed. Though this would represent only a first step toward this eventuality, approving this requested change sets the stage.

If the owners have an eye on selling the land in the future, instead I recommend that the City of Lake Elmo consider purchasing the property and converting it to a park and trail system. It would be heavily used by the many people living in the adjacent developments. In fact, it could be connected to the existing trail system to the north of Village Preserve (though users would need to cross Lake Elmo Ave). This plan would be in line with the character and culture of our city and would be a better use of this land."

Aaron.

--

Aaron S. Kelly, Ph.D.
Professor of Pediatrics
Minnesota American Legion and Auxiliary Chair in Children's Health
Co-Director, Center for Pediatric Obesity Medicine
University of Minnesota Medical School
Phone: 612-626-3492

Julie Johnson

From: Anderson, Tamra <tamra.anderson@ParsonsCorp.com>
Sent: Tuesday, July 21, 2020 5:10 PM
To: Ken Roberts
Subject: Land Use Plan Change and MUSA Boundary Change

Importance: High

Caution: This email originated outside our organization; please use caution.

Dear Mr. Roberts,

We were saddened to see that the Pott and Wier property might be changed from a rural area development to a village low-density residential and that at some time in the future this property may turn into a development of 40 to 81 homes.

We chose to build our home in Lake Elmo largely because of the blend of residential and rural property. We specifically chose the site of our home to overlook the view of the beautiful property; giving us the feel of living in the country. I am concerned the rezone will change the character of my neighborhood and if it is residentially developed, it would lead to more people, traffic, potential safety issues and noise.

I appreciate being given an opportunity to provide input into this matter.

Thanks for listening,
Tamra

Tamra Anderson, MA, SPHR, SHRM-SCP
Vice President-HR
PARSONS ELECTRIC
(763) 528-7681 Direct
(651) 216-9543 Mobile
www.parsonscorp.com

Julie Johnson

From: joey thorson <joey.thorson1@gmail.com>
Sent: Tuesday, July 21, 2020 10:20 PM
To: Ken Roberts
Subject: Comprehensive Plan Amendments - Land Use Plan Change and MUSA Boundary Change

Caution: This email originated outside our organization; please use caution.

Mr. Roberts,

We do not support Steve and Martha Pott and Jed and Darla Wier's application to amend the land use plan designation for their properties. A main draw of Lake Elmo is how it maintains a small town feel compared to surrounding cities in the metro. There are already significant development opportunities and planned expansion of V-LDR in Lake Elmo.

Thank you.

Joey and Jonica Thorson
11070 Lady Slipper Ct
Lake Elmo, MN 55042

July 22, 2020

To: Lake Elmo Planning Commission

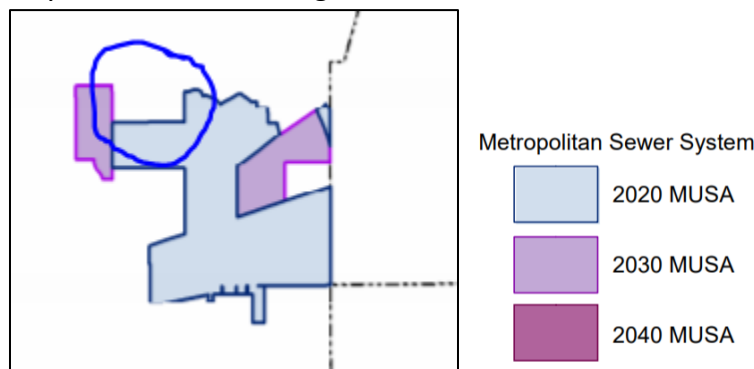
From: Neil and Deb Krueger (4452 Lake Elmo Ave N)

Subject: Request to change MUSA boundary for Pott and Wier property

Dear City Staff and Commissioners,

While we respect the proposed changes being sought by the Pott and Wier families we are opposed to the boundary and zoning changes on the entirety of the property due to the hydrological, geographic, and commercial reasons detailed below. However, we would support the proposed changes and residential development on the southern half of the property as this area would have less impact on the concerns below.

1. **Comp Plans:** We have attended most of the public input meetings, submitted written comments, and actively stayed informed of any MUSA plans near our tree farm for many years. Our recollection is that the Pott and Wier properties were never within the MUSA line. The 2020, 2030, and 2040 Washington County MUSA plans from the Met Council dated April 2020 and 2015 do not show the properties within the MUSA (maps shown below). Additionally, the 2030 (approved in 2009?) and 2040 (approved in 2019) Lake Elmo Comp Plans do not include the properties within the MUSA. A copy of the 2020 plan was not available through the City, Washington County, or Met Council. The map from the 2020 comp plan would help show the MUSA boundary at that time and help understand the any MUSA border changes over time.



(from 2020,2030,2040 MUSA Washington County, Met Council, April 2020)

https://giswebsite.metc.state.mn.us/mapgallery/pdfs/MUSA_letter_size/MUSA_lg_Washington%20County.pdf



(from MCES Sanitary Sewer Meter Service Areas, City of Lake Elmo. 2015 System Statement)
https://metro council.org/Communities/Planning/Local-Planning-Assistance/System-Statements/System-Statements/02395589_LakeElmo_2015SS.aspx

2. **Surface Water:** There are 2 significant wetlands on the Pott and Wier properties (~1.4 acres and ~1.0 acres). Approximately half of the land slopes north and east. Our property is to the north. The surface water drains east and eventually flows into the Wildflower property and then Goetschel lake. These ponds are already at record high water and there is no outflow from Goetschel lake. Adding additional surface water has the potential to make the problems worse and would likely back up onto our property.
3. **Ground Water:** Further to the surface water notes above, high amounts of surface water increase the sub-surface water table. We are already seeing the impacts of this on our farm through water seepage in areas not seen before in the last 75+ years our family has farmed the land. Adding more impervious surface through a potential development on this property would increase the flow of water on and through our property.
4. **Land Geography:** The northern half (approximately 13 of the 27 acres) of the property slopes north and will likely require a lift station for sewer to flow south. This raises the question of will it be practical and financially viable to develop. The existing boundary is near a natural ridge that allows for a gravity sewer system. The “ridge” separating the southern and northern halves also creates a natural boundary between development and open space.
5. **Tree Farm Business:** Each Christmas season we welcome hundreds of Twin City families to our tree farm. Our customers enjoy the current open space character and ambience. Full development on all of the Pott and Wier property would impact the aesthetics of their experience and potentially impact our tree farm business. Other Lake Elmo businesses (gas station, restaurants, etc) will also be impacted as our customers often dine and shop before or after visiting the farm.
6. **Traffic:** Additional homes on the property would also increase the vehicle traffic on 43rd Street. The intersection of 43rd Street and Lake Elmo Ave already has reduced visibility and additional traffic could be a safety risk.

Regards,

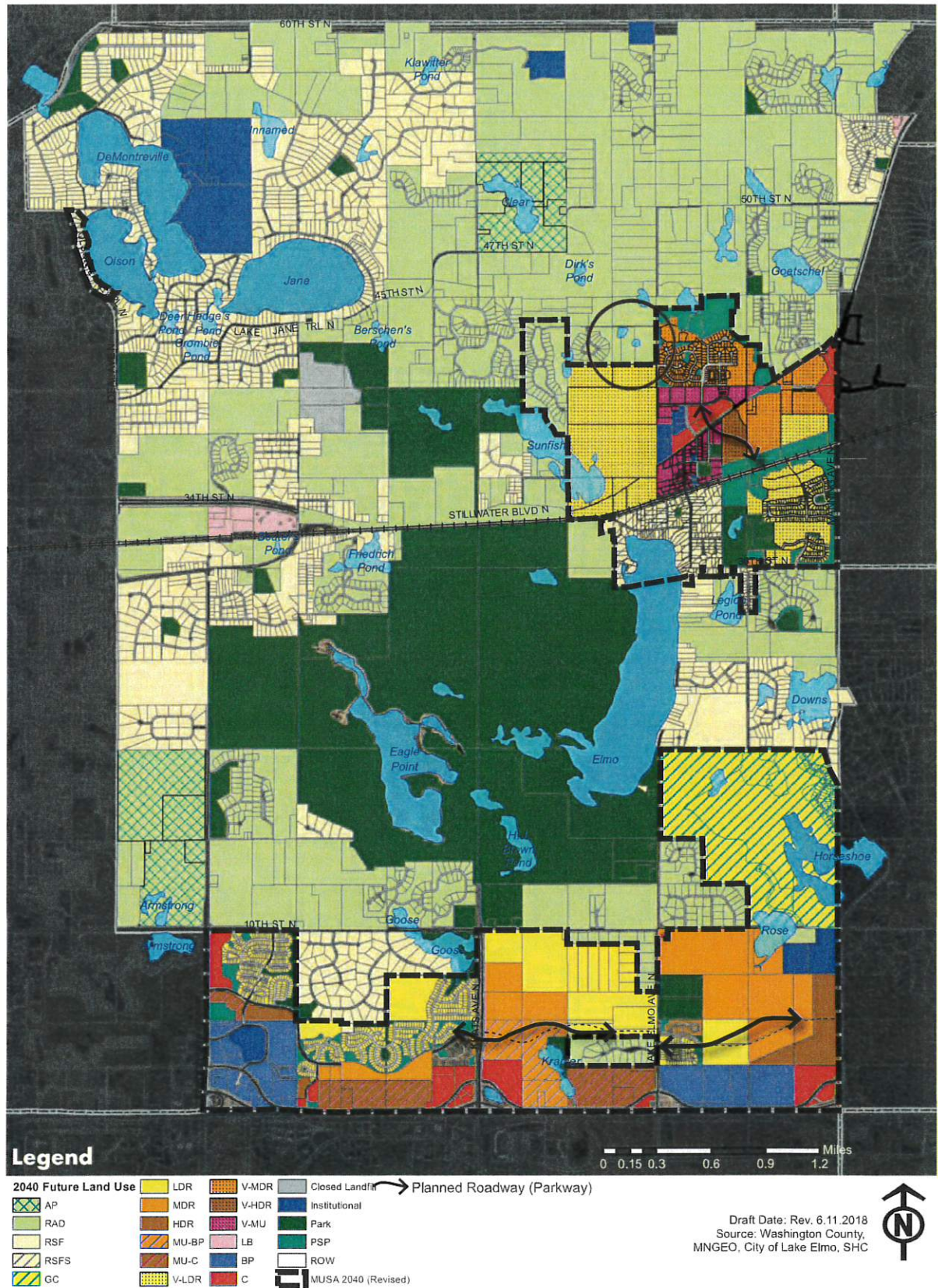
Neil and Deb Krueger

The map displays a grid of streets and water bodies. Key streets include 60th St N, 47th St N, 34th St N, 10th St N, and Stillwater Blvd. Water bodies are labeled in blue, including DeMontreville, Olson, Jane, Berschens Pond, Elmo, Eagle Point, and others. A black circle highlights a specific area in the upper right quadrant of the map.

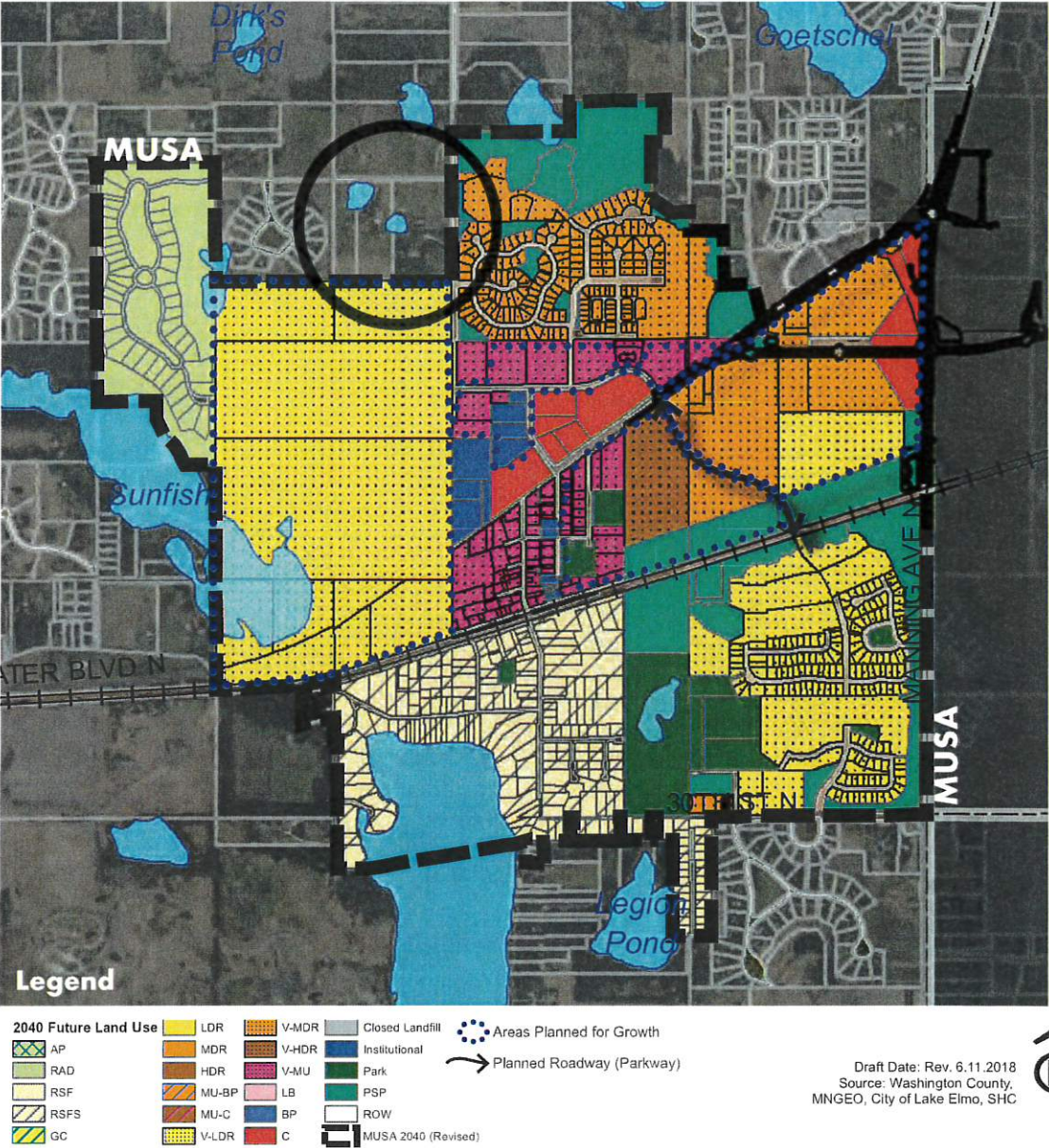
VILLAGE PLANNING AREA (MUSA)

SOUTH PLANNING AREA (MUSA)

Map 3-3. Future Land Use Map



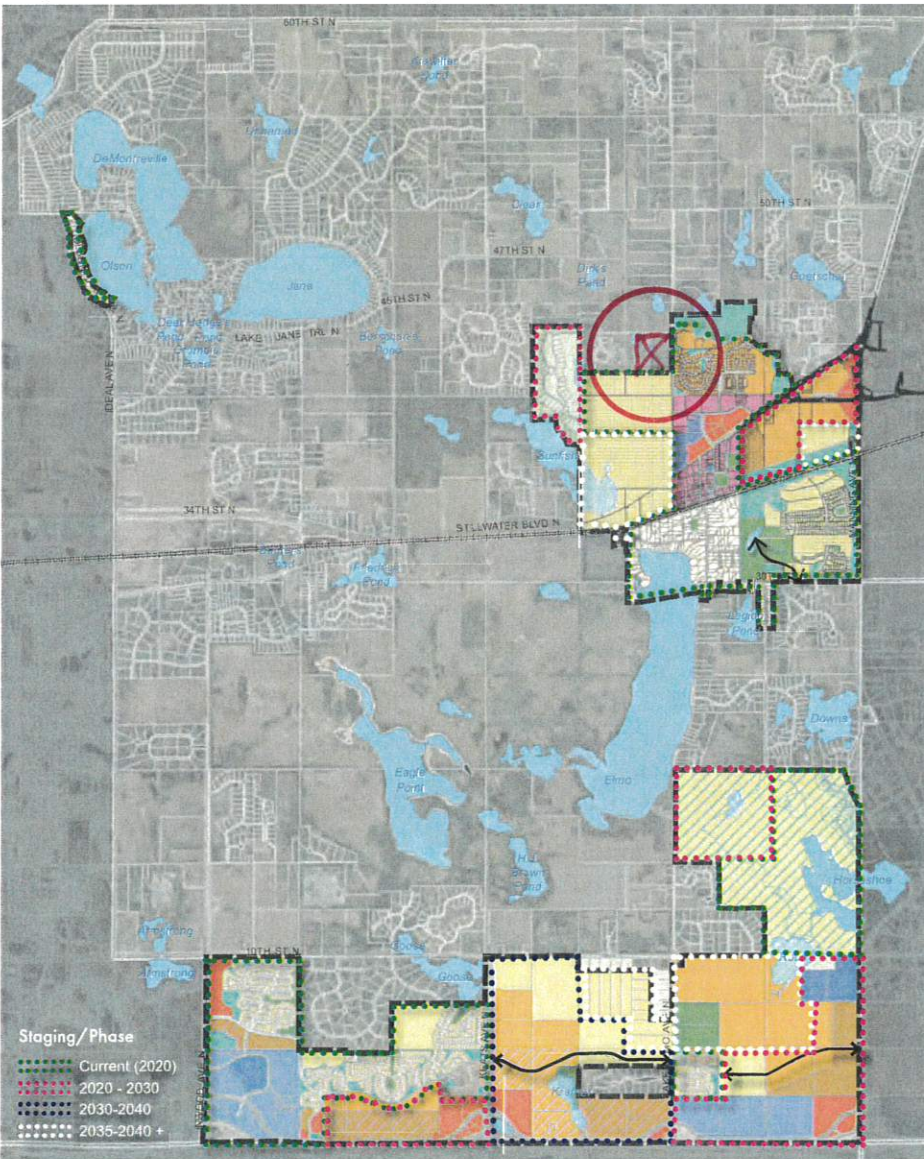
Map 3-5. Future Land Use – Village Planning Area Planned Growth



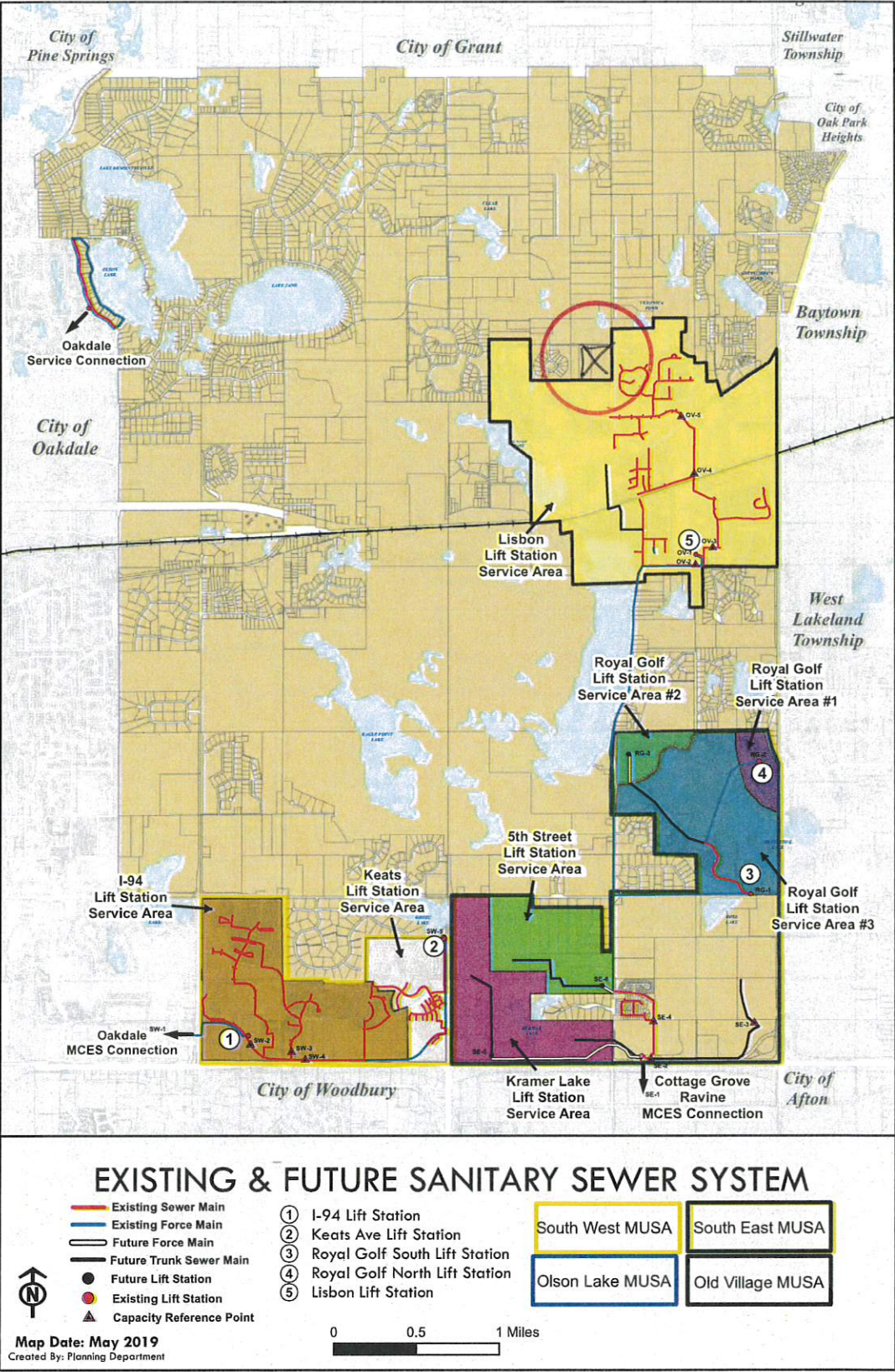
Phasing & Staged Growth

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 consistent with the community's land use designations. Table 3-6 identifies gross acreages per land use designation, while calculations found in Table 3-3 provide net acreage calculations for each residential land use designation within the designated MUSA as noted. The City's objective is to plan for phased, contiguous growth to ensure adequate infrastructure and capacity are available to support development. Map 3-7 identifies four staging areas consistent with existing and planned water, wastewater and transportation infrastructure. The City acknowledges that market conditions, as well as other

Map 3-7. MUSA Growth & Phasing Plan



Map 9-1. Existing and Future Sanitary Sewer System



Revised Population & Household Projections

As noted in Table 3-3 the number of households, and thus the corresponding projected population, is consistent with the revised forecasts for the City as agreed to with the Metropolitan Council in June of 2019. As denoted in subsequent sections of this Chapter and the Sanitary Sewer Chapter, the City's infrastructure may need additional improvements to its infrastructure to serve the entire MUSA area depending on the ultimate commercial and/or business user and density of the residential neighborhoods. Thus capacity of the infrastructure within later staging areas will need to be evaluated, and development approvals contingent on appropriate system upgrades. Regardless, this Plan identifies and guides all land within the MUSA with an urbanized land use designation.

Table 3-4. Revised Population & Household Projections

	2020	2030	2040
Population Unsewered	6,502	7,319	7,457
Population Sewered	4,518	10,665 10,488	14,847
Total Population	11,020	18,005	22,304
Households Unsewered	2,242	2,642	2,742
Households Sewered	1,558	3,858 3,431	5,458
Total Households	3,800	6,500	8,200

Source: Metropolitan Council, SHC, City of Lake Elmo

3-21

FORECASTS

Population

The Metropolitan Council projects and publishes population and sewer usage forecasts for each City in the Metropolitan Area. This allocation is used in projecting future wastewater flows and system capacity to plan for additional infrastructure needs. Table 9-2 shows such forecasts for Lake Elmo.

Table 9-2. Population Forecasts for Lake Elmo

Forecast Year	Forecast Component	Population	Households	Employment
2010	MCES Sewered	0	0	623
	Unsewered	8,061	2,776	1,318
2020	MCES Sewered	4,518	1,558	2,338
	Unsewered	6,502	2,242	562
2030	MCES Sewered	10,687 10,589	3,868 3,921	2,788
	Unsewered	7,318	2,642	562
2040	MCES Sewered	14,846	5,458	3,238
	Unsewered	7,458	2,742	562

9-8

Projections, Capacity and Staging for Regional Sewer Service

Wastewater flow projections were generated for each MUSA area and regional interceptor for the 2020, 2030 and 2040 planning periods based on the anticipated land uses. Table 9-3 outlines these projections by sewer REC units, average day wastewater flows, and peak day wastewater flows. Table 9-4 summarizes projected flows for each MCES interceptor.

Table 9-5 then provides the capacity and design flow information for each major trunk sewer and lift station together with the estimated 2040 design flows. The Existing and Future Sanitary Plan Map (Map 9-1) shows sewer service staging in four phases in accordance with the Future Land Use Plan in Chapter 3.

Table 9-3. Projections by Sewer REC Units

Current (2020) Wastewater Flows by Interceptor						
	MCES WONE Interceptor/Oakdale			MCES Cottage Grove Ravine Interceptor		
	REC Units	Average Day Projected Flow (MGD)	Peak Day Projected Flow (GPM)	REC Units	Average Day Projected Flow (MGD)	Peak Day Projected Flow (GPM)
Old Village MUSA				821 971	0.23	594
Southeast Planning MUSA				150	0.04	114
Southwest Planning MUSA	821	0.23	594			
TOTALS	821	0.23	594	971 1041	0.27	684

2020-2030 Wastewater Flows by Interceptor						
	MCES WONE Interceptor/Oakdale			MCES Cottage Grove Ravine Interceptor		
	REC Units	Average Day Projected Flow (MGD)	Peak Day Projected Flow (GPM)	REC Units	Average Day Projected Flow (MGD)	Peak Day Projected Flow (GPM)
Old Village MUSA				1,879	0.52	1,216
Southeast Planning MUSA				437	0.12	333
Southwest Planning MUSA	1,821	0.50	1,212			
TOTALS	1,821	0.50	1,212	2,316	0.64	1,499

2030-2040 Wastewater Flows by Interceptor						
	MCES WONE Interceptor/Oakdale			MCES Cottage Grove Ravine Interceptor		
	REC Units	Average Day Projected Flow (MGD)	Peak Day Projected Flow (GPM)	REC Units	Average Day Projected Flow (MGD)	Peak Day Projected Flow (GPM)
Old Village MUSA				2,109	0.58	1,365
Southeast Planning MUSA				1,383	0.38	948
Southwest Planning MUSA	2,290	0.63	1,482			
TOTALS	2,290	0.63	1,482	3,492	0.96	2,127

Table 9-4. Projected Flows for Each MCES Interceptor Service Area (MGD)

Average Day Projected Wastewater Flows by Interceptor (MGD)			Peak Day Projected Wastewater Flows by Interceptor (GPM)		
Year	WONE	Cottage Grove	Year	WONE	Cottage Grove
2020	0.23	0.27	2020	594	684
2030	0.50	0.64	2030	1,212	1,499
2040	0.63	0.96	2040	1,492	2,127

Table 9-5. Growth Forecasts by Metropolitan Interceptor Facility

REC Units	2020	2030	2040
MCES Cottage Grove Ravine Interceptor	971	2,316	3,492
Old Village MUSA	821	1,879	2,109
Southeast MUSA (Keats-Manning)	150	437	1,383
MCES WONE Interceptor/Oakdale	821	1,821	2,290
Southwest MUSA (Inwood-Keats)	821	1,821	2,290
TOTAL REC Units	1,792	4,137	5,782

Households	2020	2030	2040
MCES Cottage Grove Ravine Interceptor	1,418	3,459	4,138
Old Village MUSA	735	1,787 (1,960)	2,013
Southeast MUSA (Keats - Manning)	683	1,672	2,125
MCES WONE Interceptor/Oakdale	140	399	1,320
Southwest MUSA (Inwood-Keats)	140	399	1,320
TOTAL Households	1,558	3,858 (3,931)	5,458

X

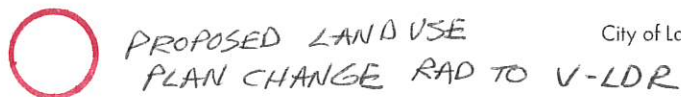
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9-10

Employment*	2020	2030	2040
MCES Cottage Grove Ravine Interceptor	2,238	2,408	2,608
Old Village MUSA	858	920	960
Southeast MUSA (Keats - Manning)	1,380	1,488	1,648
MCES WONE Interceptor/Oakdale	100	380	630
Southwest MUSA (Inwood-Keats)	100	380	630
TOTAL Employment	2,338	2,788	3,238

*10 Employees - 1 REC unit

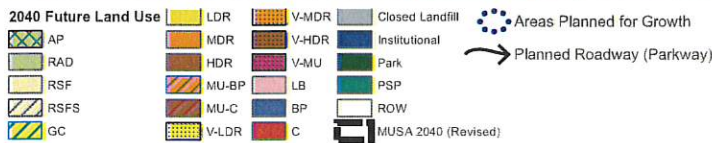
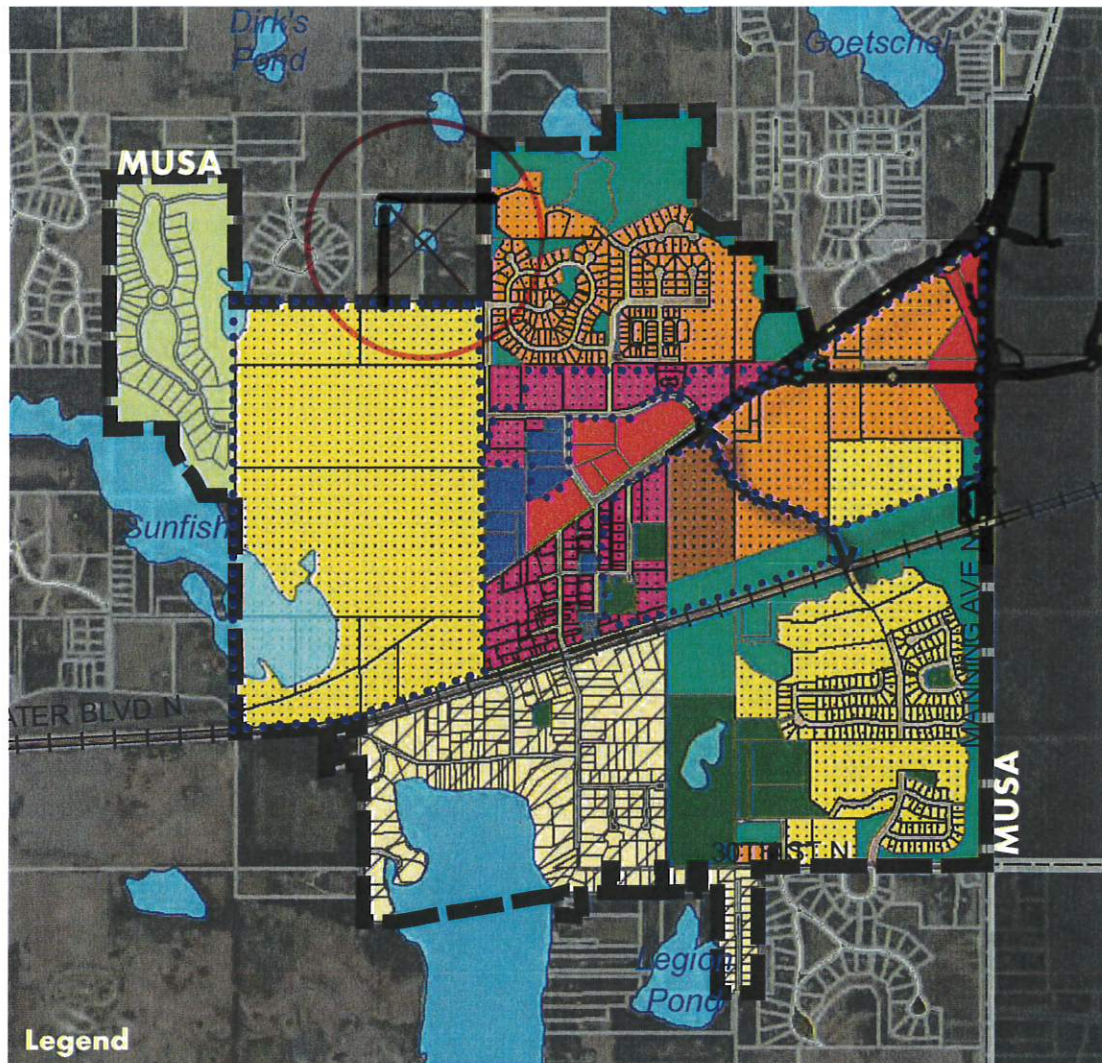
3-17



LAND USE
City of Lake Elmo Comprehensive Plan 2040



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



Draft Date: Rev. 6.11.2018
Source: Washington County, MNGEO, City of Lake Elmo, SHC



PROPOSED LAND USE PLAN
CHANGE RAD TO V-LDR