

**C** Community Development Committee  
Meeting date: September 21, 2009

**E** Environment Committee  
Meeting date: August 25, 2009

**ADVISORY INFORMATION**

<b>Subject:</b>	City of Eden Prairie 2008 Comprehensive Plan Update Review File No. 20401-1 Tier II Comprehensive Sewer Plan
<b>District(s), Member(s):</b>	District 3, Councilmember Bob McFarlin
<b>Policy/Legal Reference:</b>	Minnesota Statute Section 473.175
<b>Staff</b>	James P. Uttley, Principal Reviewer (651-602-1361)
<b>Prepared/Presented:</b>	Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566) Kyle Colvin, Engineering Services Asst. Manager (651-602-1151)
<b>Division/Department:</b>	Community Development / Planning and Growth Management Environmental Services / Engineering Services

**Proposed Action**

That the Metropolitan Council adopt the attached Advisory Comments and Review Record, and the following:

**Recommendations of the Community Development Committee**

1. Authorize the City of Eden Prairie to put its 2008 Comprehensive Plan Update into effect without any plan modifications.
2. Adopt the advisory comments for forecasts and surface water management as presented in those sections of the review record.

**Recommendation of the Environment Committee:**

Approve the City of Eden Prairie’s Tier II Comprehensive Sewer Plan.

## **ADVISORY COMMENTS**

### **City of Eden Prairie 2008 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan**

Review File No. 20401-1 - Council Business Item No. 2009-299

The following Advisory Comments are part of the Council action authorizing the City to implement its 2008 Comprehensive Plan Update ("Update") and approving the City's Tier II Comprehensive Sewer Plan:

#### **Community Development Committee**

1. The City is reminded that Minnesota Statutes 473.864 requires the City to:
  - (a) Formally adopt the Update within nine months following Council action
  - (b) Submit two copies to the Council, and
  - (c) Submit a copy of the City Council Resolution adopting the Update following final action to the Metropolitan Council.
2. Local governmental units must adopt official controls as described in their adopted comprehensive plans and must submit copies of the official controls to the Council within 30 days after official controls are adopted. (Minn. Stat. § 473.865, subd. 1).
3. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council's metropolitan system plans. (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within nine months following amendments to comprehensive plans. (Minn. Stat. § 473.865, subd. 3).

#### **Environment Committee**

1. The Council-approved Tier II Comprehensive Sewer Plan becomes effective after the Update receives final approval by the City Council. After the Tier II Sewer Plan becomes effective, the City may alter, expand or improve its sewage disposal system consistent with the Council-approved Tier II Sewer Plan and the Update.
2. A copy of the City Council Resolution adopting its Update, including the Tier II Sewer Plan, must be submitted to the Council.

## Background

The City of Eden Prairie (City) is located in southwestern Hennepin County, bounded by Chanhassen, Minnetonka, Bloomington, Edina, Shakopee and Savage. Figure 1 shows the general location of Eden Prairie and surrounding communities, and the City's *2030 Regional Development Framework* (RDF) designation, which identifies Eden Prairie as a "developing" community. Growth in developing communities should be consistent with regional forecasts at densities of 3 to 5 or more units per acre. Figure 2 shows existing and planned regional systems in Eden Prairie and the surrounding area.

The City submitted its 2008 Comprehensive Plan (Update) to the Council for review on December 9, 2008 to meet the Metropolitan Land Planning Act requirements (Minn. Stat. 473.175) and the Council's 2005 Systems Statement requirements.

The initial submission was incomplete for information in forecasts, ISTS, land use, plan implementation, transportation (aviation and roads), and wastewater. The City submitted supplemental information on December 16 & 19, January 16, February 4 & 24, and March 30) that satisfied completeness requirements.

## Rationale – Standard of Review & Findings

1. Does the proposed Plan conform to Regional Systems Plans?
2. Is the Plan consistent with Metropolitan Council policies?
3. Is the Plan compatible with plans of adjacent governmental units and plans of affected special districts and school districts?

### Conformance with Regional Systems Plans:

- |   |     |
|---|-----|
| 1. Regional Parks   | Yes |
| 2. Transportation including Aviation  | Yes |
| 3. Water Resources Management<br>(Wastewater Services and Surface Water Management) | Yes |

### Consistent with Council Policy Requirements:

- |   |     |
|---|-----|
| 1. Forecasts  | Yes |
| 2. Housing  | Yes |
| 3. 2030 Regional Development Framework and Land Use   | Yes |
| 4. Individual Sewage Treatment Systems (ISTS) Program | Yes |
| 5. Water Supply                                       | Yes |

### Compatible with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

- |                                |     |
|--------------------------------|-----|
| 1. Compatible with other plans | Yes |
|--------------------------------|-----|

## Funding

None

## Known Support / Opposition

There is no known opposition.

# REVIEW RECORD

## Review of the City of Eden Prairie 2008 Comprehensive Plan Update

### STATUTORY AUTHORITY

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plans (plans) and plan amendments to the Council for review and comment (Minn. Stat. § 473.864, Subd. 2). The Council reviews plans to determine:

- *Conformance with metropolitan system plans,*
- *Consistency with other adopted Plans of the Council, and*
- *Compatibility with the Plans of other local jurisdictions in the Metropolitan Area.*

The Council may require a local governmental unit to modify any plan or part thereof if, upon the adoption of findings and a resolution, the Council concludes that the Plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans (Minn. Stat. § 473.175, Subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary. Each such plan shall be submitted to the Council for review and shall be subject to the approval of the Council as to those features affecting the Council's responsibilities as determined by the Council. Any such features disapproved by the Council shall be modified in accordance with the Council's recommendations (Minn. Stat. § 473.513).

### CONFORMANCE WITH REGIONAL SYSTEMS

#### Regional Parks

##### Parks and Trails

*Reviewer: Jan Youngquist, CD – Regional Parks System Planning, (651-602-1029)*

The Update is in conformance with the *2030 Regional Parks Policy Plan* (RPPP). The Update acknowledges the Minnesota River Bluffs LRT Regional Trail, Bryant Lake Regional Park and Hyland-Bush-Anderson Lake Park Reserve, the Minnesota Valley National Wildlife and Recreation Area and the Minnesota Valley State Recreation Area and State Trail.

#### Transportation

##### Roads and Transit

*Reviewer: Ann Braden, MTS – Systems Planning, (651-602-1705)*

The Update is in conformance with the *Transportation Policy Plan* (TPP) and addresses all the applicable transportation and transit requirements.

Eden Prairie is well served by a number of principal arterials: I -494, TH 169, the recently constructed TH 212, and TH 62, as well as a number of A Minor Arterial Relievers and Expanders. The city lies within the Metropolitan Transit Taxing District. The northern portion of Eden Prairie is within Market Area II, while the remaining portion is in Market Area III. Service options for Market Area II include regular-route locals, all-day expresses, small vehicle circulators, special needs paratransit (ADA, seniors), and ridesharing. Service options for Market Area III include peak-only express, small vehicle circulators, midday circulators, special needs paratransit (ADA, seniors), and ridesharing. Bus service is provided by Southwest Metro Transit.

Eden Prairie is also involved in the planning for the Southwest Transitway. A Draft Environmental Impact State is being prepared for three LRT options that will connect the

city with Minneapolis. Eden Prairie is planning for higher density within the vicinity of the future LRT stations.

### **Aviation**

*Reviewer: Chauncey Case, MTS – Systems Planning (651-602-1724)*

The Update is in conformance with the TPP and consistent with Council aviation policy by guiding airport property as airport.

### **Water Resources Management**

#### **Wastewater Service**

*Reviewer: Kyle Colvin, ES – Engineering Services, (651-602-1151)*

The Update is in conformance with the *Water Resources Management Policy Plan (WRMPP)*. The Update summarizes the City's vision for the next 20 years or to year 2030. It includes growth forecasts that are consistent with the Council's recommended forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by the Metropolitan Council Environmental Services. Wastewater generated within the City is conveyed to and treated at the Metropolitan Council's Blue Lake Wastewater Treatment Plant located in Shakopee. The City's wastewater conveyance service is provided by Council Interceptors 6-SS-670, 8253-329, 6801, 6903, and 7118 through multiple direct connections. The City's Plan projects it will have 33,000 sewer households and 65,500 sewer employees by 2030.

Council interceptor 6903 has sufficient capacity to provide future service to the City under normal daily flow conditions. Wet weather flows do impact the capacity of this facility. I/I mitigation for excess wet weather flow will be required of Eden Prairie and all communities upstream of Eden Prairie that have excess wet weather flow including those that are provided service by 6903. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's growth needs.

The Update provides sanitary flow projections in 5-year increments. The bases for the projections were given in the Update and were determined appropriate for planning for local services.

Eden Prairie has been identified as a community impacted by wet weather occurrences. The City is currently on the Council's list of communities having an I/I reduction goal. The City has committed to mitigate excessive I/I at levels equal to the Council's Surcharge amount. The City's I/I reduction plan includes investigative efforts for locating sources of excess I/I through system flow monitoring, sump pump inspections and disconnections, and system inspection and rehabilitation.

#### **Tier II Comments**

*Reviewer: Kyle Colvin, ES – Engineering Services, (651-602-1151)*

The Tier II Sewer Element of the Update has been reviewed against the requirements for Tier II Comprehensive Sewer Plans for developing communities. It was found to be complete and consistent with Council policies. Upon adoption of the Update by the City, the action of the Council to approve the Tier II Plan becomes effective. At that time, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the approved Tier II Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Metropolitan Council for its records.

#### **Surface Water Management**

*Reviewer: Judy Sventek, ES – Water Resources Assessment (651-602-1156)*

Eden Prairie lies within the Lower Minnesota River, Riley Purgatory Bluff Creek and Nine Mile Creek watersheds. The Lower Minnesota River Watershed District's watershed management plan was approved by the Board of Water and Soil Resources (BWSR) in 1999. Riley

Purgatory Bluff Creek Watershed District's and Nine Mile Creek Watershed District's watershed management plans were approved by BWSR in 1997 and 2007 respectively.

Eden Prairie prepared a LWMP in 2004 and updated the LWMP in 2008. The Council reviewed the 2008 LWMP under separate cover. The revised LWMP includes new programs and requirements that the City has enacted since adoption of the 2004 LWMP. The 2008 LWMP was found to be consistent with Council policy and the WRMPP.

Advisory Comment

The City needs to send the Council the dates that the watershed organizations approved the revised LWMP, the date the City adopted the revised LWMP and a copy of the final adopted LWMP.

**CONSISTENCY WITH COUNCIL POLICY**

**Forecasts**

*Reviewer: Todd Graham, CD - Research, (651-602-1322)*

The Update, with revisions and supplemental materials received February 2009, is consistent with Council's forecast expectations and consistent with regional policy. The Update includes a City-requested revision of households and population forecasts.

**Table 1: Comparison of Council's System Statement and Eden Prairie's Forecasts**

	<b>Census 2000</b>	<b>Council 2010</b>	<b>City 2010</b>	<b>Council 2020</b>	<b>City 2020</b>	<b>Council 2030</b>	<b>City 2030</b>
Population	729	61200	65500	62500	69900	63000	77100
Households	285	24200	25000	25500	28500	26500	33000
Employment	161	55000	55000	62000	62000	65500	65500

Council staff find these revisions reasonable and acceptable. The revised forecast fit reasonably with planned land use. The land use chapter of the Plan Update identifies capacity to add 8,800 housing units in Eden Prairie, through both redevelopment and intensification (6,213 units at Town Center and Golden Triangle) and new development (1,611–2,566 units). Transportation Appendix Table 5.1 of the Update includes the forecast of 65,500 jobs in 2030, as well as an additional, higher, alternative forecast "based on City build out beyond 2030." Forecasts beyond 2030 can be addressed in future Plan Updates.

Advisory Comments

Council's forecasts as sent to the City in the Council's System Statement (shown above) will be officially revised as per Eden Prairie effective upon Council approval of the Update.

**2030 Regional Development Framework and Land Use**

*Reviewer: Lisa Barajas, CD – Local Planning Assistance, (651-602-1895)*

The Update with supplemental information is consistent with the Council's policies for land use density identified in the *2030 Regional Development Framework* (RDF). The City is designated as a "Developing" geographic planning area. Communities in this geographic planning area are directed to plan and stage development that accommodates the forecasts for local growth through 2030 at densities of 3-5 units per acre.

The City is planning to accommodate growth the use of currently undeveloped land and through the redevelopment of key areas in the community, including the Town Center, the Major Center Area, and the Golden Triangle. The Update identifies the change in land uses staged in 5-year increments from now until 2030. Sewered residential growth will be accommodated on more than 800 acres of land guided for Low, Medium, and High Density Residential land uses and in the City's Town Center area. Using the City's identified minimum net densities for each of these land use categories, the planned minimum net density for sewered residential development from 2007 to 2030 is 7.04 units per acre exceeding the density policy of 3-5 units per acre.

The Council's Revised MUSA Implementation Guidelines (November 2007) also provide "credit" to communities that have participated in the Council's Plat Monitoring Program. The City has provided information for this program dating back to development from the year 2000, having developed 2,299 housing units on 452.8 net acres. Figuring this credit into the density calculations actually results in a lower density, since the City is planning for higher overall densities than they have in the past and than they have historically platted.

**Table 2. Eden Prairie Density Calculation for 2007-2030**

Category	2005-2030 Sewered Residential Change				
	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Res	1	2.5	685	685	1713
Medium Density Res	2.5	6.7	38	95	255
High Density Res	6.7	17.4	46	308	800
Town Center	45	75	114	5130	8550
	TOTALS		883	6218	11318
	<b>Overall Density</b>			<b>7.04</b>	<b>12.82</b>

**Table 3. Density with Plat Monitoring Data**

	Net Acres	Units*	Density
2007-2030 Staging Land	883	6218	7.04
Plat Monitoring Data	452.8	2299	5.08
<b>2007-2030 +PMD</b>	<b>1335.8</b>	<b>8517</b>	<b>6.38</b>

\* Units are minimum units for 2007-2030. For Plat Monitoring Data, units are actual platted units.

## Housing

*Reviewer: Linda Milashius, CD – Livable Communities, (651-602-1541)*

The Update's housing element fulfills the affordable housing planning requirements of the Metropolitan Land Planning Act. The Update acknowledges the City's share of the region's affordable housing need for 2011-2020 which is 1,843 units. To provide opportunities to meet this need the Update indicates that approximately 25 acres of land guided for medium density residential or medium density residential/office development (at 2.5-6.7 units per acre), and 23 acres of land guided for high density residential development (at 6.7-17.4 units per acre) remain to be developed outside of the City's redevelopment areas. Within the designated redevelopment areas, the Update shows the potential for the addition of over 6,000 new housing units with 32 acres guided for mixed use/medium density residential development (at 40-60 units per acre), and 5 acres of high density residential (at 50-75 units per acre), with another 144 acres of high density residential at 10-40 units per acre.

The Update provides the implementation tools and programs the City will use to promote opportunities to address its share of the region's housing need. The Update provides an extensive list of the programs and resources the City has used and will use in addressing its affordable housing needs, including a city administered Housing Rehabilitation Deferred Loan Program, Section 8 assistance programs, Low Income Housing Tax Credit Program, Tax Increment Financing, Community Development Block Grant Program, Municipal Tax-Exempt Revenue Bonds, partnering with the West Hennepin Affordable Housing Land Trust, and continuing its participation in the Livable Communities Local Housing Incentives Program.

## Individual Sewage Treatment Systems (ISTS) Program

*Reviewer: Jim Larsen, CD – Local Planning Assistance, (651-602-1159)*

The Update is consistent with the Water Resources Management Policy Plan for ISTS. There are 244 ISTS serving single-family residences in the City, and 24 on Flying Cloud Airport property. The City has a program underway to provide sanitary sewer and water to all phase out existing septic systems and wells. The City's ISTS management program

incorporates a three-year cycle of inspection maintenance for all ISTS. The program will include maintenance tracking of all systems, a notification system to remind ISTS owners when to inspect/maintain their systems and an enforcement element to insure the maintenance is performed in a timely fashion. The City's recently revised ISTS Ordinance 25-2008 is consistent with MPCA Rules and Council policy requirements.

### **Water Supply**

*Reviewer: Sara Bertelsen, ES – Water Supply Planning, (651-602-1035)*

The City's water supply plan (WSP) is consistent with the policies of the WMRPP. The Council recommends the City continue to implement conservation programs targeted at reducing residential water use in an effort to keep water use rates at or below the regional water use benchmarks.

### **Resource Protection**

#### **Historic Preservation**

*Reviewer: Jim Uttley, CD – Local Planning Assistance, (651-602-1319)*

The Update contains a section on Historic Preservation as required by the MLPA.

#### **Solar Access Protection**

*Reviewer: Jim Uttley, CD – Local Planning Assistance, (651-602-1319)*

The Update addresses the subject of solar access protection as required by the MLPA.

#### **Aggregate Resources Protection**

*Reviewer: Jim Uttley, CD – Local Planning Assistance, (651-602-1319)*

The Update contains a section on aggregate resources protection as required by the MLPA. The Update indicates, consistent with the Council's aggregate resources inventory information, that there were areas of natural aggregate resources within the City. All aggregate resource areas have been mined and/or developed. The submission indicates that no undeveloped lands remain that contain natural aggregate and gravel meeting industry standards in the City.

#### **Plan Implementation**

*Reviewer: Jim Uttley, CD – Local Planning Assistance, (651-602-1361)*

The Update includes a description of:

- Capital Improvement Program Yes
- Zoning Code Yes
- Subdivision Code Yes
- ISTS Codes Yes
- Housing Implementation Program Yes

### **COMPATIBILITY WITH PLANS OF ADJACENT GOVERNMENTAL UNITS AND PLANS OF AFFECTED SPECIAL DISTRICTS AND SCHOOL DISTRICTS**

The City submitted the 2008 Comprehensive Plan Update to adjacent local units of government, school districts, counties and special districts for comment in February 2008. Eden Prairie received responses from the Metropolitan Airports Commission, Three Rivers Park District, Shakopee and Minnesota Department of Transportation and responded to those needing responses. There do not appear to be any compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts.



## DOCUMENTS SUBMITTED FOR REVIEW:

The City of Eden Prairie submitted a total of 1,500 pages of material for Council review including:

- City of Eden Prairie *2008 Comprehensive Plan*
- City Council resolution, 2008-107, approving submittal of Update to Met Council
- Eden Prairie 2008-2012 CIP (204 pages) [Pdf file pages 2-206]
- Eden Prairie Zoning Ordinance, Chapter 11 (146 pages) [Pdf file pages 207-353]
- Inflow & Infiltration Study by S.E.H., Aug 2008 (205 pages)[Pdf file pp 354-559]
- ISTS Ordinance 25-2008 (17 pages) [Pdf file pp 560- 576]
- Local Water Management Plan, Dec 2004 by Wenk (81 pages) [Pdf file pp 577-658]
- Supplemental materials addressing completeness issues including but not limited to:
  - Copy of Informal Review Letter of 5/20/08 – with City responses of 12/16/08 (8 pages)
  - 2008 Comp Plan Update Transmittal Form, 9/24/08 (4 pages)
  - 2007 Water Emergency and Conservation Plan, April 2007 (31 pages)
  - Memorandum from M. D. Hansen, SRF to M Franzen & G Dietz, October 31, 2008 (2 pages)
  - City of Eden Prairie MCES Interceptor Flows, October 31, 2008 (1 page, tables)
  - Bicycle and Pedestrian Facilities map, Figure 5.15, Nov. 2007 (1 page)
  - Existing Land Use Map, Figure 3.1, Dec. 2007 (1 page)
  - Land Use Guide Plan Map 2030, Figure 3.2, Sept 2008 (1 page)
  - Map entitled 2010 Monthly Operations by Flight Track – Alternative F Noise Mitigation with hand drawings in red and yellow, which are not identified on the map
  - Map entitled 2010 DNL Noise Contours – Alternative F with and without Noise Mitigation, with hand colored contours and hand drawings, not identified on map
  - Map showing responses to Chauncey's hand drawn map showing concerns about certain parcels of land near the airport
  - Revised Land Use Guide Plan Map 2030, Figure 3.2, revised to show rural residential outside of MUSA
  - Revised Chapter 3 – Land Use Element – 11/18/08 Amended 02/20/09, pages 3-1 through 3-16
  - Revised Chapter 10 – Implementation Tools – 11/18/08 Amended 02/20/09, pages 10-1 and 10-2
  - Large-scale Land Use Guide Plan Map 2030, Figure 3.2 (17x22)
  - City of Eden Prairie Zoning Map, dated June 11, 2008
  - Revised Table 3.4 Land Use by 5-Year Stages (Revised March 30, 2009)
  - Revised Maps and Text for Airport (Revised August 3, 2009)

## ATTACHMENTS

- Figure 1: Location Map with 2030 Regional Development Framework Planning Areas
- Figure 2: Regional Systems
- Figure 3: Existing Land Use Map
- Figure 4: 2030 Land Use Plan
- Table 2: Existing and Planned Land Use Table in 5-year Stages

Figure 1. Location Map and 2030 Regional Development Framework Planning Area, City of Eden Prairie

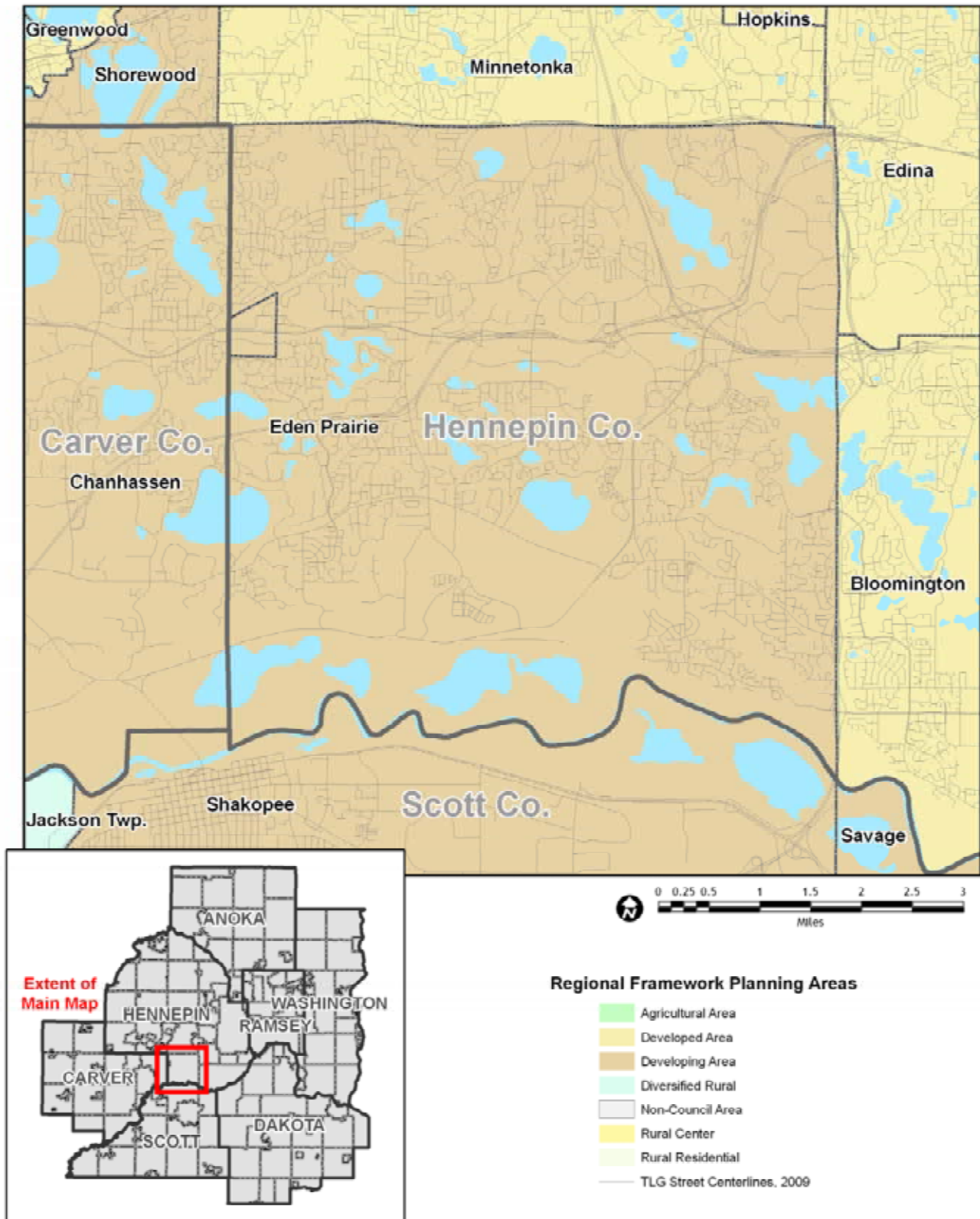


Figure 2. Regional Systems, City of Eden Prairie

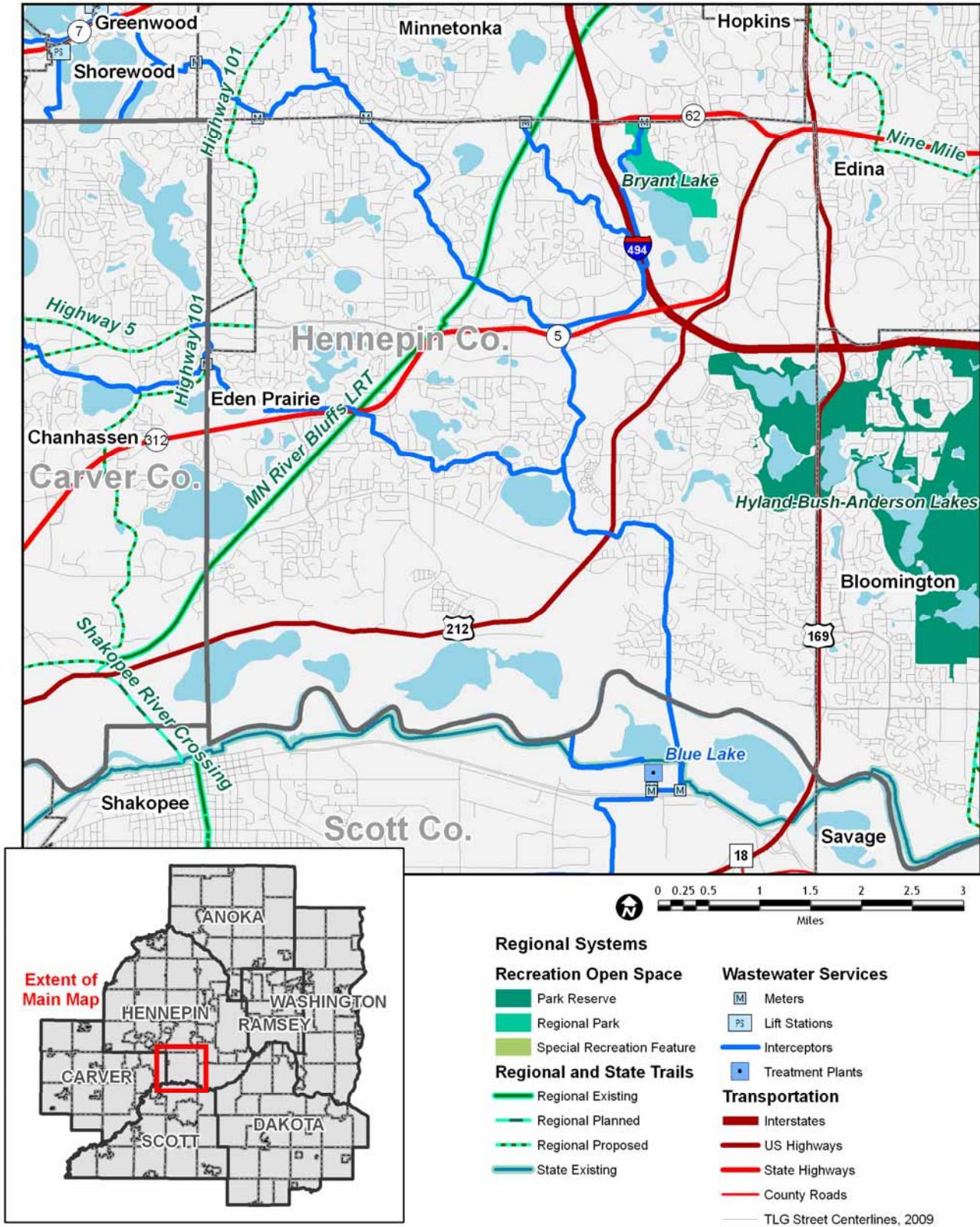
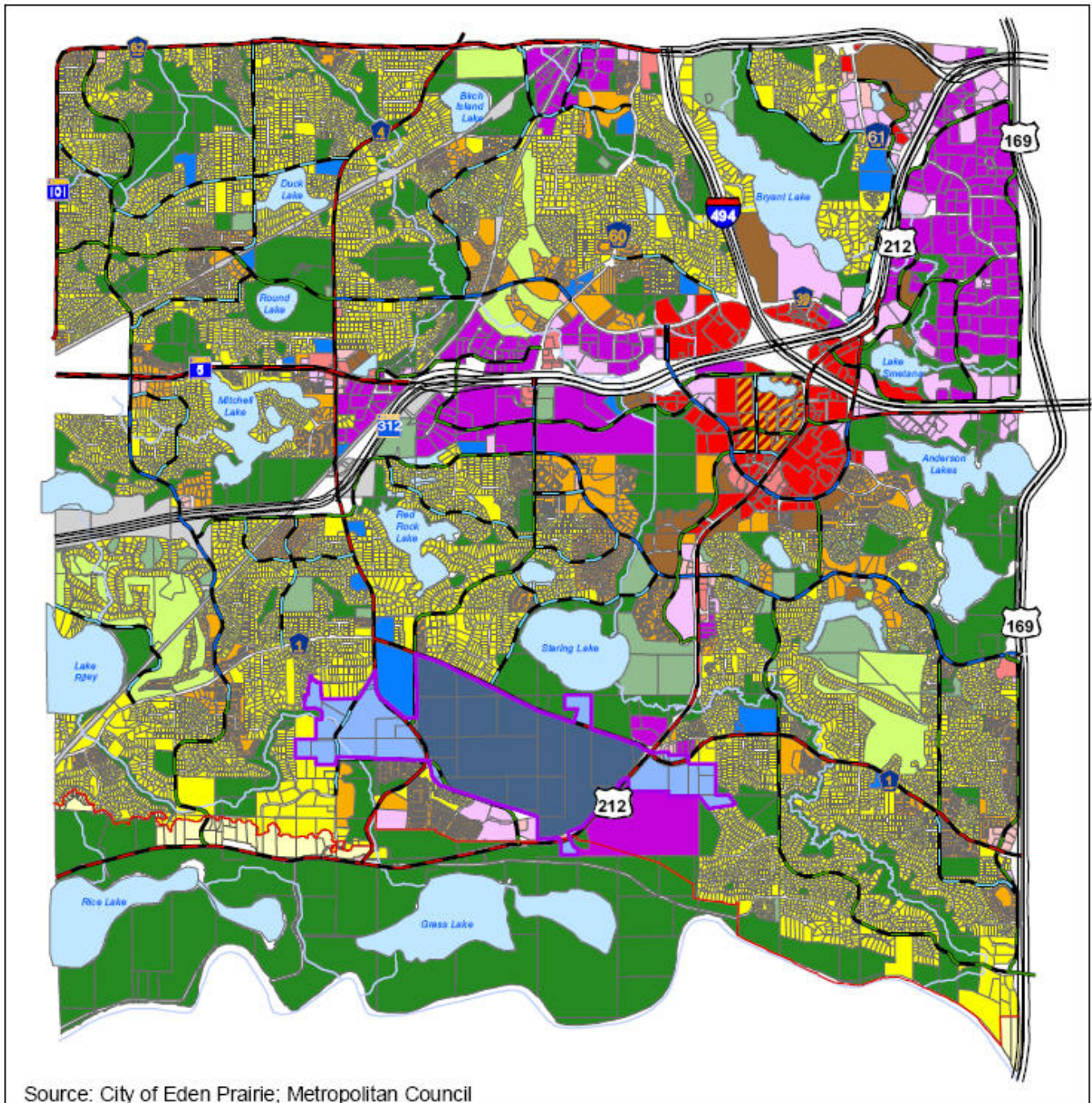




Figure 3. Existing Land Use, City of Eden Prairie

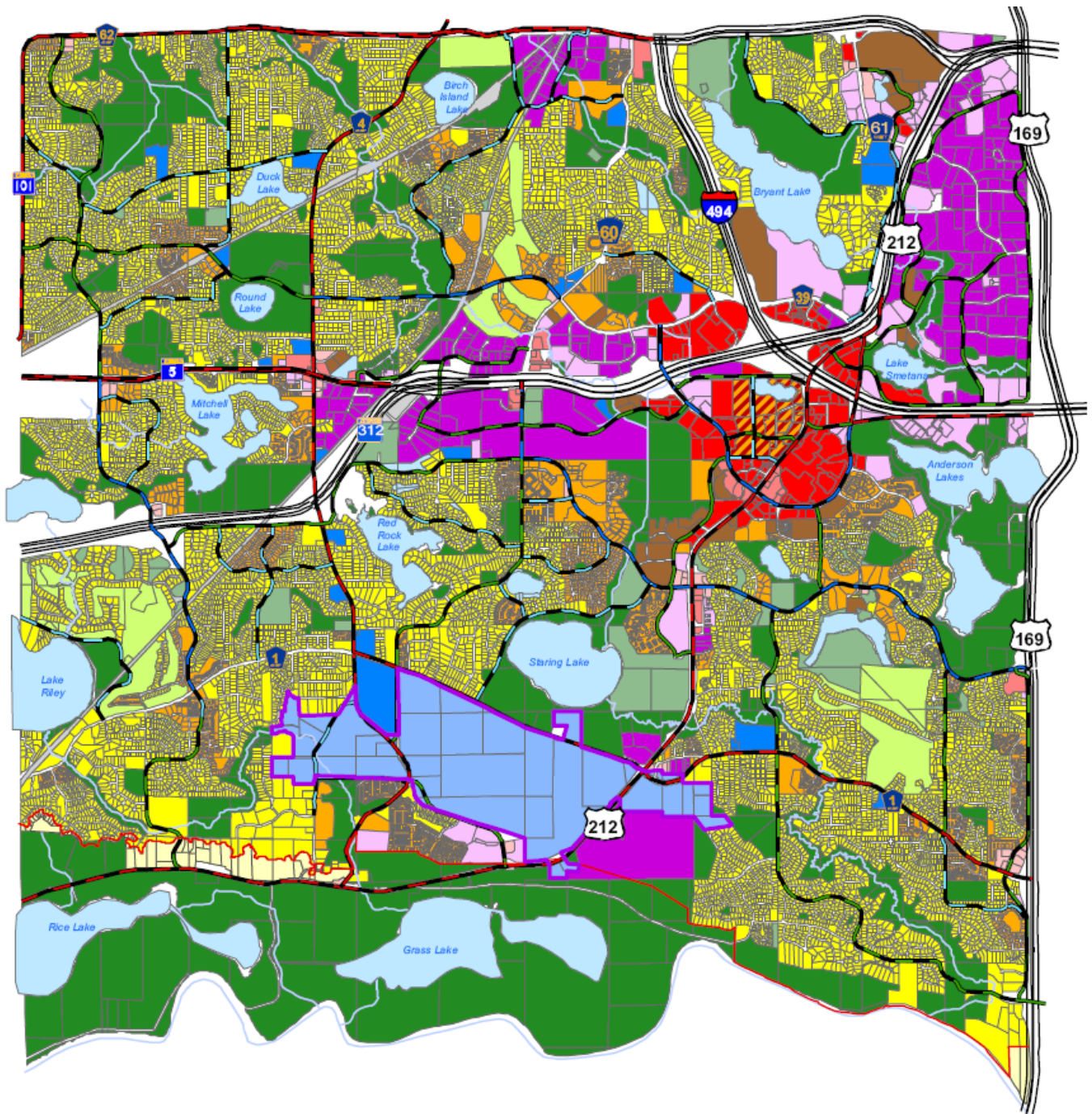


Source: City of Eden Prairie; Metropolitan Council





Figure 4. 2030 Land Use Plan, City of Eden Prairie



Source: City of Eden Prairie; Metropolitan Council



**Table 4 – City of Eden Prairie: Land Use Table in 5-Year Stages Existing and Planned Land Use in Acres**

Within Urban Service Area	Density Range Housing Units/Acre		2007 (existing)	2010	2015	2020	2025	2030	Change 2000-2030
	Minimum	Maximum							
<b>Residential</b>									
Low Density	1.0	2.5	5514.81	5651	5788	5925	6062	6199	<b>685</b>
Medium Density	2.5	6.7	1,334.06	1336	1341	1349	1360	1372	<b>38</b>
High Density	6.7	17.4	175.33	180	188	199	214	221	<b>46</b>
<b>Mixed Use</b>									
Town Center	40	75	0	5	25	48	72	114	<b>114</b>
<i>Undeveloped</i>			<b>685</b>	<b>548</b>	<b>411</b>	<b>274</b>	<b>137</b>	<b>0</b>	<b>0</b>
<b>Commercial</b>									
Regional Comm'			413.71	415	417	419	424	430	<b>17</b>
Community Commercial			90.41	90.41	90.41	90.41	90.41	90.41	<b>0</b>
Neighborhood Com			69.09	69.09	69.09	69.09	69.09	69.09	<b>0</b>
Undeveloped			<b>17</b>	<b>15</b>	<b>13</b>	<b>11</b>	<b>6</b>	<b>0</b>	<b>0</b>
<b>Office</b>									
			469.19	474	489	509	534	564	<b>95</b>
<i>Undeveloped</i>			<b>95</b>	<b>90</b>	<b>75</b>	<b>55</b>	<b>30</b>	<b>0</b>	<b>0</b>
<b>Industrial</b>									
			1,317.10	1323	1331	1339	1349	1359	<b>42</b>
<i>Undeveloped</i>			<b>42</b>	<b>36</b>	<b>28</b>	<b>20</b>	<b>10</b>	<b>0</b>	<b>0</b>
<b>Airport</b>									
			548.85	548.85	548.85	548.05	548.85	548.85	<b>0</b>
<b>Airport Safety</b>									
			244.82	244.82	244.82	244.82	244.82	244.82	<b>0</b>
<b>Park/Open Space</b>									
			3272.55	3272.55	3272.55	3272.55	3272.55	3272.55	<b>0</b>
<b>Public/Quasi-Public</b>									
			502.78	502.78	502.78	502.78	502.78	502.78	<b>0</b>
<b>Golf Course</b>									
			525.77	525.77	525.77	525.77	525.77	525.77	<b>0</b>
<b>Church/Cemetery</b>									
			216.94	216.94	216.94	216.94	216.94	218	<b>1</b>
<i>Undeveloped</i>									
<b>Water</b>									
			1180.66	1180.66	1180.66	1180.66	1180.66	1180.66	<b>0</b>
<b>Right-of-Way</b>									
			3127.44	3127.44	3124.44	3127.44	3127.44	3127.44	<b>0</b>
<b>Total</b>									
			<b>20,034</b>	<b>20,034</b>	<b>20,034</b>	<b>20,034</b>	<b>20,034</b>	<b>20033.70</b>	<b>1,038</b>
<b>Outside Urban Service Area</b>									
	Minimum lot size	Maximum lot size	Existing (2007)	2010	2015	2020	2025	2030	Change 2000-2030
<b>Low Density</b>	<b>10 acres</b>		<b>174</b>	<b>174</b>	<b>174</b>	<b>174</b>	<b>174</b>	<b>174</b>	<b>0</b>
<b>Parks Open Space</b>									
			130	130	130	130	855	1711	1581
<i>Undeveloped</i>			<b>1581</b>	<b>1581</b>	<b>1581</b>	<b>1581</b>	<b>856</b>	<b>0</b>	<b>0</b>
<b>Water</b>									
			509	509	509	509	509	509	<b>0</b>
<b>Outside Musa Total</b>									
			<b>2394</b>	<b>2394</b>	<b>2394</b>	<b>2394</b>	<b>2394</b>	<b>2394</b>	<b>1581</b>
<b>CITY TOTAL</b>									
			<b>22,428</b>	<b>22,428</b>	<b>22,428</b>	<b>22,428</b>	<b>22,428</b>	<b>22,428</b>	<b>2,619</b>