

<b>C</b>	<b>Community Development Committee</b>	<b>2007- 192</b>
	Meeting date: June 18, 2007	
<b>ADVISORY INFORMATION</b>		
<b>Date</b>	June 7, 2007	
<b>Subject</b>	City of Waconia –Comprehensive Plan Amendment (CPA) - Interlaken Review File No. 16946-14	
<b>Districts, Members</b>	Metropolitan Council District 4	
<b>Prepared by</b>	Jim Uttley, Principal Reviewer (651-602-1361) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566)	
<b>Division/Department</b>	Community Development / Planning and Growth Management	

## BACKGROUND

- The City of Waconia is located in central Carver County.
- The City’s 2020 comprehensive plan was reviewed and accepted by the Council in December 1999, Review Number 16946-1.
- The Council’s 2030 Regional Development Framework (RDF) identifies Waconia as a Developing Community.
- As a Developing Community, Waconia should plan and stage development that accommodates the forecasts for local growth through 2030 at appropriate densities (3-5 units plus per acre overall in developing communities for areas outside the current staged development as shown in local plans and target higher density in locations with convenient access to transportation corridors and with adequate sewer capacity).
- In 2000, the City had 6,814 residents in 2,568 households and 3,777 jobs. The RDF forecasts the City to have 25,000 residents in 10,000 households, and 13,000 jobs by 2030.
- The City is connected to the Metropolitan Disposal System (MDS) with treatment occurring at the Blue Lake Wastewater Treatment Plant (WWTP). MDES is in the process of upgrading interceptors serving the City and until that work is completed (estimated now as late 2009) the City is aware that it will need to restrict growth to current capacity limitations. The City is limited to a 2010 peak hourly flow of 3.13 million gallons per day (MGD).

## REQUEST SUMMARY

The City of Waconia has submitted a CPA to expand its Metropolitan Urban Service Area (MUSA) and change the land uses for the properties known collectively as “Interlaken.” The area was recently annexed from Waconia and Laketown Townships. The proposed project is a mixed-use development located on the east side of the City south of Hwy 5.

The proposed development consists of 550 acres with 1,567 housing units, 62 acres of parks/open space, 92 acres of wetland, and approximately 64 acres of highway commercial. The net density of the project is 4.7 units per acre. The existing land use is agricultural/vacant.

The following table shows the before and after land uses for the project area.

<b>All Land Uses</b>		
<b>Land Use Designation</b>	<b>Pre CPA</b>	<b>Post CPA</b>
Industrial	140.22	0
Highway Business / Convenience	12.12	63.68
Parks / Open Space	55.00	62.00
Low Density Residential	173.47	161.31
Medium Density Residential	36.92	154.33
High Density Residential	36.19	16.00
Wetlands/Protection	92.01	92.01
Religious / Cemetery	6.36	2.96
<b>Total</b>	<b>552.29</b>	<b>552.29</b>

## **PROPOSED ACTION**

That the Metropolitan Council takes the following actions:

1. The City of Waconia can put the proposed Legacy Village CPA into effect.
2. City is advised that it needs to prepare and submit the water supply plan by Oct. 2007.

## **ISSUES**

Should the Council allow the City to put its CPA into effect?

## **OVERVIEW**

### **Conformance with Regional Systems**

The CPA conforms to the Regional System Policy Plans for –Transportation, Wastewater, and Parks – with no substantial impacts or departures.

### **Consistency with Council Policy**

The amendment is consistent with the Council's *2030 Regional Development Framework*, forecasts, water resources management and housing policy.

The amendment does/does not change the City's forecasts.

**Compatibility with Adjacent  
Community Plans**

The amendment will have no impact on adjacent communities.

**ATTACHMENTS**

Figure 1 - Location Map, Showing Regional System and the Existing Land Use Plan for the Interlaken CPA Area, City of Waconia

Figure 2 - Location Map, Showing Regional System and the Proposed Land Use Plan and MUSA Expansion for the Interlaken CPA Area, City of Waconia

## ISSUE ANALYSIS AND FINDINGS

### REGIONAL SYSTEMS

Following is an analysis of the City's proposed comprehensive plan amendments analyzed against the Council's October 13, 2004 adopted Guidelines for MUSA Expansions:

#### 1. MUSA Expansion

- Waconia's 2020 Comprehensive Plan, which was reviewed by the Council on December 2, 1999 proposed 1,755 acres of MUSA expansion to 2020 (1,131 acres in Waconia Township and 624 acres in Laketown Township) at a density of 3.1 units per acre.
- Absent an Orderly Annexation Agreement with Waconia Township, the Council advised the City that any expansions by annexation into Waconia Township would have to be submitted to the Council as CPAs.
- Waconia is a participant in the Council's Plat Monitoring program. Between 2000 and 2006, the City reported platting a total of 569 net acres of land adding 2,036 dwelling units at an average net density of 3.6 units per acre.
- The Interlaken CPA proposes 1,567 residential units on 331 net developable acres for an overall net density of 4.7 units per acre.
- Waconia has 6 net acres of residential land remaining to be developed. The land is planned for medium-density residential at a density range of 4 to 12 units per acre. If the land was developed at the minimum density in the range, it would yield 24 units.

**Table 1: Residential Land Use and Density Analysis**

	Units	Net Acres	Density (Units/Acre)
A. 2020 Comp Plan Update	2,565	1,755 (gross)	3.1
B. Developed 2000-2006	2036	569	3.6
C. Proposed Interlaken CPA	1567	331	4.7
D. Undeveloped Residential Land within existing corporate limits			Minimum of Range & Range
• Single Family	0	0	0 (0 to 2.5)
• Medium Density	24	6	4 (4 to 12)
• High Density	0	0	0 (12 to 22)
Subtotal D	24	6	4
<b>Total (B+C+D = E)</b>	<b>3627</b>	<b>906</b>	<b>4</b>

**Definitions/Data Sources**

\* Residential acres planned for development and forecasts units between 2000 and 2020, per CPU report

\*\* Developments approved and built 2000-2006, net acres, per plat monitoring data

\*\*\* Current proposed CPA, residential component only

\*\*\*\* Inventory of remaining development residential land within the City and units based on lowest allowed density

Table 1 provides an analysis of post-2000 actual development densities, the current development proposal's density, and assumes the minimum development densities will occur on vacant residential parcels in the City. The table shows 2,036 units platted since 2000 at an average net density of 3.6 units per acre. The analysis shows that the City's overall residential

development density will increase as a result of this CPA to an average net density of 4 units per acre. This is consistent with the Council's density policy for new urban development.

## 2. Regional and Local Wastewater Systems

The CPA is proposed to stage development so that the City's wastewater flows stay within existing capacity limitations. MCES is making improvements to its existing lift station L70 and downstream facilities that will add dry weather capacity to the interceptor system. Until the project is completed the City needs to keep its growth within its 2010 growth projections.

**Table 2: Council Sewer Forecasts for 2010**

Year	2010
Sewered Population	10,600
Sewered Households	4,500
Sewered Employment	7,000
Average Annual Wastewater Flow (MGD)	1.01
Allowable Peak Hourly Flow (MGD)	3.13

## 3. Inflow and Infiltration (I&I)

During wet weather conditions the wastewater flow from the City exceeds its I/I goals and during maximum peak conditions has reached the capacity of the existing lift station. The City currently has an I/I program to eliminate the excessive I/I from the system. If the City is successful in the elimination of its excessive I/I the proposed MCES improvements will have sufficient capacity to provide for the 2030 needs of the City. If it is not successful, under the newly adopted I/I program, the Council may have to go back and further expand its facilities, which cost would be charged back to the City.

## 4. Previous Council Actions and Negotiations Fulfilled

The Council reviewed and commented on a Final Alternative Urban Areawide Review (FAUAR) for this proposal in January 2006 (Review #19582-2). No regional system issues were identified in the review. There are no pending issues that require negotiations.

## 5. Consistent with the Council's 2030 Forecasts

The City's forecasts are consistent with the Council's revised forecasts contained in the recently adopted revisions to the City's system statement. This CPA will not affect the forecasts. Waconia understands that the Council is closely monitoring actual sewer connections and will not permit more than 4,500 connections until the work on improvements to the regional interceptor system have been completed.

**Table 3: Council's Revised Regional Development Framework Forecasts**

	Revised Development Framework				
	1990	2000	2010	2020	2030
Population	3,498	6,814	10,600	20,000	25,000
Households	1,401	2,568	4,500	8,000	10,000
Employment	1,946	3,777	7,000	9,900	13,000

## **6. Transportation**

Based on the Interlaken Area traffic analysis a number of improvements were recommended for the supporting road network: CSAH 30 (Main Street) will be extended southward to connect with CR 32; CSAH 10 will be upgraded with turn lanes, bypass lanes and shoulder widening between Waconia and the new TH 312 intersection in western Chaska; and the Tenth Street-Airport Road and the TH 5/CSAH 30 intersection will be improved. These road improvements have been reviewed and approved by MnDOT and Carver County and will be funded by the city, county and developer. In addition, the Interlaken Master Plan includes a pedestrian/walkway connection to the rest of the community's walking path system and shows a CR 10 pedestrian underpass to connect to future local and county trails.

## **7. Parks & Open Space System Plan**

Council staff suggests that the future neighborhood and community parks in the amendment area be planned with trail corridors connecting these parks to the Highway 5 underpass, thus providing connectivity to Lake Waconia Regional Park. Connections to the regional park should be coordinated with Carver County. Marty Walsh, the Carver County Parks Director, can be contacted at 952-466-5252.

## **REGIONAL POLICIES**

### **1. Housing**

The CPA appears consistent with the Council's Housing policy and will afford the City an opportunity to achieve its LCA negotiated housing goals through 2010. In addition, the designation of residential land at medium and high densities will allow the community the opportunity to address its share of the region's affordable housing need of 706 units during the 2011-2020 time period.

### **2. Water Resources Management and Natural Resource Protection**

#### Surface Water Management

Reitz Lake was identified by the Minnesota Pollution Control Agency in 2002 as an impaired water due to the presence of excess nutrients in the basin. A draft Total Maximum Daily Load (TMDL) study was recently completed to determine the phosphorus load source reductions that will need to occur in its contributing watershed in order for Reitz Lake to achieve water quality standards. It is anticipated that the final TMDL will result in part, in the need to implement higher nutrient removal efficiencies for stormwater pretreatment facilities within the Reitz Lake watershed than the current NPDES Phase II permit specifications require. We recommend that as development occurs in the Reitz Lake watershed that the City either initially plan for facilities that will achieve ultimate TMDL nutrient reduction goals, or plan now to set aside additional space and funds to construct or retrofit the watershed with the necessary additional treatment facilities to achieve those specified goals.

#### Water Supply

As a reminder, the City will need to submit its Water Supply and Emergency & Conservation Plan update to the Council and Minnesota Department of Natural Resources (DNR) by October 15, 2007, in accordance with the DNR's April 28, 2005 guidance letter to the City. The City is encouraged to pursue opportunities to implement more aggressive water

conservation efforts to help keep per capita water use down. Specific questions regarding water supply plan component needs may be directed to Chris Elvrum at 651-602-1066 or Sara Bertelsen at 651-602-1035.

### Natural Resource Protection

The site development plan proposes to impact substantial portions of 'Big Woods' maple basswood forest remnants on the site. Only 2 percent of this type of forest's former acreage remains in Minnesota, and with each further reduction in its size, the overall health of the remaining isolated remnants is threatened by accelerated deterioration due to erosion, isolation/fragmentation, and invasion of non native species. The significant Big Woods remnants on the site are a tremendous asset to the City, as well as to the Metropolitan Area and State, and would be better utilized as site amenities and greenway/wildlife corridors.

The City's current (1997) Comprehensive Plan's "Environmental Protection Policies" specifically call for the 'protection of unique stands of mature trees as designated on the Environmental Protection Plan either through purchase or by permitted density transfers/clustering'; the 'preservation of trees in excess of 100 years old'; and the 'prohibition of development on slopes greater than 24 percent, unless grading can be accomplished without being detrimental to woodlands, wetlands, or other natural features.' The proposed impacts to wooded areas within the amendment area are not consistent with the above identified City Policies with respect to Woodlands. Council 2030 Framework Policy 4 directs staff to 'work with local and regional partners to conserve, protect, and enhance such components of the region's vital natural resources.' We encourage the City to work with developers to revise the land use plan for these areas to preserve the forested remnants on the site. Staff further recommends that a botanical survey be carried out on the wooded portions of the site in an effort to avoid significant impacts to the Big Woods remnants, so that the resultant impacts might be isolated within the lowest quality areas within the site.

**Figure 1. Location Map, Showing Regional Systems and the Existing Land Use Plan for the Interlaken CPA Area, City of Waconia**

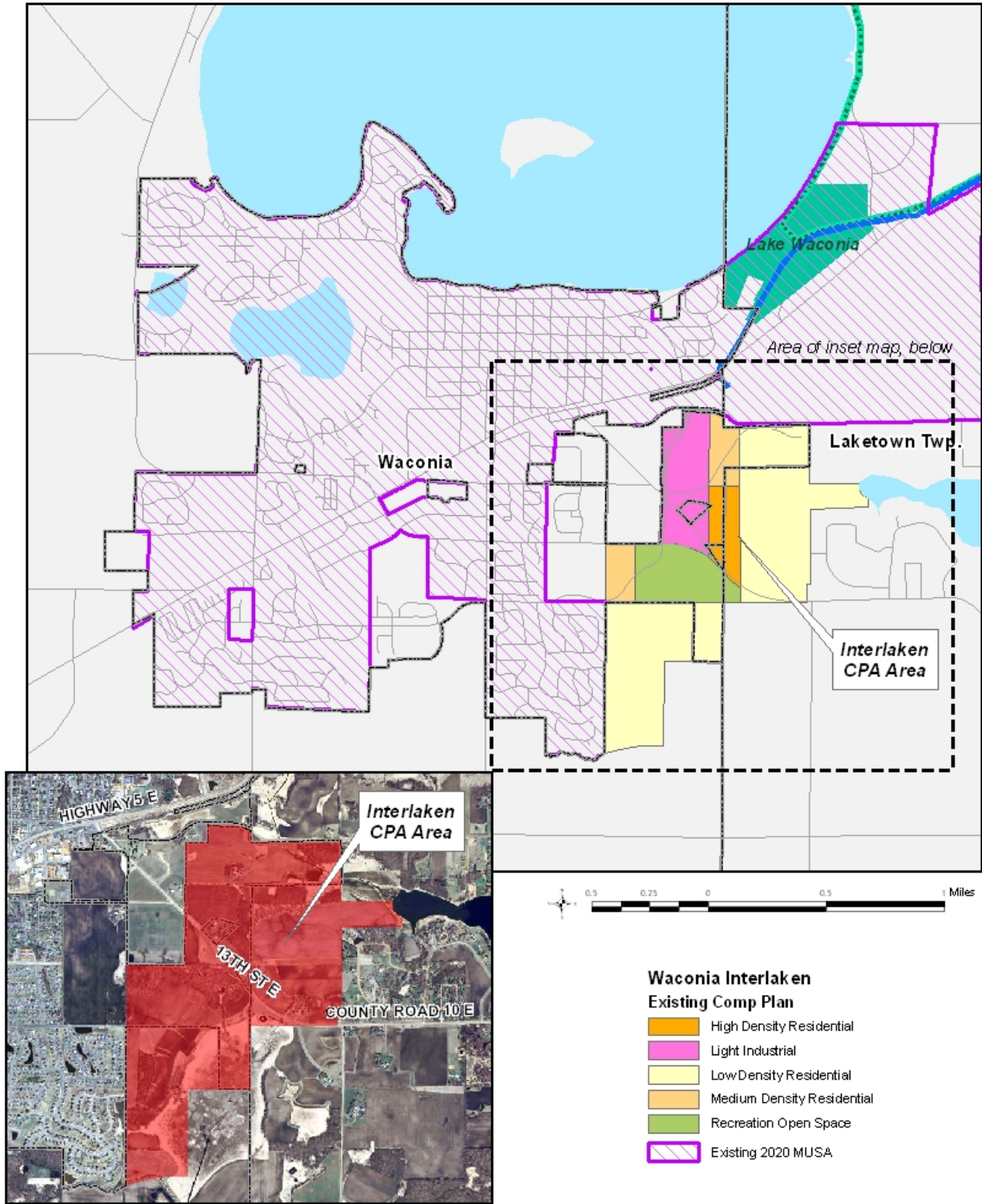


Photo Source: Markhurd (2005)



**Figure 2. Location Map, Showing Regional Systems and the Proposed Land Use Plan and MUSA Expansion for the Interlaken CPA Area, City of Waconia**

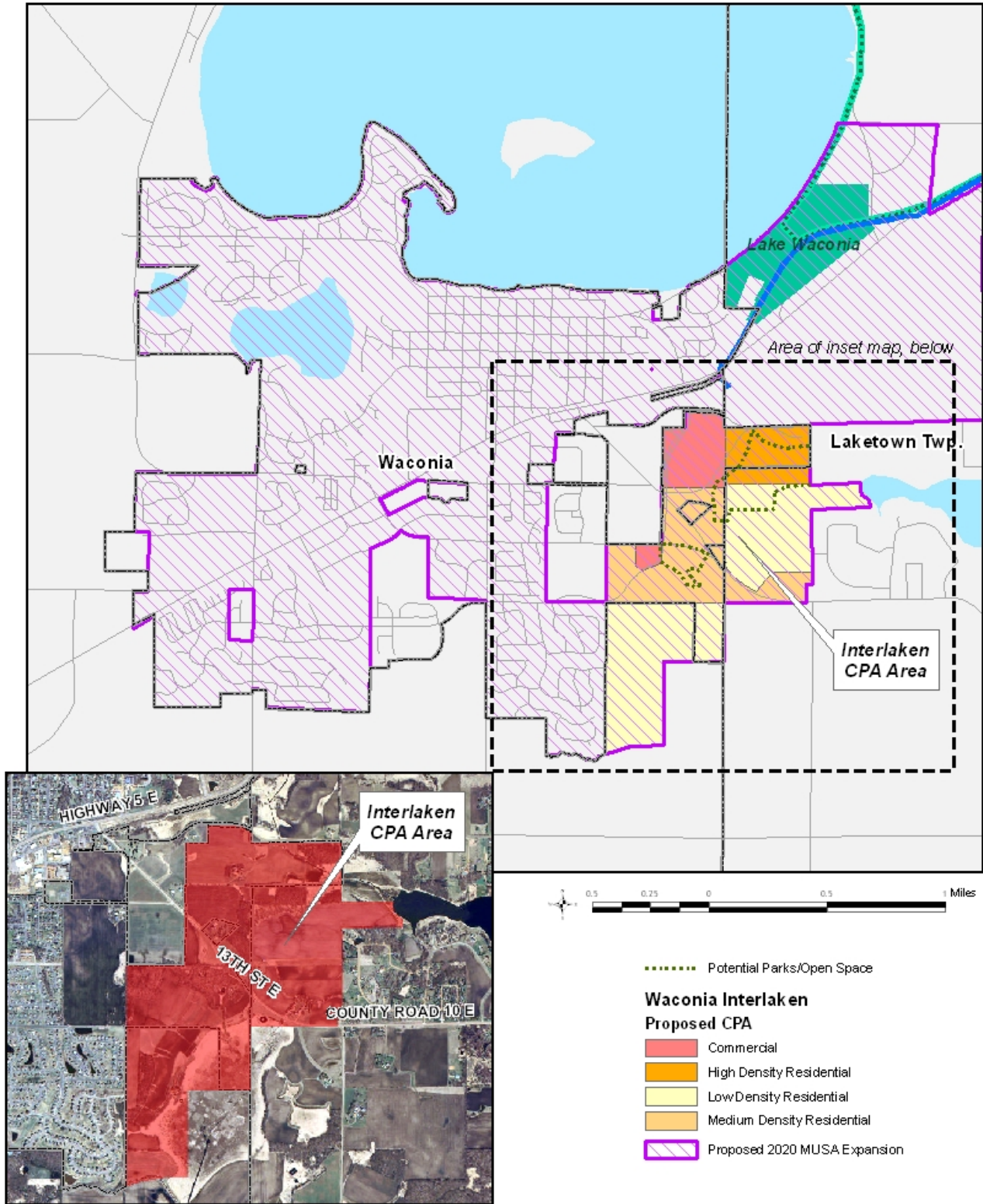


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