

C Community Development Committee

Meeting date: November 17, 2008

E Environment Committee

Meeting date: November 25, 2008

ADVISORY INFORMATION

Subject: City of Carver 2030 *Comprehensive Plan* Update
Review File No. 20325-1
Tier II Comprehensive Sewer Plan

District(s), Member(s): District 4, Councilmember Craig Peterson, 651-602-1474

Policy/Legal Reference: Minnesota Statute Section 473.175

Staff Prepared/Presented: James P. Uttley, Principal Reviewer, (651-602-1361)
Kyle Colvin, Engineering Services Asst. Manager, (651-602-1151)

Division/Department: Community Development / Planning and Growth Management
Environmental Services / Engineering Services

Proposed Action

That the Metropolitan Council adopts the attached Review Record and takes the following actions from each committee:

Recommendations of the Community Development Committee

1. Authorize the City of Carver to put only that portion of its 2030 Comprehensive Plan Update pertaining to lands within its existing (as of the date of this action) boundaries into effect without any plan modifications;
2. Advise the City of Carver that the Council cannot authorize the City to put the remainder of its 2030 Update into effect at this time because the City does not have the legal authority to plan and zone those portions of Dahlgren Township covered in the Update. However, the Council has reviewed the remainder of the Update and has found no regional system conformance or policy consistency issues. At such time as the City of Carver acquires jurisdiction of the lands planned for future urbanization in Dahlgren Township either through an Orderly Annexation Agreement or annexation(s), the City will need to submit appropriate plan amendments to the Council for further review and action;
3. Advise the City that it is required to participate in the Council's plat monitoring program beginning in 2009 and must submit annual reports to the Council consistent with Council guidelines;
4. Remind the City to submit a copy of the City Council Resolution adopting its Update to the Council for its records;
5. Remind the City that Minnesota Statutes 473.864 require it to formally adopt the Comprehensive Plan after the Council's final action and require the City to submit two copies of the adopted Plan to the Council in a timely manner;
6. Remind the City that it is required to submit any updated ordinances and controls intended to help implement the Plan to the Council upon adoption;
7. Advise the City that it needs to submit to the Council the dates when the City's current Surface Water Management Plan (SWMP) is approved by the Carver County Watershed Management Organization and the Lower Minnesota River Watershed District; as well as the final adopted version of the SWMP and the date the City adopts the final version of the plan.

Recommendations of the Environment Committee:

1. Approve the City's Tier II Comprehensive Sewer Plan;

Background

The City of Carver (City) is located in eastern Carver County, bounded by Chaska, Dahlgren and San Francisco Townships in Carver County, Jackson and Louisville Townships in Scott County. (See Figure 1)

The *2030 Regional Development Framework (RDF)*, as adopted by the Metropolitan Council (Council) in January 2004, identified Carver as a “Rural Center.” As part of negotiations surrounding the 2005 System Statement, the City of Carver requested to be designated as a “developing community.” Instead, the Council designated the City as a Rural Growth Center on March 8, 2006; and indicated that it would reconsider the designation once the City is connected to the Metropolitan Disposal System. Figure 2 shows the designation and regional systems in Carver and the surrounding area.

Also as part of the System Statement negotiation process for both the City of Carver, Dahlgren Township and Carver County, it was agreed that the City could include in its 2030 comprehensive plan that part of Dahlgren Township that was anticipated to urbanize through 2030, as the City anticipated annexing parts of Dahlgren Township and to provide municipal services to those areas consistent with the “urban/sewered” forecasts ascribed to Dahlgren Township in its System Statement. The City of Carver and Dahlgren Township have not yet concluded an Orderly Annexation agreement for the future annexation area. The Township’s policymakers understand and agree in principal to the proposed future annexation area but have not agreed with the City on how much financial reimbursement the Township will receive when the lands are annexed.

Absent an executed Orderly Annexation Agreement, annexation can still occur through the statutory processes managed by the State of Minnesota’s Municipal Boundary Adjustment Office, a part of the Office of Administrative Hearings. Under the circumstances, Council can review the entire plan including that portion currently in Dahlgren Township. This review examines the City’s *2030 Comprehensive Plan (Update)* to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. 473.175) and the Council’s 2005 Systems Statement requirements. The entire plan has been reviewed for regional system conformity, consistency with regional policies and other applicable statutes, and compatibility with the plans of adjacent communities and special districts.

The comments in this review apply to the entire plan, however, absent an Orderly Annexation agreement, the recommendations apply to only to the area with the City’s existing municipal boundary. At such time as an Orderly Annexation agreement is executed by the parties and accepted by the Municipal Boundary Adjustment Office, the City can request that the Council re-examine and accept the plan for the entire Orderly Annexation area. Absent such a re-examination and action by the Council, the City is required to submit plan amendments for each annexation, before the proposed land use and services are extended to the annexed lands.

Rationale – Standard of Review & Findings

1. Does the proposed Plan conform to Regional Systems Plans?
2. Is the Plan consistent with 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 (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

The Council awarded the City of Carver a \$20,000 planning grant to help with the preparation of its plan. Fifty percent of the grant has been paid to date; the remainder awaits Council action on the Plan and City adoption of the plan following Council action.

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

Review of the City of Carver 2030 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 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.

Transportation

Roads and Transit

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

The Update is in conformance with the Transportation Policy Plan and addresses all the applicable transportation and transit requirements of a comprehensive plan.

TH 212, a principal arterial, is being reconstructed as a four-lane freeway on approximately 12 miles of new alignment that runs southwesterly from Hennepin CSAH 4 in Eden Prairie to just west of CR 147 in Carver. The transportation chapter of the Carver plan includes an extensive analysis of existing and future transportation deficiencies and recommends improvements to the minor arterial, major and minor collector and local roadway networks that will be needed to support future development expected, in part, by the completion of new TH 212.

The Update shows Dahlgren Road as a B-minor arterial; which is classified in the Council's functional classification system as a Major Collector. The City has advised that the functional classification of Dahlgren Road was made to be consistent with the Carver County Transportation

Plan, and that it understands that the County will be requesting the change in functional classification through the TAC-TAB process.

Carver lies within Transit Market Area IV. The Update accurately reflect the types of transit services available for the market area. Dial-a-ride service is provided by Carver Area Rural Transit.

Aviation

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

The Update is in conformance with the Aviation System Plan and consistent with Council aviation policy.

Water Resources Management

Wastewater Service

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

The Update summarizes the City's vision for the next 20 years or to year 2030. The forecasts as presented in the Update are consistent with the Council's forecasts for the City, and the combined areas of the existing City and its proposed future growth area are in conformance with the regional system plan for wastewater services.

The current wastewater treatment plant, which is owned and operated by the City, is currently nearing capacity. In 2006 the City's designation was changed from being a Rural Center to a Rural Growth Center thereby allowing the City to request connection to, and service through, the regional disposal system. The Council, at the request of the City, is currently planning for the extension of the regional disposal system to phase out the City's wastewater treatment plant. These regional improvements will be completed by the end of 2010. Significant growth cannot occur within the City until the treatment plant is phased out and regional wastewater services are extended to the City.

The Plan identifies areas of Dahlgren Township, which will be annexed into the City. The majority of the growth for the City will occur in areas of what is now the Township. The City and Township do not currently have an orderly annexation agreement for these areas. Carver County has the planning authority for the Township. The Council will not include sewered growth in Dahlgren Township as part of the City's projections until there is either an orderly annexation agreement covering the areas or annexation occurs. Once any annexation occurs the City understands a Comprehensive Plan Amendment will be required before growth forecasts can be increased and sewer permits recommended to the Minnesota Pollution Control Agency (MPCA).

The Plan identifies land uses and provides net acreages for each specific land use in both the existing City limits and those portions of Dahlgren Township anticipated for future annexation to the City. The plan identifies a low-density residential density range of 2 to 4 units per acre and a medium density residential density range of 4 to 8 units per acre. The Plan states that the overall net minimum residential density at build-out for the community will be approximately 3.1 units per acre.

The Plan provides sanitary flow projections in 5-year increments. The basis for the projections was given in the Plan and were determined appropriate for planning for local services. The City's plan states that its total system flow at ultimate build-out will be 3.19 million gallons per day (MGD). The City and the Council have entered into an agreement whereby the Council will provide capacity within its regional system of 3.50 MGD. Therefore the ultimate flow projection of 3.19 MGD represents an underutilization of the Regional capacity being provided to the City. The City conducted a system capacity analysis and has determined that the local trunk and lateral system can accommodate the 3.50 MGD level of service by operating portions of its sanitary conveyance system under slightly surcharged conditions. The City has calculated the extent of these potential surcharges

and has determined that the system can operated under such conditions without backing flow into adjacent homes. The City has “committed to ensuring that adequate capacity is available in the City’s Sanitary Sewer System to handle the average daily flow of 3.5 MGD that the Met Council has agreed to provide in its interceptor sewer project”. The City has determined that improvements to the pipe segments that could be subject to surcharged conditions at the 3.5 MGD flow rate are not necessary. However, if in the future, problems arise as a result of operating the system under surcharged conditions, the City will be expected to make the necessary system improvements to utilize the full 3.5 MGD of capacity that is being provided in the Regional Disposal System for it.

The City’s Plan outlines system maintenance and I/I reduction programs. The City’s I/I work efforts includes disconnection programs for clear water sources, smoke/dye testing, televised inspection and rehabilitation of its system. The City is currently updating its sanitary sewer use ordinances to include specific language prohibiting sump pump connections to the regional collection system.

Tier II Comments

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

The Tier II Sewer Plan identifies the development and extension of sanitary sewer services into surrounding Township areas for which no orderly annexation agreements exists between the City and Dahlgren Township. The Council has reviewed the plan for the existing City and for the areas of Dahlgren Township proposed for future annexation and finds that it raises no regional system or policy issues as proposed. However, because the City does not have an Orderly Annexation Agreement covering the planning area of future urbanization in Dahlgren Township, the Council cannot act to approve the entire Tier II plan at this time. For this reason, the Council should only approve that portion of the Tier II plan applicable to the existing municipal boundary of the City of Carver.

Before any extension of service can be authorized – recommended for approval for MPCA permit applications - for areas of what is now Dahlgren Township, the Tier II plan must be amended by the City to include the area being annexed and the amended plan and related plan amendment must be submitted to the Council for approval.

With this understanding the Sewer Element of the Plan has been reviewed against the requirements for Tier II Comprehensive Sewer Plans and found to be complete and consistent with Council polices. Upon adoption of the Plan by the City, the action of the Council to approve the Tier II Plan becomes effective. At that time the City may implement its plan 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 Council for its records.

The Council recommends that the final version of the City’s Sewer Use Ordinance include specific language that prohibits the connection of clear water sump pumps to the wastewater collection system.

Surface Water Management

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

Carver’s Update fulfills the requirements for local surface water management plans. The City’s Surface Water Management Plan (SWMP) is consistent with the Council’s 2030 Water Resources Management Policy Plan. The Council reviewed and commented on Carver’s Surface Water Management Plan (SWMP) in 2007. The City’s SWMP was found adequate to meet the requirements of a local plan.

Carver is located in the Carver County and the Lower Minnesota River watersheds. The Carver County Watershed Management Organization’s watershed management plan was approved by the

Board of Water and Soil Resources (BWSR) in 2001. The Lower Minnesota River Watershed District’s watershed management plan was approved by BWSR in 1999.

The City should be advised that the Carver County Watershed Management Organization is in the process of updating its watershed management plan. The new plan is expected to be approved and adopted in 2008 or 2009.

The City needs to submit to the Council the dates when the City’s current SWMP is approved by the Carver County Watershed Management Organization and the Lower Minnesota River Watershed District. The City also needs to submit to the Council the final adopted version of the SWMP and the date the City adopts the final version of the plan.

In the near future, the City will need to update its SWMP, submit that plan to the Council and Carver County Watershed Management Organization for review and have the Carver County Watershed Management Organization approve the new plan within two years from the date that BWSR approves the revised watershed management plan.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

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

The Update is consistent with Council’s revised System Statement forecasts for Carver and that portion of Dahlgren Township included in the City’s plan. The following table shows the two sets of forecasts, as well as combined. Forecasts in the Community Background Chapter (Table 2-10) and Wastewater Chapter represent growth in present-day Carver and in future growth areas to be annexed from Dahlgren Township.

Council’s forecasts for the City will not be officially revised to incorporate forecasts for growth area in what is now Dahlgren Township, until the areas are annexed to the City or incorporated into an Orderly Annexation Agreement. Note that the Growth Forecasts (Table 2-10) in the Update also contains a column that is designated “Build out,” which is described as “projections based on the entire Comp Plan Study Area.” This Council review does not encompass or accept the “build out” projections, as they are intended to occur after the 2030 planning period.

Table 1: Council Forecasts

| | POP 2010 | POP 2020 | POP 2030 | HH 2010 | HH 2020 | HH 2030 | EMP 2010 | EMP 2020 | EMP 2030 |
|---|-------------|-------------|-------------|------------|------------|------------|-------------|-------------|-------------|
| <u>Carver – Existing boundary</u> | 700 | 12450 | 15000 | 250 | 4560 | 5650 | 500 | 2000 | 2800 |
| <u>Dahlgren Twp part of Carver plan</u> | 4680 | 4630 | 4560 | 1800 | 1850 | 1900 | 200 | 200 | 230 |
| <u>Combined</u> | 5380 | 17080 | 19560 | 2050 | 6410 | 7550 | 700 | 2200 | 3030 |

2030 Regional Development Framework and Land Use

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

The Update is consistent with the 2030 Regional Development Framework’s (RDF). The RDF designated the City of Carver as part “Rural Center” and part “Agricultural.” In 2005 and 2006, the City appealed its System Statement in part because of the RDF designations, and in part because of forecasts related to the future planning for urbanization of portions of Dahlgren Township. In response to the appeal, the Council agreed to change the designation of the City to “Rural Growth Center” and clarify the forecasts.

The City of Carver was designated by the Council as a “Rural Growth Center” on March 8, 2006. The 2030 Regional Development Framework (RDF) calls for Rural Growth Centers to plan for sewer residential development densities of 3-5 units per acre or higher, while retaining densities of one dwelling unit per 40 acres in Agricultural areas. The City plans for residential development at a minimum density of 3.22 units per net acre, consistent with Council policy.

The City’s plan proposes the incremental annexation and urbanization of the eastern part of Dahlgren Township consistent with the Council’s forecasts as noted above. The land use plan identifies prime natural resource amenities in both the existing City and the future annexation area and proposes to protect those areas from development consistent with Council policy. While the proposed overall density of 3.22 units per net acre is consistent with Council policy, the City is encouraged to explore opportunities for increasing the overall density of new post 2010 development by allowing higher densities in exchange for greater natural resource protections and/or affordable housing commitments. The Council needs to monitor the City’s achievements in meeting regional density standards assuring that the regional infrastructure and land is being use efficiently. To this end, the Council should require that the City participate the Council’s plat monitoring program beginning in 2009.

Because the City of Carver does not have an Orderly Annexation Agreement (OAA) in place with Dahlgren Township, the City has no legal jurisdiction over any portion of what is presently Dahlgren Township. The City plan for portions of Dahlgren Township have been evaluated by the Council staff and appear acceptable and in conformance with Council system plans and policies. However, those parts of the plan related to Dahlgren Township land cannot be put into effect until the City’s gains jurisdiction with through annexation or through a mutually agreed OAA between the City and Township.

Absent an OAA, the City needs to be advised that it can only put that part of its plan into effect that pertains to the area within the City’s existing (as of December 10, 2008) municipal boundary. If the City and Township are able to agree to an OAA in the future, the City could at that time resubmit its plan for the combined area to the Council for review and acceptance. Meanwhile, the City will need to submit comprehensive plan amendments (CPAs) for any areas of Dahlgren Township that are being annexed by the City at the time of annexation.

Housing

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

The Update is consistent with the Council’s housing policy and meets the affordable housing planning requirements of the Metropolitan Land Planning Act (MLPA). The plan acknowledges the City’s share of the region’s affordable housing need for 2011-2020 which is 894 units. To provide opportunities to meet this need the plan indicates that approximately 600 acres of land will be available for medium density residential development, at 4-8 units per acre, and 100 acres designated for high density residential development at 7.5-15 units per acre. In addition, the City has designated 2 additional land use categories (Mixed Residential and Mixed Commercial) that provide the opportunity for additional medium and high density residential development on 550 acres. The plan provides the implementation tools and programs the City will use to promote opportunities to address its share of the region’s housing need.

The plan indicates the City is committed to continue working with the Carver County Community Development Agency (Carver County CDA) to address low- and moderate-income housing needs. The City participated with the Carver County CDA in 2007 in the development of the 2007 Carver County Housing Study. The plan also indicates the City will pursue opportunities with Minnesota Housing and other partners to maintain and advance housing affordability in the community and to accommodate additional new affordable units. Carver is a participant in the Local Housing Incentives program of the Livable Communities Act.

Individual Sewage Treatment Systems (ISTS) Program

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

The Update is consistent with Council policy relative to ISTS. The Update indicates there are 40 operating ISTS within the City limits. Figure 4 in the Update identifies the location of the ISTS within the City. Existing isolated parcels of record may construct replacement ISTS and undeveloped lots may install new ISTS, if public sewer services are located more than 66 feet from property lines, provided the proposed ISTS systems meets Carver County requirements. Responsibility for program oversight has been delegated to Carver County. The County's ISTS Ordinance and maintenance management program are consistent with MPCA Chapter 7080 Rules and Council policies.

Additionally, there are 122 existing properties in the City with 'grey water' systems. These systems consist of septic tanks whose effluent pipe has been connected to the City sanitary sewer system. The City has assumed responsibility for maintenance and pumping of these systems. The City has a program in place to eliminate all of grey water systems, and is currently removing approximately ten per year by directly connecting the residence to the local sanitary sewer system and either removing or properly abandoning the existing septic tanks.

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 Council's Water Resources Management Policy Plan. The Council recommends the City continue to implement conservation programs targeted at reducing residential water use.

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 contains a section on Solar Access Protection as required by the MLPA.

Aggregate Resources Protection

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

The City's Update is consistent with the Council's aggregate resources protection policies. The Update indicates that extensive portions of the proposed Dahlgren Township annexation area contain possible aggregate resources. Some of the resources have been preliminarily determined not to meet industry standards, some are located within environmentally sensitive areas, and still other deposits have been determined to be viable and will most likely result in extraction activities. Map 3-5 in the Update overlays the aggregate resources with known environmentally sensitive areas. Until such time as areas within Dahlgren Township are annexed to the City, aggregate resource extraction proposals will be subject to Carver County regulations. The City has adopted regulatory measures to ensure that annexed Dahlgren Township parcels containing aggregate resources meeting industry standards will be evaluated for extraction prior to or concurrent with urbanization/development.

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 2030 Comprehensive Plan Update to adjacent local units of government, school districts, counties and special districts for comment in February 2008. Carver received responses from the City of Chaska, Carver County and Scott County. Scott County made one specific recommendation related to a road, which the City of Carver agreed to address in its plan. Chaska raised a general issue related to affordable housing, which the City of Carver acknowledged and to which it responded. Carver County made extensive comments related to the draft plan to which the City responded in some cases agreeing to make recommended changes, and in others simply acknowledging the County's comments. There do not appear to be any compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts.

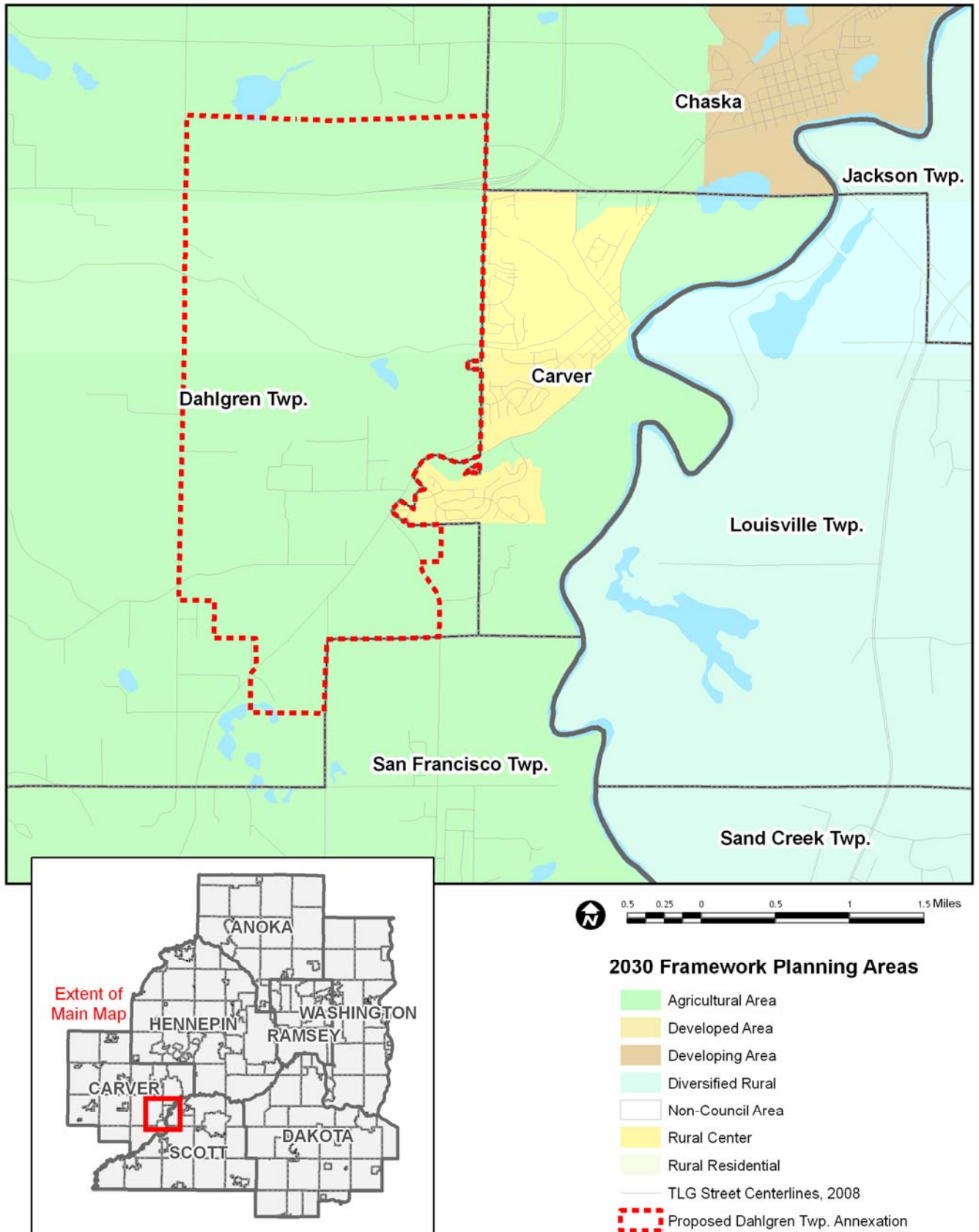
DOCUMENTS SUBMITTED FOR REVIEW:

- 2008 Comprehensive Plan Update Transmittal Form
- City of Carver *2030 Comprehensive Plan*, dated September 2008
- Surface Water Management Plan, City of Carver, dated August 2008
- Comprehensive Sanitary Sewer Plan, City of Carver, dated August 2008
- Transportation Plan Report, City of Carver, dated August 2008
- Water Supply & Distribution Plan Final Report, Carver, Minnesota, dated August 2008
- City of Carver Zoning Map, Updated September 2008
- City of Carver Zoning Ordinance, Chapter 12
- City of Carver Subdivision Ordinance, Chapter 13
- City of Carver Floodplain Management Ordinance, Chapter 14
- Financial Management Plan (includes Capital Improvement Program)
- Collaborative Planning, LLC letter to Phyllis Hanson, dated September 8, 2008, responding to the Met Council's informal review of the draft City of Carver 2008 Comprehensive Plan Update
- Collaborative Planning, LLC letter to Kevin Ringwald, City of Chaska
- Collaborative Planning, LLC letter to Brad Davis, Scott County
- Collaborative Planning, LLC letter to Paul Moline, Carver County
- Brad Schleeter, Bonestroo Memorandum to MCES, dated October 21, 2008, re: Technical Memo to Address Council Comment
- James Elmquist letter to Kyle Colvin, dated October 21, 2008, re: Sanitary Sewer Capacity

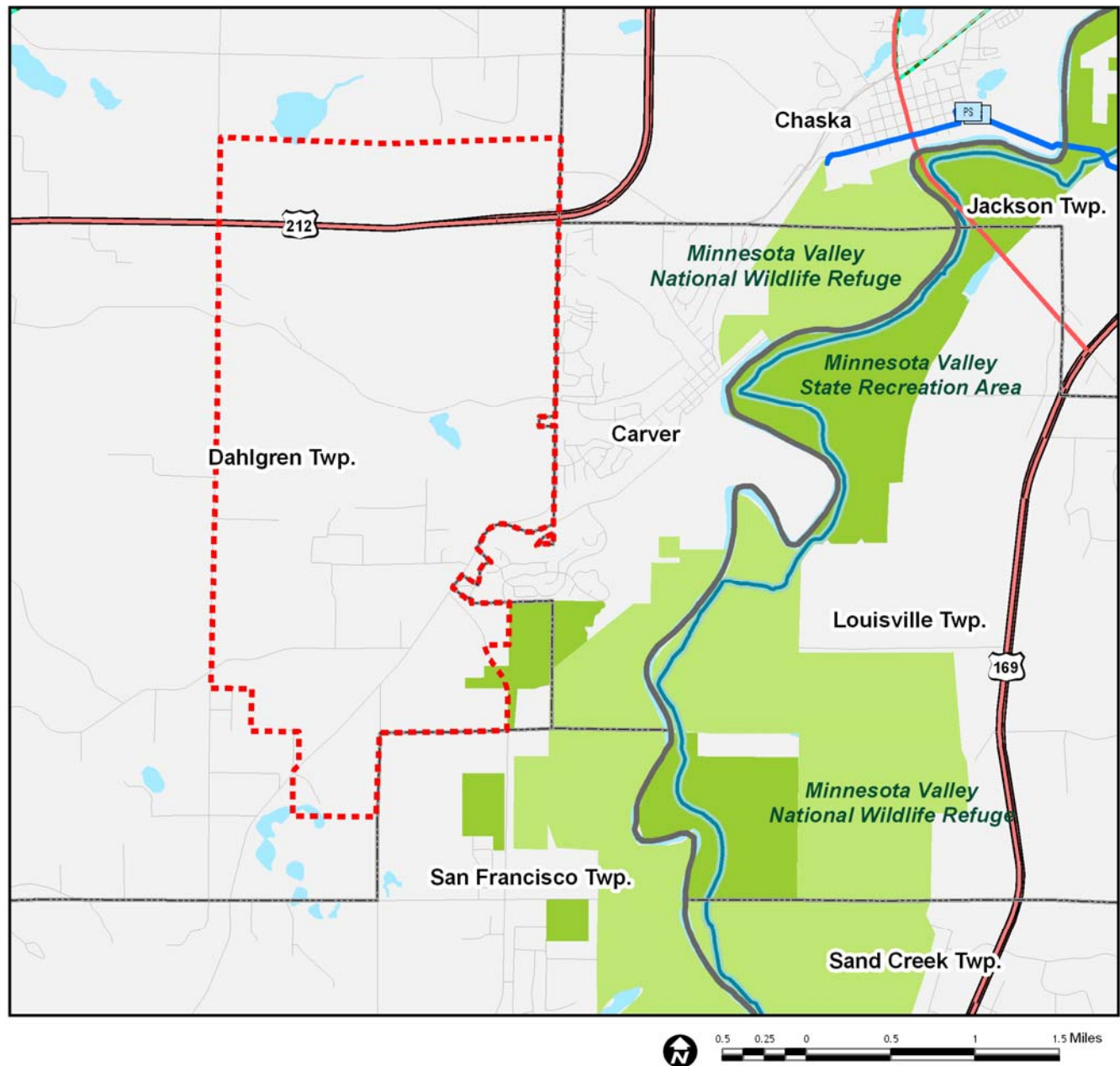
ATTACHMENTS

- Figure 1: Location Map with Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- 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 Showing 2030 Regional Framework Planning Areas, City of Carver and Dahlgren Township Annexation Area, Carver County



**Figure 2. Regional Systems Map,
City of Carver and Dahlgren Township Annexation Area, Carver County**



Regional Systems

Wastewater Services

- Meters
- Lift Stations
- Interceptors
- Treatment Plants
- Interstates
- US Highways
- State Highways
- Transportation

Regional and State Trails

- Regional Existing
- Regional Planned
- Regional Proposed
- Existing State Trail

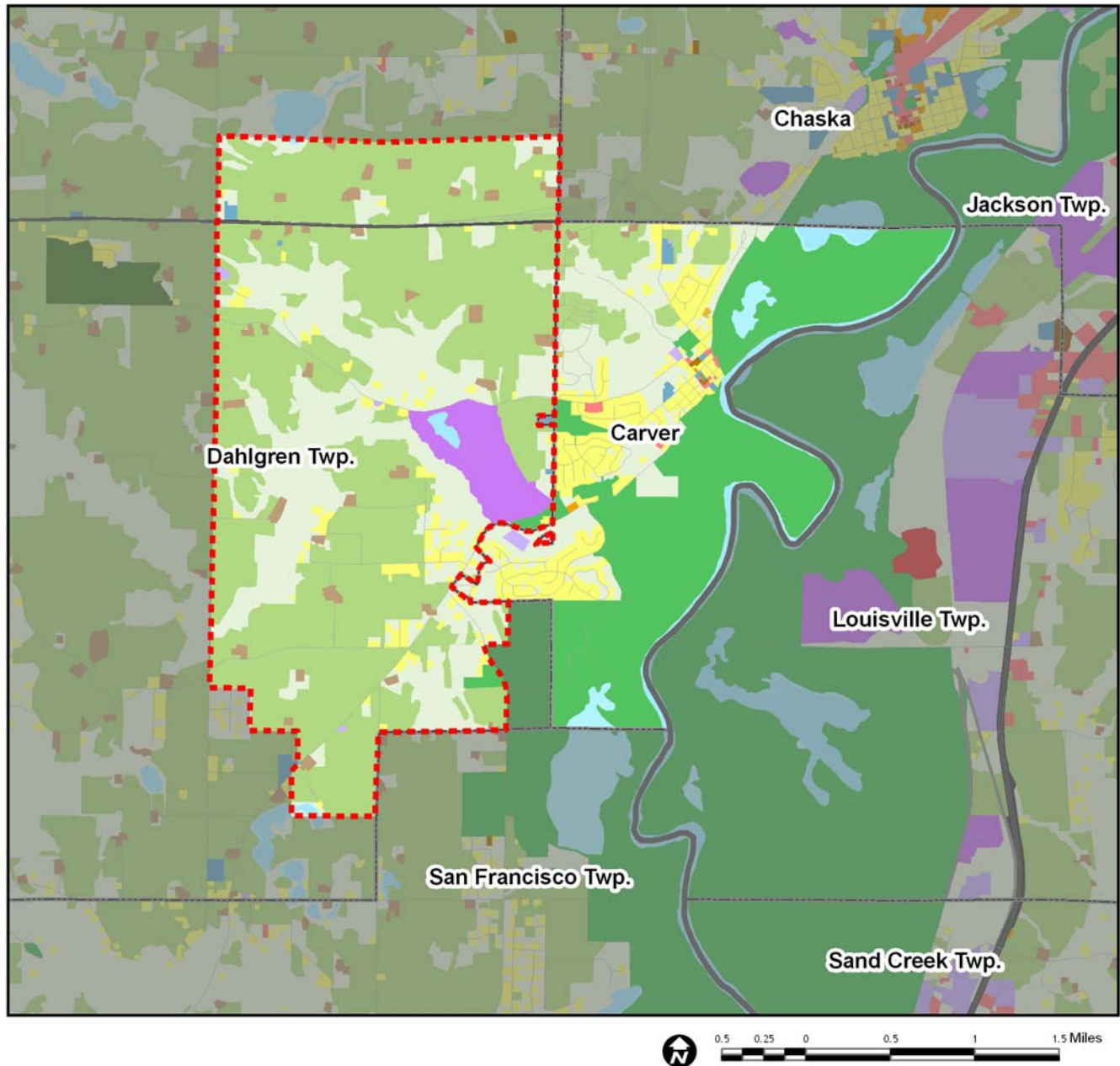
Recreation Open Space

- Regional Park Reserve
- Regional Park
- Special Recreation Feature

State and Federal Land

- Federal
- State
- TLG Street Centerlines, 2008
- Proposed Dahlgren Twp. Annexation

**Figure 3. Existing Land Use Map,
City of Carver and Dahlgren Township Annexation Area, Carver County**



Existing Land Use (Metro Council, 2005)

Single Family Residential

- Farmstead
- Seasonal/Vacation
- Single Family Detached
- Manufactured Housing Park

Multifamily Residential

- Single Family Attached
- Multifamily

Mixed Use

- Residential
- Industrial
- Commercial, Other

- Industrial and Utility
- Extractive
- Institutional
- Park, Recreational or Preserve
- Golf Course
- Agricultural
- Undeveloped
- Water

- Office
- Retail and Other Commercial
- Major Highway
- Railway
- Airport

- Proposed Dahlgren Twp. Annexation
- TLG Street Centerlines, 2008

**Figure 4. Future Land Use Map,
City of Carver and Dahlgren Township Annexation Area, Carver County**

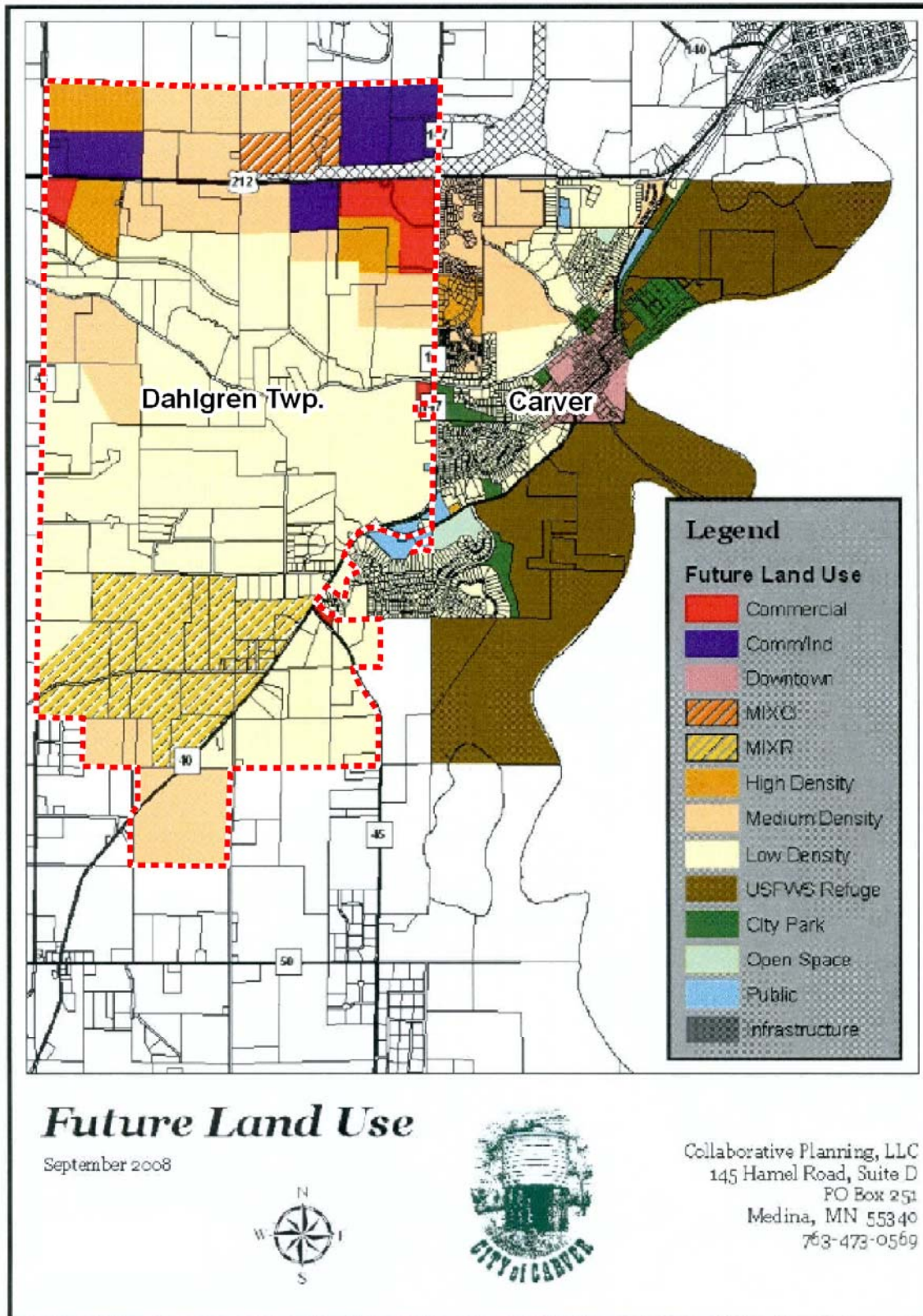


Table 2

Figure 3.1 Existing and Planned Land Use Table (In acres)

| Within Urban Service Area | Allowed Density Range Housing | | Existing (2000) | 2010 | 2015 | 2020 | 2025 | 2030 / Buildout | Change 2000-2030 |
|-------------------------------------|-------------------------------|------------------|-----------------|-------------|-------------|-------------|-------------|-----------------|------------------|
| | Minimum | Maximum | | | | | | | |
| Residential Land Uses | | | | | | | | | |
| Low Density Residential | 2 | 3.5 | 405 | 600 | 1000 | 1300 | 1700 | 2093 | 1688 |
| Medium Density Residential | 4 | 8 | 0 | 200 | 400 | 600 | 800 | 968 | 968 |
| High Density Residential | 7.5 | 15 | 0 | 30 | 60 | 100 | 140 | 186 | 186 |
| Mixed Use Primarily Residential* | 4 | 8 | 0 | 250 | 490 | 490 | 490 | 490 | 490 |
| Downtown Mixed | 4 | 8 | 60 | 70 | 70 | 70 | 70 | 70 | 10 |
| C/I Land Uses | | | | | | | | | |
| | Est. Employees/Acre | | | | | | | | |
| Commercial | 25 | | 0 | 30 | 60 | 90 | 118 | 118 | 118 |
| Industrial | 7 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Commercial/Industrial | 26 | | 0 | 30 | 100 | 125 | 175 | 243 | 243 |
| Office | 28 | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mixed Use Primarily C/I* | 26 | | 0 | 0 | 20 | 75 | 99 | 99 | 99 |
| Extractive | | | | | | | | | 0 |
| Public/Semi Public Land Uses | | | | | | | | | |
| Institutional | | | | 49 | 49 | 49 | 49 | 49 | 49 |
| Parks and Recreation | | | 460 | 1328 | 1328 | 1328 | 1328 | 1328 | 868 |
| Open Space | | | 245 | 25 | 25 | 25 | 25 | 25 | -220 |
| Roadway Rights of Way | | | | | | | | | 0 |
| Utility | | | | | | | | | 0 |
| Railroad | | | | | | | | | 0 |
| Airport | | | | | | | | | 0 |
| Subtotal Sewered | | | 1170 | 2612 | 3602 | 4252 | 4994 | 5669 | 4499 |
| Outside Urban Service Area | | | | | | | | | |
| | Minimum lot size | Maximum lot size | Existing (2000) | 2010 | 2015 | 2020 | 2025 | 2030 | Change 2000-2030 |
| Rural Residential 2.5 acres or less | | | | | | | | | 0 |
| Rural Residential 2.5 -10 acres | | | | | | | | | 0 |
| Rural Residential 10-40 acres | | | | | | | | | 0 |
| Agricultural 40+ acres | | | 1025 | | | | | | -1025 |
| Subtotal Unsewered | | | 1025 | | | | | | -1025 |
| Undeveloped | | | 210 | 400 | 600 | 800 | 1000 | 1121 | |
| Wetlands | -- | -- | | | | | | | 0 |
| Open Water, Rivers and Streams | -- | -- | | | | | | | 0 |