

**C** Community Development Committee  
Meeting date: February 16, 2010

Item: 2010-51

**E** Environment Committee  
Meeting date: February 9, 2010

**ADVISORY INFORMATION**

<b>Subject:</b>	Carver County & Townships 2030 Comprehensive Plan Update Review File No. 20668-1 and Laketown Township Tier II Comprehensive Sewer Plan
<b>District(s), Member(s):</b>	District 4, Councilmember Craig Peterson (651-602-1474)
<b>Policy/Legal Reference:</b>	Minnesota Statute Section 473.175
<b>Staff</b>	Jim Uttley, Principal Reviewer (651-602-1361)
<b>Prepared/Presented:</b>	Phyllis Hanson, Manager, Local Plng Assist. (651-602-1566) Kyle Colvin, Eng. 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 Carver County to put its 2030 Comprehensive Plan Update into effect.
2. Authorize the following townships to put their 2030 Comprehensive Plan Updates into effect: Benton, Camden, Dahlgren, Hancock, Hollywood, Laketown, San Francisco, Waconia, Watertown and Young America.
3. Adopt the advisory comments for transportation and land use presented in those sections of the review record.
4. Accept the revised forecasts as shown in Table 1, 2 and 3 of this report.

**Recommendations of the Environment Committee**

Approve Laketown Township's Tier II Comprehensive Sewer Plan.

## **ADVISORY COMMENTS**

### **Carver County & Townships 2030 Comprehensive Plan Update and Laketown Township Tier II Comprehensive Sewer Plan**

Review File No. 20668-1 - Council Business Item No. 2010-51

The following Advisory Comments are part of the Council action authorizing the County and its townships to implement their 2030 Comprehensive Plan Updates ("Update") and approving the Laketown Township Tier II Comprehensive Sewer Plan:

#### **Community Development Committee**

1. The County and its townships are reminded that Minnesota Statutes 473.864 requires them 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 County Board and township boards resolutions 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 Laketown Township Board of Supervisors. After the Tier II Sewer Plan becomes effective, the Township 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 Laketown Township Board of Supervisors Resolution adopting its Update, including the Tier II Sewer Plan, must be submitted to the Council.

## Background

Carver County is located in the southwestern portion of the Twin Cities metropolitan area. Figure 1 shows the general location of Carver County and its subdivisions, and the County's *2030 Regional Development Framework* (RDF) designation, which identifies Carver County townships as Agricultural, except for Laketown Township which is designated "diversified rural." Figure 2 shows existing and planned regional systems in Carver County.

Like most counties in the Region, Carver County experienced substantial growth during the late 1990's and early 2000's. According to the 2000 census, the county (including the cities) had grown about 247% (22,000 people) between 1990 and 2000. The Council forecasts that the county will grow by nearly 85,000 people and 34,400 households between the years 2010 and 2030.

The county contains a wide variety of communities and lifestyles. In 2007, the cities of Chanhassen, Chaska, Victoria and Waconia were home to over 62,000 people. The county also has seven rural growth centers, Carver, Cologne, Hamburg, Mayer, New Germany, Norwood Young America and Watertown. The remainder of the county is the 10 townships, which provide extensive agriculture, rural single-family residential, and some limited commercial areas. The townships comprise about 295 square miles, of that about two thirds is in agricultural and farmstead uses, and the remainder in general rural uses.

Carver County is responsible for planning and zoning in the unincorporated (township) areas of the County. The Update fulfills the Metropolitan Land Planning Act (MLPA) and system statement requirements for the townships of Benton, Camden, Dahlgren, Hancock, Hollywood, Laketown, San Francisco, Waconia, Watertown and Young America.

## 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**

Carver County received a Local Planning Assistance Grant of \$50,000 to assist in the preparation of this Update for itself and its 10 townships.

## **Known Support / Opposition**

There is no known opposition.

# REVIEW RECORD

## Review of the Carver County & Townships 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 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 existing regional parks system facilities in Carver County include:

##### **Carver County**

Baylor Regional Park  
Lake Minnewashta Regional Park  
Lake Waconia Regional Park

##### **Three Rivers Park District**

Carver Park Reserve  
Lake Minnetonka LRT Regional Trail  
Minnesota River Bluffs LRT Regional Trail

The planned and proposed regional parks system facilities include:

Dakota Rail Regional Trail	Miller Lake Regional Park Search Area
Highway 5 Regional Trail	MN River Bluffs Regional Park Search Area
Highway 101 Regional Trail	Twin Cities & Western Regional Trail
Lake Waconia Regional Trail	Southwest LRT Connection Regional Trail
Lake Waconia – Carver Regional Trail	Western Carver Co. Regional Trail Search Area

State and Federal park and open space units within the County provide outdoor recreation opportunities and natural resource conservation for the public and are considered part of the regional recreation open space system. The Minnesota Department of Natural Resources operates the Luce Line State Trail, Assumption Wildlife Management Area (WMA), Patterson WMA, Raquet WMA, Schneewind WMA

and the Minnesota Valley State Trail and Recreation Area. The University of Minnesota manages the Minnesota Landscape Arboretum, and the US Fish and Wildlife Service manages the Minnesota Valley National Wildlife and Recreation Area.

The Update acknowledges and plans for these regional parks system facilities. The Update proposes a trail crossing of the Minnesota River to Scott County at the Union Pacific Railroad corridor as well as an extension of the Minnesota River Bluffs Regional Trail from Chaska to Carver, with the possibility of being extended to Belle Plaine after 2030. These trails were not identified as regional trails in the *2030 Regional Parks Policy Plan*; however, the County may seek regional status for these proposed trails when the Council updates its RPPP in 2010.

## **Transportation**

### ***Roads and Transit***

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

The Update is in conformance with the Transportation Policy Plan (TPP) adopted in 2004, and addresses all the applicable transportation and transit requirements of a comprehensive plan.

Carver County is served by segments of three principal arterials: TH 7 and TH 212 which both run east-west through the county. The eastern section of TH 212 has recently been reconstructed on new alignment as a four lane freeway. An alignment for a new, future TH 41 Minnesota river crossing connecting TH 212 and TH 169 in Scott study is under study. However, there are no plans to construct this bridge before 2030.

Areas of Carver County are within Market Areas III and IV. Service options for Market Area III include peak-only express, small vehicle circulators, midday circulators, special needs paratransit (ADA, seniors), and ridesharing. Service options for Market Area IV include dial-a-ride, volunteer driver programs, and ridesharing.

### Advisory Comments

**Functional Classification:** The Update includes a “future” functional classification system (Fig. 9) that contains a number of proposed changes to the TAB’s Functional Classification Map. These changes must be submitted to the TAC Planning Committee for review and approval, which is a process separate from the Comprehensive Plan Update review process.

**TAZ Allocation:** The TAZ allocation of population, household and employment forecasts (Table C-1) agrees with the county totals on Table 4. This includes “pending” numbers agreed upon by the Council’s Research Staff. There are some slight differences in the community numbers for New Germany and combined Dahlgren Township/City of Carver, but for transportation modeling purposes, these differences are insignificant.

**Transit:** It would be helpful to include the following to the transit section of the introduction of the transportation chapter (p. 4):

- A description of the Transit Market Areas as described on page 12 of the transportation chapter.
- An edited description of the CART service to clarify that it is available to the general population of the county, not just seniors and the disabled.
- A statement on page 4 that acknowledges that a commuter rail line through the county is not part of the region’s Transportation Policy Plan

Transit policy T-5 (p. 10) discusses the County Board's desire to coordinate transit planning and to consider commuter rail on the TCW line. The last sentence of this policy should delete the word "commuter" before "rail"; which implies that the TCW is already offering commuter service.

### **Aviation**

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

The Update is in conformance with the TPP and consistent with Council Aviation policy.

## **Water Resources Management**

### **Wastewater Service**

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

The Update is in conformance with the 2030 Water Resources Management Policy Plan (WRMPP). The Update represents 10 Townships in Carver County, and is their guide for future growth and development through the year 2030. With the exception of Laketown, the Townships included in the Plan are entirely provided wastewater service through the use of private wastewater systems, or ISTS'. The Plan indicates continued wastewater services will be provided through the use of ISTS' through 2030, with the exception of Laketown Township. Laketown Township is party to an orderly annexation agreement which will ultimately result in the annexation of the Township into the cities of Chaska, Victoria, and Waconia before the year 2030.

With the exception of Laketown, the remaining nine Townships included in the Plan do not propose nor anticipate requesting connection to the Regional Wastewater Disposal system within the 20-year planning period. Therefore, those nine Townships are not required to submit for approval a Tier II Comprehensive Sanitary Sewer Plan.

The Metropolitan Council does not have plans to provide wastewater services to any of the Townships included in the Plan within the 2030 planning period, with the exception of Laketown.

### **Tier II Comments (Laketown Township)**

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

The Metropolitan Council Environmental Services currently provides wastewater treatment services to the Township. Wastewater generated within the Township is conveyed to and treated at the Metropolitan Council's Blue Lake Wastewater Treatment Plant in Shakopee. The Township is provided wastewater conveyance service through interceptor's 7508, 9204, and 7020 (Crown College). The Update projects that the City will have 220 sewered households and no sewered employees by 2020. The Township will be annexed into the cities of Chaska, Victoria, and Waconia before the year 2030. The Metropolitan Disposal System with its planned scheduled improvements has or will have adequate capacity to serve the Township's growth needs as identified in the Plan.

The Update provides sanitary flow projections in 10-year increments. The rationale, for the projections, is given in the Update and determined appropriate for planning for local services.

Laketown Township is not currently identified as a community impacted by wet weather occurrences. The Update however does include a description of an I/I reduction plan which includes inspection and routine maintenance of the sanitary sewer system. The Township has adopted an ordinance that prohibits the connection of sump pumps, rain leaders, and passive drain tile from the sanitary sewer system.

## **Surface Water Management**

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

The Update is in conformance with the WRMPP for local surface water management. Carver County is responsible for watershed management planning for the Carver County Watershed Management Organization (CCWMO), which covers most of the county. The Board of Water and Soil Resources approved the Carver County Watershed Management Organization's watershed management plan in 2001. Carver County is in the process of updating this plan and hopes to have a new plan adopted in 2010.

Carver County is responsible for planning for the townships. All cities and townships within the Carver County Watershed Management Organization (CCWMO) planning area were required to prepare local water management plans in response to the County's watershed management plan update in 2001. Since the Update covers the planning requirements for Benton, Camden, Dahlgren, Hancock, Hollywood, Laketown, San Francisco, Waconia, Watertown, and Young America Townships, the Update needed to fulfill the local surface water management plan requirement for those townships. All of the townships have adopted the 2001 CCWMO plan as their local surface water management plan. This fulfills the requirement for a local surface water management plan for these townships. However, when the new CCWMO plan is adopted, the townships will need to either adopt that new plan as their local surface water management plan or prepare a new local surface water management within two years.

## **CONSISTENCY WITH COUNCIL POLICY**

### **Forecasts**

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

The Update is inconsistent with Council's forecasts and regional policy contained in the System Statement sent to the County. However, the County's planning includes a forecast revision to reflect the post-annexation population, households and employment of Dahlgren Twp and Carver city. Council staff finds this revision reasonable and acceptable. With approval of the County's Update, the Council's forecasts for Dahlgren Twp and the City of Carver city will be revised to represent post-detachment and post-annexation levels:

**Table 1 – Council Forecasts for Dahlgren Township**

	<b>Census</b>	<b>Previous Forecasts</b>			<b>Revised Forecasts</b>		
	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
Population	1,453	2,200	14,000	16,600	1,500	1,550	1,600
Households	479	750	5,110	6,250	500	550	600
Employment	203	600	2,150	3,000	100	150	200

**Table 2 – Council Forecasts for City of Carver**

	<b>Census</b>	<b>Previous Forecasts</b>			<b>Revised Forecasts</b>		
	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
Population	1,266	4,680	4,630	4,560	4,680	16,130	19,560
Households	458	1,800	1,850	1,900	1,800	6,160	7,550
Employment	176	200	200	230	700	2,200	3,030

This forecast revision matches the forecast revision utilized by the City of Carver in its Update; reviewed and approved by Council action, December 10, 2008. For reference, the Council's original and revised forecasts for Carver County are:



**Table 3 – Original and Revised Council Forecasts for Carver County**

	Census	Previous Forecasts			Revised Forecasts		
	2000	2010	2020	2030	2010	2020	2030
Population	70,205	104,470	138,720	174,630	107,240	162,880	198,500
Households	24,356	39,410	53,090	68,510	40,330	62,430	77,780
Employment	28,740	38,940	47,460	52,430	40,560	51,540	59,080

**2030 Regional Development Framework and Land Use**

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

The Update is consistent with the *2030 Regional Development Framework*, which designates areas under County planning jurisdiction as Agricultural, with eastern portions of Laketown Township designated as Diversified Rural. The Update directs growth to occur in municipalities where urban services already exist.

The Update guides the lands designated in the cities' comprehensive plans as receiving sewer service by 2030 as Transition Policy Areas. The Transition Policy Areas are intended to define that the areas cities will need for future expansion, prohibit interim large lot residential development and land uses not compatible with future land use, and provide for the efficient growth of the cities and the economical extension of services to developing areas. Lands within the Transition Areas are guided at densities no greater than 1 unit per 40 acres. The Update indicates that approximately 30,000 acres of land within the County's jurisdiction falls within the Transition Areas category and is planned to be annexed into municipalities by 2030, as shown in Table 4 below.

**Table 4 – Summary of Existing and Future Land Use Change\***

Land Use Category	2008 (acres)	2030 (acres)
Single Family Residential	391	0
Multi-family Residential	1	0
Mixed Use (Residential)	114	96
Commercial	121	96
Industrial	194	169
Mixed Use (Commercial/Industrial)	4	4
Office	0	0
Extractive	234	43
Institutional	296	252
Park & Recreation	5,181	2,470
Utilities	4	0
Roadway Rights-of-Way	515	389
Railway	18	12
Airport	24	12
Rural Residential	7,943	6,706
Agricultural	147,255	127,209
Open Water	10,081	8,122
Wetlands**	24,558	21,388
Transition Area***	0	29,964
<b>Total</b>	<b>196,932</b>	<b>196,932</b>

\* This table is an aggregation of township land uses and excludes city lands. This table is adapted from supplemental materials submitted December 2, 2009.

\*\* The difference in wetland acreages is due to the absence of a wetland land use category in some City Comprehensive Plans. The difference does not reflect actual wetland loss and all Wetland Conservation Act requirements must be followed.

\*\*\* Land uses within the transition areas shown the 2030 land use map have been aggregated to create the total shown in this table. For final determination of future land use designations within transition areas, individual City comprehensive plans should be consulted.

The Update indicates that the majority of the land within the townships falls under the Agricultural Policy Area, which limits residential densities to 1 unit per 40 acres with allowances for limited higher densities in amenity areas and conservation incentives. This area is intended to preserve long-term agricultural land in farmable parcels. Within the Agricultural Policy Area, the Update provides for four residential density options: Option 1 at 1/40 density with no additional density in amenity areas, Option 2 for Wooded/Lakeshore Lots, Option 3 for high amenity areas, and Option 4 that provides Conservation Incentive.

Option 1 applies to Benton, Hancock, Hollywood, and Young America Townships and does not permit additional density beyond the base 1/40 density. Option 2 for Wooded/Lakeshore Lots applies to Camden, Dahlgren, Laketown, and Waconia Townships. This Option allows a base density of 1/40 with limited additional development based on building eligibilities, which are determined by existing residential lots of record. Option 3 applies to San Francisco and Watertown Townships and allows additional development in amenity areas, such as along lakeshore or in wooded areas, with a maximum density of one unit per 10 acres. Option 4 only applies to San Francisco Township and provides additional densities as an incentive for property owners to protect, preserve, enhance, or restore natural resources on their properties.

The Update also recognizes Rural Service Districts as existing small hamlets that have developed over the years and typically serve a neighborhood purpose or accommodate specialized facilities. The Update identifies Assumption, Bongards, East Union, Gotha, Maple, Hollywood Station, and Hollywood (Sports Complex) as Rural Service Districts. This designation limits residential development to that indicated in each of the Township's selected Agricultural Policy Area development option and instead provides specific development standards to enhance and support the role of each of the districts in the community.

#### Advisory Comment

The Update identifies three Opportunity Areas including multi-modal sites along the Twin Cities Western (TCW) railroad, the Highway 7/CSAH 10 intersection in Watertown Township, and an area in northeast Dahlgren and south southwest Laketown Townships with potential for transit and transit-related development. The Update indicates that varying degrees of study had been undertaken for each of these sites and their impacts on the community. The County is advised that prior to development in any of these areas, the County will need to submit comprehensive plan amendments to guide future land uses for these areas to the Council for review.

#### **Housing**

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

The housing element of the Carver County CPU is complete and fulfills the housing planning requirements of the MLPA. The Update provides a county-wide assessment of the housing stock, identifies affordable and life-cycle housing issues and needs, provides goals and strategies to address those needs, as well as implementation tools and programs that the County will use or make available to assist its cities and townships in addressing local housing needs. The Carver County Community Development Agency (CDA) through collaboration and partnering shall provide affordable housing opportunities for Carver County residents through construction of new housing and maintenance of existing housing and foster Economic and Community Development to cities in Carver County. The CDA is committed to providing a balanced housing supply to meet the varied needs of residents of all ages, lifecycle stages, household sizes, and socio-economic circumstances in all geographic areas of Carver County.

## **Individual Sewage Treatment Systems (ISTS) Program**

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

The Update is consistent with the WRMP for ISTS. It indicates that there are approximately 4800 systems serving households and businesses in the County. Ordinance Chapter 52 is used to regulate ISTS in the County. All ISTS in Carver County townships and cities are overseen by County staff with the exception of the systems operating in the City of Chanhassen. The County's program is consistent with MPCA Rules and Council policy requirements.

## **Water Supply**

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

Neither the county nor any of the 10 townships operate a public water supply system, and therefore are not required to complete water supply plans.

## **Resource Protection**

### ***Historic Preservation***

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

The Update addresses Historic Preservation as required by the MLPA.

### ***Solar Access Protection***

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

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

### ***Aggregate Resources Protection***

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

The Update contains a section on aggregate resources protection as required by the MLPA. It indicates, consistent with Minnesota Geological Survey Information Circular 46 data, the presence of viable aggregate resources in the County. The majority of the resources are located in the Minnesota River Valley outwash area within San Francisco Township and extending up into Dahlgren Township. The resources in San Francisco Township are characterized by woods, wetlands, and bluffs, which would be negatively affected by aggregate extraction. San Francisco Township has adopted an ordinance regulating aggregate extraction that is more extensive and restrictive than the County's to address issues specific to the Township. Mining currently takes place in eastern Dahlgren Township, within its Transition Area. Historically, mining of smaller, isolated deposits occurred in Laketown Township. Deposits within Camden, Hollywood, and Watertown Townships are typically somewhat larger in areal size, but shallower and of lower quality. Adequate policies are in place in the Update to maintain the ability to access aggregate resources in the future, while meeting other land use and natural resource preservation goals.

## **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 County submitted the 2030 Comprehensive Plan Update to adjacent local units of government, school districts, counties and special districts for comment in June 2008. The County received 100 pages of comments in 26 comment communications from various local governments, agencies and the public (noted under Documents – below). The County responded to all of the comments it received. 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 Carver County 2030 Comprehensive Plan*** (all materials, 1,042 pages)

- Title Page - AppExt pages 1-2
- Contents - AppExt page 3
- Introduction - AppExt page 3-8
- County Overview - AppExt page 9-21
- Land Use Chapter - AppExt pages 22-52
- Aggregate Resources - AppExt pages 53-54
- Solar Access - AppExt page 55
- Housing – AppExt pages 56-63
- Historic Preservation - AppExt page 64-66
- Airports - AppExt page 67
- Land Use Implementation - AppExt page 68
- Benton Township Plan - AppExt page 70-79
- Camden Township Plan - AppExt page 79-87
- Dahlgren Township Plan - AppExt page 88-97
- Hancock Township Plan - AppExt page 98-106
- Hollywood Township Plan - AppExt page 107-115
- Laketown Township Plan - AppExt page 116-136
- San Francisco Township Plan - AppExt page 129-137
- Waconia Township Plan - AppExt page 138-146
- Watertown Township Plan - AppExt page 147-156
- Young America Township Plan - AppExt page 157-165
- Carver County Transportation Plan - AppExt page 166-317
  - Transit - AppExt page 170-179
  - Trails – Bicycle & Pedestrian - AppExt page 180
  - Aviation - AppExt page 181
  - Railways - AppExt page 182
  - Carver County Roadway System Plan (2010-2030) - AppExt page 183-267
    - Appendices A-L - AppExt page 268-317
- Carver County Water Resources Plan - AppExt page 318-329
  - Wastewater SSTS - AppExt page 320-321
  - Surface Water Management - AppExt page 322-329
- Carver County POST (Parks, Open Space & Trails) Plan - AppExt pages 330-381
- Implementation Chapter - AppExt pages 382-385
  - Zoning - Map AppExt page 384
- 2010 Long Term Financial Plan - AppExt pages 386-408
- Consolidated List of Capital Projects 2009-2013 - AppExt pages 409-415
- Glossary of Terms (Sept 2009) - AppExt pages 416-440

### **Supplemental Information 9-30-09**

- 2008 Comprehensive Plan Update Transmittal Form
- Cover Letter from Paul Moline, 9-29-09
- Carver Co. Resolution 69-09 Approving Plan for submittal to Met Council, 9/29/09

### **Supplemental Information 09-30-09**

26 Comments Letters from the following:

- Blue Cross Blue Shield Design for Health Team, 6/18/08
- Buffalo Creek Watershed District, 12/15/08
- City of Belle Plaine, Waiver, 12/30/08 (2)
- City of Carver, 12/19/08 (9)
- City of Chanhassen, Waiver, 10/8/08 and 12/5/08
- City of Hamburg, Waiver, 12/30/08
- City of Mayer, 12/15/08
- City of New Germany, Waiver, 12/22/08
- City of Norwood Young America, Waiver, 7/28/08
- City of Shakopee, Waiver, 12/15/08
- City of Victoria, 11/24/08
- City of Watertown, 9/2/08
- Dahlgren Township, comments from Gene Miller, 8/11/08
- Laketown Township, comments on draft Twp plan
- Belle Plaine Public Schools, Waiver, 12/4/08
- Chaska Public Schools, Waiver, 12/4/08
- Glencoe Silver Lake Public Schools, Waiver, 12/29/08
- Mn/DOT, 10/24/08
- Norwood Young America Public Schools, Waiver, 12/5/08
- Scott County, 11/3/08
- Waconia School District, Waiver, 1/2/09
- Citizen Comment:
  - Penny Hatcher, resident of City of Plymouth re: horseback riding, 12/17/08
  - Fred Hawkins, resident of Waconia, re: horseback riding trails, 12/14/08
  - Randy Masica, resident of Watertown, re: County Road 122, 5/2/08
  - Peter Vickerman, resident of Minnetonka, re: greenspace corridors, 5/2/08

### **Supplemental Information 09-30-09**

- Carver County staff proposed changes to draft 2030 CPU, 9/16/09
- Carver County staff responses to adjacent communities and agencies comments
- Carver County staff responses to public comments
- Carver County Codes & Ordinances: Title V: Environmental Chapters
- Carver County Codes & Ordinances: Title XV: Land Use Regulations

### **Supplemental Information 12-02-09**

- Cover letter responding to incompleteness issues
- Table of contents to new supplemental materials
- Replacement and new pages for County and township Updates

## **ATTACHMENTS**

Figure 1 - Location Map with 2030 Regional Development Framework Planning Areas

Figure 2 - Regional Systems Map

Figure 3 - Existing Land Use Map

Figure 4 - 2030 Land Use Plan Map

Figure 5 – Policy Areas Map

**Figure 1 - Location Map with 2030 Regional Development Framework Planning Areas, Carver County**

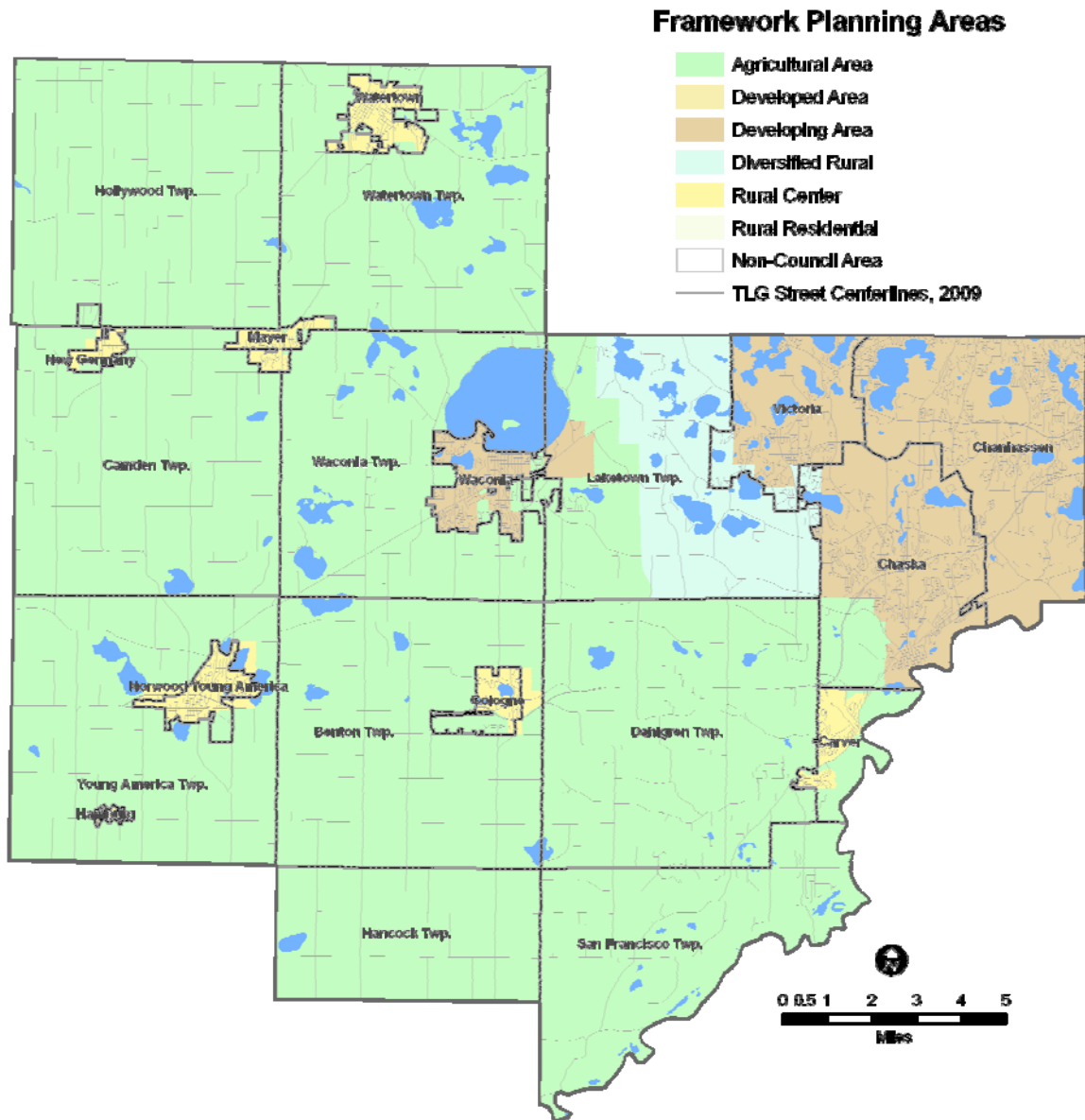


Figure 2 - Regional Systems, Carver County

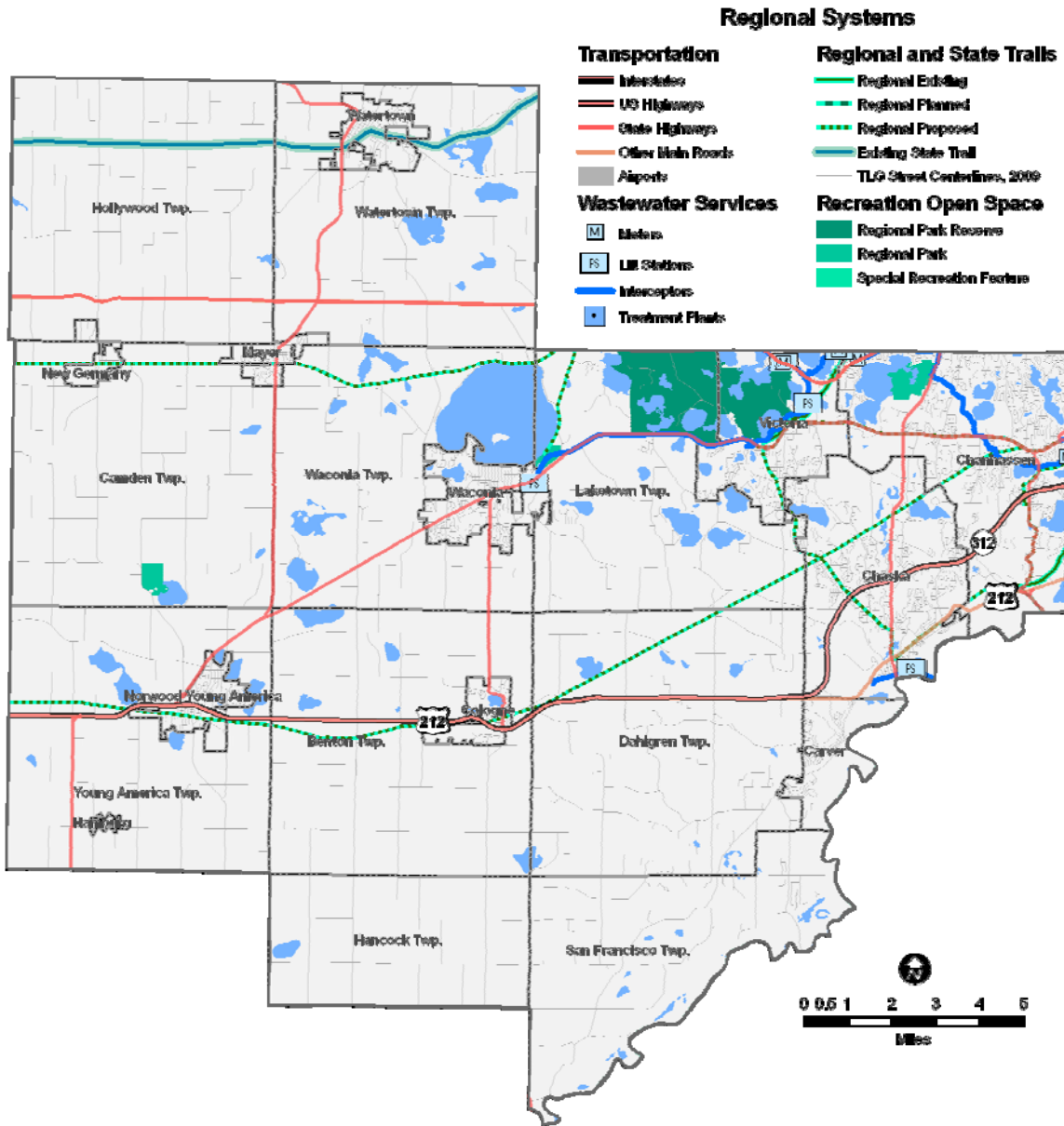








Figure 4 - 2030 Land Use Plan, Carver County

FIGURE 3: Planned land use (2030)

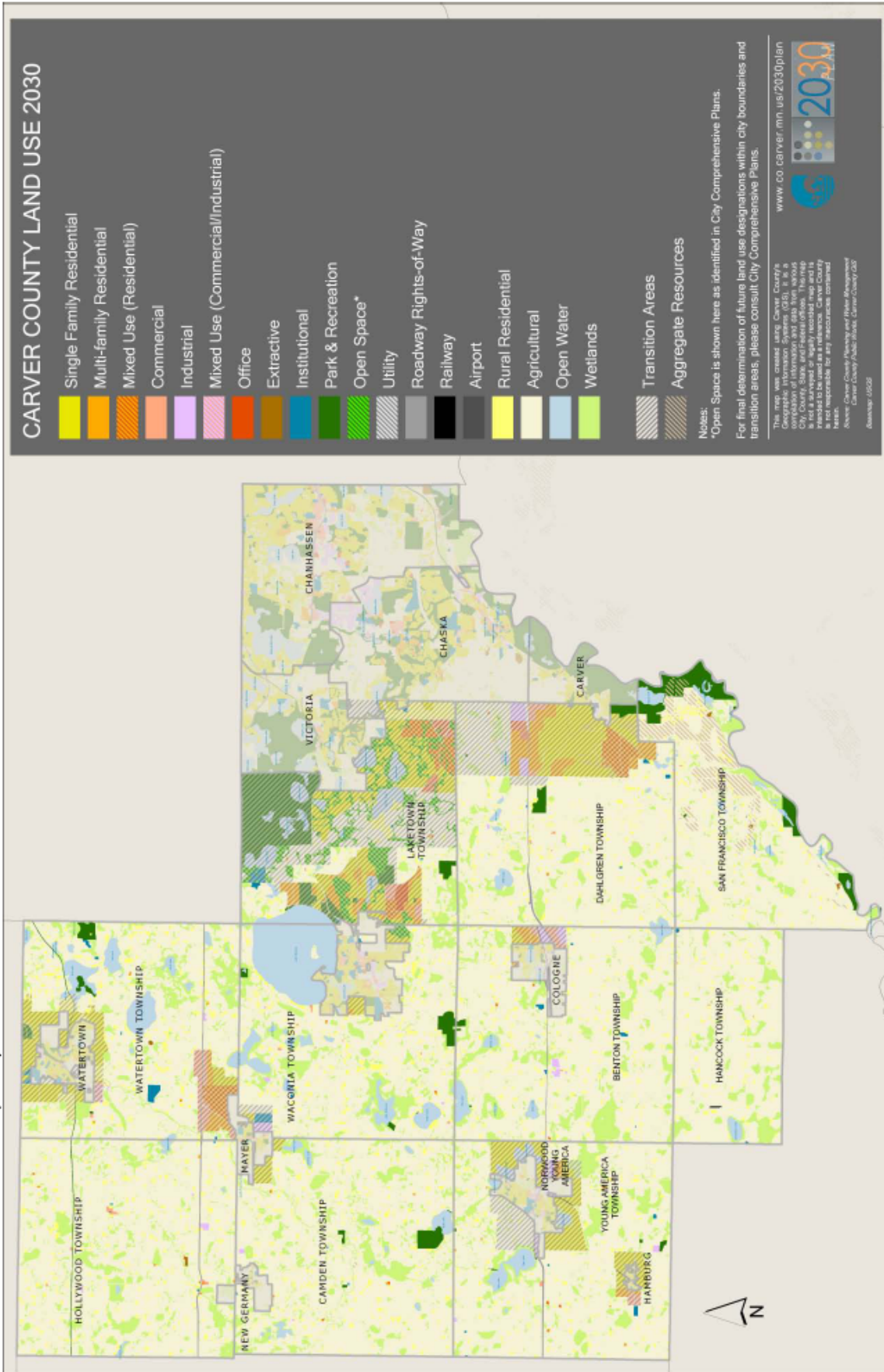
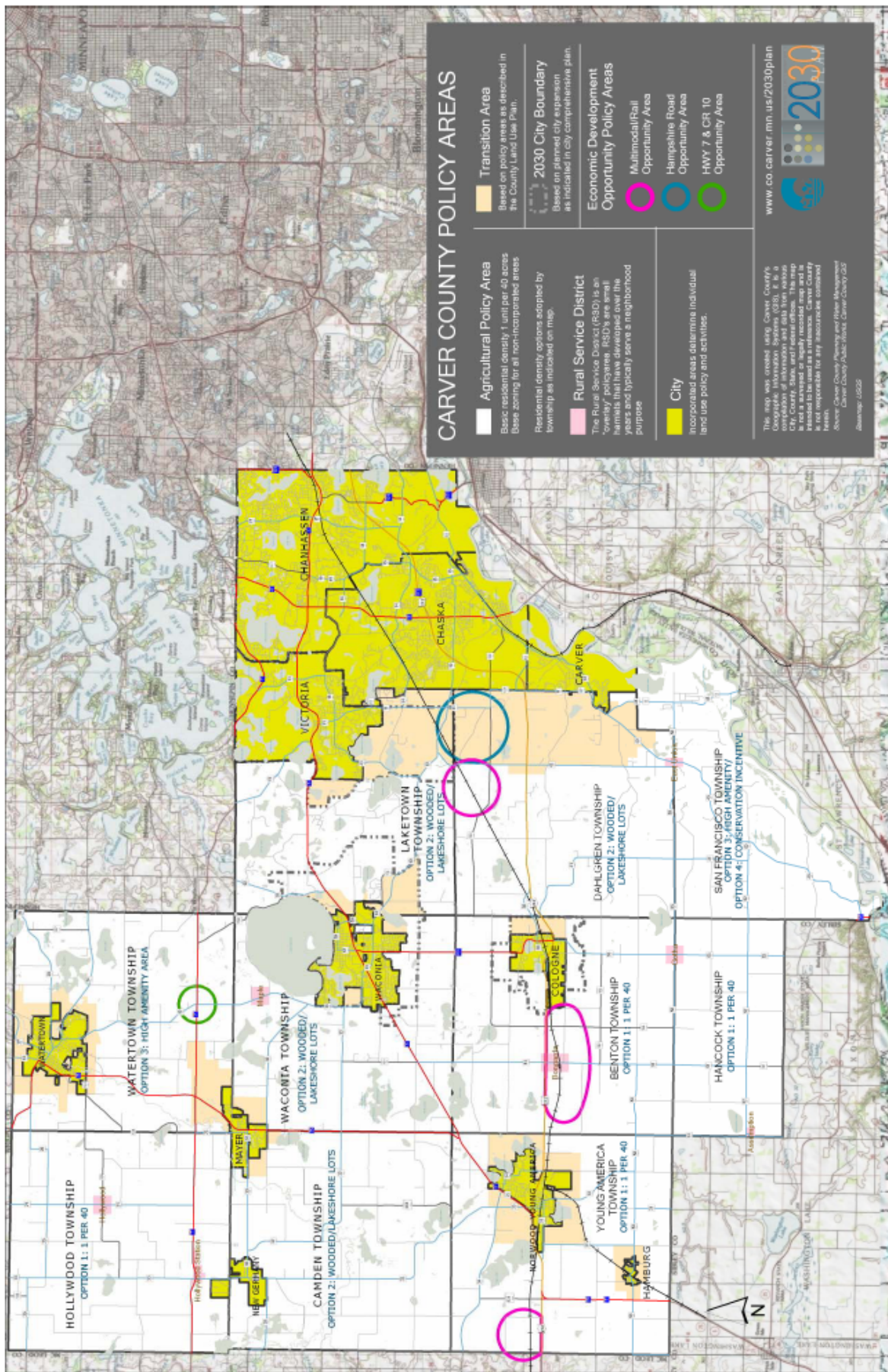


Figure 5 – Policy Areas, Carver County

FIGURE 6: CARVER COUNTY POLICY AREAS



### CARVER COUNTY POLICY AREAS

<p><b>Agricultural Policy Area</b></p> <p>Basic residential density 1 unit per 40 acres base zoning for all non-incorporated areas</p> <p>Residential density options adopted by township as indicated on map.</p>	<p><b>Transition Area</b></p> <p>Based on policy areas as described in the County Land Use Plan.</p>
<p><b>Rural Service District</b></p> <p>The Rural Service District (RSD) is an "overlay" ordinance. RSD's are small parcels that have developed over the years and typically serve a neighborhood purpose.</p>	<p><b>2030 City Boundary</b></p> <p>Based on planned city expansion as indicated in city comprehensive plan.</p>
<p><b>City</b></p> <p>Incorporated areas determine individual land use policy and activities.</p>	<p><b>Economic Development Opportunity Policy Areas</b></p> <ul style="list-style-type: none"> <li>Multimodal/Rail Opportunity Area</li> <li>Hamshie Road Opportunity Area</li> <li>HWY 7 &amp; CR 10 Opportunity Area</li> </ul>

This map was created using Carver County's Geographic Information Systems (GIS). It is a planning tool and does not constitute an official City County. Some information shown here is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies, omissions, or errors.  
 Source: Carver County Planning and Policy Management  
 Carver County Public Works - Carver County GIS  
 Revision: 05/25

[www.co.carver.mn.us/2030plan](http://www.co.carver.mn.us/2030plan)