

C Community Development Committee
Meeting date: February 16, 2010

E Environment Committee
Meeting date: February 9, 2010

ADVISORY INFORMATION

Subject:	City of Inver Grove Heights 2030 Comprehensive Plan Update Tier II Comprehensive Sewer Plan Review File No. 20614-1
District, Member:	District 15, Councilmember Dan Wolter
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff	Patrick Boylan, Principal Reviewer (651-602-1438)
Prepared/Presented:	Phyllis Hanson, Local Planning Assistance Manager (651-602-1566) 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 adopt the attached Advisory Comments and Review Record, and the following:

Recommendation of the Community Development Committee:

1. Authorize the City of Inver Grove Heights to put its 2030 Comprehensive Plan Update into effect;
2. Implement the advisory comments noted in the Review Record for Transportation and Forecasts.

Recommendation of the Environment Committee:

Approve the City of Inver Grove Heights' Tier II Comprehensive Sewer Plan.

ADVISORY COMMENTS

City of Inver Grove Heights 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan

Review File No. 20614-1 – Council Business Item No. 2010-52

The following Advisory Comments are part of the Council action authorizing the City to implement its 2030 Comprehensive Plan Update (“Update”) and approving the City’s Tier II Comprehensive Sewer Plan:

Community Development Committee

1. The Council-adopted *Local Planning Handbook* states that the City must take the following steps:

- (a) Adopt the Update in final form after considering the Council’s review recommendations; and

- (b) Submit one electronic copy and one hard copy of the Update to the Council. The electronic copy must be organized as one unified document.

A copy of the City Council resolution evidencing final approval of the Update should be submitted to the Council.

2. The Council’s *Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council’s final action. If the Council has recommended changes, local governments should incorporate those recommended changes into the plan or respond to the Council before “final approval” of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3).
3. 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).
4. 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 only after the Update also receives final approval by the City’s governing body. After the Update receives final approval by the City and the Tier II Sewer Plan becomes effective, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the Council-approved Tier II Sewer Plan.
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 Inver Grove Heights (City) is located in northeast Dakota County. The City is surrounded by Rosemount to the south, Eagan to the west, South St. Paul and Sunfish Lake to the north, Newport, St. Paul Park, and Grey Cloud Island Township to the east (Figure 1).

The *2030 Regional Development Framework* (RDF), as adopted by the Metropolitan Council (Council) in January 2004, identified Inver Grove Heights as within the “Developing” and “Rural Residential” geographic planning areas (Figure 2).

The City submitted its 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.

Rationale – Standard of Review & Findings

1. Does the proposed Update conform to Regional Systems Plans?
2. Is the Update consistent with Metropolitan Council policies?
3. Is the Update 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 |
|--------------------------------|-----|

Known Support / Opposition

The City of Sunfish Lake and the City of Mendota Heights noted opposition to a new interchange on I-494 in submitted correspondence.

REVIEW RECORD

City of Inver Grove Heights 2030 Comprehensive Plan Update

STATUTORY AUTHORITY

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive 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 conforms to the *2030 Regional Parks Policy Plan*. The Update acknowledges and plans for the regional parks system facilities in the City, which include the Mississippi River Regional Trail, the proposed South Urban Regional Trail and the Dakota County North/South Regional Trail Search Corridor. The Mississippi River Regional Trail will connect Lilydale-Harriet Island Regional Park in St. Paul, Spring Lake Park Reserve and the City of Hastings; the South Urban Regional Trail will connect Murphy Hanrehan Park Reserve, the Minnesota Zoo, Lebanon Hills Regional Park and the Mississippi River Regional Trail; and the Dakota County North/South Regional Trail will connect the North Urban Regional Trail, the South Urban Regional Trail, Lebanon Hills Regional Park, and Empire Wetlands Regional Park.

Transportation

Roads and Transit

Reviewer: Elaine Koutsoukos, MTS – Systems Planning (651-602-1717)

The Update conforms with the *2030 Transportation Policy Plan (TPP)* and addresses all the applicable transportation and transit requirements of a comprehensive plan.

The transportation chapter 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. Inver Grove Heights is served by three (3) Principal Arterials: I-494, TH 52, and TH 55. The City identifies the Robert Street transitway.

Areas of Inver Grove Heights are within Market Areas II, III, and IV, as identified in the plan. 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. Service options for Market Area IV include dial-a-ride, volunteer driver programs, and ridesharing.

Page 5-16, of the Update shows the location of new interchanges at I-494/Argenta Trail and at Trunk Highway 55/80th St./CSAH 28. (A task force comprised of staff from MnDOT, the County, the Council, Inver Grove Heights and adjacent communities has been studying these interchanges.) The city recognizes that these interchanges are not currently consistent with the TPP. The Council's review of the City's 2030 Update does not constitute approval of these interchanges. The next step in advancing any interchanges would be for the city to submit a comprehensive plan amendment with a response to the evaluation and review criteria for new Highway Interchange Requests (see Appendix I, *2030 Transportation Policy Plan, adopted in 2004*).

Advisory Comments:

Roadway Functional Classification: The Plan contains both an "Existing" and "Future" functional classification system. Approval of the city's comprehensive plan does NOT imply acceptance of the "future" functional classification as an "official" system. To make these changes "official", the city must formally submit a request for change through the TAC Planning Committee. The City does acknowledge approval by the Metropolitan Council for this designation is needed.

Aviation

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

The Update conforms with the Aviation policies in the *2030 Transportation Policy Plan*.

Water Resources Management

Wastewater Service

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

The Update conforms with the *2030 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.

The Metropolitan Council Environmental Services currently provides wastewater treatment services to the City. The majority of wastewater generated within the City is conveyed to and treated at the Metropolitan Council's Metropolitan Wastewater Treatment Plant in St. Paul. A small area of the City is provided service through an agreement with the city of Eagan. Wastewater generated from this area is conveyed to and treated at the Council's Seneca Wastewater Treatment Plan in Eagan. The City is provided the majority of its wastewater conveyance service through interceptor 7111. The Update projects that the

City will have 17,900 sewer households and 17,900 sewer employees by 2030. The Metropolitan Disposal System with its planned scheduled improvements has or will have adequate capacity to serve the City'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.

Inver Grove Heights is not currently identified as a community whose wastewater discharge rate is excessively impacted by wet weather occurrences. Even though the City currently does not have an identified I/I problem and is not part of the MCES I/I Surcharge Program, the City does recognize the importance of limiting I/I in the wastewater system and monitors it on a regular basis.

Tier II Comments

The Tier II Sewer Element of the Update has been reviewed against the requirements for Tier II Comprehensive Sewer Plans for developing (rural residential) 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)

The Update conforms with the WRMPP for local surface water management. Inver Grove Heights lies within the Gun Club Lake and Lower Mississippi River watersheds. The Lower Mississippi River Watershed Management Organization's watershed management plan was approved by the Board of Water and Soil Resources (BWSR) in 2001. Gun Club Lake Watershed Management Organization's watershed management plan was approved by BWSR in 2005.

Inver Grove Heights prepared a Water Resources Management Plan (WRMP) in 2006 that was reviewed by Council staff under separate cover. The WRMP was found to be consistent with Council policy and the Council's *Water Resource Management Policy Plan*. The plan was also found to provide an excellent overall framework for the City to successfully manage its water resources.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

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

The Update is consistent with regional policy for forecasts. The Update uses revised forecasts that have been discussed with Council staff. The revised forecasts are premised on slower observed growth in the present decade (lower 2010 forecasts), evenly-spread staging of future development, and new planning and MUSA staging for 2030 (higher 2030 forecasts). The Plan Update describes a conservative approach to development in the northwest area of Inver Grove Heights, with growth and development continuing beyond 2030. Revised, City-preferred forecasts are presented in introduction, land use chapter, and sanitary sewer chapter of the Plan Update.

Revised, City-preferred forecasts are presented in Tables 1.1 (introduction), 2.4 (land use), and 7.6 (sanitary sewer) of the Plan Update:

	Census	Previous Council Forecasts			Revised Council Forecasts		
	2000	2010	2020	2030	2010	2020	2030
Population	29,751	34,200	40,900	44,500	33,900	40,500	47,300
Households	11,257	14,100	17,100	18,100	14,000	17,000	19,250
Employment	8,168	9,500	11,100	12,300	12,000	14,700	17,900

	Census	Revised Council Forecasts		
	2000	2010	2020	2030
Population	29,751	33,900	40,500	47,300
Unsewered	3,745	2,800	2,950	3,300
Metro Sewered	26,006	31,100	37,550	44,000
Households	11,257	14,000	17,000	19,250
Unsewered	1,417	1,200	1,200	1,350
Metro Sewered	9,840	12,800	15,800	17,900
Employment	8,168	12,000	14,700	17,900
Unsewered	0	0	0	0
Metro Sewered	8,168	12,000	14,700	17,900

Council staff find these revisions reasonable and agreed to the revisions above in 2008. Metropolitan Council’s forecasts will be officially revised, as shown above, effective upon Council action on the Plan Update.

Advisory: With a growth expectation of +3,000 households in the next decade, the affordable housing need expectation for Inver Grove Heights re-calculates to 871 affordable units during 2011-2020.

The final Update needs to reflect the forecasts in Table 1 of this review record.

2030 Regional Development Framework and Land Use

Reviewer: Patrick Boylan, CD – Local Planning Assistance, (651-602-1438)

The Update, with supplemental materials is consistent with the *2030 Regional Development Framework (RDF)*, which classifies the City as containing both “Developing” and “Rural Residential” geographic designations (see Figure 2). The RDF directs Developing Communities to focus on accommodating growth, supporting centers along corridors, encouraging connected land use patterns for new development and encouraging the development of communities where shopping, jobs and a variety of housing choices coexist by design. RDF policy directs Rural Residential areas to focus on protecting the environment and natural resources, ensuring sufficient public

infrastructure, and that infill development should be carefully considered.

Inver Grove Heights is approximately 19,250 acres in size. As of 2008, the City was developed as *Rural Residential*, with 3,947 acres (30%) and 2,054 acres of *Urban Single Family Residential* (11%). In 2008, there were also 645 acres (4%) of *Multi-Family Residential*, and 477 acres (2%) of both *Commercial* and *Office* land uses. The City had 930 acres (5%) of *Public Park and Open Space* land uses, 739 acres (4%) *Private Recreation and Open Space* and 1,625 acres (8%) of *Open Water/Wetland* land use. The remainder of the City was *Highway*, and *Vacant*.

Table 2.2 2030 Future Land Use Calculations (in Acres)

Land Use	Currently within Urban Service Area (MUSA)	Currently outside Urban Service Area	Total	% of Total
Rural Residential	22	4,581	4,604	24%
Low Density Residential	3,176	8	3,184	17%
Low Medium Density Residential	567	-	567	3%
Medium Density Residential	961	-	961	5%
High Density Residential	168	-	168	1%
Neighborhood Commercial	27	-	27	0%
Community Commercial	250	2	251	1%
Regional Commercial	351	12	363	2%
Mixed Use	119	-	119	1%
Office	213	-	213	1%
Industrial Office Park	194	-	194	1%
Light Industrial	354	141	495	3%
General Industrial	871	0	871	5%
Industrial Buffer Area	-	513	513	3%
Public / Institutional	405	28	432	2%
Public Open Space	792	408	1,200	6%
Private Open Space	175	410	585	3%
Railroad	20	3	24	0%
Right-Of-Way		NA	2,882	15%
Open Water / Wetland		NA	1,597	8%
Total	9,433	6,935	19,250	100%

Source: Table 2.2: 2030 Future Land Use Calculations; p.2-5.

The Update anticipates changes to residential land use categories of its existing land use designations from 2010 to 2030. These include breaking out *Urban Single Family Residential* and *Multi-Family Residential* land uses into four future land use categories: "Low Density-," "Low/Medium Density-," "Medium Density-," and "High Density-" residential land use categories (Table 2.2 2030 Future Land Use Calculations).

The City has an approved Alternative Urban Areawide Review (AUAR) for the "Northwest Expansion Area" (Council File No.19529-3), where the City has over 2,000 acres of land capacity to accommodate growth including 343 acres of Medium Density Residential (6-12 units/acre), 65 acres of High-Density Residential (12-24 units/acre), and 46 acres of a Mixed-Business, Primarily Residential Category (20-30 units/acre). The City also has capacity to grow in areas besides the Northwest Expansion Area to accommodate forecasted growth. In total, the Update identifies more than 4,200 developable

residential acres for sewered development. The City does not expect to develop all of these acres in the 2030 time frame.

The Update anticipates 5,250 residential units to be developed between 2010 and 2030. The Update states that residential land development to 2030 will primarily occur in the NW Area (AUAR 19529-3), and within other established residential areas.

	Density Range		Acres	Residential Units	
	Min.	Max.		Min.	Max.
Low Density Residential	1	3	472	472	1416
Low-Medium Density Residential	3	6	403	1209	2418
Medium Density Residential	6	12	199	1194	2388
High Density Residential	12	24	15	180	360
Mixed Bus. Primarily Residential	20	30	48	960	1440
<i>Totals</i>			1137	4015	8022
Planned Density				3.53	7.06

The Update is consistent with Council policy in establishing a minimum residential density for future development of more than 3 units per net acre. As is shown in Table 3 above, new development overall will occur at a minimum net density of 3.53 units per acre. Inver Grove Heights has participated in the Councils Plat Monitoring Program, and to date, has developed 2,163 residential units on 352 acres, which is a density of 6.15 units per acre since the year 2000.

The City has guided enough residential land to accommodate the forecasts presented in the Update.

Housing

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

The Update is consistent with the Council’s polices on Housing. The housing element fulfills the affordable housing planning requirements of the Metropolitan Land Planning Act and acknowledges the city’s share of the region’s affordable housing need for 2011-2020 which is 871 units.

To provide opportunities to meet this need the Update indicates that approximately 91 acres of land will be available for medium density residential development, at 6-12 units per acre, 13 acres for high density residential development, at 12-24 units per acre, and 32 acres will be available within the Mixed Use Primarily Residential land use category for high density residential development at 12-30 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 indicates the city will continue to work with the Dakota County Community Development Agency Development Agency (CDA) and other state and federal agencies to provide workforce and affordable housing opportunities. The CDA partners with local communities to offer a number of services to assist in the creation and preservation of affordable housing. The city will also utilize local resource tools such as CDBG, Home Program funds, and reduction or waiver of city development fees to assist with the

production of lifecycle and affordable housing. Inver Grove Heights is an active participant in the Local Housing Incentives program of the Livable Communities Act, and through a partnership with the Dakota County CDA received a LCA grant for \$195,900 for an affordable housing development.

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 there are 1668 ISTS in operation in the community. It further states that the City has a maintenance monitoring program in place utilizing Dakota County's ISTS tracking and database information to ensure that all systems are properly maintained on a regular basis. The City will need to update its ISTS Ordinance by February 2011, consistent with recent MPCA Rule 7080-7081 revisions.

Water Supply

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

The Update is consistent with the WRMP for water supply planning. The Council encourages the city to continue to promote the efficient use of water through water conservation education.

Resource Protection

Mississippi River Critical Area

Reviewer: Tori Dupre, CD – Local Planning Assistance, (651-602-1621)

The Update includes a Critical Area plan component for the Mississippi River corridor which encompasses approximately 3,000 acres of the City's total land area. The Critical Area plan acknowledges three management districts: the *Urban Developed, Rural Open Space, and Urban Diversified* Districts. The Critical Area plan carries forward the City's 1999 plan and policies, which the Metropolitan Council reviewed on February 25, 1999 (Referral 16750-2), and found consistent with the Executive Order 79-19 requirements and the federal Mississippi National River and Recreation Area (MNRRA) guidelines.

The Metropolitan Council will forward the Council's Critical Area plan review and recommendations to the Minnesota Department of Natural Resources and National Park Service for their records.

Historic Preservation

Reviewer: Patrick Boylan, CD – Local Planning Assistance, (651-602-1438)

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

Solar Access Protection

Reviewer: Patrick Boylan, CD – Local Planning Assistance, (651-602-1438)

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 Update is consistent with Council Policy for aggregate resources protection as required by the MLPA. It indicates, consistent with *Minnesota Geological Survey Information Circular 46*, that there are several aggregate resources deposits dispersed throughout the City. The City indicates it will explore the feasibility of resource extraction with individual property owners prior to development of land where the resources are present in rural and un-urbanized portions of the community. The remainder of the

identified aggregate resource deposits have either already been urbanized or are located in areas overlain by regionally significant natural resource areas along the Mississippi River bluffs that are not considered viable for extraction.

PLAN IMPLEMENTATION

Reviewer: Patrick Boylan, CD – Local Planning Assistance, (651-602-1438)

The Update includes a description of:

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

The Update contains a description of zoning categories, a CIP summary and a description of the City’s implementation tools. These tools include zoning and subdivision ordinances, a detailed listing of community strategies, and detailed action steps with a conceptual timeline to achieve goals.

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 December 2008. Comments were received by the Cities of: Cottage Grove, Newport, Mendota Heights, South St. Paul, and from Northwest Associated Consultants representing Sunfish Lake. The City also received correspondence from Dakota County and Washington County.

The Update is generally compatible with adjacent local units of government; however, the City of Sunfish Lake and the City of Mendota Heights noted opposition to a new interchange on I-494 in submitted correspondence. Sunfish Lake specifically requests that the City of Inver Grove Heights takes into consideration the impacts to residents with Sunfish Lake. Mendota Heights submitted similar correspondence.

DOCUMENTS SUBMITTED FOR REVIEW:

- Letter of extension request and City Resolution (No. 08-221) received October 31, 2008.
- City of Inver Grove Heights 2030 Comprehensive Plan dated May 29, 2009.
- Comprehensive Plan Transmittal form
- Supplemental Information for housing, implementation, ISTS, land use, parks, transportation, and wastewater, received December 7, 2009
- Supplemental information for land use received January 5, 2010.

ATTACHMENTS

- Figure 1: Location Map Showing Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing Land Use
- Figure 4: 2030 Planned Land Use
- Figure 5: 2008 Existing Land Use Inventory

Figure 1. Location Map Showing Regional Systems
Inver Grove Heights

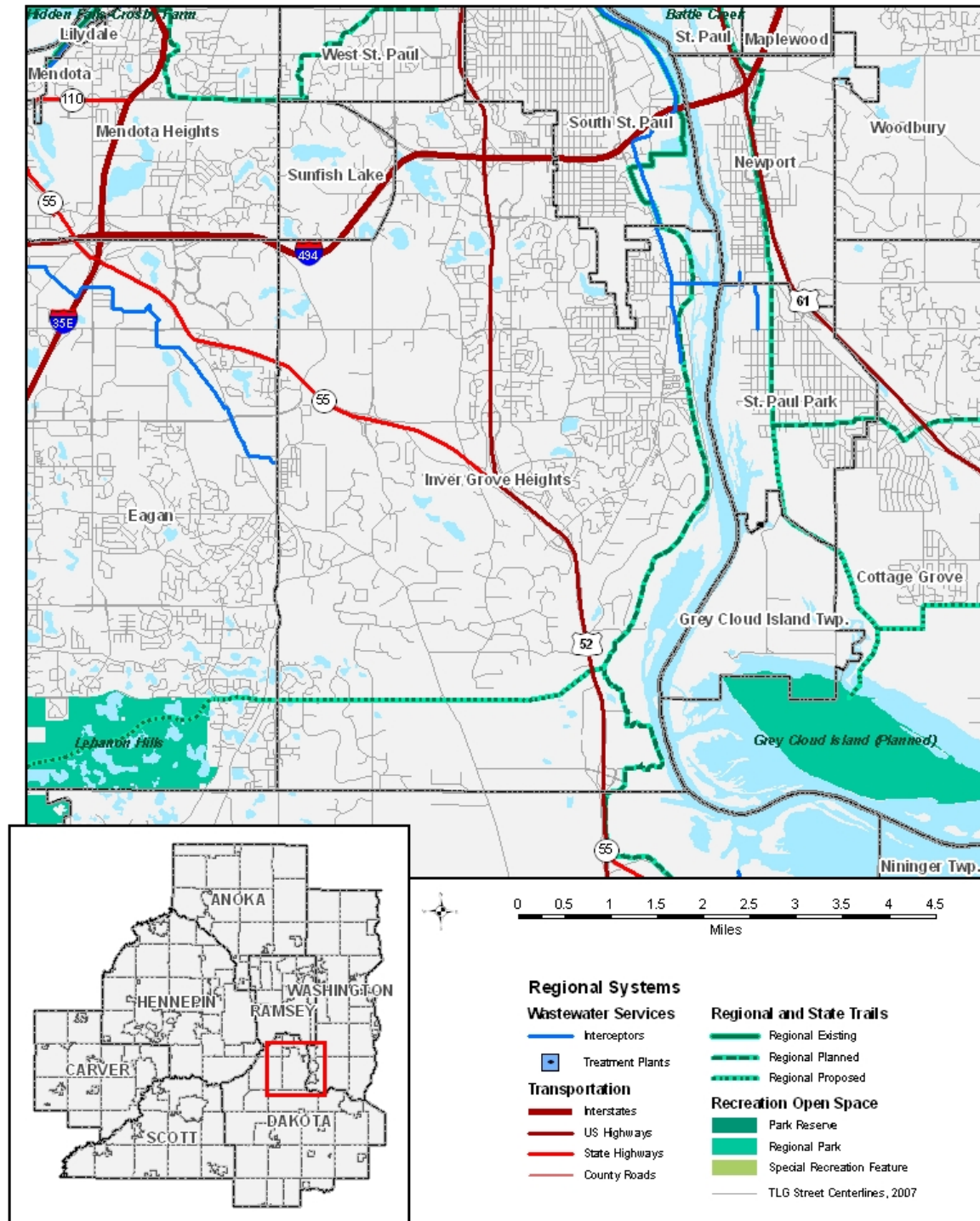


Figure 2. 2030 Regional Development Framework Planning Areas

Inver Grove Heights

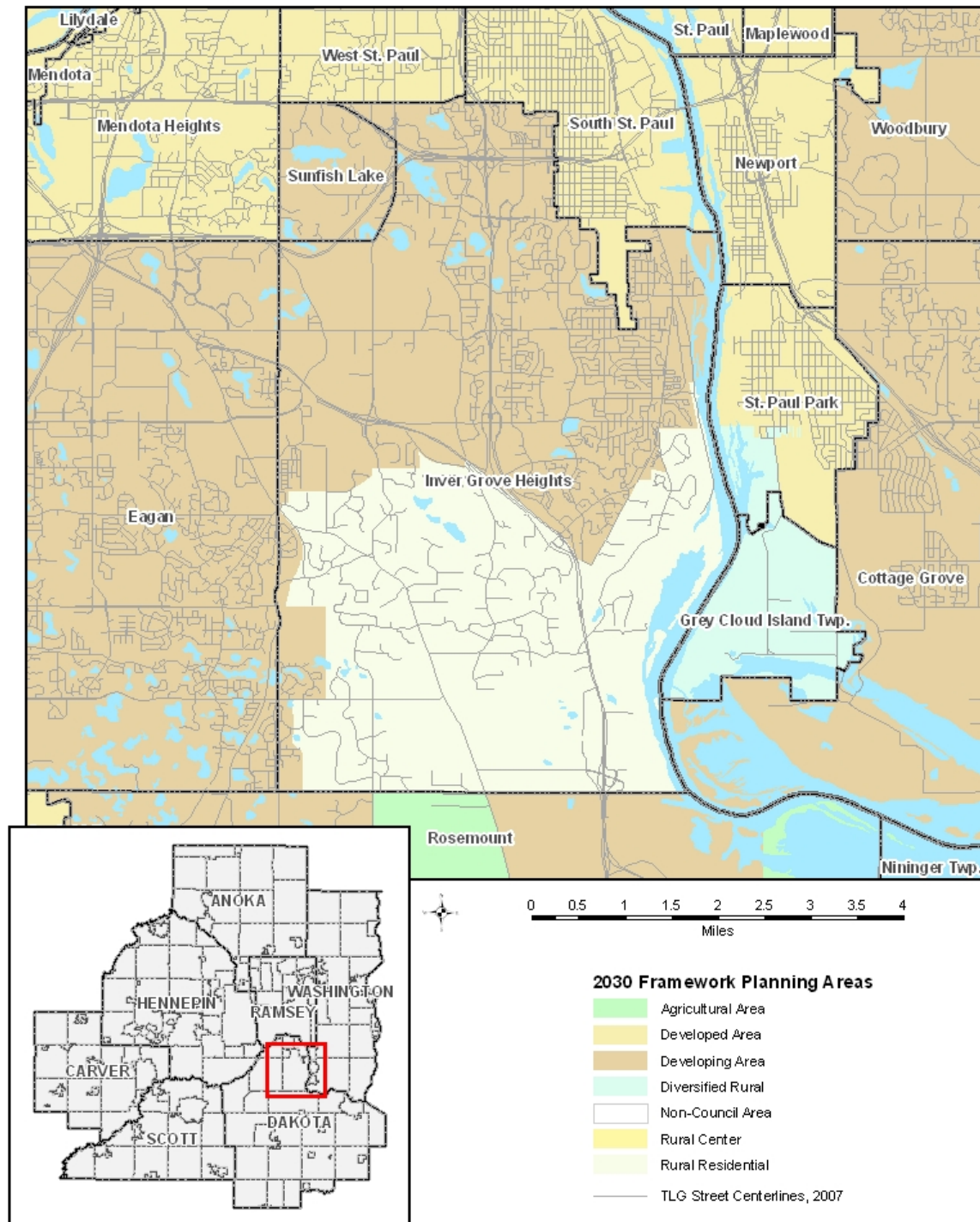


Figure 3. Existing Land Use, City of Inver Grove Heights

Figure 2.1: Existing Land Use

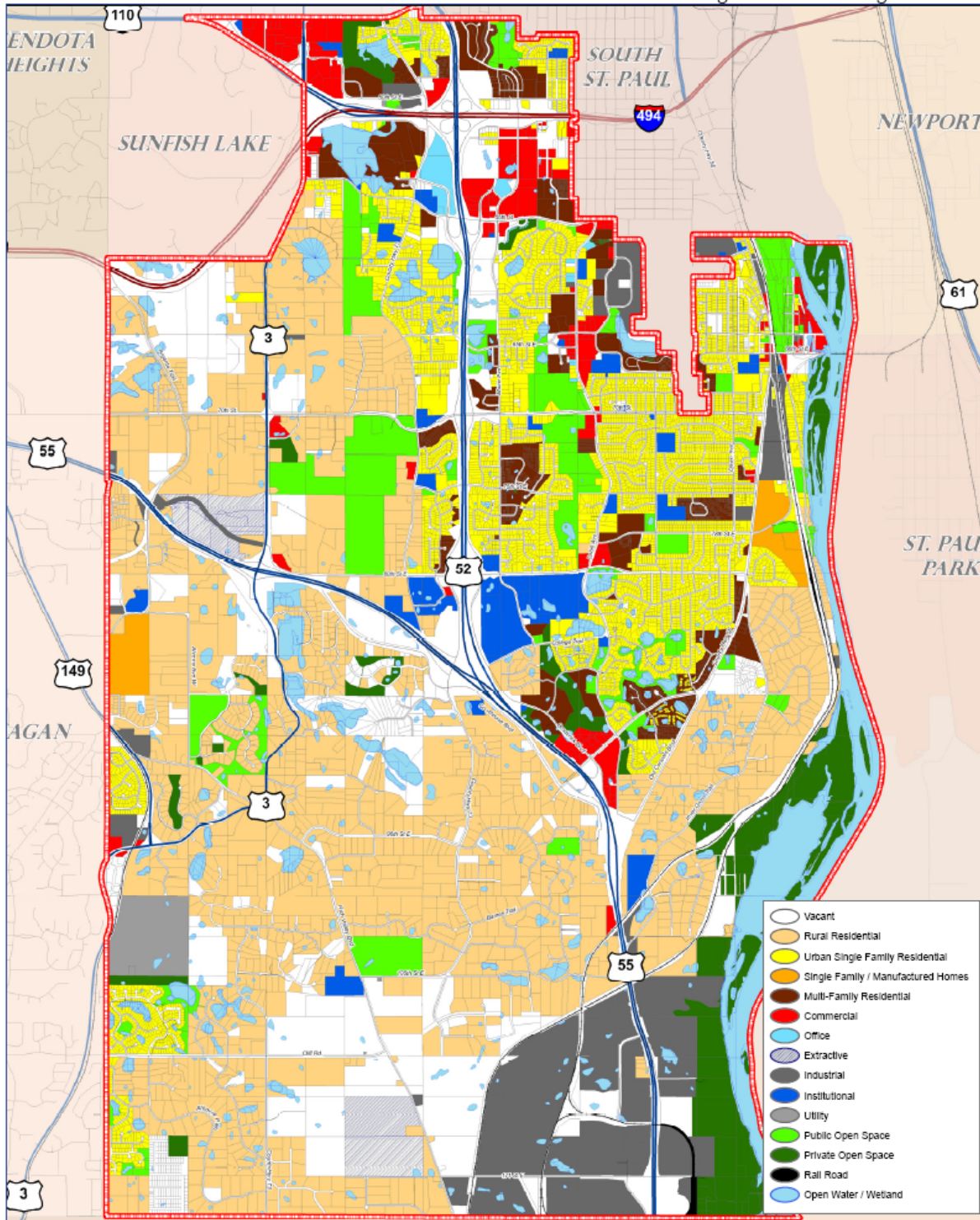


Figure 4. 2030 Planned Land Use, City of Inver Grove Heights

Figure 2.2: Land Use Plan

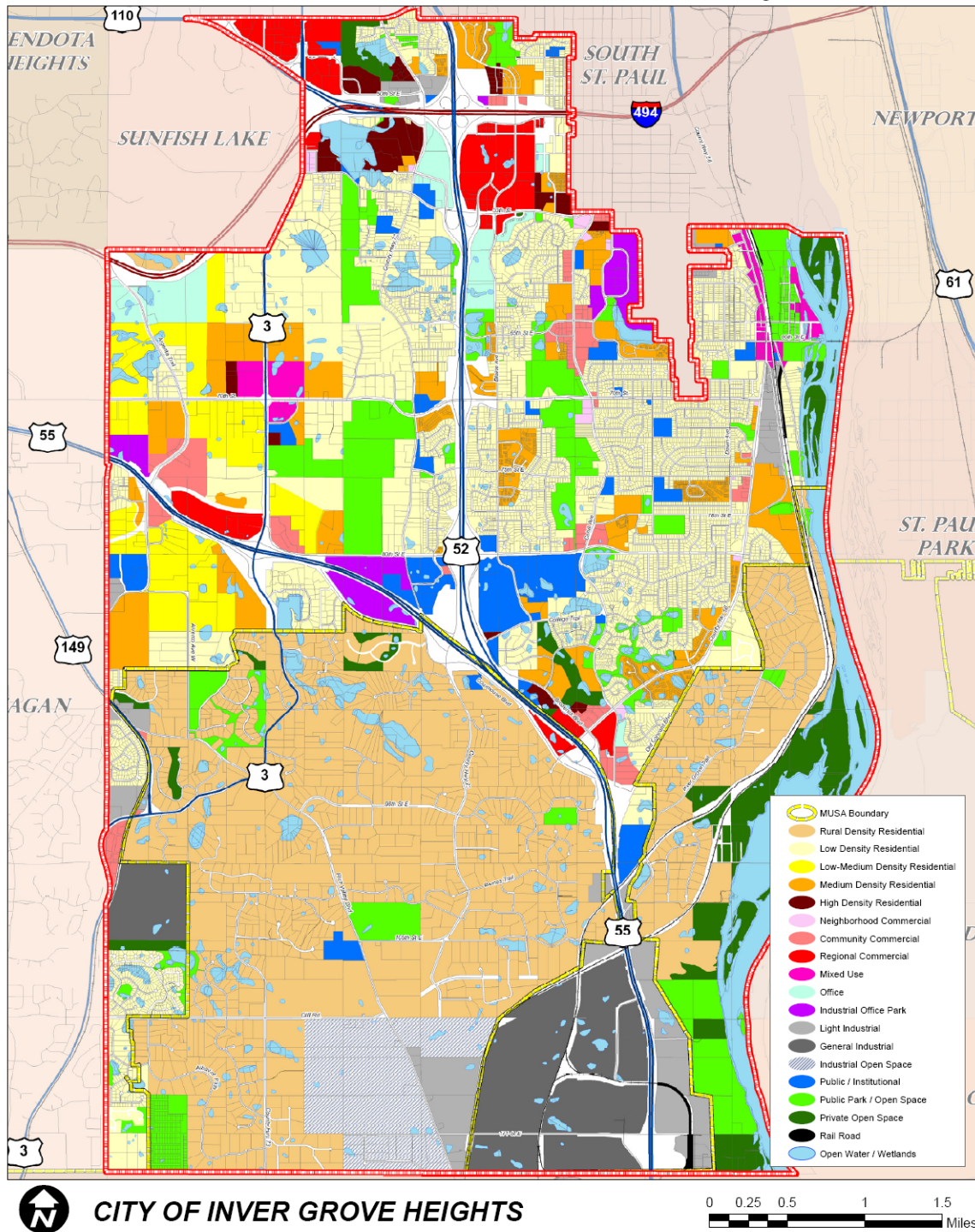


Figure 5: 2008 Existing Land Use Inventory

Table 2.1: Existing Land Use Inventory (2008)

Land Use Category	Currently within Urban Service Area (MUSA)	Currently outside Urban Service Area	Total	% of Total
Rural Residential	1,889	3,947	5,836	30%
Urban Single Family Residential	2,054	-	2,054	11%
Single Family/ Manufactured Homes	145	-	145	1%
Multi-Family Residential	675	-	675	4%
Commercial	423	-	423	2%
Office	54	-	54	0%
Industrial	1,036	118	1,154	6%
Institutional	339	27	366	2%
Extractive	101	149	250	1%
Public Park and Open Space	770	160	930	5%
Private Recreation and Open Space	236	557	793	4%
Utility	155	1	156	1%
Railroad (owned but not ROW)	14	3	17	0%
Open Water/Wetland	796	829	1,625	8%
Vacant	797	1,144	1,941	10%
ROW	NA	NA	2,830	15%
Total	9,486	6,934	19,250	100%

Source: Table 2.1: Existing Land Use Inventory (2008); page 2-4.