

# J Community Development Committee Environment Committee

For the Metropolitan Council meeting of October 22, 2008

## ADVISORY INFORMATION

**Date Prepared:** October 6, 2008

**Subject:** City of Chanhassen 2030 Comprehensive Plan Update; Review File No. 20265-1;  
Tier II Comprehensive Sewer Plan

### Proposed Actions:

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 Chanhassen to put its 2030 Comprehensive Plan Update into effect without any plan modifications;
2. Remind the City to submit a copy of the City Council Resolution adopting its Update to the Council for its records;
3. 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; and,
4. 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.
5. Encourage Chanhassen to participate in the zoning process for protection of Flying Cloud Airport operations and system role.
6. Advise the City to either include a reference to its Water Supply Plan (WSP) in Chapter 9 of the Update or include the WSP as an appendix to Chapter 9 in the Update.

Recommendations of the Environment Committee:

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

### Summary of Committee Discussion / Questions:

#### Environment Committee

Motion was made and seconded that the Metropolitan Council approve the City of Chanhassen's 2030 Tier II Comprehensive Sewer Plan. There was no further discussion, and the item passed unanimously.

#### Community Development Committee

CM Sanda asked about permitting of seaplanes and whether that was a regional or statewide matter. Jim Uttley responded that the permitting of seaplanes to land on certain lakes is controlled statewide by the State of Minnesota.

Motion to approve the six recommendations of the Community Development Committee shown above was made, seconded and approved unanimously.

**C** Community Development Committee  
Meeting date: October 6, 2008

**E** Environment Committee  
Meeting date: September 23, 2008

**ADVISORY INFORMATION**

|                                  |   |
|----------------------------------|---|
| <b>Subject:</b>                  | City of Chanhassen 2030 <i>Comprehensive Plan</i> Update<br>Review File No. 20265-1<br>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 Prepared/Presented:</b> | James P. Uttley, Principal Reviewer, (651-602-1361)<br>Kyle Colvin, Engineering Services Asst. Manager, (651-602-1151)  |
| <b>Division/Department:</b>      | Community Development / Planning and Growth Management<br>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

7. Authorize the City of Chanhassen to put its 2030 Comprehensive Plan Update into effect without any plan modifications;
8. Remind the City to submit a copy of the City Council Resolution adopting its Update to the Council for its records;
9. 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; and,
10. 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.
11. Encourage Chanhassen to participate in the zoning process for protection of Flying Cloud Airport operations and system role.
12. Advise the City to either include a reference to its Water Supply Plan (WSP) in Chapter 9 of the Update or include the WSP as an appendix to Chapter 9 in the Update.

Recommendations of the Environment Committee:

2. Approve the City’s Tier II Comprehensive Sewer Plan;

## Background

The City of Chanhassen (City) is located in northeastern Carver County, bounded by Chaska, Victoria, Shorewood, Minnetonka, Eden Prairie, Shakopee and Jackson Township. (See Figure 1)

The *2030 Regional Development Framework (RDF)*, as adopted by the Metropolitan Council (Council) in January 2004, identified Chanhassen as a “Developing” community. Figure 2 shows the designation and regional systems in Chanhassen and the surrounding area.

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

### Conformance with Regional Systems Plans:

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

### Consistent with Council Policy Requirements:

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

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

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

## Funding

None

## Known Support / Opposition

There is no known opposition.

# **REVIEW RECORD**

## **Review of the City of Chanhassen 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 Regional Parks Policy Plan (RPPP).

#### **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, has recently been reconstructed as a four-lane freeway on approximately 12 miles of new alignment that runs southwest from Hennepin CSAH 4 (Eden Prairie Road) in Eden Prairie, where it connects to existing Highway 212. The highway runs through the cities of Eden Prairie, Chanhassen, Chaska, Carver and Dahlgren. TH 7, another principal arterial runs along a portion of the city's northern border. 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.

Chanhassen lies within Transit Market Area III. Service options for Market Area III include peak-only express, small vehicle circulators, midday circulators, special needs paratransit (ADA, seniors), and ridesharing. Regular route transit service is provided by Southwest Metro Transit. 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 policy. The nearest metropolitan aviation facility to the City of Chanhassen is the Flying Cloud Airport (FCM) located in the City of Eden Prairie. Chanhassen is affected by the need to protect the region's general airspace from potential airspace hazards and recognize that certain surface waters are permitted seaplane use areas. Also, a portion of Chanhassen is within the FCM airport influence area (AIA) and is affected by specific airport zoning requirements. The City is not within the future noise contours for the expanded airport. The Update addresses the protection of the region's general airspace through use of the "Notification" process to FAA and MnDOT. The Update addresses the permitted use of seaplanes on Lakes Riley, Hazeltine and Minnewashta.

The federal record of decision (ROD) on the airport expansion FEIS has been recently approved by the FAA and the new airport development plan is now being implemented. In 2008, the Metropolitan Airports Commission (MAC) will be updating the FCM long-term comprehensive plan likely to 2030. There will be an effort to establish a joint airport/community zoning board for FCM that would include Chanhassen, Eden Prairie and possibly Shakopee and Bloomington along with the MAC. A primary objective of the board is to establish a local airport zoning ordinance to protect the airport environs primarily through height controls. In the case of Chanhassen it is critical that specific height controls are in place to protect the approaches to runways 10L and 10R. The instrument landing approach to runway 10R is system-critical to the function of FCM and operations in the southwest portion of the region. The City is encouraged to participate in the zoning process for protection of Flying Cloud Airport operations and system role.

## **Water Resources Management**

### ***Wastewater Service***

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

The Update is in conformance with the Water Resources Management Policy Plan. The Update summarizes the City's vision to year 2030. The Update includes growth forecasts that are consistent with the Council's forecasts for population, households and employment.

Current regional wastewater treatment services are provided to the City by the Metropolitan Council Environmental Services. Wastewater generated within the City is conveyed to and treated at the Blue Lake Wastewater Treatment Plant located in Shakopee. The Update projects that the City will have 14,800 sewer households and 15,600 sewer employees by 2030. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve these needs.

The Update provides a sanitary flow projection for year 2030. This projection represents ultimate build-out of the City. The bases for the projections were given in the Update and were determined appropriate for planning for local services.

Chanhassen has been identified as a community impacted by wet weather occurrences. The City is currently on the Council's list of communities having an I/I reduction goal. The City has committed to mitigate excessive I/I at levels equal to the Council's Surcharge amount. The City's I/I reduction plan includes investigative efforts for locating sources of excess I/I through system flow monitoring, sump pump inspections and disconnections and system inspection and rehabilitation. The City and the Environmental Services conducted a joint investigative study to examine potential sources of I/I entering the regional system. The findings of that joint study resulted in follow-up minor improvements to the regional disposal system including MH structure casting adjustments and joint sealing.

**Tier II Comments**

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

The Tier II Sewer Element of the Update has been reviewed against the requirements for Tier II Comprehensive Sewer Plans for developing communities. It was found to be complete and consistent with Council polices. 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 City’s draft Storm Water Management Plan (SWMP) is consistent with the Council’s 2030 Water Resources Management Policy Plan. The City of Chanhassen is located in four watersheds: Lower Minnesota River Watershed District, Riley Purgatory Bluff Creek Watershed District, Minnehaha Creek Watershed District, and the Carver County Watershed Management Organization. The Metropolitan Council reviewed the City of Chanhassen’s Local Water Management Plan (LWMP) in May of 2006. All four watersheds approved the City’s LWMP in 2006 and the City adopted the final LWMP in August 2006.

The Metropolitan Council found the LWMP to provide an excellent framework for managing storm water in the City. The Council has no further comments on the LWMP element of the Comprehensive Plan Update.

**CONSISTENCY WITH COUNCIL POLICY**

**Forecasts**

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

The Update is consistent with Council’s forecasts and consistent with regional policy in this respect. In the Wastewater Chapter, the segmentation of sewer-serviced and “unsewered” forecasts is slightly different from Council’s System Statement (unsewered population and households in 2020, also 100 jobs at unsewered worksites in 2010 and 2020). Council staff can agree to the forecast in table 8.6.2 and reflect the change in Council’s forecasts set.

**Table 1: Council Forecasts as Compared to the City’s Update**

|                   | 2000        |        | 2010        |        | 2020        |        | 2030        |        |
|-------------------|-------------|--------|-------------|--------|-------------|--------|-------------|--------|
|                   | Met Council | City   | Met Council | City   | Met Council | City   | Met Council | City   |
| <b>Population</b> | 20,321      | 20,321 | 27,500      | 27,500 | 34,500      | 34,500 | 38,000      | 38,000 |
| <b>Households</b> | 6,914       | 6,914  | 10,200      | 10,200 | 12,800      | 12,800 | 14,800      | 14,800 |
| <b>Employment</b> | 9,350       | 9,350  | 13,000      | 13,000 | 15,200      | 15,200 | 15,600      | 15,600 |

**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), which designates Chanhassen “developing.” Council policy for developing communities calls for an average density of 3 to 5 plus units per net developable acre for areas within the MUSA serviced by the Metropolitan Disposal System. Chanhassen is a participant in the Council’s Plat Monitoring Program (PMP). According to the PMP, Chanhassen approved 45 subdivisions between 2000 and the end of 2007 adding 2,347 housing units at an average density of 5 units per net acre.

The Update is consistent with the Council's land use guidelines for communities in the developing area. The Update indicates that the City proposes that its existing MUSA will be fully developed by 2030 with no vacant land remaining for development after that date. The City has 1,800 acres that are outside the MUSA at the present time and it does not plan for urbanization of those lands before 2030. Densities throughout the planning period are proposed to remain above 4 units per net acre.

### **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 MLPA. The Update acknowledges the City's share of the region's affordable housing need of 1,166 affordable units for the 2011-2020 time period. The Update indicates that the City has an adequate supply of land available through 2020 for medium density (4-8 acres per unit) and high density residential (8-16 units per acre), as well as an additional 20 acres designated as mixed use residential (8-20 units per acre) that can be used to provide opportunities to meet the City's affordable housing need.

The Update provides the implementation tools and programs the City will use to promote opportunities to address its regional fair share housing need. The Update indicates the City will consider the use of Tax Increment Financing for affordable housing and is committed to continue working with the Carver County Community Development Agency and Minnesota Housing to pursue opportunities and resources to maintain housing affordability in the community and to accommodate additional new affordable units. Chanhassen is a participant in the LCA Local Housing Incentives Program.

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

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

The Update is consistent with Council policy relative to ISTS. The Update indicates there are currently 415 ISTS operating in the City. Figure 3.4 in Appendix A identifies where the systems are in use in the City. The City's ISTS management program is consistent with Minnesota Pollution Control Agency and Council requirements and policies. The City has provided a copy of its current ISTS ordinance in Appendix I of the Update.

### **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 commends the city on its recent effort to expand its water conservation programs in order to reduce the city's outdoor 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 addresses the subject of solar access protection on page 3-4. The paragraph indicates that the City is addressing solar access protection via zoning codes.

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

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

The Council's Aggregate Resources Inventory does not identify the presence of any aggregate resource deposits of sufficient size to be viable for mining. The Update does identify a 36-acre site on the southern perimeter of the City that was historically utilized as a mineral extraction site. Interim use of the site as a

shooting range has left it in need of environmental reclamation. The land use plan proposes high density residential for its future use. Chanhassen does not need to address the protection of these resources and the Update does not propose protection of the aggregate resources at this site.

## **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 October 2007. Chanhassen received responses from the Minnesota Pollution Control Agency, Three Rivers Park District, Scott County and Minnesota Department of Transportation and responded to those needing responses. There do not appear to be any compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts.

## **DOCUMENTS SUBMITTED FOR REVIEW:**

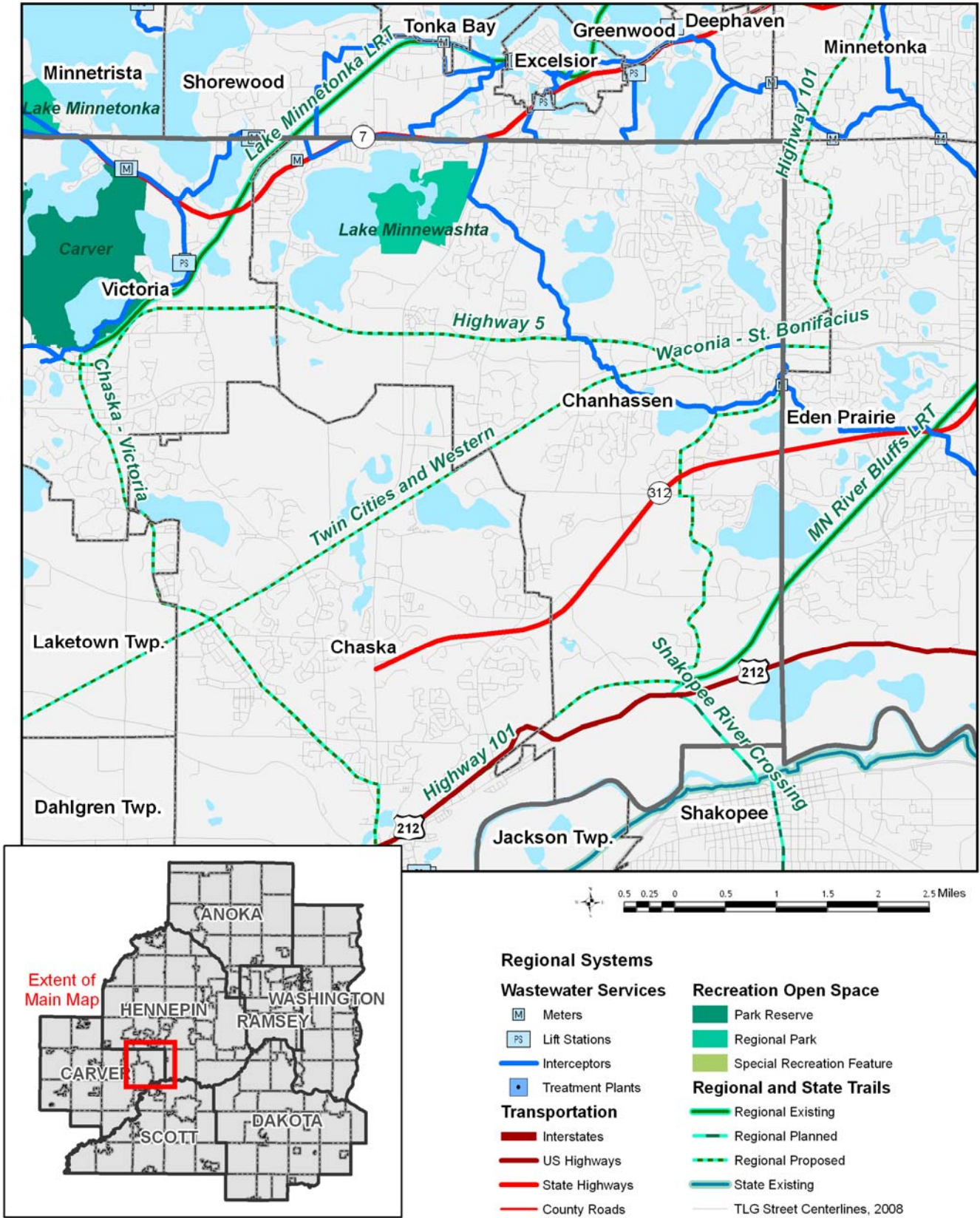
- City of Chanhassen *2030 Comprehensive Plan*;
- Copies of the 2<sup>nd</sup> generation Surface Water Management Plan of Chanhassen;
- 11 pages of the City Code related to solar access
- A letter from Chanhassen’s Community Development Director Kate Aanenson to Phyllis Hanson responding to the Council’s Informal Review letter of April 10, 2008;
- 13 pages of Article IV of the City Code related to ISTS; and,
- Comprehensive Plan Transmittal form
- Supplemental materials addressing completeness issues including existing land use map, 5 year CIP, and a partial rewrite of Chapter 7 Transportation.

## **ATTACHMENTS**

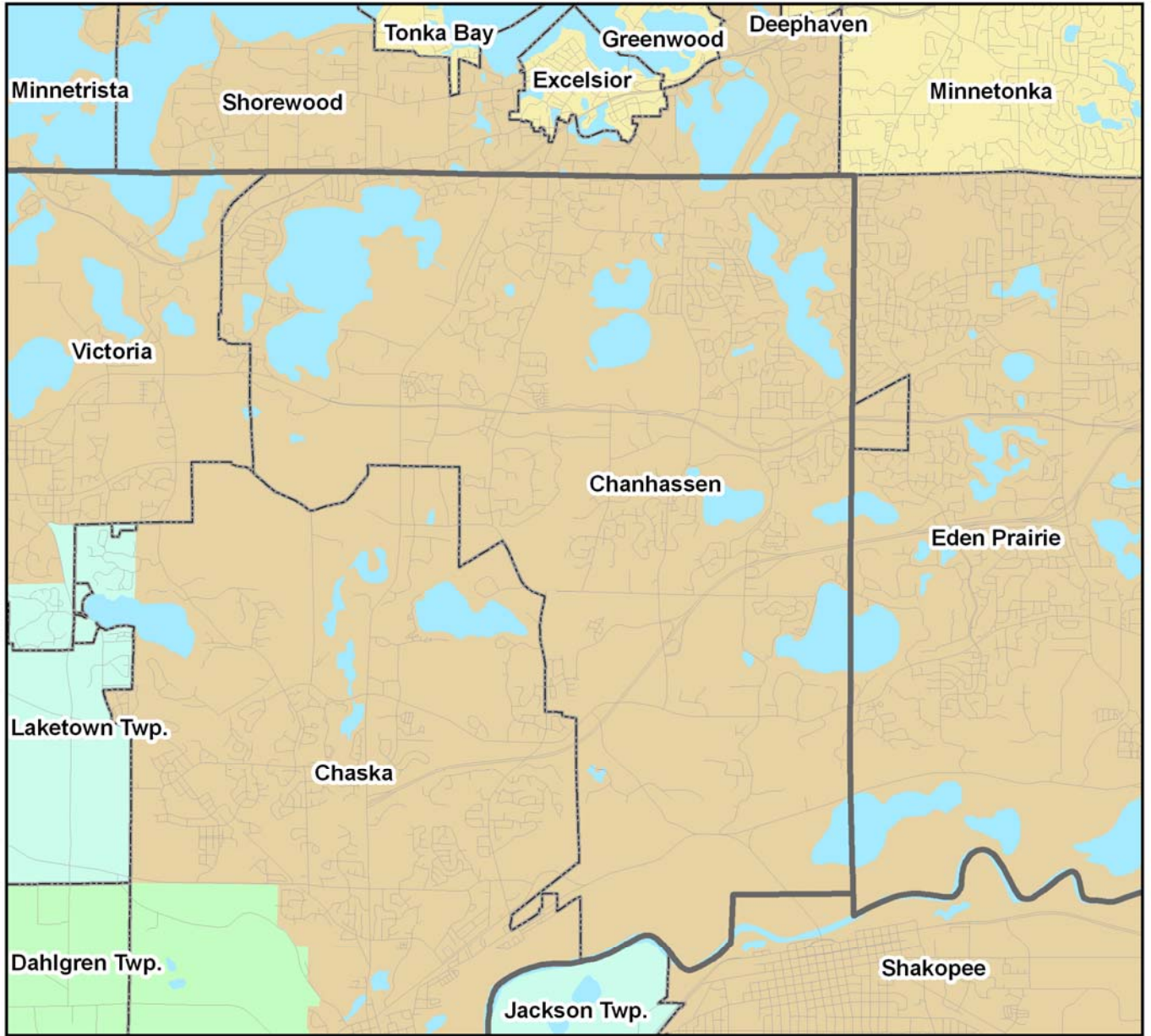
- Figure 1: Location Map with Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing Land Use Map
- Figure 4: 2030 Land Use Plan
- Table 2: Existing and Planned Land Use Table in 5-year Stages



**Figure 1. Location Map Showing Regional Systems, City of Chanhassen and Surrounding Area**



**Figure 2. 2030 Regional Development Framework, City of Chanhassen**

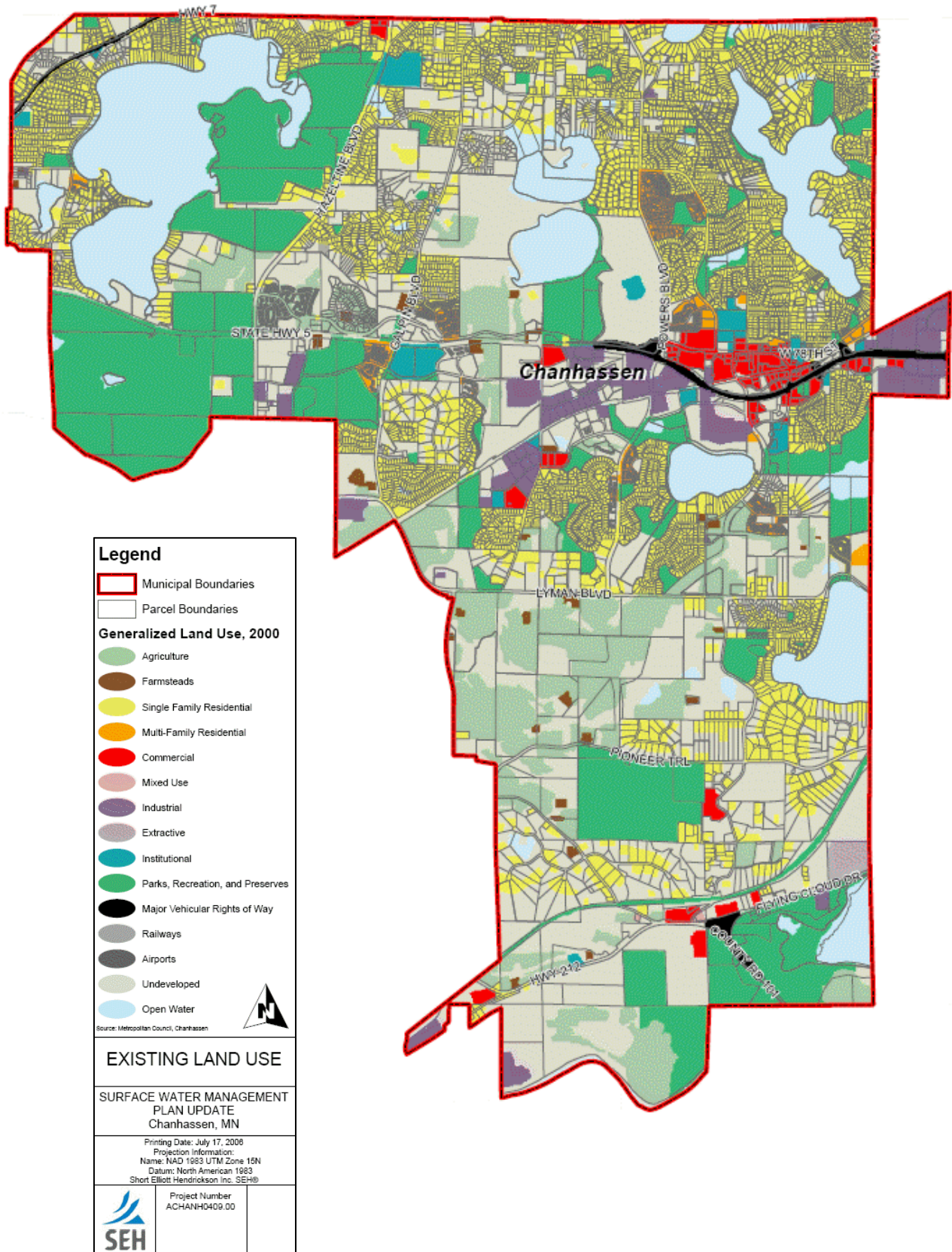


**Regional Development Framework**

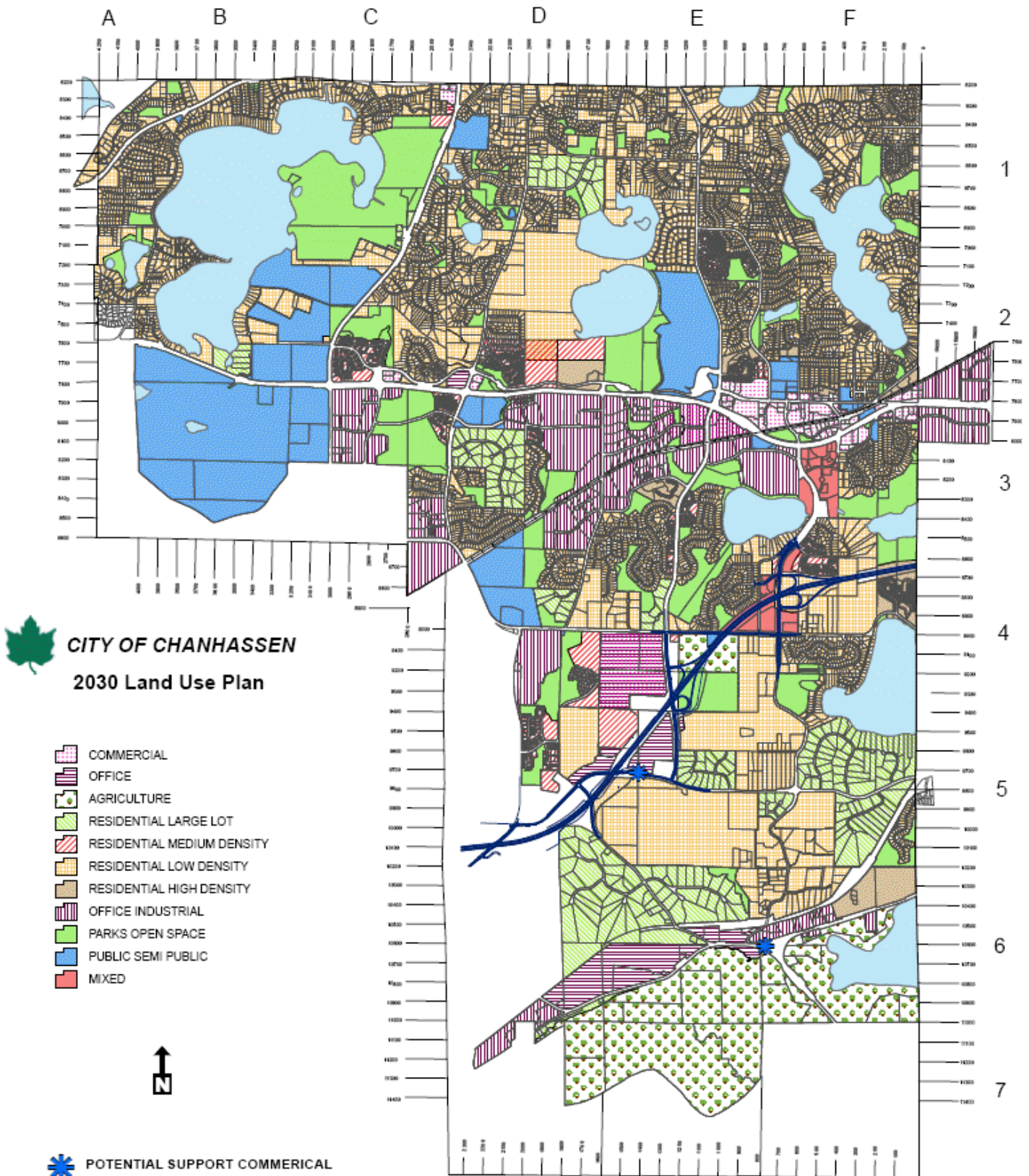
**2030 Framework Planning Areas**

- Agricultural Area
- Developed Area
- Developing Area
- Diversified Rural
- Non-Council Area
- Rural Growth Center
- Rural Residential

Figure 3. Existing Land Use, City of Chanhassen



**Figure 4. 2030 Land Use Plan, City of Chanhasen**



August 24, 2007

**Table 2**

**LAND USE TABLE IN 5-YEAR STAGES**

Existing and Planned Land Use Table (in acres)

| Within Urban Service Area                    | Allowed Density Range |                  | Existing (2000) | 2010          | 2015          | 2020          | 2025          | 2030          | Change 2000-2030 |
|--|-----------------------|------------------|-----------------|---------------|---------------|---------------|---------------|---------------|------------------|
|  | Minimum               | Maximum          |                 |               |               |               |               |               |                  |
| <b>Residential Land Uses</b>                 |                       |                  |                 |               |               |               |               |               |                  |
| Low Density Residential (developed)          | 1.2                   | 4                | 2,600           | 3,100         | 3,920         | 4,500         | 4,550         | 4,702         | 2,102            |
| Low Density Residential (vacant)             |                       |                  | 2,102           | 1,602         | 782           | 202           | 152           | -             |                  |
| Medium Density Residential (developed)       | 4                     | 8                | 155             | 300           | 320           | 350           | 375           | 400           | 245              |
| Medium Density Residential (vacant)          |                       |                  | 245             | 100           | 80            | 50            | 25            | -             |                  |
| High Density Residential (developed)         | 8                     | 16               | 55              | 112           | 140           | 180           | 195           | 218           | 163              |
| High Density Residential (vacant)            |                       |                  | 163             | 106           | 78            | 38            | 23            | -             |                  |
| Mixed Use Primarily Residential* (developed) | 8                     | 20               | 30              | 40            | 45            | 50            | 50            | 50            | 20               |
| Mixed Use Primarily Residential* (vacant)    |                       |                  | 20              | 10            | 5             | -             | -             | -             |                  |
| <b>C/I Land Uses</b>                         |                       |                  |                 |               |               |               |               |               |                  |
|  | Est. Employees/Acre   |                  |                 |               |               |               |               |               |                  |
| Commercial (developed)                       | 25                    |                  | 240             | 270           | 300           | 318           | 320           | 328           | 88               |
| Commercial (vacant)                          |                       |                  | 88              | 58            | 28            | 10            | 8             | -             |                  |
| Industrial (developed)                       | 7                     |                  | 500             | 632           | 800           | 841           | 860           | 883           | 383              |
| Industrial (vacant)                          |                       |                  | 383             | 251           | 83            | 42            | 23            | -             |                  |
| Office (developed)                           | 28                    |                  | 240             | 260           | 300           | 325           | 334           | 339           | 99               |
| Office (vacant)                              |                       |                  | 99              | 79            | 39            | 14            | 5             | -             |                  |
| Mixed Use Primarily C/I* (developed)         | 26                    |                  | 35              | 40            | 45            | 65            | 65            | 65            | 30               |
| Mixed Use Primarily C/I* (vacant)            |                       |                  | 30              | 25            | 20            | -             | -             | -             |                  |
| Extractive                                   |                       |                  |                 |               |               |               |               |               | -                |
| <b>Public/Semi Public Land Uses</b>          |                       |                  |                 |               |               |               |               |               |                  |
| Institutional                                |                       |                  | 1,213           | 1,213         | 1,213         | 1,213         | 1,213         | 1,213         | -                |
| Parks and Recreation                         |                       |                  | 417             | 430           | 438           | 457           | 457           | 457           | 40               |
| Open Space                                   |                       |                  | 934             | 934           | 934           | 934           | 934           | 934           | -                |
| Roadway Rights of Way                        |                       |                  | 1,237           | 1,237         | 1,237         | 1,237         | 1,237         | 1,237         | -                |
| Utility                                      |                       |                  |                 |               |               |               |               |               | -                |
| Railroad                                     |                       |                  |                 |               |               |               |               |               | -                |
| Airport                                      |                       |                  |                 |               |               |               |               |               | -                |
| <b>Subtotal Sewered</b>                      |                       |                  | <b>10,786</b>   | <b>10,799</b> | <b>10,807</b> | <b>10,826</b> | <b>10,826</b> | <b>10,826</b> | <b>3,170</b>     |
| <b>Outside Urban Service Area</b>            |                       |                  |                 |               |               |               |               |               |                  |
|  | Minimum lot size      | Maximum lot size | Existing (2000) | 2010          | 2015          | 2020          | 2025          | 2030          | Change 2000-2030 |
| Rural Residential 2.5 acres or less          |                       |                  |                 |               |               |               |               |               | -                |
| Rural Residential 2.5 -10 acres              | 2.5                   | na               | 971             | 971           | 971           | 971           | 971           | 971           | -                |
| Rural Residential 10-40 acres                |                       |                  |                 |               |               |               |               |               | -                |
| Agricultural 40+ acres                       |                       |                  | 40              | 27            | 19            | -             | -             | -             | (40)             |
| Agriculture land use                         |                       |                  | 904             | 904           | 904           | 904           | 904           | 904           | -                |
| <b>Subtotal Unsewered</b>                    |                       |                  | <b>1,915</b>    | <b>1,902</b>  | <b>1,894</b>  | <b>1,875</b>  | <b>1,875</b>  | <b>1,875</b>  | <b>(40)</b>      |
| <b>Undeveloped</b>                           |                       |                  |                 |               |               |               |               |               |                  |
| Wetlands (within land use designations)      | --                    | --               | 2,210           | 2,210         | 2,210         | 2,210         | 2,210         | 2,210         | -                |
| Open Water, Rivers and Streams               | --                    | --               | 2,059           | 2,059         | 2,059         | 2,059         | 2,059         | 2,059         | -                |
| <b>Total</b>                                 |                       |                  | <b>14,760</b>   | <b>14,760</b> | <b>14,760</b> | <b>14,760</b> | <b>14,760</b> | <b>14,760</b> | <b>3,130</b>     |