

J Community Development Committee Environment Committee

For the Metropolitan Council meeting of October 28, 2009

ADVISORY INFORMATION

Date Prepared: October 20, 2009

Subject: City of Blaine 2030 Comprehensive Plan Update
Tier II Comprehensive Sewer Plan
Review File No. 20501-1

Proposed Action:

That the Metropolitan Council adopt the attached Advisory Comments and Review Record, and the following:

1. Authorize the City of Blaine to put its 2030 Comprehensive Plan Update into effect;
2. Adopt the revised forecasts and affordable housing needs number as described in the Review Record;
3. Approve the City of Blaine's Tier II Comprehensive Sewer Plan.

Summary of Committee Discussion / Questions:

Community Development Committee

Senior Planner Tori Dupre presented the report and proposed actions to the Community Development Committee. The Committee made a motion and a second to adopt the proposed action, and it passed unanimously.

Environment Committee

Council Member Wulff asked about public land uses and five-year staging as shown on Table 4 and the appearance that these uses disappear by 2030. Community Development staff explained that in its 2030 future land use designations, the City includes public and institutional use lands in its low density residential and commercial land use categories. The apparent loss is due to these uses being incorporated into the broader classifications of the future land use map. The City does not anticipate any significant loss in these land uses through 2030. Additional information will be provided at the Community Development meeting on October 19. Motion to approve the City of Blaine's Tier II Comprehensive Sewer Plan was made, seconded, and passed unanimously.

C Community Development Committee
Meeting date: October 19, 2009

E Environment Committee
Meeting date: October 13, 2009

ADVISORY INFORMATION

Subject:	City of Blaine 2030 Comprehensive Plan Update Tier II Comprehensive Sewer Plan Review File No. 20501-1
District(s), Member(s):	District 10, Councilmember Kris Sanda
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	Tori Dupre, Principal Reviewer (651-602-1621) Phyllis Hanson, Local Planning Assistance Manager (651-602-1566) Kyle Colvin, Engineering Services Assistant Manager (651-602-1151)
Division/Department:	Community Development / Planning and Growth Management Environmental Services/ Engineering Services

Proposed Action

That the Metropolitan Council adopts the attached Advisory Comments and Review Record and the following:

Recommendations of the Community Development Committee

1. Authorize the City of Blaine to put its 2030 Comprehensive Plan Update into effect;
2. Adopt the revised forecasts and affordable housing needs number as described in the Review Record.

Recommendations of the Environment Committee

Approve the City of Blaine's Tier II Comprehensive Sewer Plan.

ADVISORY COMMENTS

City of Blaine 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan

Review File No. 20501-1 – Council Business Item No. 2009-369

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.

A copy of the City Council Resolution adopting the Tier II Sewer Plan must be submitted to the Council.

Background

The City of Blaine (City) is located in Anoka County surrounded by Ham Lake to the north, Lino Lakes and Circle Pines to the east, Mounds View and Spring Lake Park to the south, and Coon Rapids to the west (Figure 1).

The *2030 Regional Development Framework* (RDF), as adopted by the Metropolitan Council (Council) in January 2004, identified Blaine as within the “Developing” geographic planning area. Figure 2 shows the designation and regional systems serving the City and 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 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; Surface Water Management) | Yes |

Consistent with Council Policy Requirements:

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

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

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

Funding:

The City did not receive funding for preparation of the Update.

Known Support / Opposition:

There is no known opposition.

REVIEW RECORD

Review of the City of Blaine 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 is in conformance with the *Regional Park's Policy Plan (RPPP)*. The regional parks and trails in Blaine include Bunker Hills Regional Park and the proposed Bunker Hills-Rice Creek Chain of Lakes Regional Trail, Central Anoka County Regional Trail and East Anoka County Regional Trail. The Update acknowledges and plans for these regional parks system facilities.

Transportation

Roads and Transit

Reviewer: Ann Braden, MTS – Systems Planning (651-602-1721), Scott Thompson – Metro Transit (612-349-7774)

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

Blaine is served by segments of four principal arterials: Trunk Highway (TH) 65, TH 10, I-35W and TH 242/County Road (CR) 14, as well as several A-minor arterials and collectors. The *TPP* does not show any expansion plans for the metropolitan highways located within the City between 2009 and 2030, but construction of an interchange at TH 242 and TH 65 is nearing completion.

Blaine is within the Metropolitan Transit Taxing District and portions of the City are within Market Areas II and III. 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.

Aviation

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

The Update is in conformance with the *Transportation Policy Plan TPP* and consistent with Council Aviation policies with the City's supplemental information dated September 14, 2009.

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 (WRMPP)*. The Update summarizes the City's vision for the next 20 years to the 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. Wastewater generated within the City is conveyed to and treated at the Metropolitan Council's Metropolitan Wastewater Treatment Plant in St. Paul. The City is provided wastewater conveyance service through interceptors 4-NS-523, 4-NS-522, and 8656. The Update projects that the City will have 31,200 sewered households and 28,500 sewered employees by 2030. The Metropolitan Disposal System with its planned scheduled improvements will have adequate capacity to serve the City's growth needs.

The Update provides sanitary flow projections in 5-year increments. The rationale for the projections is given in the Update and is appropriate for planning for local services.

Although Blaine is not currently identified by the Council as a community impacted by wet weather occurrences, the Update does include a description of a clear water inflow and infiltration (I/I) reduction plan which includes inspection and regular maintenance of the sanitary sewer system. The City has adopted and enforces the Minnesota State Plumbing Code that prohibits the connection and discharge of surface storm water and uncontaminated groundwater to the sanitary sewer system. Enforcement of the Plumbing code is achieved through the on-site inspections of all construction or building permit applications.

Tier II Comments

Council staff reviewed the Update's Tier II Sewer Element against the Council's requirements for Tier II Comprehensive Sewer Plans for developing communities, and found it complete and consistent with Council policies. The Council's approval of the Tier II Plan becomes effective upon the City's adoption of the Update. At that time, the City may alter, expand or improve its sewage disposal system consistent with the approved Tier II Sewer Plan. A copy of the City Council Resolution adopting the final Update 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 is in conformance with the *WRMPP* guidelines for local surface water management. Blaine lies within the Coon Creek, Rice Creek and Six Cities watersheds. The Board of Water and Soil Resources (BWSR) approved the Coon Creek Watershed Management Commission's watershed management plan in 2004. It approved the Rice Creek Watershed District's and Six Cities Watershed Management Organization's watershed management plans in 1997.

Council staff reviewed Blaine's Local Surface Water Management Plan (LSWMP) in 2008. The staff found the LSWMP to be consistent with Council policy and the Council's *WRMPP*. Staff found that the plan provides an overall framework for the City to successfully manage its water resources. The City submitted all final documents as required.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

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

The Update and forecast-related information, including supplemental materials received July 2009, is complete and consistent with the *Regional Development Framework* and regional policy.

The Update provides revised forecasts, based on slower than expected residential growth in the current decade, and faster than expected employment growth. The City and Council staff agree that the City's recent employment growth has surpassed prior expectations; Blaine reached its 2010 employment projection (20,870) in 2008. The Metropolitan Council staff finds the City-preferred forecasts reasonable and acceptable.

The Update provides the City-preferred forecasts consistently throughout. The Metropolitan Council's forecasts will be officially revised effective upon the Council's action on the Update.

Table 1: City and Metropolitan Council of Blaine Forecasts

	2000	2010	2020	2030	2010-2030 change
Households Accepted		21,500	29,300	31,200	9,700
System Statement	15,926	24,000	29,300	31,200	
City Proposed	15,926*	21,500	29,300	31,200	
Population Accepted		59,100	76,100	78,000	18,900
System Statement	45,014	66,800	76,100	78,000	
City Proposed	45,014*	59,100	76,100	78,000	
Employment Accepted		22,700	27,200	28,500	5,800
System Statement	16,962	20,870	22,440	23,950	
City Proposed	17,434*	22,700	27,200	28,500	

* U.S. Census, 2000

2030 Regional Development Framework and Land Use

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

The Update is consistent with the *2030 Regional Development Framework (RDF)* which identifies Blaine as a “Developing Community.” The Update includes all of the required items for land use including acknowledgement of the City’s regional geographic planning designation, existing and future land use land use information with development expectations by land use to 2030 in five-year stages.

Council investments in regional systems and incentives for the Developing Communities 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.

As a “Developing Community” Blaine is expected to plan and stage development that accommodates the forecasts for local growth through 2030 at appropriate densities: three to five-plus residential units per net acre overall. The City is also expected to target higher density in locations with convenient access to transportation corridors and with adequate sewer capacity.

The Update proposes to meet these requirements through a combination of goals and strategies that will encourage increased density through “appropriately designed townhouses and apartments and a variety of single family detached homes with

clustering, varying lot sizes and shared open spaces.” The City supports multi-family housing development with access to services and transportation, and identifies fourteen redevelopment areas to support redevelopment in areas that are obsolete or blighted to foster job growth.

The Update envisions provision of sanitary sewer to all areas of the City by 2030. The City has considerable land available for urban (sewered) development and the Update indicates that it will meet future household forecasts by a combination of developing vacant land, serving and intensifying development on currently unsewered lots, and redevelopment. Table 2 shows that in 2008, about a third (35 percent) of the City’s land is devoted to residential uses, increasing to 40 percent with full build-out in 2030.

Table 2: Existing and Future Land Use

Land Use	Existing (2008) Net Acres	%	Future 2030 net acres	%	2009-2030 Change
Residential	7,644	35	8,708	40	1,064
Commercial/Industrial	2,581	12	2,608	12	27
Public/Semi Public	5,623	26	4,766	22	-857
Unsewered	5,945	27	5,711	26	0
Total	21,793	100	21,793	100	0

The revised forecasts in Table 1 show that the City is expected to grow by 9,700 households between 2010 and 2030. Table 3 reflects the change in residential land use between existing (2008) and 2030, and the anticipated residential units based on minimum and maximum densities.

Table 3: Projected Residential Density

Category	Density Range		Net Acres	2008-2030 Change	
	Min	Max		Min Units	Max Units
Low Density Residential	2.5	10	2,559	6,397.5	25,590
Medium Density Residential	6	10	186	1,116	1,860
High Density Residential	10	20	124	1,240	2,480
TOTALS			2,869	8,753.5	29,930
Overall Density				3.05	10.43
PMP 2000-2007 Data			1,773.5	6,192	3.49
Total Planned and Plat Monitoring Program			4,642.5	14,945.5	
MUSA Guideline Density				3.22	

Table 3 shows that the Update reflects a minimum 8,753 and a maximum 29,930 future residential units by 2030. The data, combined with the Council’s plat

monitoring program data, indicates that the land use plan will accommodate the Council's 2030 forecasts. The City expects to accommodate household increases of 5,574 units from 2000 to 2010, another 7,800 households from 2010 to 2020, decreasing to 1,900 households from 2020 to 2030.

Table 3 shows the net available acres and density ranges for the residential categories, noting that rural residential decreases as sewer residential increases. The City will have an overall, future minimum density of 3.05 dwelling units per acre, and a maximum of 10 dwelling units per acre. The plat monitoring program data for the years 2000 through 2007 shows that the City is averaging 3.22 dwelling units per acre.

Housing

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

The Update's housing element fulfills the housing planning requirements of the Metropolitan Land Planning Act. The Update also acknowledges the City's share of the region's affordable housing need for 2011 to 2020, 1,865 units. To provide opportunities to meet this need, the Update indicates that approximately 99 acres of land will be available for high density residential development at 10 to 20 units per acre, and 149 acres will be available for medium density residential development at 8 to 10 units per acre.

The Update provided implementation tools and programs the City will use to promote opportunities to address its share of the region's housing need. The City will continue to contract with the Center of Energy and Environment to administer its housing rehabilitation loan program, and will continue to participate in the Anoka County Affordable Housing Coalition and support and promote the Anoka County Community Action Program efforts to address lifecycle and affordable housing needs. The City will continue to work with local, state and federal agencies to facilitate affordable housing development.

Blaine is an active participant in the Local Housing Incentives program of the Livable Communities Act, and has applied for and received over \$1.4 million in grants through the LCA program.

Individual Sewage Treatment Systems (ISTS) Program

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

The Update is consistent with the *Water Resources Management Policy Plan (WRMPP)* for ISTS, indicating that the City has approximately 685 ISTS currently in use.

City Code Chapter 34, Article VII (Sections 34-241 through 34-246) provides detailed guidance on ISTS design, operation, and maintenance management. The City's ordinance is consistent with MPCA Rules and Council policy requirements.

Water Supply

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

The Update is consistent with *WRMPP* policies for water supply. The Council recommends that the City continue to implement conservation programs targeted at reducing residential water use.

Resource Protection

Historic Preservation

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

The update contains a statement related to historic preservation, which indicates there are no properties or sites located on the National Register of Historic Places in Blaine. Appendix B is a listing by the State Historic Preservation Office of sites of historic or architectural importance and archeological site locations.

Solar Access Protection

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

The Update contains a section on Solar Access Protection as required by the MLPA. The Update acknowledges this requirement and states: "The City of Blaine will consider solar access in the review of site plans and planning decisions."

Aggregate Resources Protection

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

The Update indicates, consistent with *Minnesota Geological Survey Information Circular 46*, that there are no known aggregate resource mining opportunities within the community.

PLAN IMPLEMENTATION

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

The Update includes a description of:

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

The Update's implementation section contains a description of the City's official controls including zoning, subdivision regulation, park dedication and other ordinances.

COMPATIBILITY WITH PLANS OF ADJACENT GOVERNMENTAL UNITS AND PLANS OF AFFECTED SPECIAL DISTRICTS AND SCHOOL DISTRICTS

The City submitted the Update to adjacent local units of government, school districts, counties and special districts for comment on July 31 2008, and received responses from 14 governmental jurisdictions. The comment letters are included in Appendix C. The Council found no compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts.

DOCUMENTS SUBMITTED FOR REVIEW:

- City of Blaine 2030 Comprehensive Plan, dated January 2009 (February, 2009)
- Comprehensive Plan Transmittal form (February 2009)
- Blaine Comprehensive Sanitary Sewer Plan, April 2005
- Blaine Local Surface Water Management Plan, December 2008
- Blaine Water Emergency And Conservation Plan, May 2007
- Blaine Water System Plan Update, February 2002
- Comments from adjacent and affected jurisdictions (February 2009)
- Memo from Bryan Schafer to Victoria Dupre dated June 30, 2009 with attachments:
 - 1) City's Responses stated within format of March 9, 2009 letter
 - 2) Revised pages from Chapters 1-9
 - 3) Revised Chapter 7
 - 4) Appendix E—Controls/Implementation
- Capital Improvement Plan 2007-2011 received 02-17-2009
- Zoning Designations Map received 02-17-2009
- Supplemental information including large format 2030 Land Use Plan Map
- Supplemental information including Draft 2030 Planned Land Use map dated September 14, 2009, and Draft 2030 Planned Future Land Use SW Quadrant map dated September 14, 2009

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
- Table 4: Land Use and Five-Year Staging

Figure 1. Location Map Showing Regional Systems

Blaine

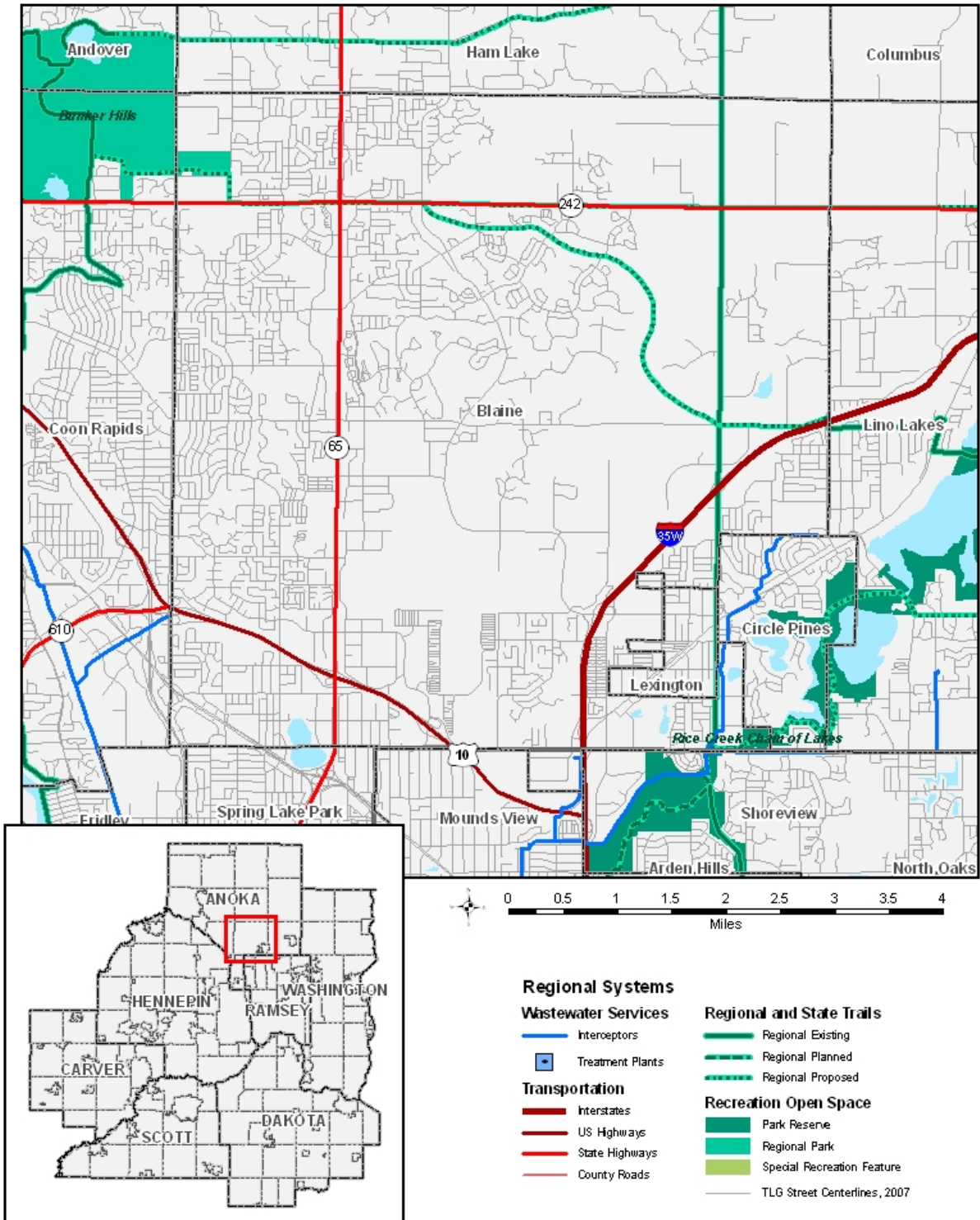


Figure 2. 2030 Regional Development Framework Planning Areas

Blaine

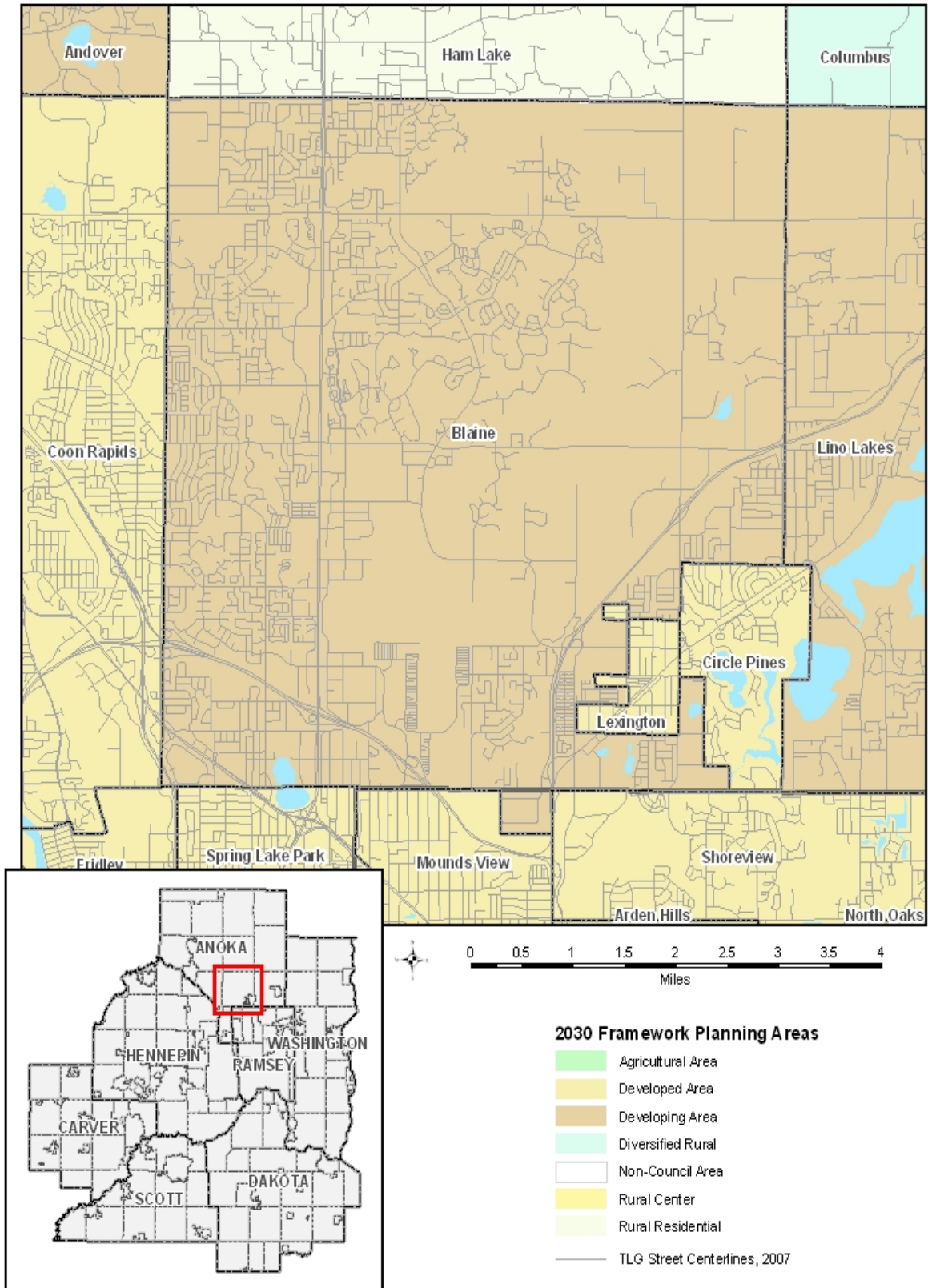
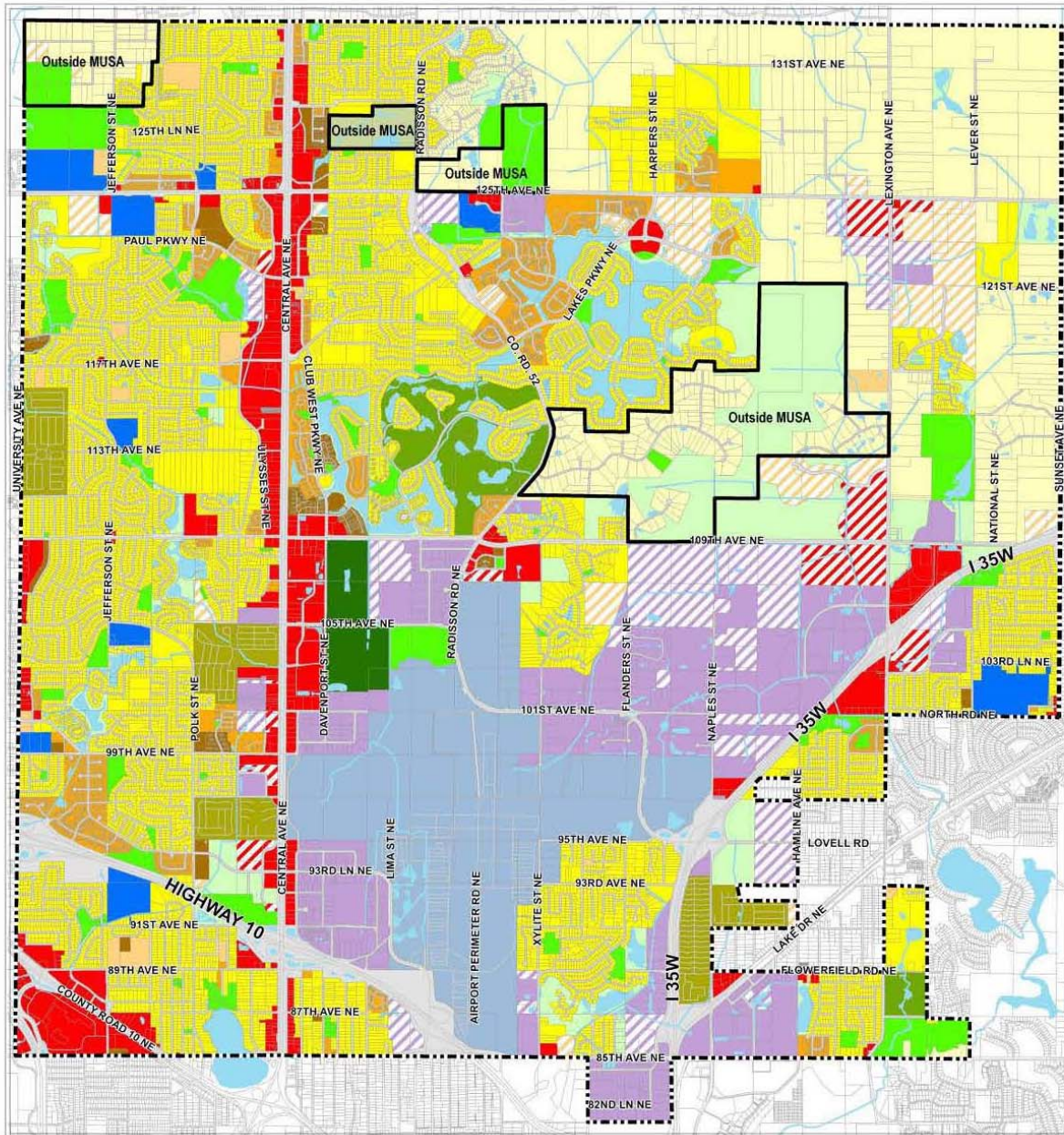


Figure 3: Existing Land Use
City of Blaine



Existing Land Use

2008 Comprehensive plan Update
City of Blaine, Minnesota



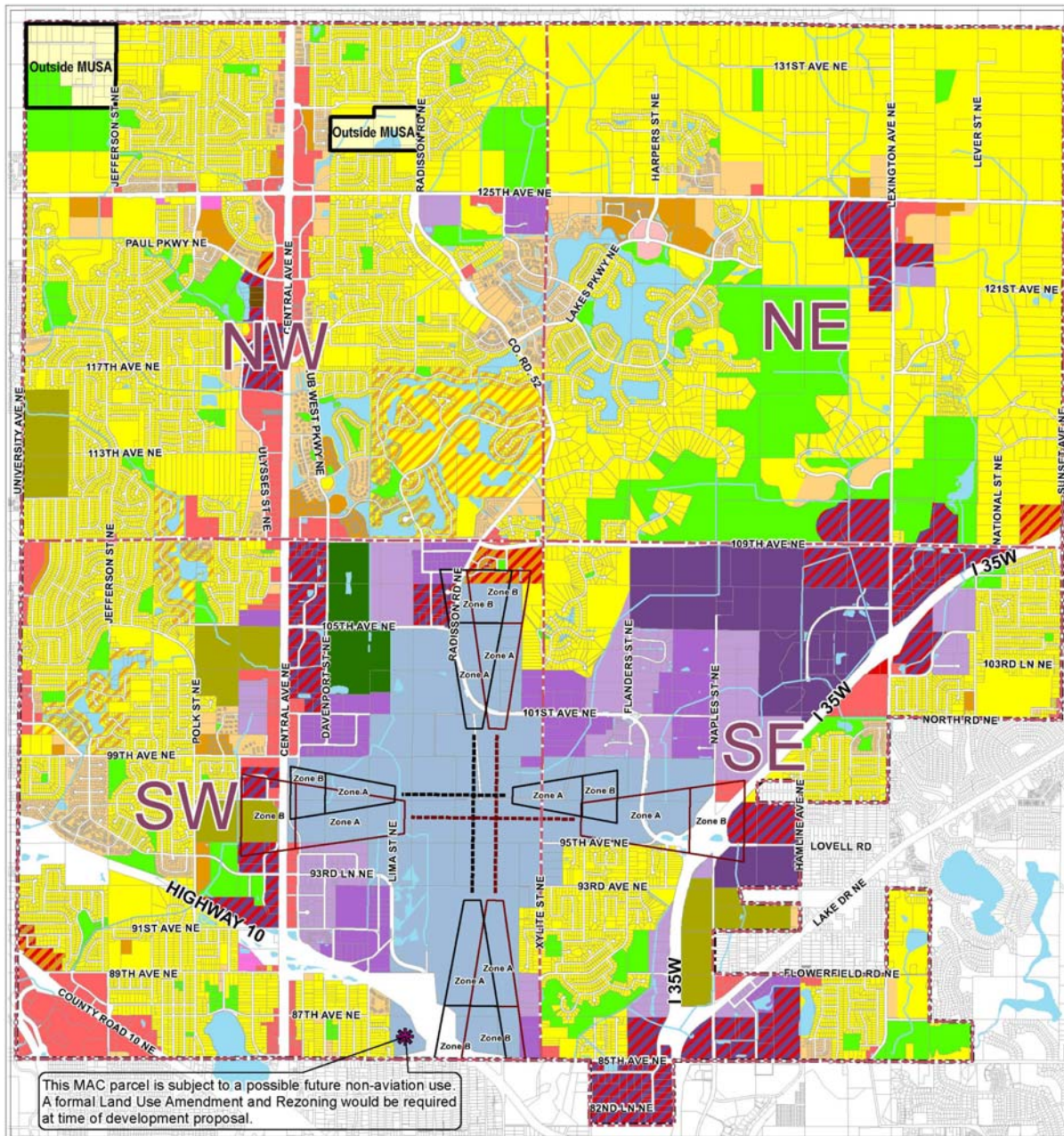
City Boundary	Church	Open Space
MUSA Boundary	Commercial	Agricultural Preserve
Rural Residential	Vacant Commercial	Institutional
Low Density Residential	Industrial	Airport
Medium Density Residential	Vacant Industrial	Open Water
High Density Residential	Regional Recreational	Right-of-Way
Mobile Home	Golf Course	
Vacant Residential	Park	



May 14, 2008

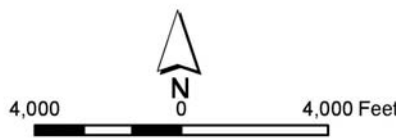
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**Figure 4: 2030 Future Land Use
City of Blaine**



Draft 2030 Planned Future Land Use

2008 Comprehensive Plan Update
City of Blaine, Minnesota



City Boundary
MUSA Boundary

- Rural Residential
- Low Density Residential
- Low/Medium Density Residential
- Medium Density Residential
- High Density Residential
- Mobile Home Residential
- Neighborhood Commercial
- Community Commercial
- Planned Commercial

- Office
- Park/Open Space
- Regional Recreation
- Light Industrial
- Heavy Industrial
- Planned Industrial
- High Density Residential/Planned Commercial/Planned Industrial
- Medium Density Residential/Planned Commercial
- High Density Residential/Planned Commercial
- High Density Residential/Planned Industrial
- Airport
- Open Water
- Existing Runway
- Future Runway
- Future Safety Zones - Existing Runways
- Future Safety Zones - Future Runways
- City Quadrant Section Boundary



September 14, 2009

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Table 4: Land Use and 5-Year Staging

City of Blaine Staged Land Use

Residential Uses	Density Min	Max	Existing (2008)	2010	2020	2030	2008 to 2030 Change
Rural Residential	0	1	1449	1232	290	0	-1449
Low Density Residential*	2.5	10	4697	5081	6744	7256	2559
Medium Density Residential**	8	10	582	610	731	768	186
High Density Residential ***	10	20	156	174	256	280	124
Mobile Home	5	10	404	404	404	404	0
Vacant	0	0	356	302	71	0	-356
Subtotal Residential			7644	7803	8496	8708	1064
Commercial /Industrial Uses							
Commercial****	10.9		871	952	1306	1414	543
Industrial *****	10.3		1239	1231	1193	1182	-57
Office	10.9		0	2	9	12	12
Vacant	0		471	400	94	0	-471
Subtotal Comm/Ind			2581	2585	2602	2608	27
Public/Semi Public Uses							
Schools			289	245	58	0	-289
Church			113	96	23	0	-113
Park and Open Space			965	925	754	701	-264
Regional Recreation			121	121	121	121	0
Golf Course			239	203	48	0	-239
Road Right of Way			2778	2778	2778	2778	0
Airport			1118	1125	1156	1166	48
Subtotal Public			5623	5493	4938	4766	-857
Subtotal Sewered				15881	16036	16082	
Unsewered Uses							
Rural Residential /Agriculture	1	40	355	322	181	137	-218
Low Density Res	0.2	0.4	14	12	3	0	-14
Vacant Residential	0	0	5	4	1	0	-5
Wetlands			4948	4948	4948	4948	0
Water River Streams			623	623	623	623	0
Subtotal Unsewered			5945	5909	5756	5708	-237
City Total			21793	21790	21793	21793	0

NOTE: Public/semi-public uses are reflected in Low Density Residential and Commercial by 2010.

* Includes LDR and LMDR

** Includes MDR, MDR and Planned Commercial

*** Includes HDR, HDR/Planned Commercial and HDR/Planned Industrial

**** Includes Comm, Community Comm Neighborhood, Planned Comm, and Planned Comm/Ind

***** Includes Light Ind, Heavy Ind and Planned Ind