

C Community Development Committee

Meeting date: April 6, 2009

E Environment Committee

Meeting date: April 28, 2009

ADVISORY INFORMATION	
Date:	March 10, 2009
Subject:	Forest Lake Comprehensive Plan Update Review File No. 20377-1 Tier II Comprehensive Sewer Plan
District(s), Member(s):	District 12, Councilmember Sherry Broecker, 651-486-0816
Policy/Legal Reference:	Minnesota Statute Section 473.175
Staff Prepared/Presented:	Lisa Barajas, Principal Reviewer, 651-602-1895 Phyllis Hanson, Local Planning Assistance Manager, 651-602-1566 Kyle Colvin, Engineering Services Asst. Manager, 651-602-1151
Division/Department:	Community Development / Planning & Growth Management Environmental Services / Engineering Services

Proposed Action

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

Recommendations of the Community Development Committee:

1. Authorize the City of Forest Lake to put its 2030 Comprehensive Plan Update into effect.
2. Adopt the revised forecasts for the City as detailed in Table 1 of the attached Review Record, along with the revised share of the region’s affordable housing need, which is 551 units as detailed in the Housing section of the Review Record.
3. Advise the City:
 - a. that the Rush Line corridor is currently under study and no mode or alignment has been selected and references to a completed commuter rail line in the Rush Line Corridor must be removed from the Update.
 - b. to follow the Council’s Flexible Development Ordinance Guidelines for the Diversified Rural Area (August 2008) in updating development and cluster ordinances that apply to the area bounded by Ingersoll Avenue North, 200th Street, and the proposed MUSA boundary. The City needs to submit those ordinances to the Council for review to determine conformance in protecting the area for potential future provision of wastewater services.

Recommendations of the Environment Committee:

Approve the City of Forest Lake’s Tier II Comprehensive Sewer Plan.

ADVISORY COMMENTS

City of Forest Lake 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan Review File 20377-1 - Council Business Item No. 2009-74

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 plan within nine months after the Council’s final action. If the Council has recommended changes, local governments should incorporate those recommended changes into the Update or respond to the Council before “final approval” 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 plan 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 plan 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 final Update is approved by the City’s governing body. After the final Update is approved 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 Forest Lake is located in northern Washington County and is bounded by Chisago County to the north, the City of Scandia to the east, May Township to the southeast, the City of Hugo to the south, the City of Lino Lakes to the southwest, and the City of Columbus to the west. The *2030 Regional Development Framework* (RDF) identifies the western portion of the City as a Developing geographic planning area and the east portion of the City as a Diversified Rural geographic planning area (see 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 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 district 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. <i>2030 Regional Development Framework</i> 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 Forest Lake 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 Update 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

Reviewer: Jan Youngquist, CD – Regional Parks System Planning, (651-602-1029)

The Update conforms to the *2030 Regional Parks Policy Plan* with the revised Community Facilities Map (Figure 11.1 dated December 8, 2008) that changes the designation of the east-west greenway through the City from a “Regional Trail” to a “Greenway.”

Transportation

Roads and Transit

Reviewer: Carol Becker, MTS – Systems Planning, (651-602-1756)

The Update conforms to the *2030 Transportation Policy Plan* as it addresses all the applicable transportation and transit requirements. However, the Update includes several references to commuter rail in the Rush Line Corridor. It also discusses a new park and ride facility planned in conjunction with this commuter rail line. Council staff advises the City that the Rush Line corridor is currently under study and no mode or alignment has been selected. The references to a completed commuter rail line in the Rush Line Corridor must be removed. It is acceptable to discuss that this corridor is under study and that this route may potentially be used for commuter rail.

The following are advisory comments:

- Roadway Functional Classification: The Update includes an accurate map of the road classifications. However, the map contains existing and future “collector” roadways that currently are not part of the TAB maps. If the City wishes these to be included on the TAB maps, they need to formally request their inclusion through the TAC-Planning Committee.
- TAZ-Allocation: The Update includes a map of the TAZ system and a table of socioeconomic forecasts. These forecasts reflect “pending” numbers that Council staff finds to be reasonable and are expected to replace those in the *RDF* of January, 2008.

- Route 288 should be updated to read five (5) morning and five (5) afternoon trips.

Aviation

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

The Update conforms to the aviation system plan and is consistent with Council policy. Revised information received from the City, resolves identified issues with the Forest Lake Airport and the 1990 Regional Systems Reliever Airport Study. This revised information needs to be incorporated into the final adopted version of the Update. The Metropolitan Council is proceeding with the Phase II technical update to the Aviation this year, 2009, and Council staff advises the city to continue to be involved in that process.

Water Resources Management

Wastewater Service

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

The Update conforms to the *2030 Water Resources Management Policy Plan (WRMPP)*. The Update summarizes the City's vision to the year 2030. It includes growth forecasts that are consistent with the Council's forecasts for population, households, and employment, as discussed under the Forecasts section of this report.

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 Council's Metropolitan Wastewater Treatment Plant in St. Paul. Regional wastewater conveyance service for the City is provided through multiple connections to Council interceptor 7029.

Portions of the City were identified in the City's System Statement as being covered under the Diversified Rural geographic planning area. These areas are to be held in reserve for future urban services, such as regional wastewater service. Although not specifically identified as Urban Reserve in the Update, the area bounded by 200th Street and Ingersoll Avenue, just to the east of the planned MUSA area, has been identified by Council staff as an area that could be provided with regional wastewater services post-2030.

The Update projects that the City will have 14,100 sewered households and 11,900 sewered employees by 2030. The Metropolitan Disposal System with its planned scheduled improvements has or will have adequate capacity to serve these needs. The Update provides sanitary flow projections in 5-year increments. The bases for the projections are provided in the Update and are determined to be appropriate for planning for local services.

The City is not currently a community that has been identified as being impacted by wet weather occurrences. The Update, however, does include an I/I reduction plan, which places emphasis on system inspection, repair, and rehabilitation, and also includes activities associated with sump pump, foundation drain, and rain leader inspections and disconnections. The City has committed to mitigate excessive I/I to levels that equal their current peak discharge goal.

Tier II Comments

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

The City's Tier II Sewer Element is complete and consistent with Council policies for Tier II Comprehensive Sewer Plans. 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 City lies within the Rice Creek and Comfort Lake Forest Lake Watersheds. The Board of Water and Soil Resources approved the Rice Creek Watershed District’s watershed management plan in 1997 and the Comfort Lake Forest Lake Watershed District’s watershed management plan in 2003.

The City prepared and adopted a Surface Water Management Plan (SWMP) in response to the approved watershed plans in 2004 to 2005. The City amended the SWMP in 2008 to make the plan consistent with the 2005 requirements for local water plans as found in the Council’s 2030 Water Resources Management Policy Plan (WRMPP). Council staff has found the amended plan to be consistent with the WRMPP and adequate to fulfill the statutory and Council requirements for local water management plans.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

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

The forecast-related material in the Update is consistent with Council forecasts. The City’s planning uses revised forecasts, based on accelerated staging of 2020 and 2030 urban services. Council staff agreed to the following forecast revisions in May 2008 (Phyllis Hanson letter, May 20, 2008):

	2000	2010	2020	2030
Population – Unsewered	2,738	2,500	2,300	2,300
Population – Sewered	11,702	19,700	31,000	36,000
Population TOTAL	14,440	22,200	33,300	38,300
Households – Unsewered	1,030	960	900	900
Households – Sewered	4,403	7,540	12,100	14,100
Households TOTAL	5,433	8,500	13,000	15,000
Employment - Unsewered	0	0	0	0
Employment – Sewered	6,636	7,800	10,300	11,900
Employment TOTAL	6,636	7,800	10,300	11,900

Council staff finds these revisions reasonable and acceptable. Metropolitan Council’s forecasts will be officially revised, as shown in the Table 1, effective upon Council action on the Update. The Council’s revised forecasts in Table 1 replace the System Statement forecasts shown in Table 2 below.

Table 2. Metropolitan Council System Statement Forecasts

	2000	2010	2020	2030
Population	14,440	21,700	27,800	34,200
Households	5,433	8,500	11,100	13,700
Employment	6,359	7,900	9,000	10,400

2030 Regional Development Framework and Land Use

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

The Update is consistent with the Council’s policies for land use identified in the RDF. The City is partially designated as a Developing community and partially as a Diversified Rural community. The western portion of the community along with the lakeshore areas along Forest Lake are designated as Developing, with the remaining eastern portion of the City as Diversified Rural.

Developing Community Policies

Developing communities are expected to accommodate growth, support centers along corridors, encourage connected land use patterns, and encourage the development of communities where shopping, jobs, and a variety of housing choices co-exist by design. Developing communities are also expected to accommodate sewer residential growth at a net density of 3 to 5 units per acre. The Update identifies policies to reinvigorate existing developed areas, to adopt a staging plan that supports infrastructure and growth plans, focus on rehabilitating corridors in the City, accommodate new growth in a manner compatible with surrounding land uses and not burdensome on public costs and infrastructure.

The City has developed a staging plan (Figure 3.9 Utility Staging Plan, Table 3.6 Staging) to accommodate the revised forecasted growth (as shown in the Forecasts section of this report) through the year 2030. Using information provided in the text of the Update and in Figure 3.6 Staging (see the attached Figure 6), the City’s planned minimum net residential density for sewer residential development from 2020-2030 is 3.0 units per acre. As shown in Table 3 and Table 4 below, the minimum net density for development from 2020-2030 and for each 5-year stage is consistent with the Council’s density policy of 3 units per acre.

Land Use	Min. Density	Gross Acres	Net Acres	Total Units
Current Staging Area				
Downtown	10	48.97	48.54	485
High Density Residential	10	183.24	168.14	1681
Low Density Residential	1.5	1844.54	1443.16	2165
Low/Medium Density Residential	3	1332.47	1036.7	3110
Medium Density Residential	6	132.28	88.25	530
Mixed Use	10	155.48	138.7	1387
Totals			2923.49	9358
			Current Area Density	3.20
2007-2010 Staging Area				
Low/Medium Density Residential	3	305.6	275.23	825.69
Totals			275.23	825.69
			2007-2010 Density	3.00
2011-2015 Staging Area				
Low/Medium Density Residential	3	382.82	325.83	977
Medium Density Residential	6	106.54	73.48	441
Totals			399.31	1418
			2011-2015 Density	3.55
2016-2020 Staging Area				
Low Density Residential	1.5	1.83	0.34	1
Low/Medium Density Residential	3	497.98	437.33	1312
Totals			437.67	1313
			2016-2020 Density	3.00
2021-2025 Staging Area				
Low/Medium Density Residential	3	159.78	139.55	418.65
Totals			139.55	418.65
			2021-2025 Density	3.00
2026-2030 Staging Area				
Low/Medium Density Residential	3	256.16	232.59	697.77
Totals			232.59	697.77
			2021-2025 Density	3.00

Table 4. Density for Different Stages

Stage	Net Acres	Units	Density
Overall Totals	4407.84	14031	3.18
2007-2030 Staging Totals	1484.35	4673	3.15
2021-2030 Staging Totals	372.14	1116	3.00

The southwestern area of the City and some property in the central part of the City near Shields Lake are guided as Future Urban Residential with an interim density of 1 unit per 20 acres until such time that urban services are provided to that area. These areas are intended to be preserved to accommodate post-2030 growth.

Diversified Rural Community Policies

As a Diversified Rural community, the City is expected to accommodate forecasted growth without requiring the provision of regional urban services. In addition, these communities are expected to protect natural resources, prevent scattered rural residential development, and adopt conservation subdivision, cluster, or other environmental protection provisions in their ordinances.

The Update has included policies to protect natural resources and sensitive areas, to balance the urban and rural areas of the community, and to restrict development in highly sensitive natural areas. The City has also included policies to encourage cluster developments as a way to obtain open space areas and to maximize infrastructure investment efficiency. Figure 3.2 2030 Future Land Use guides properties enrolled in the Agricultural Preserves program at densities no greater than one unit per 40 acres. Highly sensitive wetland areas along Hardwood Creek in the southern part of the City are designated as Conservancy with densities no greater than one unit per 20 acres. Other property in the southeastern part of the City is guided as Agricultural at a maximum density of 1 unit per 10 acres.

Long-Term Service Area

The Council's 2030 *Water Resources Management Policy* Plan identifies the entire eastern portion of the City as a Long-Term Service Area (LTSA) for regional wastewater services. The area designated contains all of the land in the Diversified Rural area in the City. As described above, the Future Land Use map guides much of the land at densities greater than one unit per 10 acres. As described in the Update, much of this area is encumbered by wetlands and other sensitive natural resources, removing much of the land from availability for future development at urban densities.

The Future Land Use map also designates areas in the northeast quadrant of the City as Rural Residential, allowing a density of 1 unit per 5 acres. Much of the Rural Residential guided land has already been subdivided in a rural estate fashion and contains a significant amount of wetland coverage. However, there are large tracts of land unencumbered by wetlands in the area bounded by Ingersoll Avenue North to the east, 200th Street to the south, and the proposed MUSA boundary to the west. Council staff has identified this area for potential post-2030 future sewered development and therefore advises that it be protected from subdivision into 5-acre lots, which would limit the potential for future sewer service.

Council actions in summer of 2007 provide policy guidance to communities that have Diversified Rural classifications as well as post-2030 long-term regional wastewater system service areas. This policy guidance speaks to how communities can plan for and implement ordinances that allow greater than a one-dwelling-unit-per-ten-acre density while preserving natural resources and reserving developable land for future urbanization. To reserve opportunities for future post-2030 development with urban services, Council staff advises the City to follow these guidelines when developing or revising development and cluster ordinances that apply to the area bounded by Ingersoll Avenue North, 200th Street, and the proposed MUSA boundary. The City needs to submit those ordinances to the Council for review.

Housing

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

The housing element fulfills the affordable housing planning requirements of the Metropolitan Land Planning Act. The Update acknowledges the City's share of the region's affordable housing need for 2011-2020, which is 551 units. To provide opportunities to meet this need the Update indicates that through 2020 approximately 97 acres of land will be available for medium density residential development, at 6-10 units per acre, 19 acres are designated for high density residential development at 10-15 units per acre, and an additional 37 acres are designated as mixed use, with a density range of 10-15 units per acre.

The Update provides the implementation tools and programs that the City will use to promote opportunities to address its share of the region's housing need. The Update provides a list of the programs and resources that the City has used and will use in addressing its affordable housing needs, including an increased level of participation by the already established HRA and/or EDA to be active in support of new affordable housing opportunities, the creation of an Inclusionary Housing regulation and an Affordable Housing Trust Fund, and the designation of a portion of existing TIF money to increase affordable housing opportunities. The City is an active participant in the Livable Communities Local Housing Incentives Program and has applied for, and received, funding through LCA funding accounts in the past.

Community and Individual Sewage Treatment Systems (ISTS)

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

The Update is consistent with the *2030 Water Resource Management Policy Plan* requirements for ISTS. The Update indicates that there are approximately 950 operating ISTS in the City. City Code requires all new systems to be designed and installed consistent with MPCA Chapter 7080 Rules. Permitting, inspection, and maintenance management responsibilities have been delegated to Washington County. The County's program is consistent with MPCA Rules and with Council policy requirements.

Water Supply

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

The Update is consistent with the *2030 Water Resources Management Policy Plan*. The Council recommends that the City continue to implement conservation programs targeted and reducing residential water use.

Resource Protection

Historic Preservation

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

The Update contains policies and information regarding historic preservation as required by the MLPA. The Update describes the cultural and historic resources in the community in the Historic Preservation section.

Solar Access Protection

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

The Update contains a section on Solar Access Protection as required by the MLPA, by describing the City's consideration of 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 identifies the presence of small amounts of aggregate resources in the City, consistent with information found in *Minnesota Geological Survey Information Circular 46*. the resources are located in an area designated for agricultural land uses. The City's Zoning Code establishes proper guidance for mining operations to occur in the City.

PLAN IMPLEMENTATION

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

The Update includes a description of and schedule for any necessary changes to:

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

The Update contains an implementation chapter, which describes the actions and a schedule for those actions to implement the Update. The chapter also describes specific changes to the City's ordinances and studies to be undertaken to achieve the policies set forth in the Update. The implementation chapter includes the City's capital improvement program and zoning map with the different zoning districts and changes to them described in the Land Use, Housing, and other applicable chapters in the Update. The City is reminded that it must submit copies to the Council of any changes made to any of the above noted documents within 30 days of their adoption.

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

The City submitted its Update to the adjacent communities, affected school districts, Washington County, affected watershed districts, and other special districts for comment on June 16, 2008. The City received responses from most of the communities and special districts, who generally made minor comments or no comment at all.

DOCUMENTS SUBMITTED FOR REVIEW

- Forest Lake 2030 Comprehensive Plan, dated November 2008.
- Copies of comments received from adjacent communities and affected jurisdictions, November 2008.
- Forest Lake Comprehensive Sewer Plan, dated November 2008.
- Rice Creek Watershed District resolution approving the City's local water management plan, dated November 2008.
- Forest Lake local water plan, dated November 2008.
- Revisions to Chapter 1, Chapter 3, Chapter 4, Chapter 6, Chapter 7, and Chapter 8 of the Update, received December 29, 2008, in response to the Council's incomplete letter dated December 9, 2008.
- Revised Comprehensive Sewer Plan appendices and large-scale sanitary sewer map, received January 26, 2009.

ATTACHMENTS

- Figure 1: Location Map with Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing Land Use (2005)
- Figure 4: 2030 Land Use Plan
- Figure 5: Existing and Planned Land Use Tables
- Figure 6: Staging Table

FIGURE 1: LOCATION MAP WITH REGIONAL SYSTEMS
 City of Forest Lake

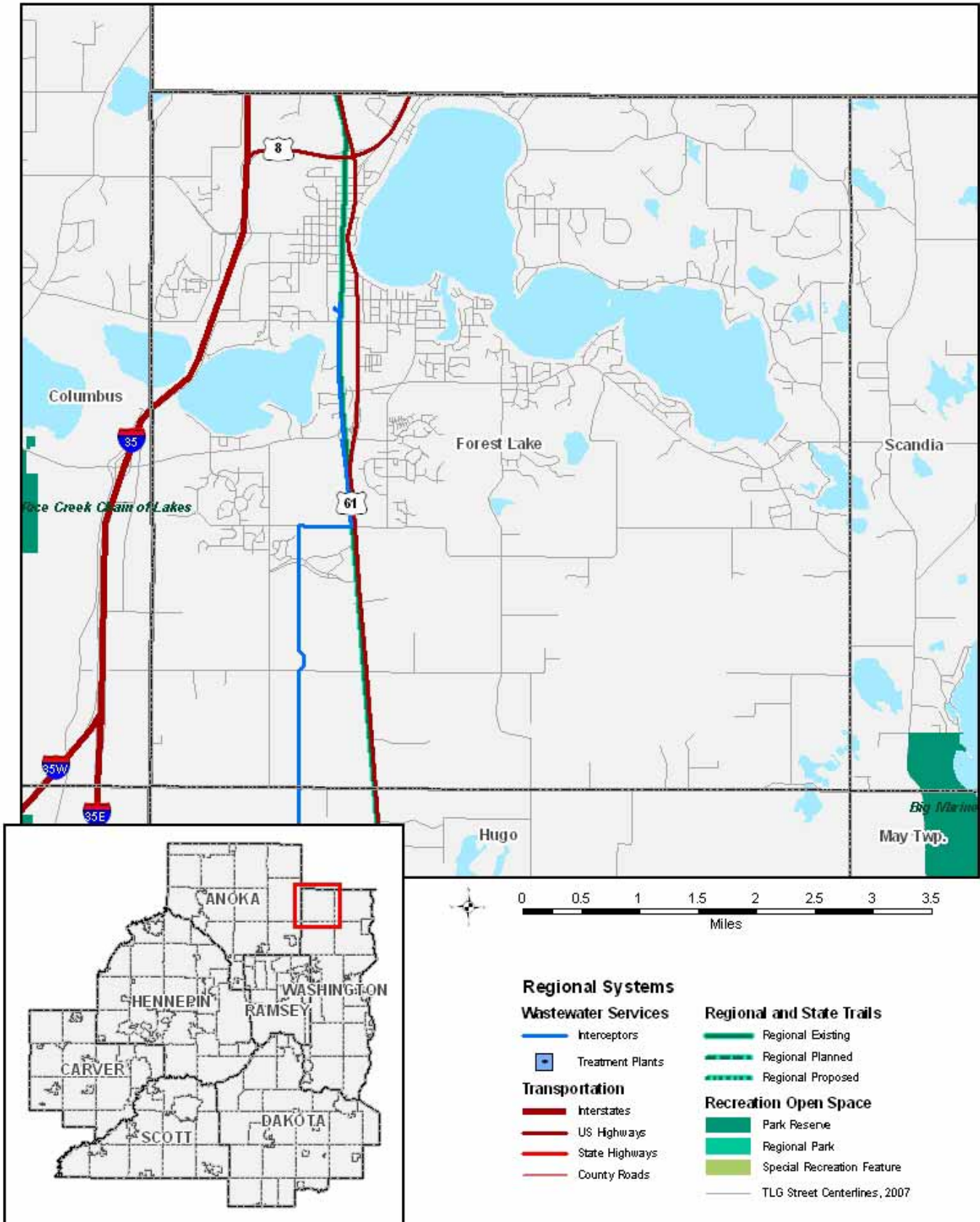


FIGURE 2: 2030 REGIONAL DEVELOPMENT FRAMEWORK PLANNING AREAS
 City of Forest Lake

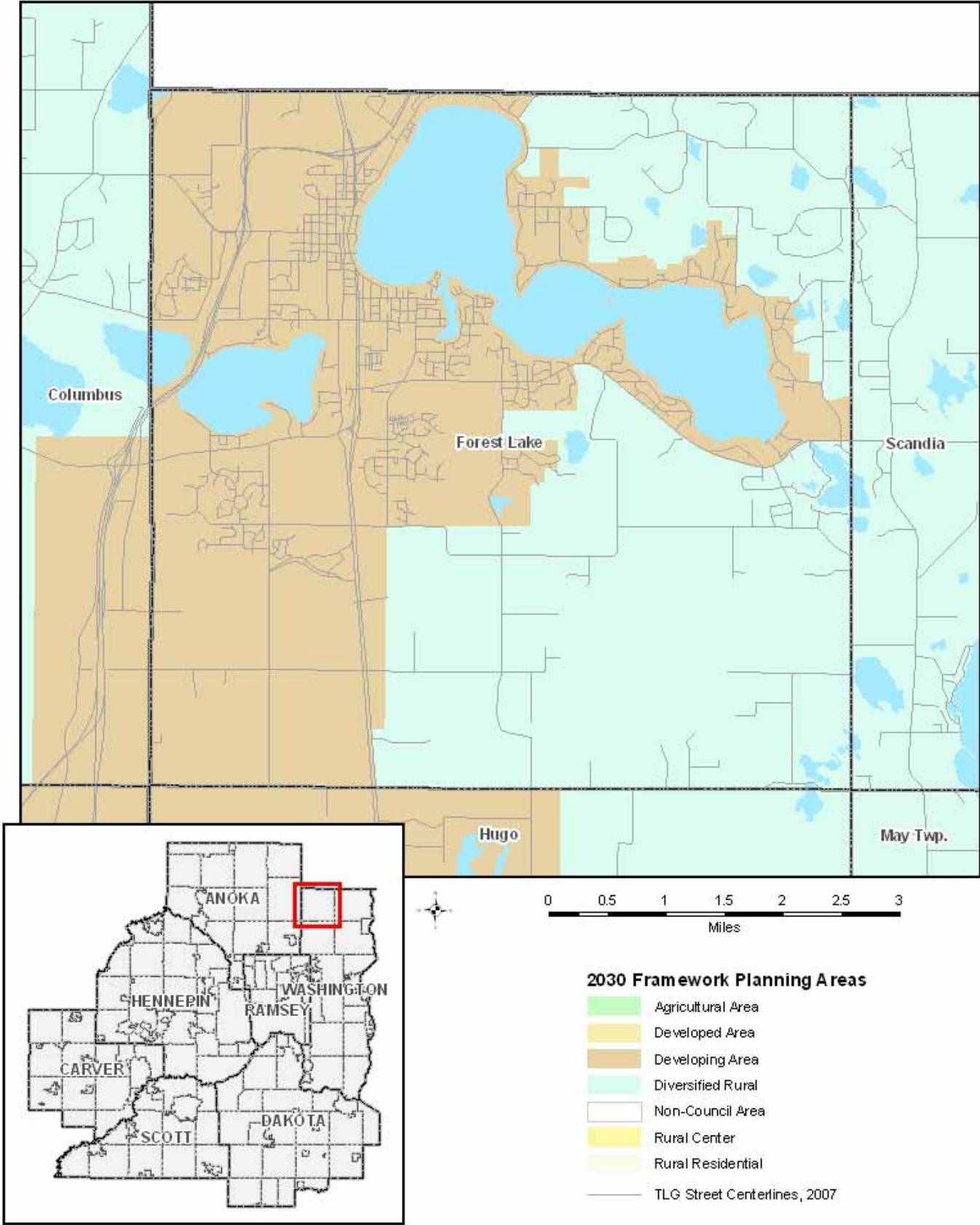


FIGURE 4: 2030 FUTURE LAND USE PLAN
City of Forest Lake

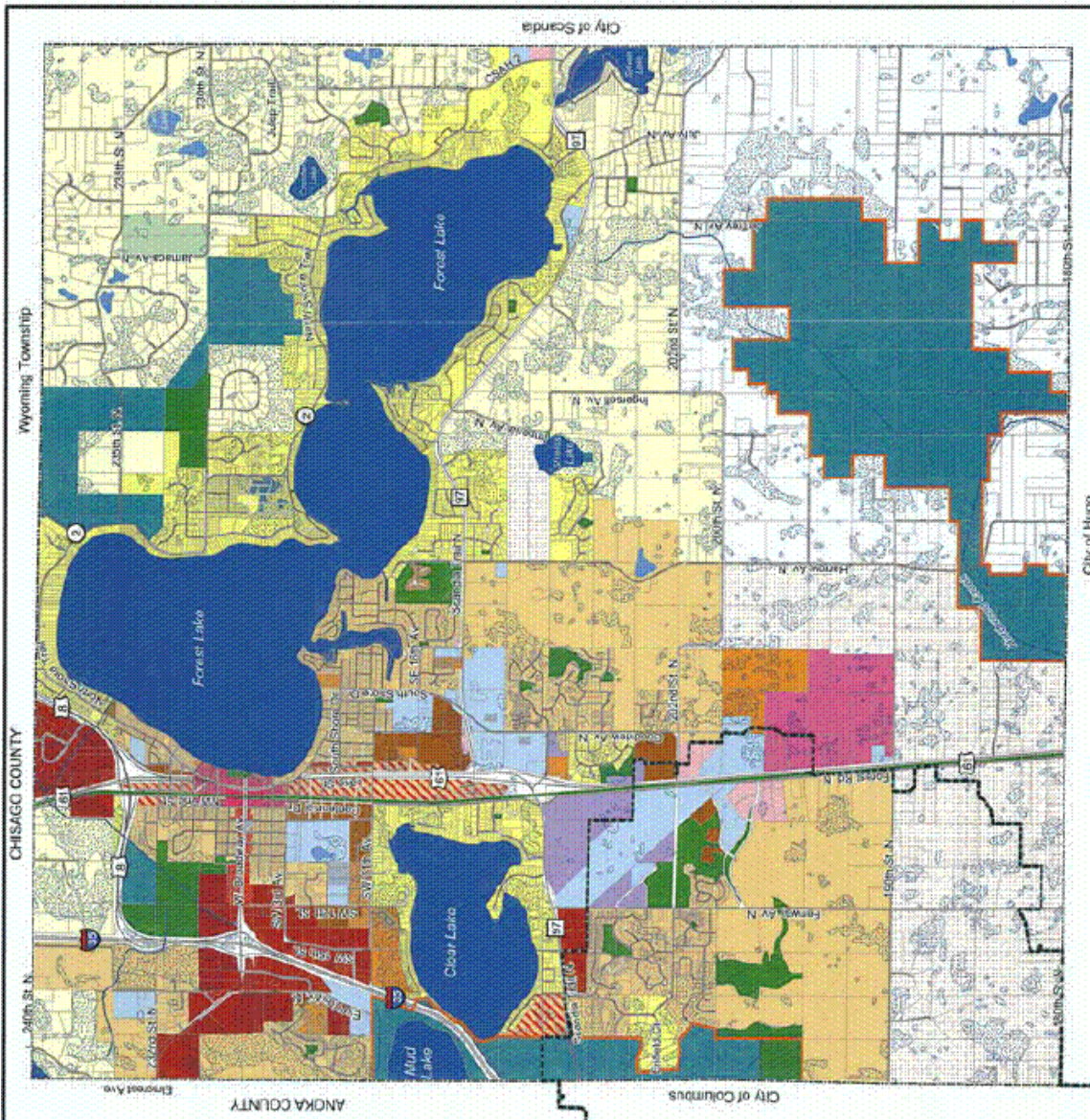
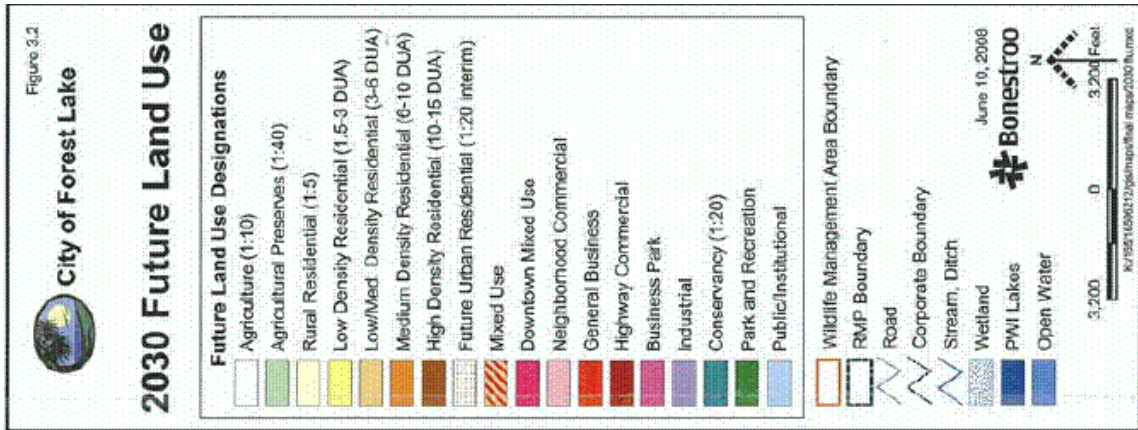


FIGURE 5: EXISTING AND PLANNED LAND USE TABLES
City of Forest Lake

Table 3.1- Existing Land Use Inventory

LAND USE	GROSS	NET	PERCENT
Rural Residential	4,329.97	3,314.07	14.58%
Single-family Residential	2,261.65	1,900.97	8.36%
Multi-family/Townhomes	286.42	255.48	1.12%
Mobile Home Park	32.72	24.40	0.11%
Commercial	762.01	648.16	2.85%
Industrial	194.98	146.56	0.64%
School	74.13	63.59	0.28%
Public/Institutional	336.09	320.82	1.41%
Other Public/Semi Public	31.47	28.57	0.13%
Church	43.17	38.22	0.17%
Cemetery	34.87	32.86	0.14%
Parks/Open Spaces	1,312.02	496.55	2.18%
Vacant/Agricultural	8,876.98	6,098.71	26.83%
Right-of-Way	1,132.03	1,068.82	4.70%
Open Water	3,023.84	3,023.84	13.30%
NWI Wetland	–	5,270.73	23.19%
Total City	22,732.35	22,732.35	100.00%

Source: Bonestroo and City of Forest Lake

Table 3.3- Future Land Use Categories Acres

FUTURE LAND USE CATEGORY	GROSS ACRES	NET ACRES	GROSS PERCENT	NET PERCENT
Agricultural	2,751.39	2,237.41	12%	10%
Agricultural Preserves (1:40)	70.62	59.95	0%	0%
Business Park	279.99	255.22	1%	1%
Conservancy (1:20)	2,295.25	555.14	10%	2%
Downtown	48.97	48.54	0%	0%
General Business	30.07	27.82	0%	0%
High Density Residential	183.24	168.14	1%	1%
Highway Commercial	520.38	343.39	2%	2%
Light Industrial	163.07	155.58	1%	1%
Low Density Residential	1,946.56	1,541.05	9%	7%
Low/Medium Density Residential	2,977.66	2,452.85	13%	11%
Medium Density Residential	238.82	161.74	1%	1%
Mixed Use	155.48	138.70	1%	1%
Neighborhood Commercial	94.24	90.26	0%	0%
Park and Recreation	553.34	351.70	2%	2%
Public/Institutional	586.80	523.18	3%	2%
Rural Residential (1:5)	3,686.31	2,644.64	16%	12%
Future Urban	1,994.29	1,668.60	9%	7%
Open Water	3,023.84	3,023.84	13%	13%
Right-of-Way	1,132.03	1,072.16	5%	5%
NWI Wetland	–	5,212.44	–	23%
Total City	22,732.35	22,732.35	100%	100%

FIGURE 6: STAGING TABLE
City of Forest Lake

Table 3.6 - Staging

LAND USE	GROSS ACRES	NET ACRES	DENSITY	TOTAL UNITS
Current Staging Area				
Downtown	48.97	48.54	10	485
General Business	31.27	29.02		
High Density Residential	183.24	168.14	10	1,681
Highway Commercial	427.05	300.35		
Light Industrial	170.20	162.70		
Low Density Residential	1,844.54	1,443.16	1.5	2,165
Low-Medium Density Residential	1,332.47	1,036.70	3	3,110
Medium Density Residential	132.28	88.25	6	530
Mixed Use	155.48	138.70	10	1,387
Neighborhood Commercial	51.37	50.12		
Park and Recreation	177.39	158.65		
Public/Institutional	512.16	464.92		
Total Units				9,358
2007-2010 Staging Area				
Low-Medium Density Residential	305.60	275.23	3	826
Park and Recreation	10.14	10.14		
Total Units				826
2011-2015 Staging Area				
Business Park	308.55	272.27		
Low-Medium Density Residential	382.82	325.83	3	977
Medium Density Residential	106.54	73.48	6	441
Neighborhood Commercial	60.59	57.26		
Park and Recreation	76.60	43.04		
Total Units				1,418
2016-2020 Staging Area				
Highway Commercial	83.47	42.92		
Low Density Residential	1.83	0.34	1.5	1
Low-Medium Density Residential	497.98	437.33	3	1,312
Public/Institutional	3.35	3.35		
Total Units				1,313
2021-2025 Staging Area				
Low-Medium Density Residential	159.78	139.55	3	419
Total Units				419
2026-2030 Staging Area				
Low-Medium Density Residential	256.16	232.59	3	698
Total Units				698
Post 2030 Staging Area				
Future Urban-Low Density Residential	1,679.44	1,410.54	1.5	2,116
Future Urban- Low-Medium Density Residential	314.86	258.06	3	774
Total Units				2,890
Outside Service Area				
Agricultural	2,751.35	2,237.38		
Agricultural Preserves (1:40)	70.62	59.95	0.025	1
XXXX				
City-Wide Total Full-Buildout Units (Sewered & Unsewered)				17479
Full Buildout Sewered Units				16921
2030 Total Units (Sewered and Unsewered)				14589
2030 Sewered Units				14057
2030 Sewered Residential Acres	5,407.68	4,407.85		
Average Sewered 2030 Net Density				3.18