

Kyle Colvin, Assistant Manager, Engineering Services

**Business Item 2012-357:
City of Greenfield Comp Plan
Update**

Environment Committee, Dec. 11, 2012



2011 Review, Action Schedule

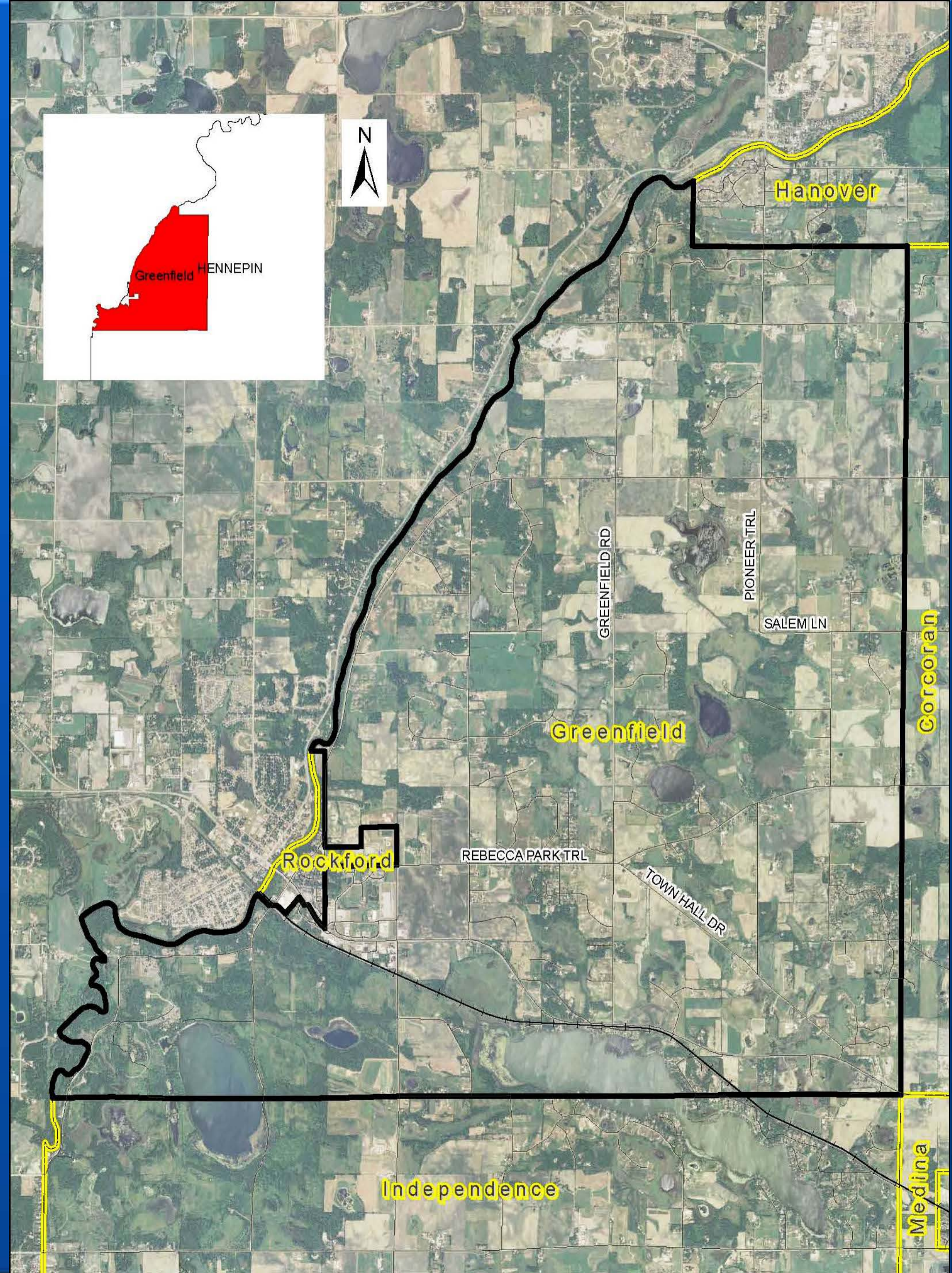
- Previous Council actions
 - Nov. 7, 2011: Community Development Committee
 - Recommended City adoption
 - Nov. 8, 2011: Environment Committee
 - Approved Tier II Comprehensive Sewer Plan
 - Dec. 14, 2011: Metropolitan Council
 - City withdrew plan prior to action by full Metropolitan Council
 - Wanted to modify residential land use density in diversified rural area

2012 Review, Action Schedule

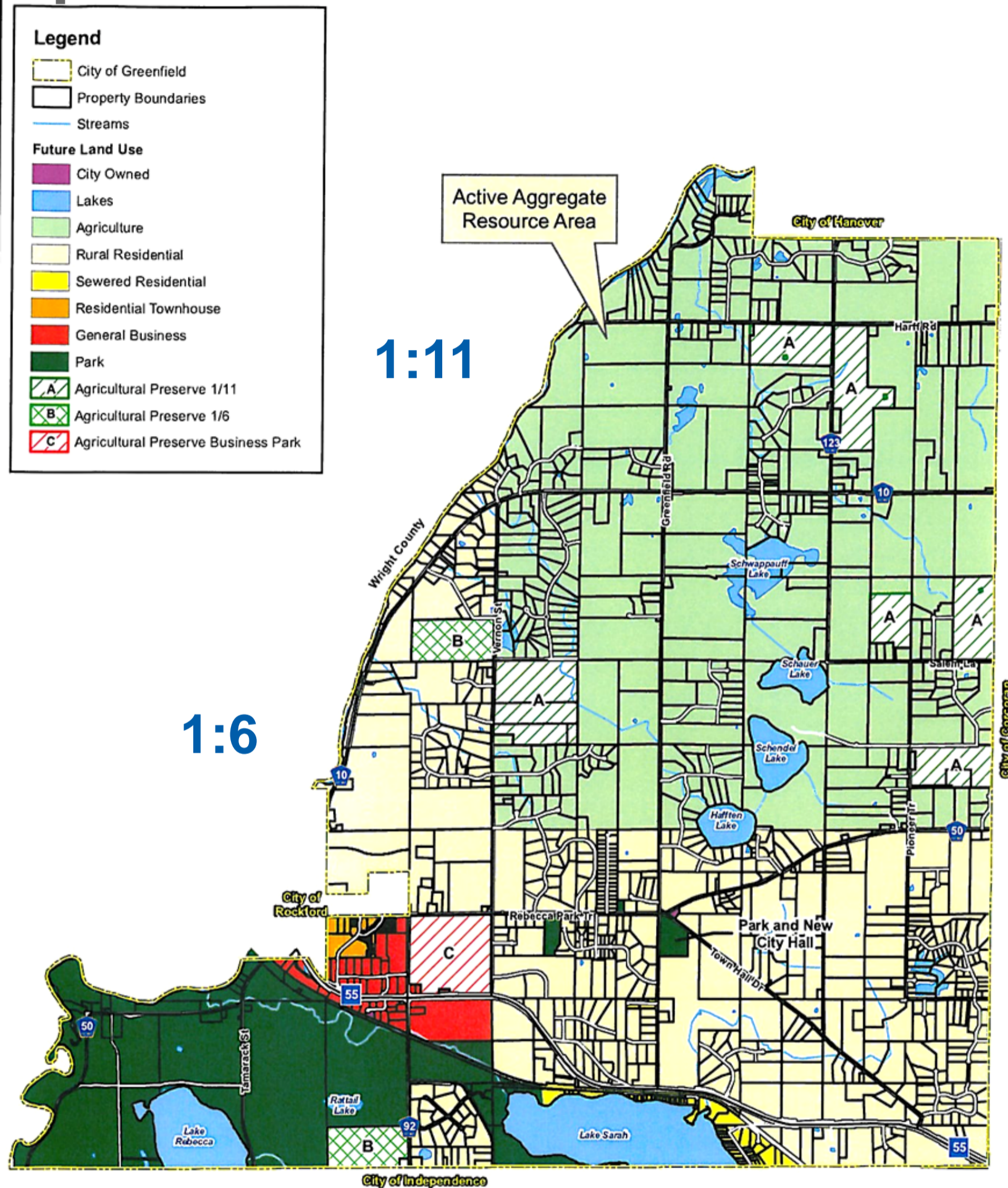
- Previous Council actions
 - Nov. 19, 2012: Community Development Committee
 - Discussed and action tabled to next meeting
 - Dec. 3, 2012: Community Development Committee
 - Recommended City adopt plan and put into effect
- Future Council actions
 - Dec. 11, 2012: Environment Committee
 - Recommendation: Approve Wastewater Plan (Tier II)
 - Jan. 9, 2013: Metropolitan Council

Greenfield

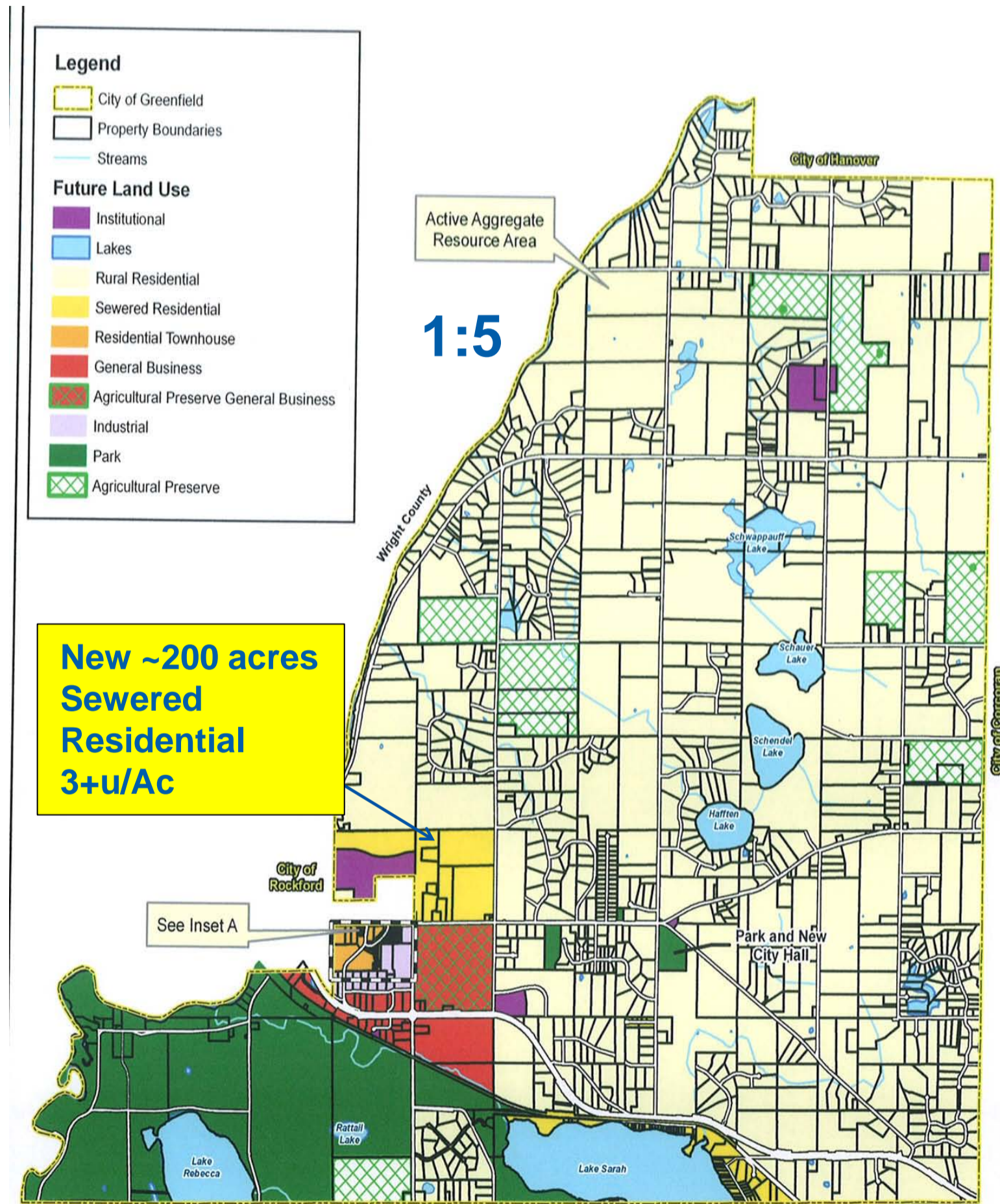
- Hennepin County
- Diversified Rural (Framework)
 - Existing Development
 - 1:10 undeveloped area
 - 3 units per acre sewerred
 - 1:40 agricultural preserve
 - Proposed Plan
 - 1:5 undeveloped area
 - Assigns growth to sewerred area
 - Impact on undeveloped area negligible, still 1:10
 - Plan amendment required when 1:40 agricultural preserves taken out of preserve status



Previous Comprehensive Plan Update

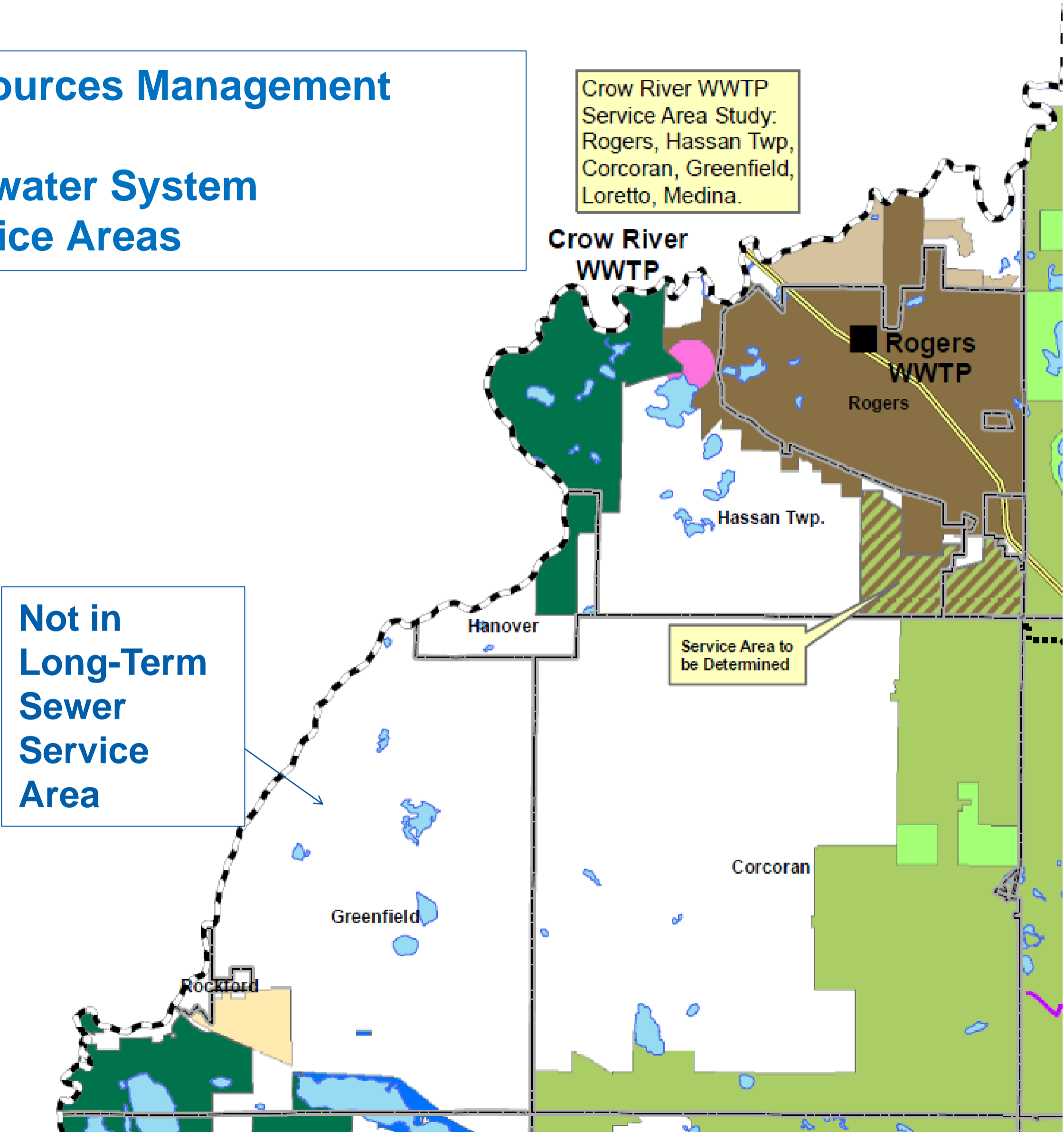


Revised Comprehensive Plan Update



Conforms to 2030 Water Resources Management Policy Plan

2030 Water Resources Management Policy Plan's Regional Wastewater System Long Term Service Areas



Plan Summary

- Consistent with Council recommended forecasts
- Wastewater services:
 - Local wastewater treatment plant
 - Connection to regional system
 - Individual Subsurface Treatment Systems (SSTS)
- Wastewater Plan consistent with Wastewater Resources Management Plan
- Not identified as excess I/I community

Recommendation:

**Approve City of Greenfields's Tier II
Comprehensive Sewer Plan**

Enrolled in Green Acres

Existing Land Use

USE1_DESC

Ag Parcels 10 + Acres / Undeveloped

Agricultural Preserve (2008)

City Park

Commercial

Extractive

Industrial

Medium Density Residential

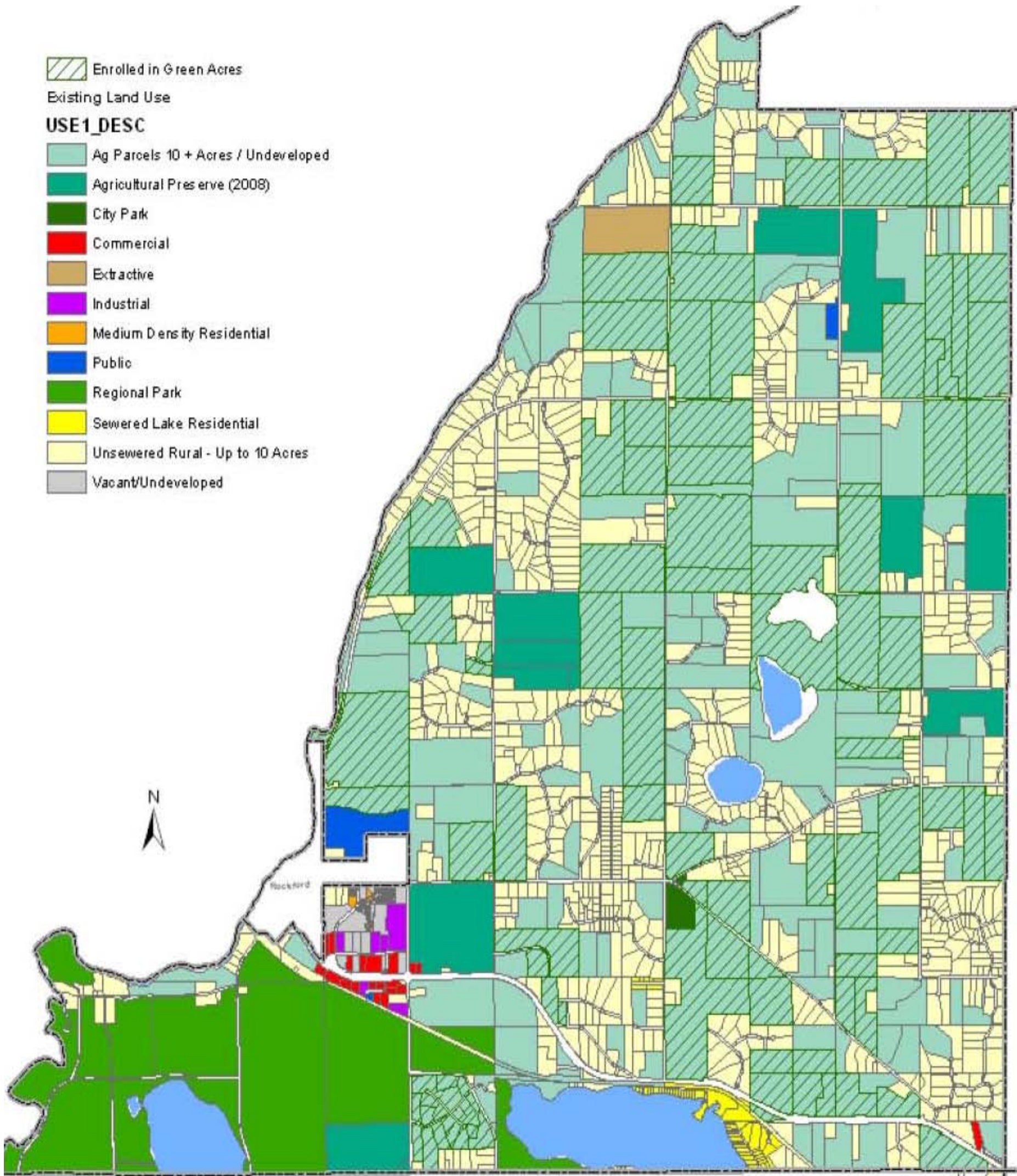
Public

Regional Park

Sewered Lake Residential

Unsewered Rural - Up to 10 Acres

Vacant/Undeveloped



City of Greenfield Existing Land Use

USE1_DESC	SUM_ACRES_
Ag Parcels 10 + Acres / Undeveloped	6673
Agricultural Preserve (2008)	848
City Park	24
Commercial	45
Extractive	77
Industrial	34
Medium Density Residential	12
Public	67
Regional Park	1201
Sewered Lake Residential	74
Unsewered Rural - Up to 10 Acres	3347
Vacant/Undeveloped	60
	<hr/>
	12463

Sources: Based on Metropolitan Council 2005 Existing Land Use, Hennepin Co. parcel data, City inventory