

BOARD OF COUNTY COMMISSIONERS
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2016-110

DATE August 16, 2016
MOTION
BY COMMISSIONER Bigham

DEPARTMENT Public Works
SECONDED BY
COMMISSIONER Kriesel

RESOLUTION AMENDING THE WASHINGTON COUNTY COMPREHENSIVE PLAN 2030

ORDINANCE NO. 198

WHEREAS, Washington County is authorized to carry out County planning and zoning activities in the unincorporated areas of the County pursuant to Minn. Stat. 394; and

WHEREAS, the Washington County 2030 Comprehensive Plan was adopted by the Washington County Board of Commissioners on September 7, 2010 as Washington County Ordinance No. 184; and

WHEREAS, all the Townships in the County have adopted Comprehensive Land Use Plans under the 2030 Regional Development Framework pursuant to the authority contained in Minn. Stat. 473.861, which has been found by the Metropolitan Council to conform to the regional system plans for transportation, water, resources management, and parks; and

WHEREAS, Minn. Stat. 473.865 requires each local governmental unit in the metropolitan area to adopt official controls conforming to their comprehensive plans; and

WHEREAS, the Washington County Development Code was adopted by the Washington County Board of Commissioners and became effective on October 20, 1997 as Washington County ordinance No. 127; and

WHEREAS, land in the unincorporated areas of the County (Townships) are divided into zoning districts and pursuant to Chapter Two, Section 1.2 of the Development Code, maps of the zoning districts of the unincorporated areas are designated as the Official Zoning Map of the County and are part of the Development Code; and

WHEREAS, the Townships' plans are consistent with the Washington County Comprehensive Plan 2030 and are compatible with the plans of adjacent and affected jurisdictions; and

WHEREAS, the Townships have official controls/zoning ordinances/codes in place which implement the Township's comprehensive plans; and

WHEREAS, the unincorporated areas of Washington County (Townships) will assume general land use and zoning responsibilities for their jurisdictions; and

WHEREAS, on May 24, 2016, the Washington County Planning and Advisory Commission held a public hearing on the subject amendment and approved recommendation of its adoption; and

WHEREAS, it is in the best interests of the Townships and the County for the Townships to assume general land use and zoning responsibilities for their respective jurisdictions except in those instances where the Townships and the County have determined that the County will continue to have the following official controls:

1. Subdivision Ordinance #131 and Ordinance #177
Statutory Authority: MN Stat. Chapter 394, Planning, Development, Zoning
MN Stat. 505.09, County Board to Control Platting of Land in Townships
2. Lower St. Croix River Bluffland and Shoreland Management Ordinance #14
Statutory Authority: MN Stat. 103F.301 to 103F.345, Wild and Scenic Rivers Act
MN Rules Chapter 6105
3. Official Map Ordinance #68 and Ordinance #73
Statutory Authority: MN Stat. 394.21 to 394.37
4. Shoreland Management Ordinance #134
Statutory Authority: MN Stat. 103F.201-103F.215, Shoreland Development
MN Rules Chapter 6120, Shoreland and Floodplain Management
MN Stat. 116G.14, Mississippi River Corridor Critical Area
5. Mining Ordinance #140
Statutory Authority: MN Stat. Chapter 394
6. Floodplain Ordinance #180
Statutory Authority: MN Stat. 103F.101-103F. 165, Floodplain Management Policy
MN Rules Chapter 6120, Shoreland and Floodplain Management
7. SSTS Ordinance #196
Statutory Authority: MN Stat. 115.55-115.56

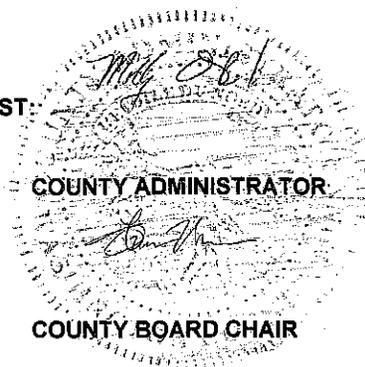
NOW, THEREFORE BE IT RESOLVED that Washington County hereby amends the Comprehensive Plan 2030 by removing Land Use authority within the unincorporated areas of the county with the exception of those ordinances listed in the last recital of this resolution, which is reflected on the Future Land Use Map as set forth in Exhibit A, which is attached hereto and incorporated herein.

BE IT FURTHER RESOLVED, that the Washington County Zoning Administrator is directed to make the changes set forth in the 2030 Washington County Comprehensive Plan and from and after the effective date of this Ordinance, dated August 16, 2016 and cause the same to be published and codified according to law.

BE IT FURTHER RESOLVED, that the Washington County Zoning Administrator is directed to amend the Washington County Development Code consistent with the policy direction provided in the Washington County Comprehensive Plan 2030.

BE IT FURTHER RESOLVED, that the Washington County Zoning Administrator is directed to send the amendment to the 2030 Comprehensive Plan to the Metropolitan Council for approval, together with the amended official controls, and notify all affected jurisdictions who coordinate in the implementation of the Comprehensive Plan and the Development Code of the affected amendments.

ATTEST:



COUNTY ADMINISTRATOR

COUNTY BOARD CHAIR

YES NO

MIRON	X	___
KRIESEL	X	___
WEIK	X	___
BIGHAM	X	___



Washington County

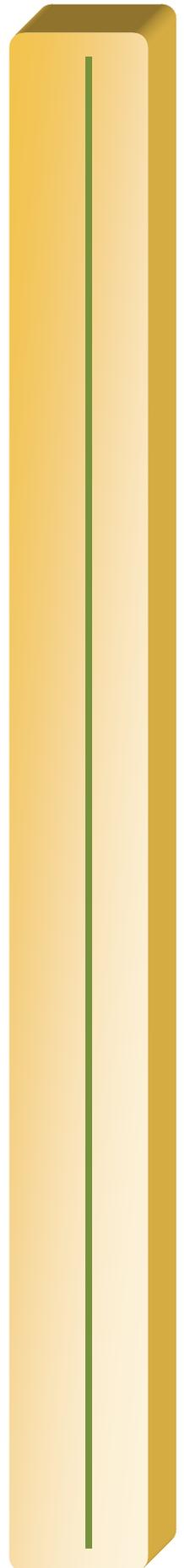
2030 Comprehensive Plan A Policy Guide to 2030

Land Use

Approved by Board of Commissioners
May 26, 2009

Adopted by Board of Commissioners
September 7, 2010

Amended August 16, 2016



DATE August 16, 2016

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ATTEST: 

YES NO

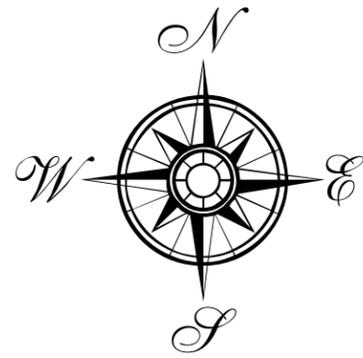
COUNTY ADMINISTRATOR



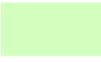
COUNTY BOARD CHAIR

MIRON	<u>X</u>	___
KRIESEL	<u>X</u>	___
WEIK	<u>X</u>	___
BIGHAM	<u>X</u>	___

EXHIBIT A 2016 Land Use & Zoning Map



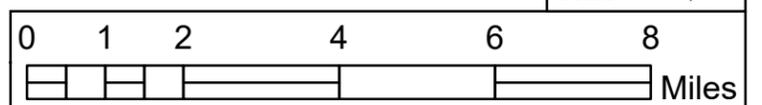
Legend

-  St. Croix River Management District
-  Shoreland Management District
-  Official Map - Big Marine Park Reserve
-  Gravel Mining Sites
-  Floodplain

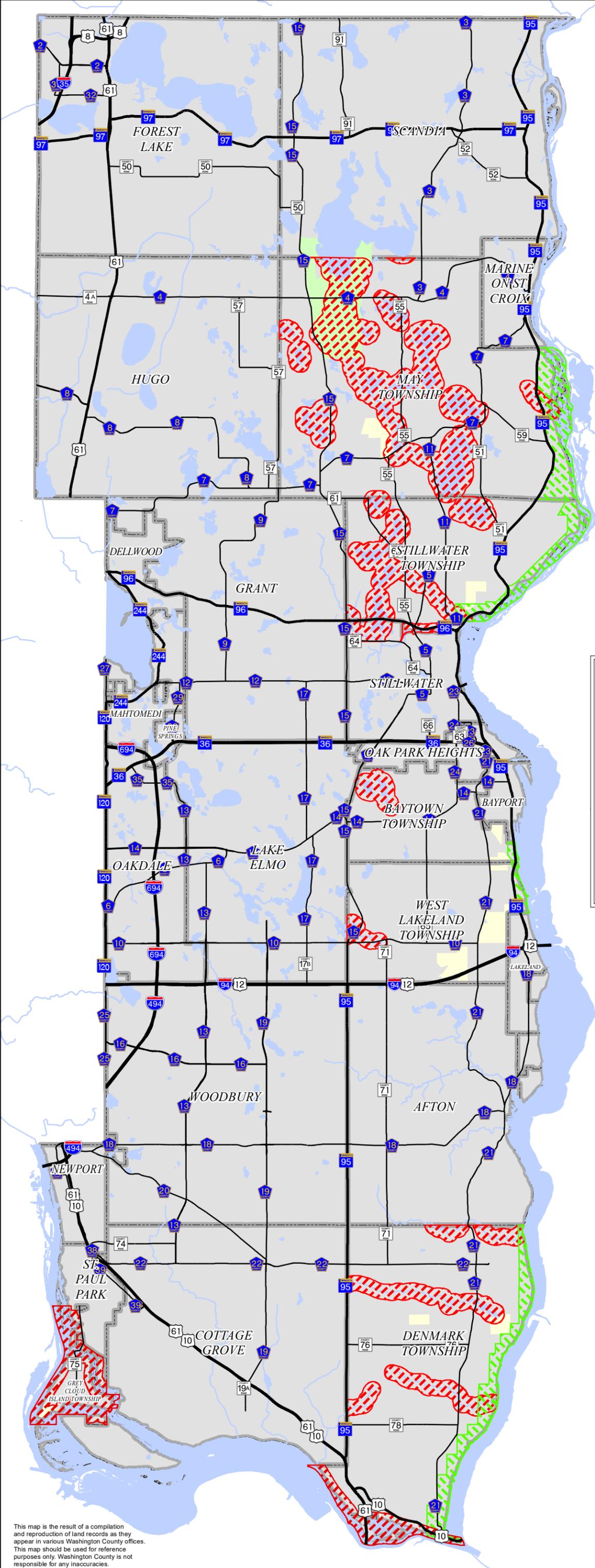
Created: July 20th, 2016

Amended August 16, 2016

Scale 1:149,000



This map is the result of a compilation and reproduction of land records as they appear in various Washington County offices. This map should be used for reference purposes only. Washington County is not responsible for any inaccuracies.





Washington County Mission

To provide quality public services in a cost-effective manner through innovation, leadership, and the cooperation of dedicated people.

Washington County Values

Fiscal Responsibility - to provide good stewardship of public funds

Ethics and Integrity - to maintain the public trust

Openness of the Process - to promote citizen participation

Our Heritage and Natural Resources - to conserve and preserve them

The Individual - to promote dignity and respect

Washington County Goals

- To promote the health, safety, and quality of life of citizens
- To provide accessible, high-quality services in a timely and respectful manner
- To address today's needs while proactively planning for the future
- To maintain public trust through responsible use of public resources, accountability, and openness of government



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Executive Summary

The Metropolitan Council projects Washington County's population to grow by 55 percent or 128,842 between 2008 and 2030. Based on this estimate, the county would grow by an average of 5,856 per year or 58,565 per decade, about the same amount as during the high growth years of the 1990s. Population in the unincorporated area is expected to grow by 68 percent or 9,340 people during that same time frame.

The Washington County Land Use Plan describes how the county will guide the growth in unincorporated areas. The Land Use Plan is an official document, adopted by the Washington County Board; it sets the broad policy that guides decisions about the physical development of the county. The Metropolitan Land Planning Act (Minn. Stat. 473), requires the county to update its plan every ten years to be consistent with the policies of the Metropolitan Council's Regional Development and Investment Framework (Framework). The Land Use Plan is the legal basis for land use controls.

The Land Use Plan is general and long term; the zoning ordinance and map are short range and precise. The Land Use Plan sets the general guidelines and policies for reviewing and evaluating development proposals; the zoning map and ordinance are tools to implement the general guidelines and policies. The Land Use Plan delineates the general land use areas by type; the zoning ordinance and map define the zoning districts and the permitted uses and requirements for each use within specific land use zones.

The Land Use Plan provides for logical development patterns that preserve the existing natural resources, retain the existing character of the county and provide a high quality of life. The planned development attempts to meet current needs without placing environmental, economic, and social burdens on future generations to meet their needs.



Washington County administers several ordinances that control land use and protect the unique and varied natural resources of the county. All county ordinances are enforceable only in the unincorporated areas. Cities are responsible for establishing and enforcing ordinances within their boundaries. Townships may adopt ordinances that are as restrictive or more restrictive than county regulations.

The overall vision of the Washington County Land Use Plan is to accommodate the county's projected population growth of 128,842 people by 2030 while incorporating sustainable urban growth and preserving the natural, cultural, and historic characteristics of the county.

To achieve this vision, the county has set the following land use goals:

Goal 3-1 – Utilize land and related natural resources so they are conserved for future generations.

Goal 3-2 – Support the growth of attractive urban communities while preserving rural functions and appearances.

Goal 3-3 – Design the land use plan to support economic development.

This plan sets policies and strategies that support these goals. It summarizes the current land uses in the county and it presents an implementation plan for future land use decisions for the unincorporated territory.

Existing Conditions

Washington County's diverse land use patterns include historic river towns and villages along the St. Croix River, rural fringes, exurban residential communities, and growing suburban communities. These areas are interspersed with natural areas, wetlands, lakes, bluffs, and agricultural areas. The variety of developed and open space areas provides a mixture of visual landscapes unique to Washington County.

Existing Land Use Pattern

Figure 3-1 shows the existing land use pattern in Washington County in 2005. The major locations of development are in the western suburbs, the eastern river cities, and the northwestern corner of the county. Large portions of the county are devoted to agriculture and large-lot rural residential. Most of the semi-rural and large-lot suburban housing is located in the mid-section of the county.

Suburban development exists on the western side of the county. Sewered development extends from the small communities around White Bear Lake, south through Oakdale, Woodbury, Cottage Grove, Newport, and St. Paul Park. The cities around White Bear Lake are predominantly single-family residential. The remaining suburbs have a mix of housing types, commercial and industrial activities, and public facilities. Heavy industry, such as oil refining, is located in Cottage Grove, Newport, and St. Paul Park.

Woodbury and Cottage Grove have large undeveloped areas to the east. Woodbury has developed from the northwest to the southeast and has the most extensive commercial retail areas of the suburbs. Cottage Grove has designated the eastern portion of the city for long-term agriculture and plans for staged suburban development for the remainder.

The northern cities in Washington County all include historic downtown centers surrounded by rural and agricultural lands

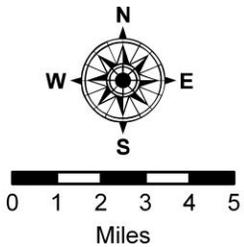
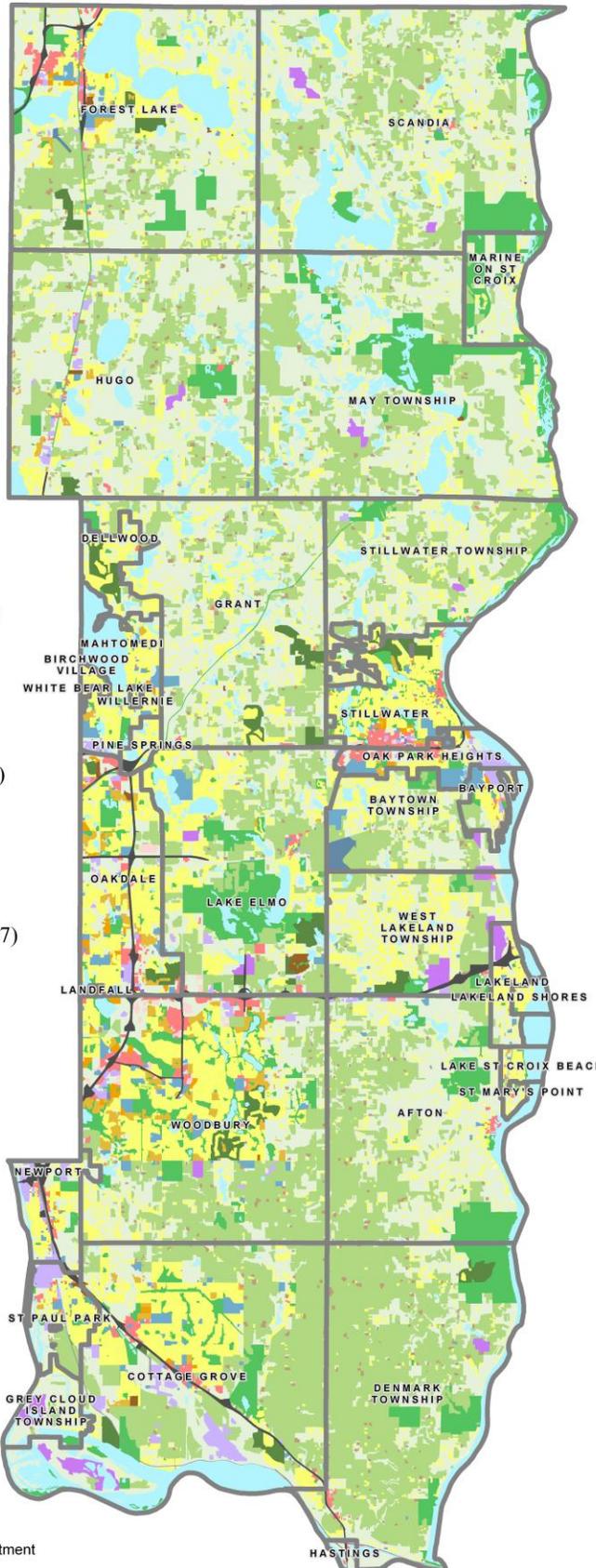


Figure 3-1

**Generalized
Land Use 2005**

Land Use (area in acres)

-  Farmstead (2,055)
-  Seasonal/Vacation (252)
-  Single Family Detached (44,297)
-  Manufactured Housing Park (303)
-  Single Family Attached (2,369)
-  Multifamily (724)
-  Retail and Other Commercial (2,993)
-  Office (347)
-  Mixed Use Residential (42)
-  Mixed Use Industrial (37)
-  Mixed Use Commercial and Other (8)
-  Industrial and Utility (2,659)
-  Extractive (1,684)
-  Institutional (3,597)
-  Park, Recreational or Preserve (19,257)
-  Golf Course (3,473)
-  Major Highway (2,851)
-  Railway (251)
-  Airport (315)
-  Agricultural (68,708)
-  Undeveloped (88,691)
-  Water (25,842)



Prepared By: Washington County GIS Support Unit, IT Department
Data Source: Metropolitan Council - 2005

with scattered locations of non-farm houses. May Township, without a commercial center, is predominantly rural large-lot residential and agricultural development. A preponderance of the county's lakes, streams, and wetlands are located in the northern communities, creating a defining characteristic of the northern landscape.

The central communities of Grant, Stillwater, West Lakeland, and Baytown townships, have non-farm, large-lot residential developments. The typical parcel size in Stillwater Township and Grant is 5 and 10 acres; a typical parcel size in Baytown and West Lakeland townships is 2 ½ acres. These communities have little commercial and industrial development. Lake Elmo has a mix of land uses ranging from the commercial and small-lot residential located in the historic city center to large-lot residential and agricultural uses surrounding the city center. Much of the city's rural residential is in clusters of houses surrounded by protected open space.

The eastern urban area of Stillwater, Oak Park Heights, and the river cities from Baytown to Afton contain a mix of residential, commercial, and industrial land uses. Stillwater's historic downtown, once a vibrant center of logging, is on the Register of Historic Places. It is a popular tourist attraction, capitalizing on its well-preserved turn of the century architecture, historic charm, and magnificent natural features. Commercial and light industrial activity is located along Highway 36.

The southern communities of Afton and Denmark Township, having the best farmland in the county, are characterized by large areas of active farming and relatively low-density non-farm housing. Afton has a historic town center and marina on the St. Croix River. Lakeland, Lakeland Shores, Lake St. Croix Beach, and St. Mary's Point are small, unsewered communities that lie along the St. Croix River. These cities have small commercial areas surrounded by single-family houses on small lots. Grey Cloud Island Township is located along the Mississippi River in the southeast corner of the county. It contains large-lot residential development, one major rock quarry, and farm fields.



Metropolitan Urban Service Area

Figure 3-2 shows the Metropolitan Urban Service Area (MUSA), the area in the seven-county metropolitan region that contains regional facilities such as roads and sewers, as planned for by the Metropolitan Council. Locations within the MUSA are expected to continue to accommodate staged serviced residential, commercial, and industrial growth. Traditional urban growth areas were Oakdale, Stillwater, Woodbury, and Cottage Grove. While Woodbury and Cottage Grove will continue to accommodate suburban growth, Oakdale and Stillwater have little room for further growth. Hugo, Lake Elmo, and Forest Lake are expected to become the future growth areas. Rural and exurban growth will continue in the rural towns and cities.

Land Use Changes

Platted Land Changes

Platted land is an indicator of the amount of land being converted from vacant and agricultural uses to residential uses. Figure 3-3 shows the history of platting in Washington County. The first plats were in the early settlements of Stillwater, St. Paul Park, Forest Lake, Afton, and Mahtomedi. Today, only 32 percent of the land area, or 78,522 acres, of the county are platted.

Table 3-1 shows the acreage platted per year between 1879 and 2007. The pace of platting has mirrored the population growth rate and location. The greatest amount of platting occurred during the highest growth era between 1990 - 2000, and is located in the greatest growth areas of Cottage Grove, Oakdale, Hugo, Forest Lake, and Woodbury.

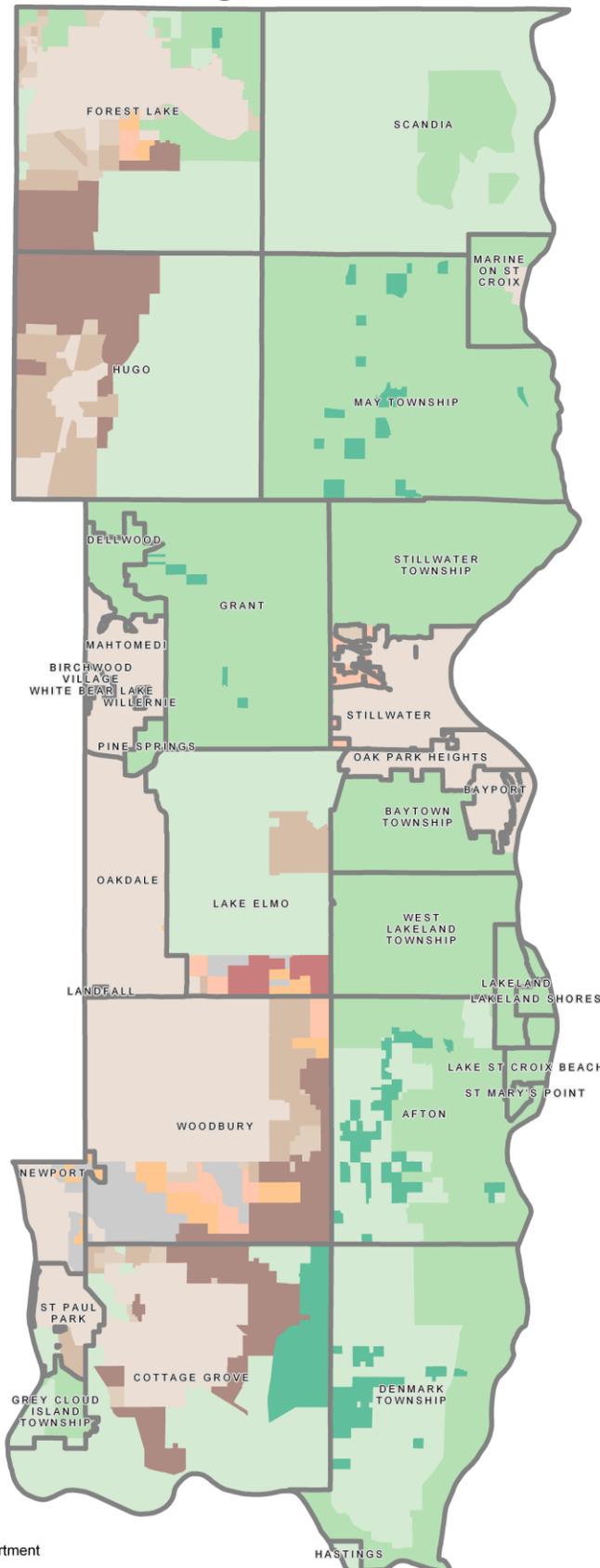
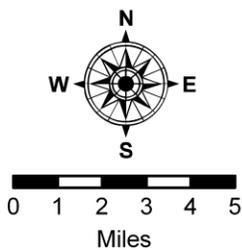
Figure 3-4 more closely examines platting in the years 1995–2008. High growth in Common Interest Community (e.g., condominiums, cooperatives, planned communities, etc.) plats in recent years pushed total platting to its peak in 2005–2006. In 2007, platting fell to a rate not seen since 1995.

Figure 3-2

Metropolitan Urban Service Areas (MUSA)

-  2000 MUSA
-  2005 MUSA Staging
-  2010 MUSA as of 10/12/06
-  Undesignated MUSA
-  2015 MUSA Staging
-  2020 MUSA
-  2025 MUSA Staging
-  2030 MUSA
-  2040 Urban Reserve
-  Permanent Agriculture
-  Permanent Rural
-  Rural Residential
-  Unsewered Urban

This map is not a legal document. The Metropolitan Urban Service Areas (MUSA) shown are compiled from each community's comprehensive plan. It may or may not include amendments to the comprehensive plan. Also, this map shows areas of 'Undesignated MUSA' found in some communities. An agreed upon acreage within these areas are to be added to the 2010 MUSA and will be updated by the community on an annual basis. For exact MUSA information, please contact the community.



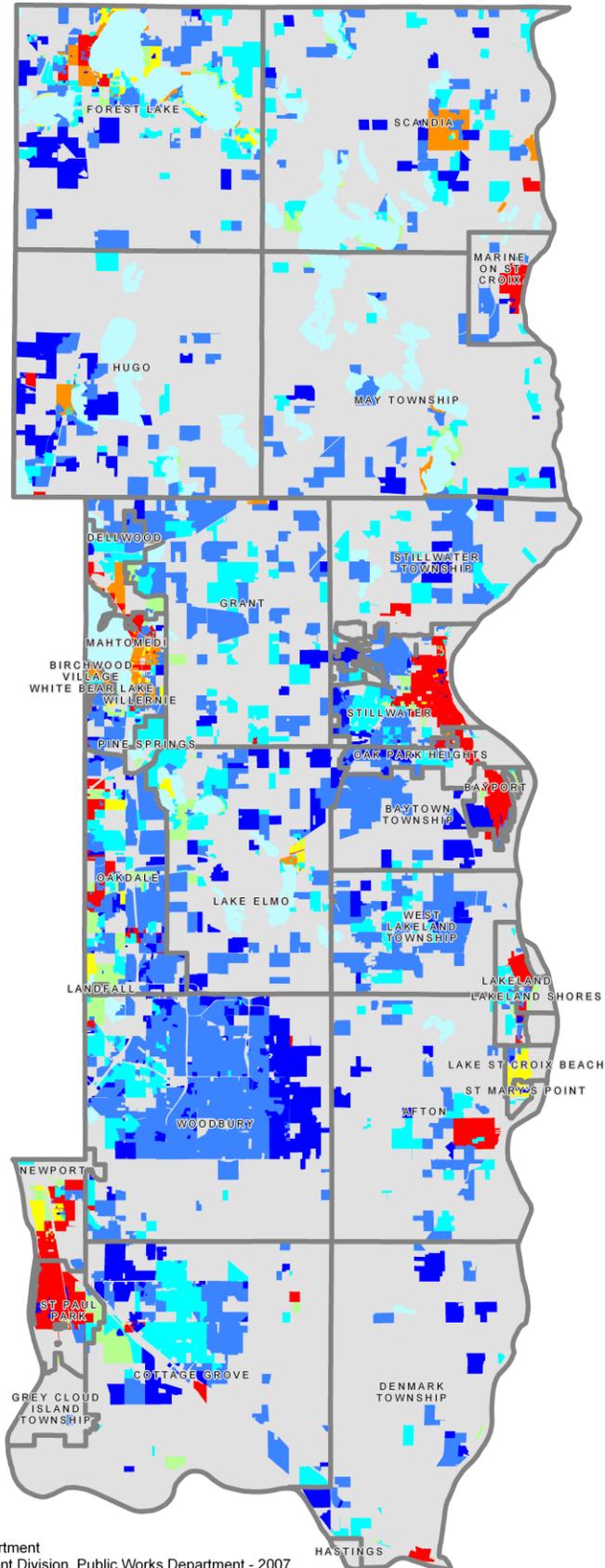
Prepared By: Washington County GIS Support Unit, IT Department
 Data Source: Metropolitan Council - 2007



Figure 3-3

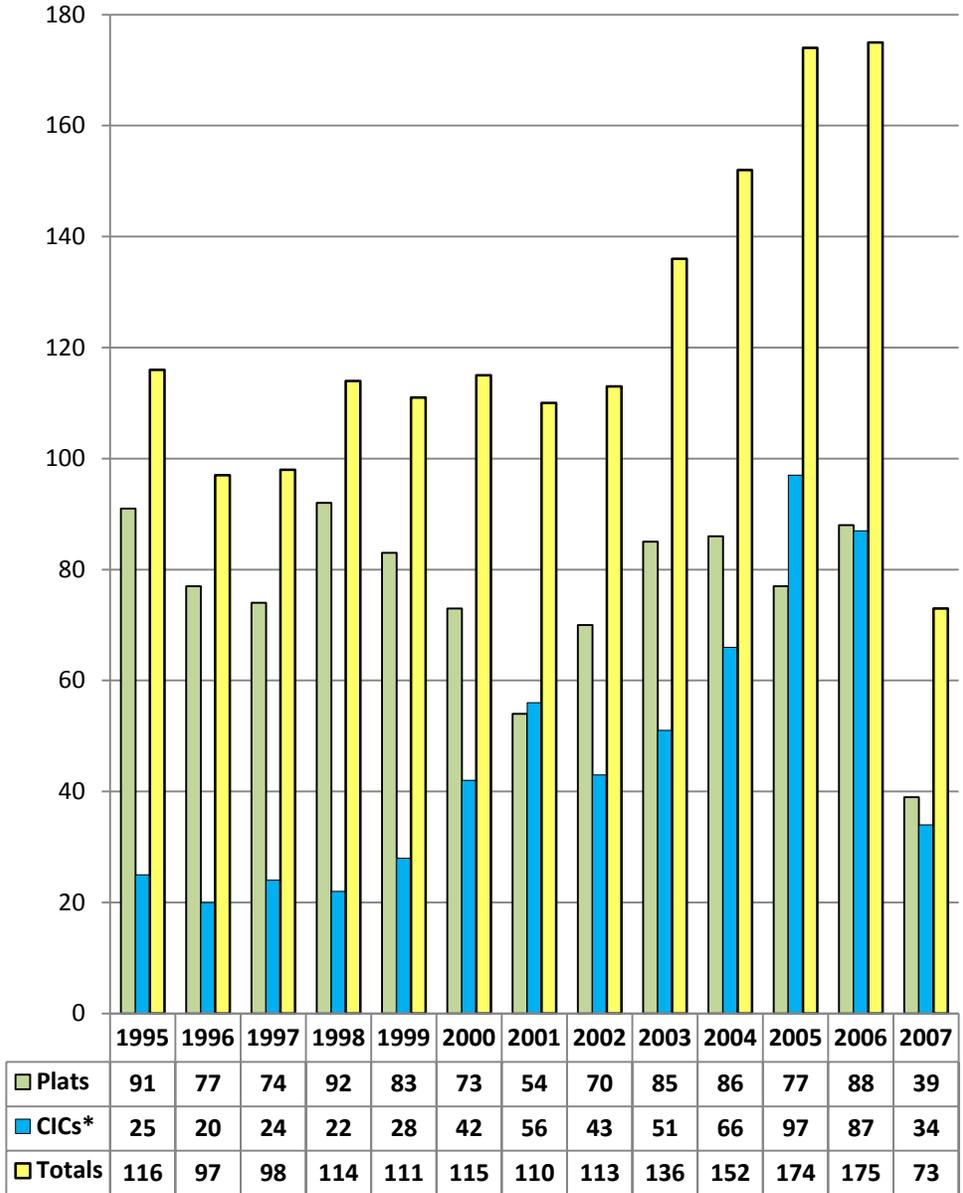
**Platted Land
1879-2007**

Plat Date	# of Plats	Acres
1879 - 1899	130	5,769
1900 - 1919	67	2,017
1920 - 1939	66	1,454
1940 - 1959	154	3,133
1960 - 1979	593	16,469
1980 - 1999	1,549	34,985
2000 - 2007	971	



Prepared By: Washington County GIS Support Unit, IT Department
 Data Source: Washington County Survey & Land management Division, Public Works Department - 2007

**Figure 3-4
Platted Land 1995 to 2008
Washington County**



* Common Interest Community Plats

Source: Washington County, Survey and Land Management



	Platted Acreage	Acreage Per Year
1879–1899	5,760	
1900–1979	23,073	288
1980–1989	13,109	1,310
1990–1999	21,896	2,189
2000–2007	14,638	2,091

Source: Washington County, Survey and Land Management

Land Use Types

Table 3-2 shows existing land use changes by land use type. The acreage in residential, commercial, and industrial land uses nearly doubled from 29,825 acres in 1980 to 58,337 acres in 2005. Parks and recreational land more than doubled from 10,104 acres in 1980 to 22,731 acres in 2005. Non-urbanized land uses decreased from 75 percent of the land base in 1980 to 61 percent in 2005.

The rapid change in land use occurred mostly in areas where municipal urban services were provided and in areas where traditional farming became less viable under development pressure.

Table 3-3 shows the existing land use changes by land use type in the unincorporated townships. Residential and parks and recreational land uses in the townships increased faster than the overall county rate while increasing by 72 percent countywide. Residential land use increased by 122 percent and parks and recreational land use increased by 16 percent. Commercial and industrial land uses decreased in the townships.

**Table 3-2
Land Use Changes 1980 to 2005
Washington County**

	1980		2000		2005		1980 to 2005
	Acres	% of Total*	Acres	% of Total*	Acres	% of Total*	% Change
Residential—Total	25,005	9.3	45,374	16.7	50,042	17.3	100.1
Single-family – Subtotal	24,512		42,948		46,908		91.4
Single-family—Detached			40,017		44,297		
Manufactured Housing Park			299		303		
Multi-family – Subtotal	493		2,426		3,135		535.9
Single-family—Attached			1,637		2,369		
Multi-family			784		724		
Mixed-use Residential			5		42		
Farmstead	2,168		2,357		2,055		-5.2
Commercial—Total	1,270	.5	2,991	1.1	3,349	1.2	163.7
Retail			2,775		2,993		
Office			209		347		
Mixed-use commercial			7		8		
Industrial—Total	3,550	1.3	5,032	1.9	5,452	1.9	53.6
Industrial and Utilities			2,399		2,660		
Extractive			1,538		1,684		
Mixed-use Industrial			20		37		
Airports **	1,067		820		820		-23.1
Railways			255		251		
Institutional/Recreational—Total	12,226	4.5	23,665	8.7	26,328	9.1	115.3
Institutional	2,122		3,379		3,598		68.5
Parks and Recreational	10,104		20,286		22,731		123.6
Parks			16,990		19,257		
Golf Courses			3,296		3,473		
Major 4-lane Highways – Total	1,743	.7	2,466	.9	2,851	1.0	63.6
Non-urbanized Land—Total	202,583	75	165,931	61.2	175,402	60.6	-22.3
Wetlands			15,753		15,257		
Areas w/18% or greater slope			3,562		3,437		
Undeveloped and Ag-Subtotal			146,617		138,707		
Undeveloped			74,774		71,078		
Agricultural			71,843		67,629		
Open Water Bodies	23,602	8.7	25,549	9.4	25,843	8.9	9.5
Total	269,979		271,008		289,267		

Source: Metropolitan Council

*Percentages may not add to 100 due to rounding

** Reduction in acreage is due to the closing of the Northport Airport in Grant



**Table 3-3
Land Use Changes for Townships 1980–2005
Washington County**

	1980		2000		2005		1980 to 2005 % Change
	Acres	% of Total*	Acres	% of Total*	Acres	% of Total*	
Residential—Total	3,747	5	7,355	10.2	8,316	11.7	121.94%
Single-family – Subtotal	3,747		7,355		8,314		121.88%
Single-family – Detached			6,548		7,607		
Manufactured Housing Park			9		9		
Seasonal/vacation			106		88		
Multi-family – Subtotal			21		4		
Single-family—Attached			18		2		
Multi-family			3		2		
Mixed-use Residential							
Farmstead	650		673		610		-6.15%
Commercial—Total	131	.2	91	.1	100	.1	-23.66%
Retail			87		100		
Office							
Mixed-use commercial							
Industrial—Total	1,389	1.9	1,609	2.2	1,547	2.2	11.38%
Industrial and Utilities			80		99		
Extractive			642		751		
Mixed-use Industrial							
Airports **	1,067		820		640		
Railways			67		57		
Institutional/Recreational—Total	2,522	3.4	5,010	7.0	5,916	8.4	134.58%
Institutional	359		171		149		-58.50%
Parks and Recreational - Subtotal	2,163		4,837		5,766		166.57%
Parks			4,447		5,374		
Golf Courses			390		392		
Major 4-lane Highways	145	.2	207	.3	245	.3	68.97%
Non-urbanized Land—Total	60,233	80.7	51,055	71.1	48,575	68.7	-19.35%
Wetlands			2,134		2,029		
Areas w/18% or greater slope			1,448		1,401		
Undeveloped and Ag-Subtotal			47,474		45,145		
Undeveloped*			21,619		20,772		
Agricultural			25,855		24,374		
Open Water Bodies	6,510	8.7	6,475	9.0	6,422	9.1	-1.35%
Total	74,677		71,802		71,121		

Source: Metropolitan Council

* Percentage may not add to 100 due to rounding

** The reduction in acreage in 2000 is due to the closing of the Northport Airport in Grant Township and in 2005 due to the merger of the Forest Lake Township with the City of Forest Lake in 2001.

Residential Land Use Changes

Residential land use doubled between 1980 and 2005, increasing from a total of 25,004 acres in 1980 to 50,042 acres in 2005, an average of 1,000 acres per year (Table 3-4). The greatest percent change in residential land use was multi-family housing which increased more than six-fold from 493 acres in 1980 (2 percent of residential acreage) to 3,135 acres in 2005 (6 percent of residential acreage). The greatest growth years for residential development occurred between 1990 and 2000 with an average of 1,379 acres per year converted to residential use. Since 2000, the growth has slowed to rates not seen since before 1980. Between 2005 and 2030, Washington County could add 11,650 acres of residential land under a slow- growth scenario and 34, 475 acres under a high-growth scenario.

The townships experienced a similar growth pattern for residential development. Between 2005 and 2030, the townships could add 4,800 acres of residential land under a slow-growth scenario or 6,275 acres under a high-growth scenario.

	1980	1980– 1990	1990– 2000	2000– 2005	1980– 2005 Increase
Countywide					
Residential Acres	25,005	31,580	45,374	50,042	25,037
Acres Per Year		657	1,379	466	1,001
Townships					
Residential Acres	3,747	4,846	7,355	8,316	4,569
Acres Per Year		110	251	192	183

Source: Metropolitan Council

Commercial and Industrial Land Use Changes

Commercial and industrial land use increased 72 percent from 4,820 acres in 1980 to 8,295 in 2005, an average increase of 145 acres per year (Table 3-5). Commercial land use accounted for the majority of this growth, increasing nearly two and one-half times from 1,270 acres in 1980 to 3,349 acres in 2005. The



amount of land being added to the commercial land base each year since 2000 is one-quarter that of the 1990s. However, the amount of land being added to the industrial land base each year is four times that of the 1990s. Between 2005 and 2030, Washington County could add 2,200 acres of commercial and industrial land under a slow-growth scenario and 4,350 acres under a high-growth scenario.

The townships lost an average of two acres per year of commercial land and 16 acres per year of industrial land between 1980 and 2000. Between 2000 and 2005 the townships experienced an annual growth of two acres for commercial land and 23 acres for industrial land. Townships could add 625 acres of commercial and industrial land between 2005 and 2030.

Table 3-5 Commercial/Industrial Land Use Changes 1980 to 2005 Washington County					
	1980	1990	2000	2005	1980– 2005 Change
Countywide					
Commercial Acres	1,270	1,677	2,991	3,349	2,079
Acres Per Year		41	313	72	83
Industrial Acres	3,550	4,323	4,529	4,946	1,396
Acres Per Year		77	21	83	56
Total Acres	4,820	6,118	7,854	8,295	3,614
Townships					
Commercial Acres	131	119	91	100	-31
Acres Per Year		-1.2	-2.8	1.8	-1.2
Industrial Acres	1,389	1,278	1,063	1,180	-209
Acres Per Year		11.0	-21.5	23.4	-8.4
Total Acres	1,520	1,397	1,154	1,280	-240

Source: Metropolitan Council

Historically, retail uses in the county have developed in two distinct formations:

1. Independent growth centers which service local community retailing demand and population, such as Hugo, downtown Forest Lake, and the river communities.

-
2. Major retail development located along primary automobile routes that connect the population centers and serve the broader region. This development has occurred along Interstate 94 in Woodbury, Highway 36 in Stillwater and Oak Park Heights, Highway 61 in Cottage Grove, and Highway 61 in Forest Lake.

Agricultural Land Use Changes

According to the Metropolitan Council's land use analysis, undeveloped and agricultural land is the only land use type that is decreasing in the county. A more precise picture of the extent of the decline can be seen by examining data on the amount of land that is classified deeded farmland for tax purposes. The strength of the agricultural land base can also be gauged by the enrollment in the Metropolitan Agricultural Preserves Program and the Green Acres Program. Table 3-6 identifies the acreage of land in deeded farmland, in the Agricultural Preserves Program, and in the Green Acres Program.

Between 1984 and 2000, Washington County lost 49,521 acres of deeded farmland (farmland identified on a deed) or 3,095 acres per year. After that, the rate of deeded farmland decline slowed to 2,413 acres per year. The amount of deeded farmland as of 2008 was 91,976 acres.

The Metropolitan Agricultural Preserves Program protects agricultural land by preventing the land from being used for other purposes. It was created by 1980 legislation enacted to maintain viable farm operations in the metropolitan area. Voluntary enrollment results in land being placed in an agricultural preserve. While owners may initiate expiration at any time, the expiration timeframe must be at least eight years. The amount of land in the Agricultural Preserves Program decreased steadily from its peak in 1984. From 1984–1995, approximately 59 acres were removed per year. The rate then increased between 1995 and 2000, when 326 acres were removed per year. After 2000, the rate slowed considerably to approximately 28 acres per year. In 2008, 42 percent of the land enrolled in this program was located in the townships.



Figure 3-5 shows the location of the land enrolled in the Agricultural Preserves Program.

The Green Acres Program protects agricultural lands by equalizing tax burdens for qualifying agricultural landowners. Land in the Green Acres Program fell from 89,151 acres in 1984 to 60,248 acres in 2008, a decrease of 1,204 acres per year. Recent legislative changes are expected to significantly reduce the amount of land in the Green Acres Program. In 2008, 37 percent of the land enrolled in the Green Acres Program was located in townships.

Appendix 3-A contains detailed data by community on enrollment in the Agricultural Preserves and Green Acres programs.

	1984	1995	2000	2005	2007	2008	24-Year Change
Deeded Farmland	159,853	126,613	110,332	99,360	94,534	91,976	-67,877
Agriculture Preserves Program	11,637	10,926	9,295	9,099	9,054	9,013	-2,624
Green Acres	89,151	78,076	64,354	59,643	59,007	60,248	-28,903

Source: Property Records and Taxpayer Services (PRTS), Washington County

Mineral Resources

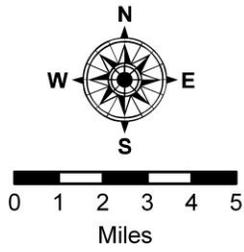
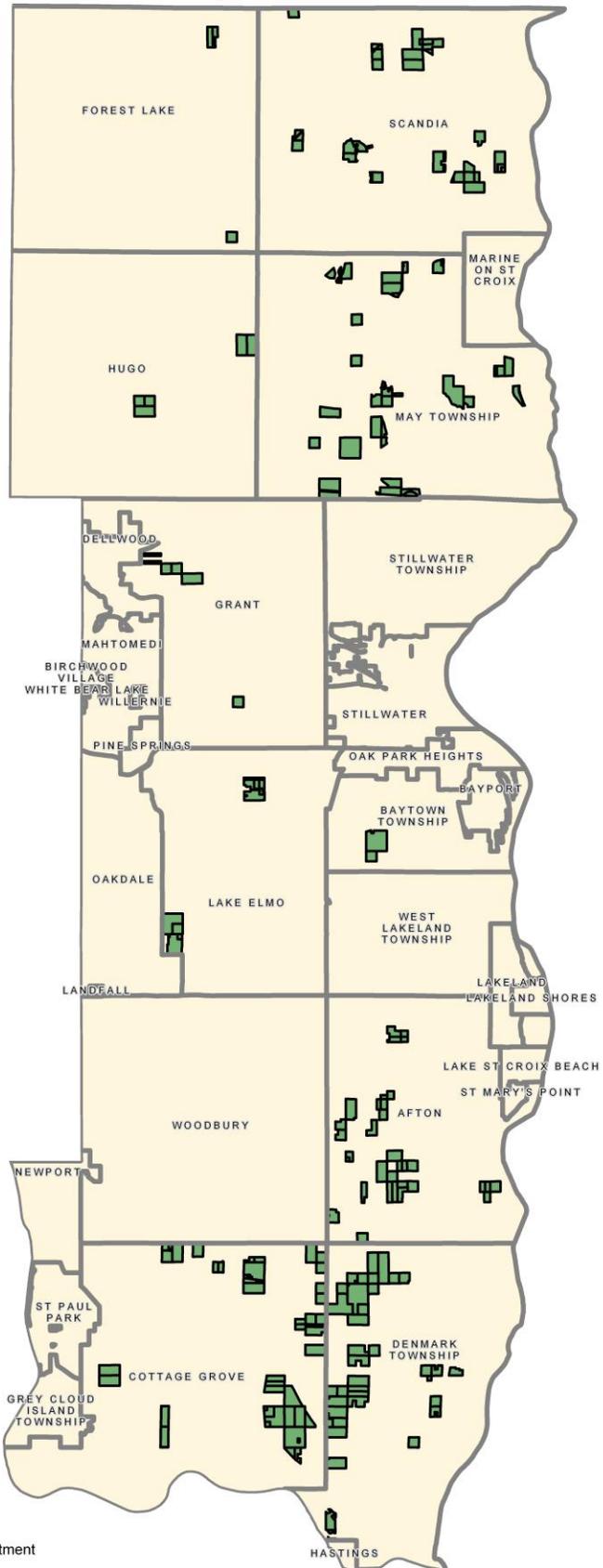
Mining is an important industry for Washington County due to the abundance of sand and gravel deposits, specifically minable bedrock and gravel. In 1980, Washington County produced 46 percent of the crushed rock used in the region and roughly one half of the sand and gravel (more recent data is unavailable). Current permitting processes in the county have been able to satisfy the demand during the past high-production years.

According to the report Aggregate Resources Task Force, Final Report to the Minnesota Legislature (2001), current mining permits in the seven county metropolitan area have reserves lasting about thirteen years based on the current demand.

Figure 3-5

Agricultural Preserve Sites

 Agriculture Preserves



Prepared By: Washington County GIS Support Unit, IT Department
Data Source: Metropolitan Council - 2006



The Minnesota Legislature has directed each local government in the metropolitan area to address issues related to aggregate when such resources are present in the community. The Natural Resources section of this plan identifies these resources and contains the county's policies regarding mineral extraction.

Presently, Washington County regulates nine mining operations in Grey Cloud, Denmark, West Lakeland, Baytown, Stillwater, and May townships (see Figure 3-6). Other mining operations are located in the cities of Woodbury, Cottage Grove, and Scandia.

Airports

Washington County is responsible for the Lake Elmo Airport zoning for West Lakeland and Baytown townships. The county is not responsible for the airport zoning for the Daniel Deponti Municipal Airport in Forest Lake.

The Lake Elmo Airport is located one mile east of downtown Lake Elmo, within Baytown Township, and is bordered by West Lakeland Township and the city of Lake Elmo. The airport is owned and operated by the Metropolitan Airports Commission. It functions as a general aviation reliever for the Minneapolis-St. Paul International Airport, and is planned to continue to function as a minor airport in the regional system.

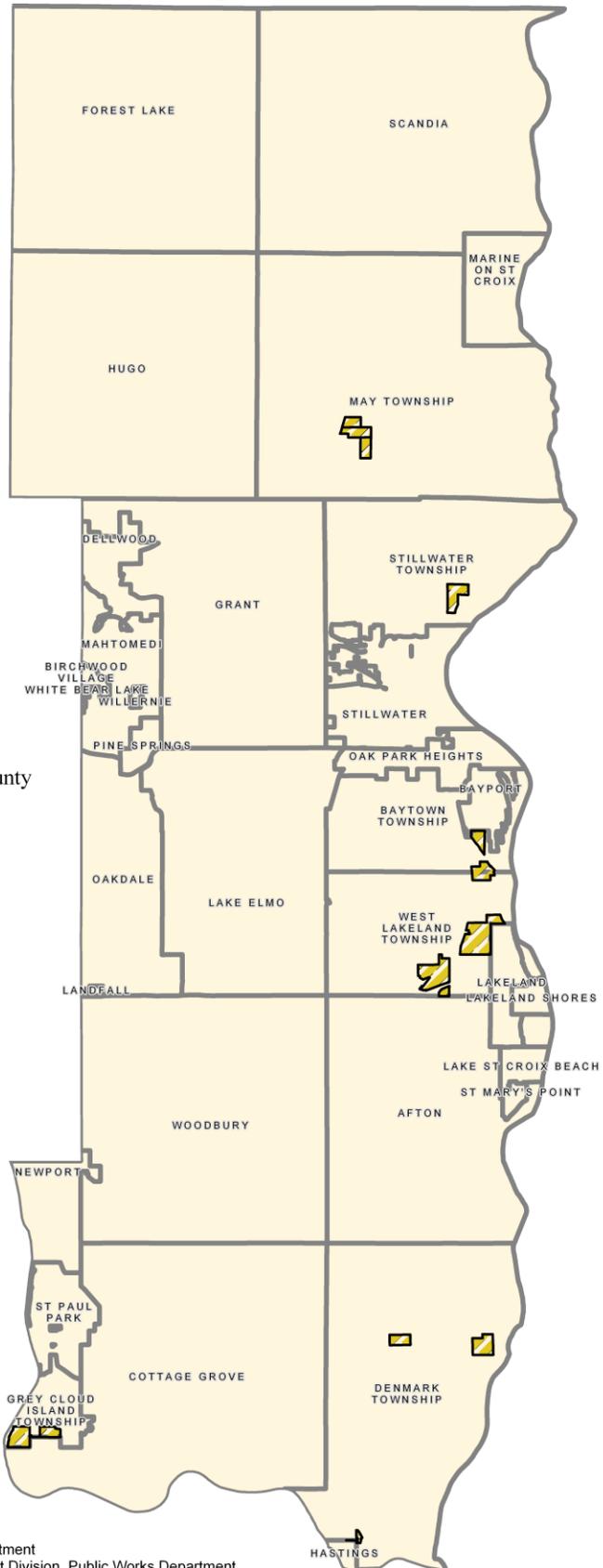
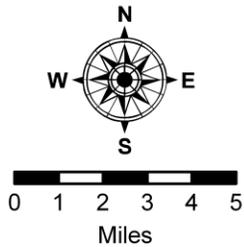
Lake Elmo Airport serves the business sector with high performance single- and twin-engine aircraft and an occasional small jet aircraft. The facility is served by a fixed-base operator and an aircraft maintenance provider.

The airport consists of approximately 640 acres of land— 560 acres in Baytown Township and 80 acres in West Lakeland Township. The original tract of 148 acres was purchased for the airport in 1949. The airport first opened for operation in 1951 and now has two paved runways. The primary runway (14-32) is 2,850 feet long and the crosswind runway (4-22) is 2,497 feet long. Both runways are 75-feet wide.

Figure 3.6

Mining Sites

 Gravel Mining Regulated by The County



Prepared By: Washington County GIS Support Unit, IT Department
Data Source: Washington County, Survey & Land Management Division, Public Works Department



The Metropolitan Airports Commission (MAC) completed a 2025 airport plan in June 2008. Major elements of the plan include relocating the primary runway, building a new hanger, extending and lighting the crosswind runway, and constructing a compass calibration pad. The plan also discusses non-aeronautical land use areas available on airport property but does not specifically identify those uses. The plan also recommends identifying steps for installation of sanitary sewer and water services at the airport and conducting a cost-benefits analysis of providing those services.

There are two types of land use controls in and around airports: airspace zones and land use safety zones. These are illustrated in Figure 3-8A.

Airspace zones are imaginary surfaces around the airport into which no structure or tree is permitted to penetrate. The imaginary surfaces include approach surfaces, primary surfaces, horizontal surfaces, and conical surfaces.

Land use safety zones are established to control land use near public airports for the safety of airport users and person in the vicinity of airports. There are three safety zones: A, B, and C. Figure 3-8B shows the location of the land use safety zones.

Safety zone A extends outward from the end of the runway for a distance equal to two-thirds of the length of the existing or planned runway. Uses permitted include agriculture, cemeteries, and non-spectator outdoor recreation. No buildings, transmission lines, or uses which would cause an assembly of persons are permitted.

Safety zone B extends outward from safety zone A, a distance equal to one-third the runway length or planned runway length. Each use requires a three-acre minimum. Building plots on the site are limited and must not bring together large groups of people. Uses specifically prohibited include churches, schools, hospitals, and campgrounds.

Safety zone C contains all land within an arc drawn with a 6,000 foot radius from the ends of all runways, excluding the areas in zones A and B. Uses are only subject to general restrictions

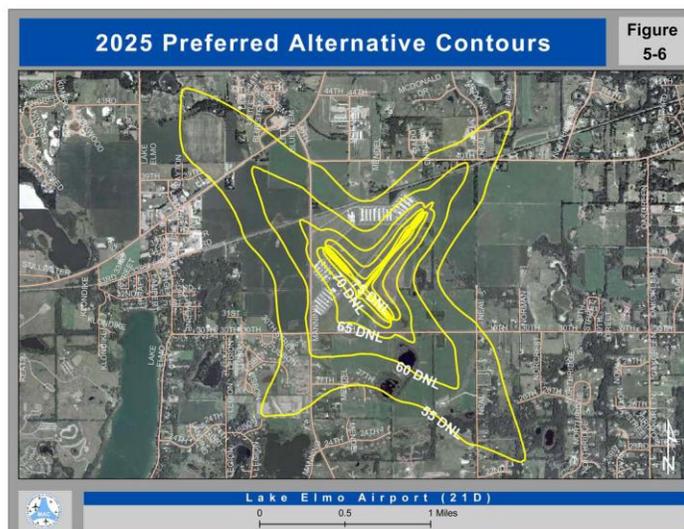
regarding interference with electronic communications, airport lighting, and the impairment of visibility in the vicinity of the airport.

A joint airport zoning board will prepare a zoning ordinance for adoption by the local units of government. In the meantime, the county and local zoning ordinances will apply.

As per the Metropolitan Systems Statement, the county's ordinances must include regulations to control height of structures. As required by the Federal Aviation Administration (FAA) code of federal regulations CFR Part 77, the county must inform the FAA of any obstructions to air navigation using FAA Form 7460-1 "Notice of Proposed Construction or Alteration".

The MAC has adopted the 2025 Preferred Alternative Contours for noise, shown in Figure 3-7. The figure shows the 70, 65, and 60 decibel noise level (DNL) contours required by the FAA. It also shows the 55 DNL contour required by the Metropolitan Council for airports lying mostly outside of the Metropolitan Urban Services Area.

Figure 3-7
Lake Elmo Airport Noise Contours



Source: Metropolitan Airports Commission, Lake Elmo Airport 21D Long-term Comprehensive Plan, Final Adoption December 2008.



Figure 3-8A

**Lake Elmo Airport Airspace Zones
Washington County**

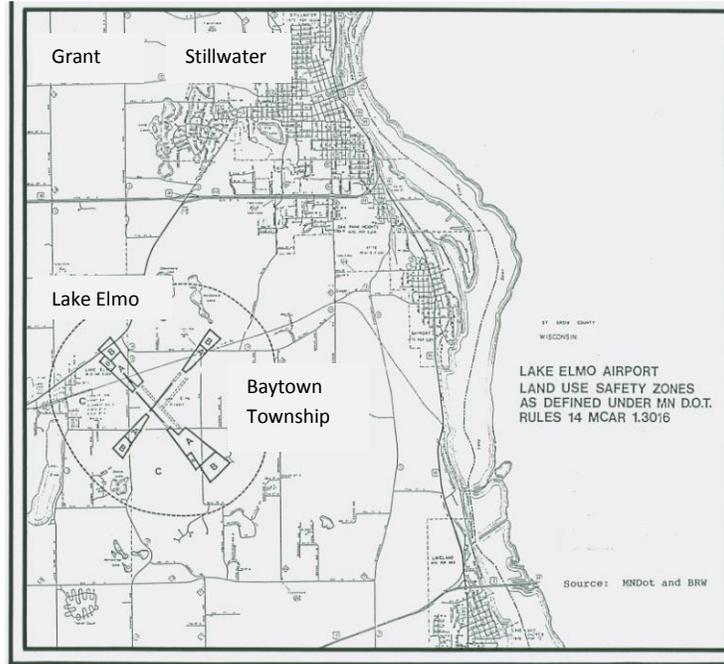
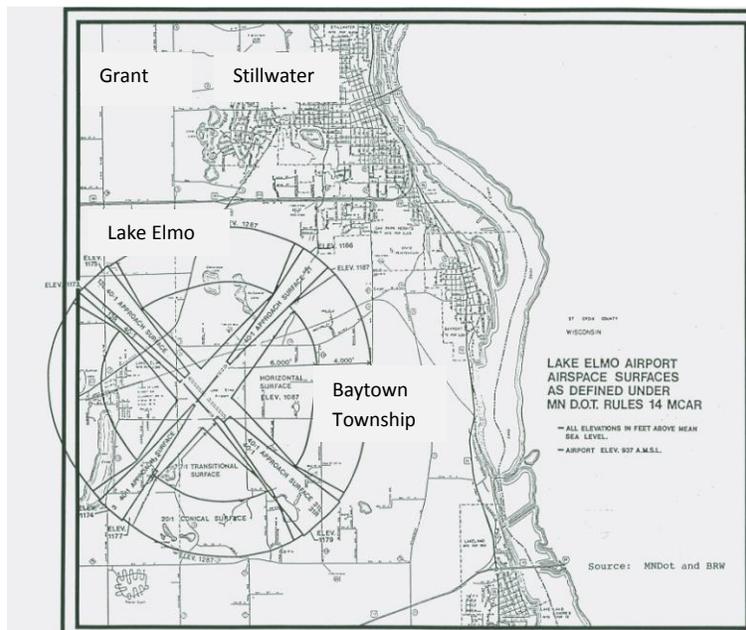


Figure 3-8B

**Lake Elmo Airport Land Use Safety Zones
Washington County**



Land Use Regulations

Washington County provides for the orderly growth and renewal of the county by regulating land uses in the unincorporated areas. Washington County administers eight ordinances, adopted as the Washington County Development Code, that regulate land uses and development. All ordinances are enforceable only in unincorporated areas of the county. Cities are responsible for establishing and enforcing their own ordinances and implementing their own comprehensive plans.

The following is a summary of the Washington County Development Code.

Zoning Ordinance

The county's zoning ordinance protects the health, safety, and general welfare of residents and allows wise use of the land, while protecting and conserving its natural resources, its ecological systems, and its economic stability. The zoning ordinance has replaced the traditional minimum lot size with a more flexible approach using maximum density. Density is the number of dwelling units permitted per acre of land. Townships, through their own policies and land use ordinances, may permit a higher density in one location in exchange for a lower density in another location provided the average density with the township does not exceed the density allotted. Within a density district, the allowable housing density is applied on an ownership basis. Within each ownership, the allowable maximum housing density is calculated over a quarter-quarter section (approximately 40 acres).

The county's zoning ordinance contains open space design standards that allow for grouping of residential structures on smaller lots than those allowed in the specific zoning district, while leaving some land undivided for common use by all residents of the development, for lease to a farmer, or for conveyance to a public or an open space conservancy organization. The purpose of these standards is to provide a more efficient use of the land while preserving good agricultural land, open space, scenic views, natural drainage systems, and other desirable features of the natural environment. They also



relieve nearby lands of development pressure, allow housing to take advantage of sites that have low agricultural potential and/or high natural housing appeal (such as wooded areas), and create small neighborhoods with distinct identities and sense of community.

The unincorporated areas of the county are divided into land use districts. Each district has primary uses, uses allowed with a certificate of compliance, and uses allowed with a conditional use permit. The boundaries of the specific land use districts are designated on the Official Zoning Map of the county.

Subdivision Ordinance

The subdivision ordinance establishes procedures and standards for the division of land in the townships in which the county administers plat and land split review.

Shoreland Ordinance

Through the shoreland ordinance, the county regulates the subdivision, use, and development of shorelands of public waters in order to preserve and enhance the quality of surface waters, conserve the economic and natural environmental values of the shorelands, and provide for wise use of waters and related land resources. Public waters are designated as natural environment or recreational development, tributaries, transition rivers, and streams.

St. Croix River Bluffland and Shoreland Management Ordinance

This ordinance regulates land development and natural resource management to protect the scenic, natural, historic, cultural, and recreational aspects of the Lower St. Croix Wild and Scenic River corridor (see Figure 3-9). The St. Croix River, in Washington County, is part of the Lower St. Croix National Scenic Riverway. The upper 10-mile stretch of river is classified as a scenic district, while the lower 42 miles from Marine on St. Croix to Prescott are classified as a recreational district. The riverway is managed jointly by the National Park Service, the Minnesota Department of Natural Resources, and Washington County.

Floodplain Ordinance

Washington County regulates flood hazard areas within those unincorporated areas that are subject to periodic inundation. The floodplain ordinance regulates new development as well as the extension, conversion, or structural alteration of buildings in the floodway, flood fringe, or general floodplain districts (see Figure 3-10). These regulations prevent or limit building or expanding structures in floodplains in order to protect the public health, safety, and general welfare and to conserve and enhance natural resources by preserving the capacity of floodplains to carry and discharge regional floods. Washington County participates in the Flood Insurance Program. The Federal Emergency Management Agency Flood Insurance Rate Maps currently are being revised. These maps are used by insurance companies and mortgage companies to determine the need for flood insurance on properties.

Subsurface Sewage Treatment System (SSTS) Ordinance

This ordinance regulates the design, installation, use, and maintenance of community and subsurface sewage treatment systems to provide for orderly development of areas of the county which are not serviced by central public wastewater systems. See the Natural Resources and Environmental Protection Plan chapter for more detail on this ordinance.

Mining Ordinance

Washington County has identified mineral deposits having significant economic potential and discourages encroachment of development in those areas. All mining is conducted in accordance with the county's mining ordinance in order to provide for orderly, economic, and safe removal and processing of sand, gravel, rock, and soil and reclamation of the mined sites. Mining is allowed in commercial, agricultural, and rural residential zones through a conditional-use permit. This approach makes available a large number of high-quality mining sites, while not requiring excessively detailed or prescriptive exclusive use districts or overlay zones.



Official Map Ordinance

Washington County has adopted an ordinance setting up a process to allow the county to designate land needed for future public purposes such as roads, parks, and land use. The county has an ordinance adopting the official map designating the boundaries of the Big Marine Lake Regional Park.

Mississippi Critical Area

The Mississippi Critical Area Act of 1973 and Executive Order No. 79-19 promote the preservation and enhancement of the Mississippi River. The area extends from Anoka and Hennepin counties to the southern border of Washington County (see Figure 3-9). The lands and waters within the Critical Area are to be managed to conserve and protect the existing and potential recreational, scenic, natural, and historic resources and uses for the use and enjoyment of the surrounding region. Open space is to be provided in the open river valley lands for public use and the protection of unique natural and scenic resources. All local governments in the river corridor are required to have a plan that meets the Critical Area Act requirements. Washington County adopted the Critical Area Plan by reference. Grey Cloud Island and Denmark townships are within the Critical Area and are classified as a rural open space district; Washington County has land use authority in these townships. The shoreland area of Grey Cloud Island Township is zoned as parkland and rural residential. River terraces in this area include bluffs and steep slopes and floodplain that form narrow corridors along the river and backwater lakes, greatly limiting the development potential. In Denmark Township, the best sites for rural residential development within the Critical Area are already developed. The remaining areas lack good road access or have steep slopes that limit their development potential.

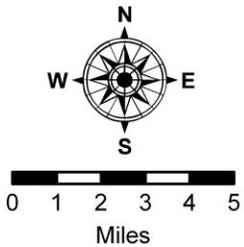
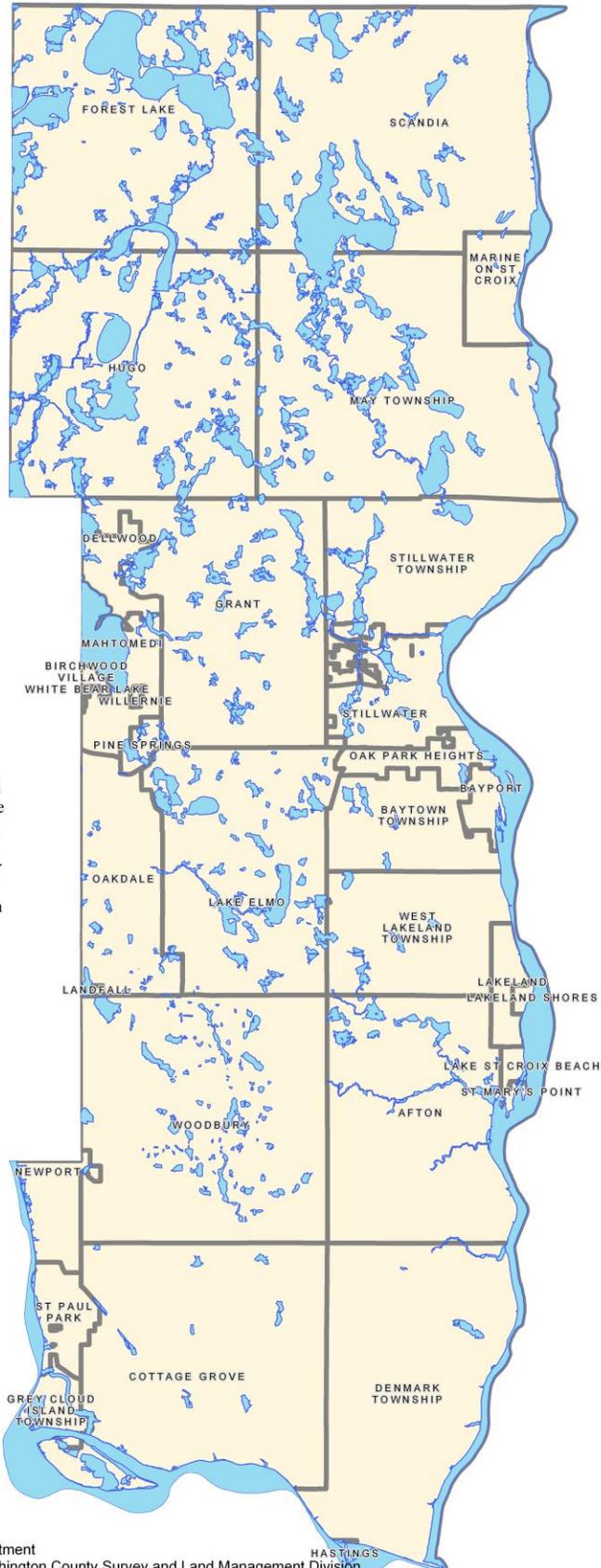
The county manages the Mississippi River Critical Area consistent with the Critical Areas Act and the Governor's Executive Order No. 79-19.



Figure 3-10

FEMA Preliminary Flood Hazard Areas

This data represents the preliminary flood hazard areas that was produced by Washington County for FEMA's map modernization project. FEMA provided this data for review and comments by the Washington County Survey and Land Management Division and local municipalities. Revisions to this data will be processed by FEMA and incorporated in the final DFIRMs to be released a year from now. A number of communities have already successfully petitioned to remove several of the flood hazard areas contained in this shapefile.



Prepared By: Washington County GIS Support Unit, IT Department
Data Source: Federal Emergency Management Agency, Washington County Survey and Land Management Division

Goal 3-1

Land Use Plan

Goals and Policies

Utilize land and related natural resources so they are conserved for future generations.

Policies:

- 3-1: Regulate land use for the health, safety, and welfare of the residents of Washington County.
- 3-2: Promote the proper management of natural and cultural resources for future generations.
- 3-3: Preserve the natural and open landscapes of the county's unincorporated areas.
- 3-4: Conserve long-term land use options.
- 3-5: Maintain and encourage sustainable agriculture as a land use and a viable economic activity in the county.
- 3-6: Help maintain financially healthy governments through the wise planning of land and public facilities such as roads, parks, and buildings.
- 3-7: Minimize incompatible land use relationships through planning and design.

Goal 3-2

Support the growth of attractive urban communities while preserving rural functions and appearances.

Policies:

- 3-8: Through the preservation of natural resources and landscapes, maintain a distinction between urban and rural areas.
- 3-9: Foster a low-density, truly rural land use pattern in areas without public sewer and water.
- 3-10: Encourage transit-oriented development (TOD), pedestrian-oriented, neotraditional, suburban-style



growth that uses land in an efficient manner in locations that connect to transportation and transit systems.

- 3-11: Recognize and plan for the county's share of metropolitan growth.
- 3-12: Promote land uses throughout the county that encourage active and sustainable living.
- 3-13: Encourage land uses that promote a full spectrum of life cycle housing types for all incomes, ages, and races.

Goal 3-3

Design the land use plan to support economic development

Policies:

- 3-14: Locate commercial and industrial growth where urban services are available; continue to prohibit commercial and industrial land use in unsewered areas.
- 3-15: Promote commercial and industrial development in planned clusters such as business parks and mixed-use developments.
- 3-16: Provide for the removal and processing of sand and gravel, rock, soil and other aggregate materials vital to the economic well being of the region, while protecting adjacent land uses from adverse impacts.
- 3-17: Allow home businesses, provided they are accessory to the residential use and do not impact nearby properties.
- 3-18: Support land use patterns that efficiently connect housing, jobs, transportation, transit, and retail and commercial centers.

Plan Overview

General Development Philosophy

The Washington County Land Use Plan guides the location of housing, businesses, and industry in the county's unincorporated townships; sets the number of housing units per quarter-quarter section of land; and establishes the policy framework for the Washington County Development Code and zoning map. The Land Use Plan has been prepared to coordinate with both township and city plans.

The cities conduct their own land use planning and zoning. In these locations, the county has little direct control over land use. Washington County recognizes that the serviced cities are central to accommodating the county's share of metropolitan growth while protecting the character and function of the rural areas. The county will work with the cities to achieve this vision and implement the goals and objectives of the Land Use Plan.

The intent of the county's Land Use Plan is to reduce sprawl and preserve openness in rural areas. Rural areas are characterized by crop farms, livestock farms, generally unobstructed natural views, wooded areas, wetlands, equestrian trails, an absence of public utilities or streetlights, and no more than three or four houses per quarter-quarter section on the average. (A quarter-quarter section is generally 40 acres.)

Characteristics of the Land Use Plan include:

- Large lot sizes and low average densities in rural areas.
- Settlement around existing cities and rural centers, with the majority of new residential, commercial, and industrial growth in the cities.
- Clustering of homes in rural areas in order to preserve open space and natural features.
- Gradual expansion of the urban service area to meet demand.

Washington County, in cooperation with the townships and cities, seeks to preserve and accentuate the difference between the serviced urban/suburban areas and the unserved rural or



semi-rural areas. Cities should be compact, efficient, and walkable, while the rural areas are to be open and agricultural. The great majority of new residential, commercial, and industrial growth should be attracted to the cities through provision of public facilities and services. Land use regulations should direct growth away from townships and unserved areas of cities. The areas designated as developing communities should be the locations of serviced development and should continue to accommodate the great majority of the county's residential growth.

The Metropolitan Council's Regional Department and Investment (Development Framework) Framework emphasizes the need for intensified development in centers with access to transportation corridors and in rural centers that want to grow and that lie along major highways. The Development Framework states: "Regional investments can create a transportation system that includes transit solutions that support attractive, walkable neighborhoods with homes, green space, public places, and other amenities. Over the longer term, the region can improve accessibility by encouraging development and reinvestment in centers that combine transit, housing, offices, retail, services, open space, and connected streets that support walking and bicycle use. Such development enables those who wish to reduce their automobile use to meet their daily needs and makes it possible for those who are unable to drive to live more independently."

Although it will be difficult for transit to efficiently serve many suburban destinations, Washington County supports the Regional Framework strategies that encourage transit-friendly development throughout the region. These include:

Strategy 4a. Accessibility: The Council will promote land use planning and development practices that maximize accessibility to jobs, housing, and services.

Strategy 4b. Alternative Modes: Transportation investments and land development will be coordinated to create an

environment supportive of travel by modes other than the automobile, including travel by transit, walking, and bicycling.

Strategy 4c. Increased Jobs and Housing Concentrations:

Transportation investments and land development along major transportation corridors will be coordinated to intensify job centers, increase transportation links between job centers and medium-to-high density residential developments, and improve the jobs/housing connections.

Strategy 4d. Transit as Catalyst for Development: Transitways and the arterial bus system should be catalysts for the development and growth of major employment centers and residential nodes to form an interconnected network of higher density nodes along transit corridors. Local units of government are encouraged to develop and implement local comprehensive plans, zoning and community development strategies that ensure more intensified development along transitways and arterial bus routes.

Strategy 4e. Local Comprehensive Plans: Local comprehensive plans must conform to the Transportation Policy Plan and should recognize the special transportation opportunities and problems that various Development Framework planning areas present with regard to transportation and land uses.

Strategy 4f. Local Transportation Planning: Local governments should plan for and implement a system of interconnected arterial and local streets, pathways, and bikeways to meet local travel needs without using the regional highway system. These interconnections will reduce congestion, provide access to jobs, services, retail, and support transit.

Strategy 4g. Metropolitan Urban Service Area (MUSA): Local governments within the MUSA should plan for a prospective 20 years and stage their transportation infrastructure to meet the needs of forecast growth. Outside the Metropolitan Urban Service Area transportation plans and facilities and land use



patterns must be compatible with the region's need for future sewer development and protection of agriculture.

The Comprehensive Plan must have an element addressing the protection and development of access to direct sunlight for solar energy systems. The biggest obstacle to solar energy use is the lack of protected access to direct sunlight. Such access can be assured through local planning and zoning. In the unincorporated areas of Washington County, solar access protection should not be difficult due to the large lots.

Maximum Housing Density

The county divides unincorporated areas into land use districts. The boundaries of the specific land use districts are designated on the Official Zoning Map of the county. Each district has an associated density of dwelling units permitted per acre of land. Townships, through their planning and zoning, can plan for a higher density in one location in exchange for a lower density in another location provided the average density within a particular land use district does not exceed the density allotted.

Subdivision Design Options

Washington County regulates the development of residential land through the use of density, not minimum lot size and width zoning as found in traditional zoning ordinances. The permitted density is established by the zoning ordinance, but developers have flexibility as to how the density is applied. Within a density district, the allowable housing density is applied on an ownership basis. Within each ownership, the allowable maximum housing density is calculated over a quarter-quarter section (approximately 40 acres).

Developers can choose from three types of subdivision design. These options allow developers to respond more creatively to variations in the landscape and preserve elements of the rural environment.

The conventional subdivision divides property into uniformly-sized lots according to the minimum lot size and width

requirements for the zoning district without exceeding the maximum density requirements for the district.

Lot averaging allows the property owner to create parcels that are both smaller and larger than those of a conventional subdivision plan, provided the density does not exceed the maximum density permitted for the zoning district as determined by a yield plan.

Open space design allows the housing to be clustered on lots that are much smaller than those in conventional subdivisions while complying with certain design standards and keeping a substantial percentage of the property as permanently protected open space. The purpose of clustering houses is to provide a more efficient use of the land while preserving good agricultural land, open space, scenic views, natural drainage systems, and other desirable features of the natural environment. A conventional subdivision plan or yield plan is required to determine the base density permitted on a site.

2030 Future Land Use Map

Figure 3-9 shows the 2030 Future Land Uses for the unincorporated areas of the county for which Washington County has planning and zoning authority. Table 3-7 shows the acreages of each land use type.

Long-term Agricultural District: This district is established to preserve agriculture as a viable long-term land use and significant economic activity within the county. Land within this district may be eligible for inclusion in the Metropolitan Agricultural Preserves Program. Dwelling unit density in this district is 1 or 2 per 40 acres.

General Rural District: This district is established to preserve land for interim agricultural uses and to preserve the rural character of the county. Dwelling unit density per acre in this district is 4 per 40 acres.

Rural Residential: This district is established to provide areas for rural low-density housing in agricultural/rural areas on lands not capable of supporting long-term agricultural activities. The



purpose of this district is to retain the rural character of the county. Dwelling unit density in this district is 8 per 40 acres.

Semi-Rural District: This district provides residential areas in developing rural areas. The purpose of this district is to provide lots large enough to maintain a semi-rural setting, but lots not large enough to support long-term agricultural activities. Dwelling unit density in this district is 16 per 40 acres.

Conservancy: This district is established to provide special regulatory protection for areas that either contain a valuable natural resource or other similar resource, and to foster, preserve, and promote sensitive development. Land within this district may be unsuitable for agricultural production or development due to wetlands, woodlands, steep slopes, scenic views, bedrock formations, or other physical features of unique natural and biological characteristics.

Transition Zone: The purpose of this district is to preserve lands immediately adjacent to areas served with public utilities which over time could ultimately become urban or suburban in nature.

Commercial/Industrial Rural: The purpose of this district is to provide an area for a general mix of commercial and light industrial businesses that are non-threatening to the environment. Public sanitary sewer is not available in this district.

The West Lakeland Township plan shows three areas, totaling 180 acres, along Interstate 94 as planned for commercial industrial development; this is inconsistent with the county's residential planned land use for the area. Washington County's policy (3-14) is to locate commercial and industrial development where urban services are available. The I-94 corridor may be suitable for commercial or office development once sewer and water become available. The exact location and the appropriate density of the commercial or office development will not be known until the planned I-94 transitway corridor study is completed. High density residential development may be needed nearby to provide a buffer between the transit-oriented development and the nearby large lot, rural residential

developments. Policy 3-10 addresses the issue of planning transit-oriented development near locations that connect to the transit systems. Following completion of the I-94 transitway corridor study, the county will review the future planned land use designations in this township, along I-94 to ensure that the land uses in the area are appropriate for the planned transit options.

Parks: The purpose of this district is to depict the boundaries of the county and regional parks. These parks provide for outdoor activities such as fishing, swimming, boating and canoeing, hiking, biking, picnicking, camping, cross-country skiing and environmental education. The parks also include open space features such as ecologically sensitive lands, groundwater recharge areas, forests and woodlands, prairie remnants, and lands containing unique or endangered species of plants or animals. The underlying zoning for any private lands within the park is the same as that of the adjacent lands outside the park boundary. See the Park and Open Space Chapter of this plan for more information.

Land Use Type	Acres
Agriculture, Long-term	8,536
Agricultural Preserves	3,310
Conservancy	1,250
General Rural	30,000
Rural Residential	8,295
Semi Rural	13,209
Transition Zone	742
Commercial/Industrial, Rural	290
Parks	2,179
Total	67,811

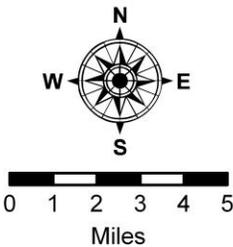
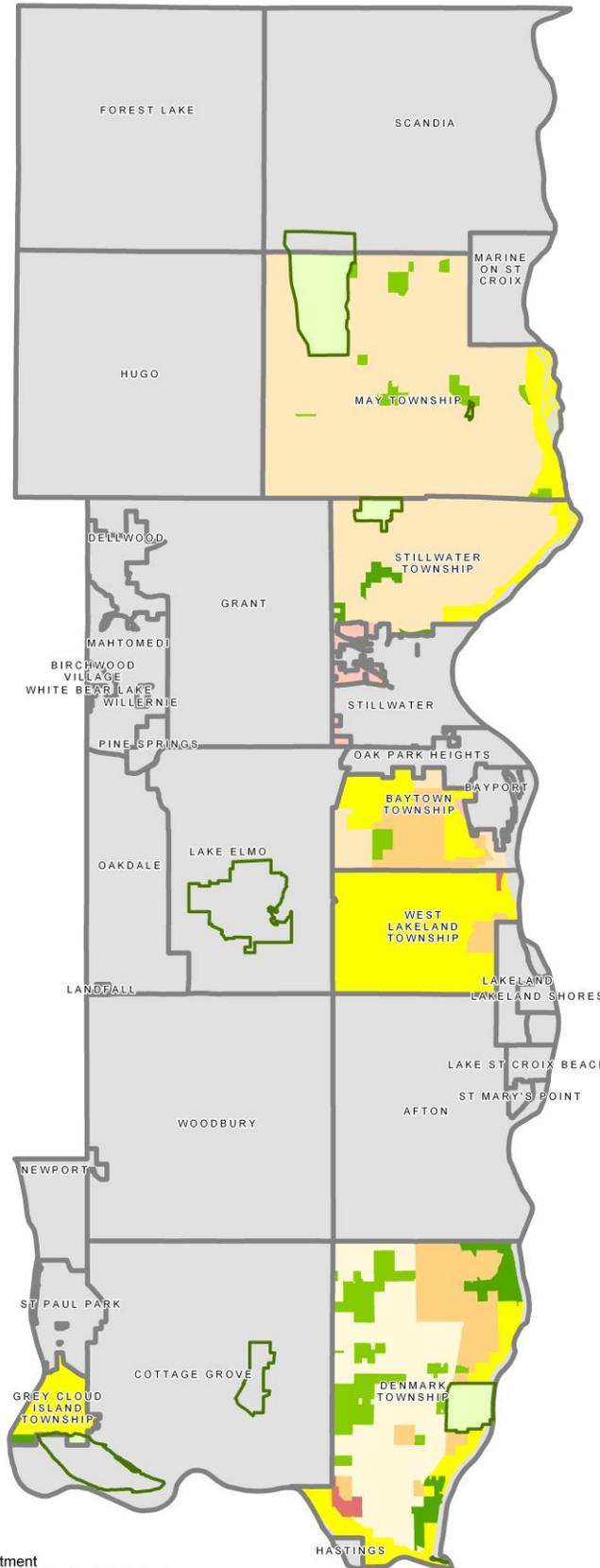
Source: Figure 3-11 2030 Future Land Use



Figure 3-11

Future Land Use

-  Agriculture, Long-term
-  Agriculture Preserves
-  Commercial / Industrial - Rural
-  Conservancy
-  General Rural
-  Parks
-  Rural Residential
-  Semi Rural
-  Transition Zone
-  Planned Park Master Plan Boundary



Prepared By: Washington County GIS Support Unit, IT Department
 Data Source: Washington County, Survey & Land Management Division, Public Works Department

Relationship Between the Land Use Plan and Regional Systems

Regional Development Framework

The state legislature authorizes the Metropolitan Council to prepare plans for the seven-county metropolitan area to provide the overall guidance, coordination, and spending authority for transportation, sewers, parks, and airports. The council also has prepared plans and guidelines for surface and groundwater resources. The Regional Development and Investment Framework establishes the Metropolitan Council's policies. Local or agency plans must be consistent with this framework and the companion Metropolitan Development Guide.

The Washington County Land Use Plan is generally consistent with the Metropolitan Council's policies. The county Land Use Plan contains policies that recognize the importance of and maintain a distinction between the Metropolitan Urban Service Area and the Rural Service Area. Land use types are regulated via zoning in the Washington County Development Code.

Geographic Planning Areas

The Metropolitan Council designates most of the unincorporated area of Washington County as a Diversified Rural Service Area. The Metropolitan Council's policies for the various policy elements of the Development Framework that affect the unincorporated areas are summarized below and shown in Figure 3-12.

Diversified Rural: are the sparsely developed parts of the region that host the widest variety of farm and non-farm land uses at densities of 1 unit per 10 acres or greater. They include a mix of a limited amount of large-lot residential and clustered housing, agriculture, and facilities and services requiring a rural location. Only limited growth is forecast for this planning area. These areas should be preserved for post-2030 development. Public services and facilities are to be kept to a minimum, consistent with the rural character. Wastewater services to these areas will be reviewed on a case-by-case basis to determine feasibility.

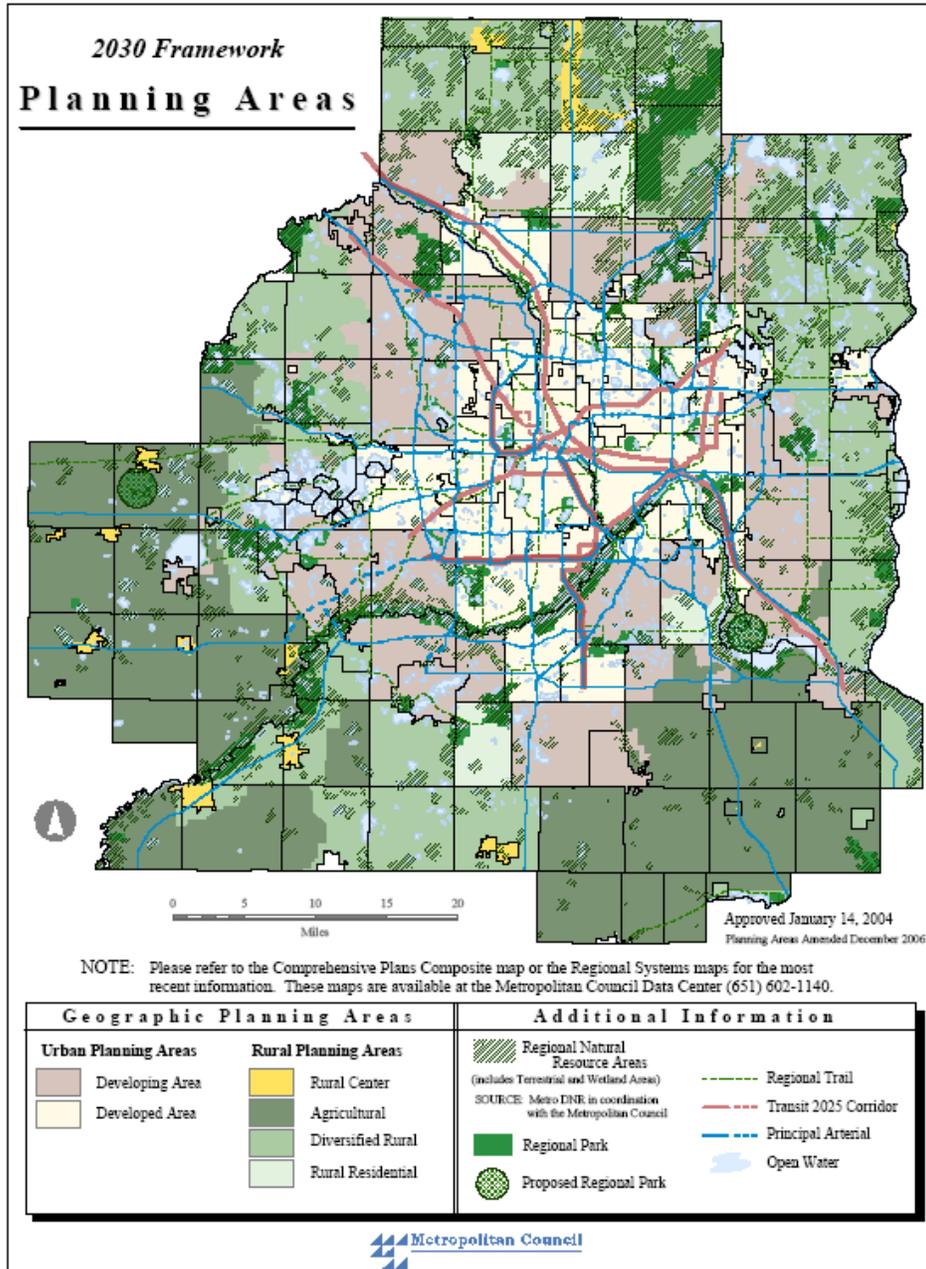


The Development Framework designates all of Grey Cloud Island, portions of Baytown, Denmark, May, Stillwater, and West Lakeland townships as Diversified Rural communities. The county's land use densities in May, Stillwater, and portions of Denmark and Baytown townships are consistent with this designation. The county's land use densities in West Lakeland, Grey Cloud Island, and portions of Baytown townships allow for greater density.

Agricultural Areas: are large contiguous land areas planned and zoned to maintain agriculture as the primary land use. The Development Framework does not identify any areas in the townships as Agricultural Areas; however, the county has designated portions of western Denmark Township as agricultural.

Rural Residential and Semi-Rural: These two districts allow 8 and 16 dwelling units per 40 acres with no plans to provide urban infrastructure such as centralized wastewater treatment. These development patterns should be limited to infill or within communities where this development pattern is predominant. The Development Framework does not designate these districts in any township; however, the county has designated these districts in portions of Baytown, Denmark, Grey Cloud Island, and West Lakeland townships.

Figure 3-12
Metropolitan Council's 2030 Framework Planning Areas





Implementation

The implementation section discusses the various activities and resources that Washington County will use in an effort to meet the goals and objectives of the Land Use Plan.

Strategies

Goal 3-1

Utilize land and related natural resources so they are conserved for future generations.

Policy 3-1: Regulate land uses for the health, safety, and welfare of the residents of Washington County.

Implementation Strategies

- Maintain land use regulations that provide for the orderly growth and renewal of the county; allow wise use of the land; protect and conserve the county's natural resources and ecological systems; and provide for economic stability.
- Maintain the Washington County Development Code and Official Zoning Map that: identify densities and land uses for the unincorporated areas of the county; allow townships to prepare an alternative zoning map with average densities consistent or more restrictive than the county's; and allow townships to prepare ordinances with more restrictive standards.
- Continue the county's regulatory approach that uses an average zoned density rather than a minimum lot size to allow developers to respond more creatively to the variations in the landscape and to offer more variety in housing. Density is the number of dwelling units permitted per acre of land.
- Encourage redevelopment of substandard residential areas, brownfields, and other underutilized properties

Policy 3-2: Promote the proper management of natural and cultural resources for future generations.

Implementation Strategies

- Implement a variety of strategies to protect the groundwater and surface water quality, and sensitive

natural features such as wetlands, steep slopes, and native plant communities when making land use decisions.

- Where practical, encourage the extension of sewer and water lines to well advisory areas and areas that have been identified with groundwater contamination.
- Protect groundwater through the Subsurface Sewage Treatment System Ordinance.
- Plan land use patterns that will facilitate groundwater recharge to protect the region’s water supply.
- Follow the Lower St. Croix Riverway land development regulations.
- Observe present floodplain rules while anticipating reduced assistance for flood protection.
- Identify, acknowledge, and seek alternatives to preserve, rehabilitate, and restore important cultural sites, structures, and landscapes during the development process. Specific policies and strategies are contained in the Cultural Resources Chapter.
- Collaborate with local governments and watershed management organizations when setting their policies and regulations and when making land use decisions.
- Follow the policies and strategies contained in the Natural Resources and Environmental Protection Plan Chapter.

Policy 3-3: Preserve the natural and open landscapes of the county’s unincorporated areas.

Implementation Strategies

- Establish land use regulations that allow open space developments whereby residential structures are clustered on small lots, leaving some land undivided for common use by all residents of the development, for lease to a farmer, or for conveyance to a public or a conservancy organization.
 - Require the common open land to be preserved as agricultural land, open recreation space, or for the preservation of natural or scenic resources.
 - Require the common open land to be protected in perpetuity through a development agreement, deed restriction, covenant, or conservation easement that is recorded against the land.



-
- Establish by ordinance the minimum percent of land to be designated as permanent open space.
 - Require all sewage system and water well location, design, and installation requirements to be met, including space for replacement drainfield sites. Allow portions of the sewage system to be located on the commonly-owned land and not on the individually-owned lot.
 - Allow shared or collector septic systems for small groupings of houses.
 - Provide density bonuses as incentives for developers to cluster houses in open space developments.
 - Encourage developers to: implement the open space design development approach to maintain open views; keep larger tracts available for farming or livestock operations; protect trees, hillsides, and water quality; and engender a sense of community.
 - Encourage developers to provide additional setbacks from county roads, and provide buffers, landscaping, and site amenities to preserve rural and scenic views.
 - Require adequate buffers from mining operations in order to preserve viewsheds from road corridors.
 - Support programs to promote and manage roads that have significant scenic and/or historic value.
 - Promote sensitive road design, bicycle-facility planning, signage, and regulations addressing building setbacks, site planning, and clearcutting along roadways designated as scenic.
 - Encourage communities to identify important natural areas that will be preserved during the development process.

Policy 3-4: Conserve long-term land use options.

Implementation Strategies

- Regulate land uses and densities in townships adjacent to developing communities to preserve the option for future urban development.
- Gradually expand the urban service area to meet demand.
- Support staged growth areas within communities, orderly annexation agreements, and joint powers agreements

developed cooperatively between cities and townships in defined future metropolitan urban service areas.

Policy 3-5: Maintain and encourage sustainable agriculture as a land use and a viable economic activity in the county.

Implementation Strategies

- Adopt land use regulations that allow agricultural uses, particularly in prime farmland areas.
- Adopt land use regulations that locate incompatible uses away from agricultural areas to minimize conflicts.
- Take actions to ensure farmers' abilities to maintain their farms and to provide a variety of farming opportunities.
- Support using sound scientific methods to assess agriculture and turf management impacts to groundwater resources and to develop education and best management practices programs.

Policy 3-6: Help maintain financially healthy governments through the wise planning of land and public facilities such as roads, parks, and buildings.

Implementation Strategies

- Encourage communities to request expansions of the Metropolitan Urban Service Area in a gradual manner based upon analyses of available land, forecasted growth, and the capacity of regional systems.
- Keep development densities low in rural areas not served by public waste treatment facilities so as to preclude the need for untimely extension of public sewer or water lines.
- Coordinate county road improvement plans and land uses.
- Provide access to the county road system according to the county access standards.
- During the subdivision and development review process, identify, dedicate, or acquire future trail easements if they are identified on the county master plan system or provide a community link.
- Coordinate the Recreation and Open Space System Plan (see Chapter 5) with land uses and recreational facilities in local communities.



-
- Plan and site county facilities (e.g., service centers, libraries, roads, and parks) to support designated land uses.

Policy 3-7: Minimize incompatible land use relationships through planning and design.

Implementation Strategies

- Assure that wireless telecommunication facilities are: constructed and placed in a manner that is compatible with surrounding land uses; protect the rural character, historic landscapes, architectural features, and general attractiveness of the county; protect public views; and minimizes visual impacts.
- Collaborate with the Metropolitan Airports Commission on policies and plans related to the Lake Elmo Airport. For lands adjacent to the airport, adopt land uses and performance standards that do not affect the safety of aviation.
- Provide opportunities to integrate new technologies and innovative approaches to communication facilities and sustainable and green building (e.g., wind energy conversion systems, solar access, and telecommunication services) into development while respecting property rights and preserving natural resources and scenic views.
 - Adopt regulations that allow for communication, sustainable, and green building systems.
 - Collaborate with the public, other agencies, and communities on such practices.
 - Coordinate with adjacent communities and counties on development of such systems.
- Encourage all new subdivisions and planned unit developments to be designed to accommodate use of passive and active solar energy systems with special attention given to street, lot, and building orientation.
- Encourage new residential development to include solar energy systems.

Goal 3-2

Support the growth of attractive urban communities while preserving rural functions and appearances.

Policy 3-8: Through the preservation of natural resources and landscapes, maintain a distinction between urban and rural areas.

Implementation Strategies

- Adopt land use regulations that are generally consistent with the policies of the Metropolitan Council's Development Framework.
- Adopt land use regulations that maintain a clear distinction between the Metropolitan Urban Service Area and the Rural Service Area.
 - Keep housing relatively low in the Rural Service Area and encourage cities to adopt higher densities in the Metropolitan Urban Service Area.
 - Plan housing densities in the Rural Service Area at two units per quarter-quarter section in areas of prime farmland and four units per quarter-quarter section elsewhere.
 - Plan densities of 8 or 16 units per quarter-quarter section in areas where past regulations have allowed higher densities and existing development patterns are established at the higher density.
- Encourage the rural centers and small cities along the St. Croix River to grow slowly in a manner that respects their established character and the limitations of their subsurface sewage treatment systems and community sewage disposal systems.

Policy 3-9: Foster a low-density, truly rural land use pattern in areas without public sewer and water.

Implementation Strategies

- Continue the county's regulatory approach to development of residential land through the use of density rather than the traditional minimum lot size and width.
- Provide developers with multiple design options to allow developers to respond more creatively to variations in the landscape and to preserve elements of the rural environment.



-
- Support the extension of utilities and expansion of the Metropolitan Urban Service Area to strategically influence development patterns and safeguard the region’s rural character.

Policy 3-10: Encourage transit-oriented development (TOD), pedestrian-oriented, neotraditional, suburban-style growth that uses land in an efficient manner in locations that connect to transportation and transit systems.

Implementation Strategies

- Encourage communities to adopt higher densities and mixed land uses within the Metropolitan Urban Service Area that support multimodal transportation, transit-oriented development.
- Encourage communities to revitalize or expand traditional commercial districts in keeping with their present function and appearance.
- Encourage communities to approve developments that have a pedestrian orientation, civic focus, and preserve historic structures and districts.
- Encourage communities to keep local streets interconnected and relatively narrow so as to disperse and slow traffic.
- Encourage communities to efficiently reuse land through infill development, rehabilitation, and selective redevelopment.
- Review future planned land use designations to ensure that options for high-density development in the county’s planned transitways, transit corridors, and nodes are retained.

Policy 3-11: Recognize and plan for the county’s share of metropolitan growth.

Implementation Strategies

- Adopt land use regulations that are generally consistent with the policies of the Metropolitan Council’s Regional Development Framework.
- Encourage communities within the Metropolitan Urban Service Area to plan for staged, serviced residential, commercial, and industrial growth to the limits of the area.

Policy 3-12: Promote land uses throughout the county that encourage active and sustainable living.

Implementation Strategies

- Encourage cities to plan residential, commercial, office, and industrial developments that support transit, especially along identified transit corridors.
- Encourage cities and developers to create development patterns, including mixed land uses that provide good pedestrian and non-motorized circulation to provide the opportunities for residents to be more physically active.

Policy 3-13: Encourage land uses that promote a full spectrum of life cycle housing types for all incomes, ages, and races.

Goal 3-3

Design the land use plan to support economic development

Policy 3-14: Locate commercial and industrial growth where urban services are available; continue to prohibit commercial and industrial land use in unsewered areas.

Implementation Strategies

- Zone commercial and industrial development in areas with urban services and with access to transportation systems capable of supporting the land uses.
- Encourage the extension of sanitary sewer lines and water mains to previously unserved areas in order to accommodate imminent demand for office, industrial, retail, or service businesses that appear to have potential for significant numbers of jobs and increases in the tax base.

Policy 3-15: Promote commercial and industrial development in planned clusters such as business parks and mixed-use developments.

Implementation Strategies

- Review the Development Code to ensure that it allows for this type of development.



Policy 3-16: Provide for the removal and processing of sand and gravel, rock, soil, and other aggregate materials vital to the economic well-being of the region, while protecting adjacent land uses from adverse impacts.

Policy 3-17: Allow home businesses, provided they are accessory to the residential use and do not impact nearby properties.

Implementation Strategies

- Continue to collaborate with townships to define uses that would be appropriate as home businesses.
- Allow for uses that fit into the character of the neighborhood and do not have negative impacts to the area.

Policy 3-18: Support land use patterns that efficiently connect housing, jobs, transportation, transit, and retail and commercial centers.

Implementation Strategies

- Support development that accommodates non-motorized travel and provides connections to housing, services, jobs, and open space.

Natural Resources and Environmental Protection

The specific natural resource policies are contained in the Natural Resources and Environmental Protection Chapter of the 2030 Comprehensive Plan. The sections below provide a general summary of the content of those policies.

Surface Water

Washington County requires surface water to be controlled to reduce erosion and the incidence of flooding. Land use regulations are in place to control overland runoff, erosion of natural drainage routes and river banks, and obstruction of natural drainage.

The county will adopt zoning and other land use controls to minimize point and nonpoint sources of pollution and require stormwater runoff to be treated to remove pollutants before entering surface waters. Wetlands will be used to pretreat surface water runoff. Wise and efficient use, storage, handling, and disposal of pesticides and fertilizers will be encouraged.

Floodplains

The county uses its Floodplain Ordinance to reduce the severity and extent of flooding by controlling new development as well as the extension, conversion or structural alteration of existing structures in the Floodway, Flood Fringe, or General Floodplain Districts. Two major regulations pertain to all new development in the flood plain.

1. The minimum lowest floor elevation must be two feet above the 100-year storm event or natural outlet elevation, whichever is greater. Where this is not feasible, the landowner may provide an outlet or mitigate with other acceptable methods.
2. Prior to subdivision approval, the county requires a 100-year flood elevation to be established around all wetlands, lakes, and rivers.



Groundwater

Washington County will regulate land development so that groundwater quality and quantity is protected from degradation and depletion and maintained in a safe condition for the benefit of all citizens. Pollution prevention will be the top priority. Standards to prevent the contamination of ground water will be established and enforced. More stringent standards will be adopted to protect areas of significant ground water recharge.

The county will encourage landowners to manage potential sources of contamination within the areas that provide water to wells or wellfields. Water supply wells will be protected from contamination through the proper design, location, installation, and maintenance of individual sewage treatment systems. Landowners are required to seal abandoned wells.

Soils and Mineral Resources

There is a need to provide for the economic viability, removal and processing of sand, gravel, rock, soil, and other aggregate materials vital to the economic well being of the region, while protecting adjacent land uses and natural resources against adverse impacts. The county will work with land owners and local communities to reserve enough potentially productive aggregate areas from development to meet long-term regional needs. All mining is conducted in accordance with the provisions of the Washington County Mining Ordinance to provide for the orderly, economic, and safe removal and processing of sand, gravel, rock, and soil including the reclamation of mined sites.

Waste Management

The county regulates the location, design, installation, use, and maintenance of on-site sewage treatment systems to prevent contamination of the surface and groundwaters within the county. Septic tank and drainfield systems are the preferred on-site sewage treatment system for new development. Exceptions may be made when housing is clustered as part of an open space design development. To the extent authorized by state law, alternative systems may be allowed if they can be

designed, located, installed, and maintained to prevent contamination of surface and groundwater and public water supplies within the county, and if adequate administrative procedures are in place to ensure accountability.

Community sanitary sewer systems may be installed when all other options fail to correct septic system problems in areas of high-housing density. Consideration will be given to allowing these systems to serve small groups of houses in a cluster development. These systems are regulated by the Washington County Subsurface Sewage Treatment System Ordinance or, if larger than 10,000 gallons per day for experimental systems, the Minnesota Pollution Control Agency regulations apply. Operating licenses are required.

Natural Features

The county will protect important natural features during the development process. Landowners and developers are encouraged to avoid developing important natural communities when platting and developing land. If areas cannot be avoided, the county encourages the use of best management practices to mitigate the potential damage. The county will explore the use of a conservation overlay district ordinance to protect high priority natural areas. This ordinance would include stewardship guidelines and certain restrictions on development and other disturbances. Natural areas, as identified on the Minnesota Department of Natural Resources (DNR) Natural Communities and Rare Species map, are given highest priority for avoidance.

Shorelands

The uncontrolled use of shorelands of Washington County affects the public health, safety, and general welfare by contributing to pollution of public waters, and potentially decreasing property value. All lands within the designated shoreland areas of lakes and rivers in the unincorporated areas of the county are governed by the Washington County Shoreland Management Ordinance.



Priority Actions

1. Amend the county zoning ordinances to implement the 2030 Land Use Plan. Revisions will include, among other items:
 - Revise zoning district maps for each township and establish minimum land use standards. The townships may prepare alternative zoning maps with average densities consistent or more restrictive than the county.
 - Amend the Zoning Ordinance to provide for wind energy conversion systems, solar access, telecommunication services, and similar uses.
 - Update floodplain maps and amend the Floodplain Ordinance based on the updated Flood Insurance Rate Maps as published by the Federal Emergency Management Agency.
 - Amend the Shoreland Ordinance as required by Minnesota Rules.
 - Amend the Lower St. Croix River Bluffland/Shoreland Ordinance as required by Minnesota Rules.
2. Continue working with townships to revise their land use plan to conform to the overall county plan and policies. Summaries of the proposed 2030 Land Use Plans are in Appendix 3-B.
3. Encourage cities to revise their land use plans to be compatible with the county's policies and plans.
4. Monitor the pace of land development through subdivision platting and variance and land use development applications.
5. The Planning Advisory Commission and the Board of Commissioners will continue to monitor land use policies throughout the county as they relate to the environment, transportation, transit, parks, and open space.



APPENDIX 3-A

Agricultural Lands Analysis by Community Green Acres and Agricultural Preserves Programs - 2008 Green Acres Program

Data was compiled prior to changes in the enrollment criteria in 2008.

Enrollment

- Two thirds (21 out of 33) of Washington County communities have some land enrolled in the Green Acres Program.
- About 60 percent of the acres are in communities located south of Highway 36.
- One-half of all land enrolled in Green Acres Program is located in four communities – Denmark and May townships, Scandia, and Hugo.
- Except for a few communities, the rank order for the number of acres enrolled in the Green Acres Program as a percent of total acres is generally the same as the rank order for the number of acres enrolled in the program.

Acres and Parcels Enrolled in Green Acres Program – 2008 Washington County				
Rank	Community	Acres #	Parcels #	Enrollment as % of Total Acres
1	Denmark Township	9,308.00	293	51.63
2	May Township	8,662.31	253	39.51
3	Scandia	7,272.37	276	32.43
4	Hugo	6,609.01	216	30.92
5	Cottage Grove	4,650.22	117	22.69
6	Afton	3,976.91	113	24.98
7	Forest Lake	3,867.09	105	20.24
8	Woodbury	3,745.52	100	18.18
9	Stillwater Township	3,293.77	97	32.56
10	Grant	3,134.97	113	18.98
11	Lake Elmo	3,020.21	110	21.56
12	West Lakeland Township	1,035.19	36	13.63
13	Baytown Township	858.04	32	17.01
14	St. Paul Park	510.75	55	31.33
15	Newport	129.78	4	6.52
16	Dellwood	61.63	6	3.67
17	Oakdale	27.74	4	0.43
18	Marine On St. Croix	41.6	2	1.72
19	Mahtomedi	21.61	2	1.04
20	Grey Cloud Island Township	20.00	1	1.24
21	Lakeland	1.74	2	0.15
	Total	60,248.46	1,937	25.07



APPENDIX 3-A

Shielded Value

- 2.3 percent of Washington County's total Estimated Market Value in 2008 is shielded by enrollment in the Green Acres Program.
- Denmark and May townships have the largest percent of total value shielded by the Green Acres Program.
- There is not a strong correlation between the rank orders of the percent of Estimated Market Value shielded and the dollar amount of value shielded by the Green Acres Program.
- The four communities of Hugo, Woodbury, and May and Denmark townships, contain nearly one-half of the total dollar value shielded by the Green Acres Program.

Value Shielded by Green Acres Program Assessment Year 2008 Washington County				
Community	Estimated Market Value Shielded by Green Acres		Amount of Value Shielded by Green Acres	
	Rank	% of Total EMV	Rank	\$
Denmark Township	1	14.597	4	75,136,600
May Township	2	10.910	2	89,599,800
Scandia	3	7.498	8	56,731,600
Afton	4	6.960	9	47,319,100
Stillwater Township	5	6.175	11	29,916,700
Hugo	6	5.622	1	91,659,800
Lake Elmo	7	4.531	6	64,582,900
Grant	8	4.196	10	38,702,800
Baytown Township	9	2.785	12	9,802,100
Forest Lake	10	2.458	7	62,415,300
Cottage Grove	11	1.924	5	67,507,600
West Lakeland Township	12	1.362	13	9,105,400
St. Paul Park	13	1.357	14	6,188,500
Woodbury	14	1.028	3	85,003,000
Dellwood	15	0.455	15	1,700,500
Newport	16	0.393	16	1,442,500
Marine on St. Croix	17	0.283	19	548,100
Mahtomedi	18	0.074	17	922,000
Oakdale	19	0.025	18	694,400
Lakeland	20	0.006	20	14,200
Grey Cloud Island	?	?	?	?
Total		2.261		\$738,992,900

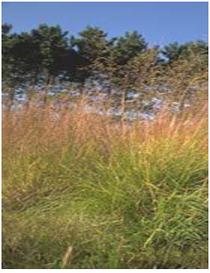


APPENDIX 3-A

Agricultural Preserves Program

- Nearly one-half of the acres enrolled in the Agricultural Preserves Program are located in Cottage Grove and Denmark Township.
- Over 10 percent of the land in Cottage Grove and Denmark Township is enrolled in the program.
- Over one-half of the valuation of land enrolled in the program is located in Cottage Grove and Denmark Township.

Enrollment in Agricultural Preserves Program – 2008					
Washington County					
Rank	Community	Acres	Parcels	Enrollment as % of Total Acres	Valuation of Enrolled Land
1	Cottage Grove	2,052.64	46	10.01	\$7,109,000
2	Denmark Township	2,011.10	36	11.16	\$7,065,500
3	May Township	1,563.26	32	7.13	\$4,329,400
4	Afton	1,156.57	34	7.26	\$3,648,500
5	Scandia	988.95	26	4.41	\$2,815,000
6	Lake Elmo	417.48	11	2.98	\$1,227,100
7	Hugo	322.00	5	1.51	\$ 560,400
8	Grant	236.72	6	1.43	\$ 471,300
9	Baytown Township	194.51	2	3.86	\$ 615,200
10	Forest Lake	70.32	2	0.37	\$ 131,800
	Total	9,013.55	200	3.75	\$27,973,200



APPENDIX 3-B

Township 2030 Land Use Plan Summaries

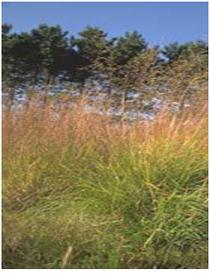
Baytown Township 2030 Land Use Plan

Baytown Township continues exurban residential development, small farms, and commercial farming. It plans for a slow, orderly growth of population, supports open space design developments, and allows extension of municipal urban services at specific sites along the perimeter of the town. The extension of regional sewer service will occur where it can be done in an efficient manner, and when mutually agreed upon by the municipalities involved and the Metropolitan Council. The location of the Lake Elmo Airport in the southwestern corner of the community places some development restrictions on adjacent lands in Baytown Township. A small area of the township is within the St. Croix Riverway District.

The township proposes to redesignate land use in its 2030 Land Use Plan from Rural Residential (RR) to Single Family Estates (SFE). The Metropolitan Council maintains that the land area requested to be redesignated must remain available for consideration during the Metropolitan Council's St. Croix Valley Wastewater Treatment Plant Study study. This study will review unsewered areas in communities proximal to the treatment plant to determine if and where sewer services will be extended to meet regional capacity needs after 2030. Communities included in the study are the city of Grant, Stillwater Township, and Baytown Township. The council staff indicated that redesignating that land area now, instead of after completion of the study, may result in development before the council has the opportunity to identify the future service area and may preclude the extension of sewer services in the future. The township has agreed to participate in the study to be completed by 2012.

The Metropolitan Council requires that the township include an overlay district on the 2030 Land Use Map for the area in question. The overlay district will be subject to the flexible development guidelines established by the Metropolitan Council. Implementation of the overlay district permits the township to redesignate this land area to SFE and put its plan into effect without further modifications at this time. The Flexible Development Overlay District will be in effect until completion of the study, but no later than December 31, 2012. This ordinance will regulate development within the overlay district.

The township is committed to its vision that the central part of Baytown Township will remain rural and without urban services. The township also recognizes that the Metropolitan Council is seeking information from the wastewater treatment capacity study before it allows the township to implement standard SFE zoning for this area. The



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township is willing to compromise by using flexible development standards in the redesignated SFE area until the study is completed.

The Flexible Residential Development Overlay Ordinance must meet the following guidelines:

1. Provide a purpose within the ordinance that describes the need to reserve land resources for efficient future urbanization when appropriate infrastructure is available to support that development.
2. Describe the characteristics of the land required for future urbanization and seek to reserve tracts of land in a size and configuration capable of supporting future development (for example, non-hydric soils, location in relation to existing development, etc.).
3. Allow no more than 25 percent of the developable land in a project to be developed. For the purposes of future urbanization, larger future urbanization parcels should be reserved, limiting the cluster to a development area that covers a minority of the area.
4. Require that the parcel(s) set aside for future urbanization be covered by a temporary development agreement or deed restriction, rather than a permanent conservation easement or other permanent restriction.
5. Provide for the rezoning of the future urbanization parcel to a residential zoning classification at densities consistent with council policy at such time that urban services are available to the parcel
6. Encourage the use of community wastewater treatment systems to serve the temporary cluster and to allow for smaller lot sizes within the development.

Denmark Township 2030 Land Use Plan

Denmark Township has the most productive farmland and is the least densely populated community in Washington County. Its land use plan designates the western two-thirds of the township as agricultural, which allows two houses per 40 acres. Approximately 20 percent of the township is planned for rural residential use, which allows one house per five acres. Three-acre lots are allowed within the St. Croix Riverway District along the townships eastern border and within the Mississippi Critical Area along the western



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border. Significant areas of open space are located within the Carpenter Nature Center, St. Croix Bluffs Regional Park, and Afton State Park. Slow residential growth is desired and anticipated.

Two significant land use changes should be noted:

1. An area of 64 acres located immediately north of the rural commercial/industrial area and south of 120th street is reguided from agriculture to rural residential, in order to be consistent with the character of existing development in the area.
2. The plan adds 54.3 acres to the existing commercial/industrial rural zoning district, extending east to Morgan Avenue, south to 127th Street, and north approximately 510 feet south of 122nd Street. This district allows for a mix of commercial and light industrial businesses by conditional use permit that are non-threatening to the environment when served by individual wells and wastewater treatment systems.

Grey Cloud Island Township 2030 Land Use Plan

The goal of the Grey Cloud Island Township Plan is to protect its semi-rural nature and preclude the premature demand for municipal services. The minimum residential lot size is 2.5 acres. Continuation of the limestone mining is encouraged. Grey Cloud Island Township consists of portions of two islands; most of the lower island is in Cottage Grove. The township has a significant amount of floodplain and shoreline, including many small islands, peninsulas, and backwaters on the Mississippi River. The township is in the Mississippi River Critical Area. No land use changes are proposed.

May Township 2030 Land Use Plan

May Township will continue to develop as a rural community with emphasis on preservation of a "rural lifestyle." The Land Use Plan has an Agricultural District limited primarily to farming and a Rural Residential District which allows 10-acre lots. Smaller lots are allowed around the lakes and along the St. Croix River. No land is designated for future commercial or industrial development. Preservation of the scenic nature and rural character of the community is also important. Square Lake Park and Big Marine Park Reserve are located in the township. The eastern border of the township is within the St. Croix River District. The National Park Service has acquired scenic easements on properties along the St. Croix River to prevent them from being developed.



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Stillwater Township 2030 Land Use Plan

Stillwater Township will continue to allow urban growth outward from the city of Stillwater to Highway 96, as outlined in the orderly annexation agreement with the city. Commercial and high-density housing development is restricted to areas where urban services can be easily provided. The rural character will continue through low-density residential development and protection of existing agricultural land and agricultural operations. Development is restricted to a 10-acre density in the agricultural and environmentally sensitive areas.

West Lakeland Township 2030 Land Use Plan

The goal of West Lakeland Township Plan is to continue its rural lifestyle by protecting the environment, preserving the character and quality of the land, and avoiding the need for complex and costly urban services. The minimum allowable lot size is 2.5 acres. Community sewer and water services, parks, and similar costly public facilities are discouraged. Six commercial and industrial businesses are located within the township. Three new areas are planned for commercial development: approximately 70 acres east of CSAH 15 on the north side of I-94; 46 acres on the south side of I-94 west of CSAH 21; and 64 acres east of CSAH 21. West Lakeland Township is within the planning area for the transit study along the I-94 corridor, to begin in 2009. The study may identify transportation options and infrastructure needs that may impact future land uses along the corridor.