

Minnetrista Comprehensive Plan

Steering Committee Meeting

Monday, April 24, 2017

4:30 to 6:00 p.m.



4:30 **Plan Development Process**

4:40 **Key Changes from 2030 Plan**

5:10 **Infrastructure Impacts**

5:40 **Approval Process**

5:50 **Campus Master Plan Update**

6:00 **Adjourn**

Attachments:

Attachment A: PowerPoint

Attachment B: Redlined 2030 Comprehensive Plan



Draft Comprehensive Plan

Steering Committee Meeting

4/24/2017

Minnetrista 2040 Comprehensive Plan

Meeting Agenda:

1. Plan Development Process
2. Key Changes from 2030 Plan
3. Infrastructure Impacts
4. Approval Process

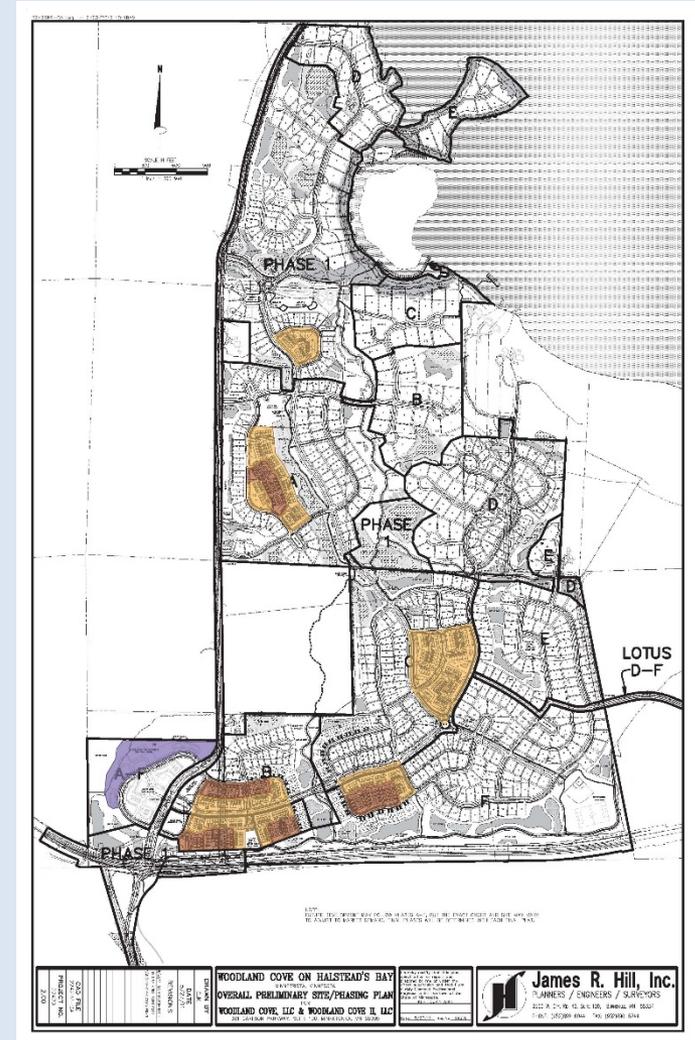
1. PLAN DEVELOPMENT PROCESS

Over the Past Year...

- 9 Steering Committee Meetings
- 2 Open Houses (Visioning and Draft Plan)
- 1 City Council Update
- Trista Days
- MySidewalk (~3,500 views)

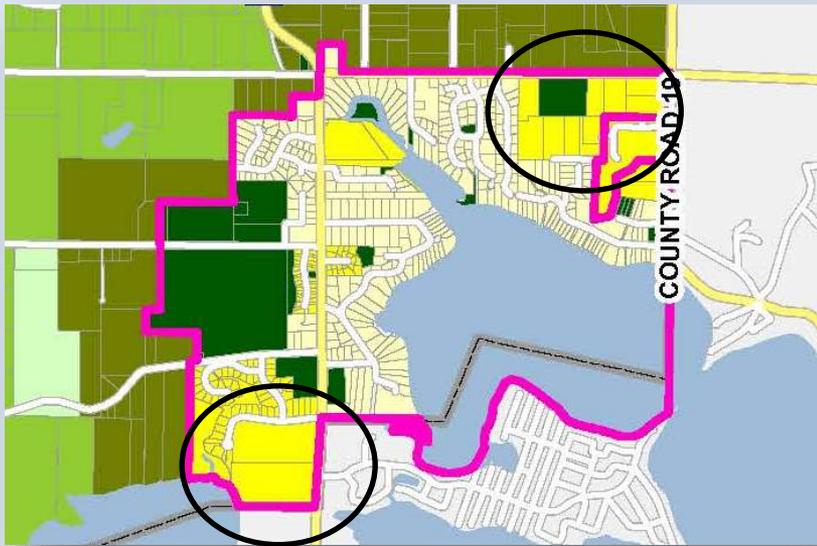
2. KEY CHANGES FROM 2030 PLAN

- Woodland Cove is the Majority of Growth through 2030

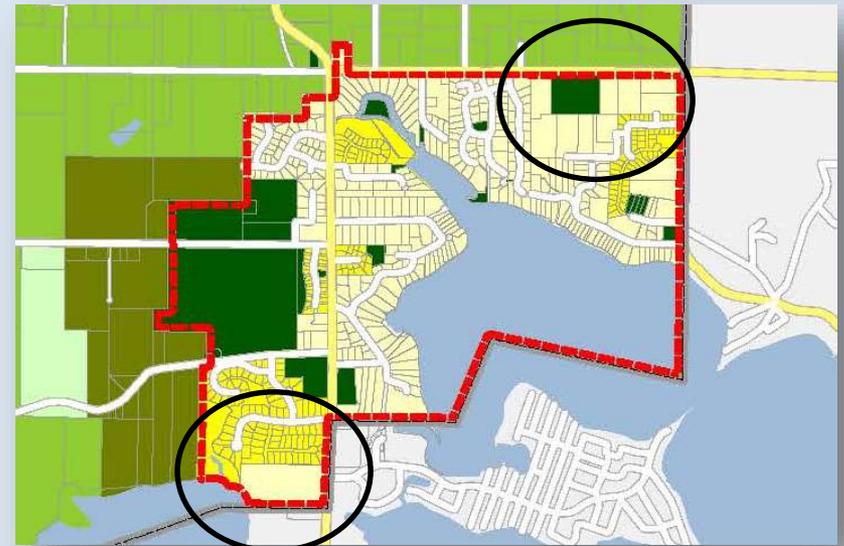


2. KEY CHANGES FROM 2030 PLAN

- Residential Low-Medium has been Removed for Developable Parcels



2030

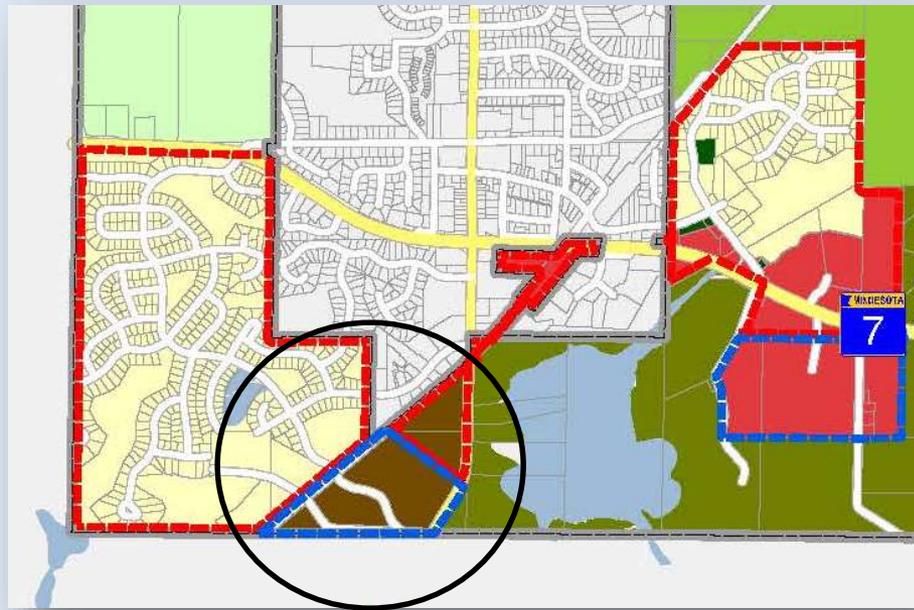


2040

- The Minimum Density of Residential Low has been Reduced to 1.15 du/ac

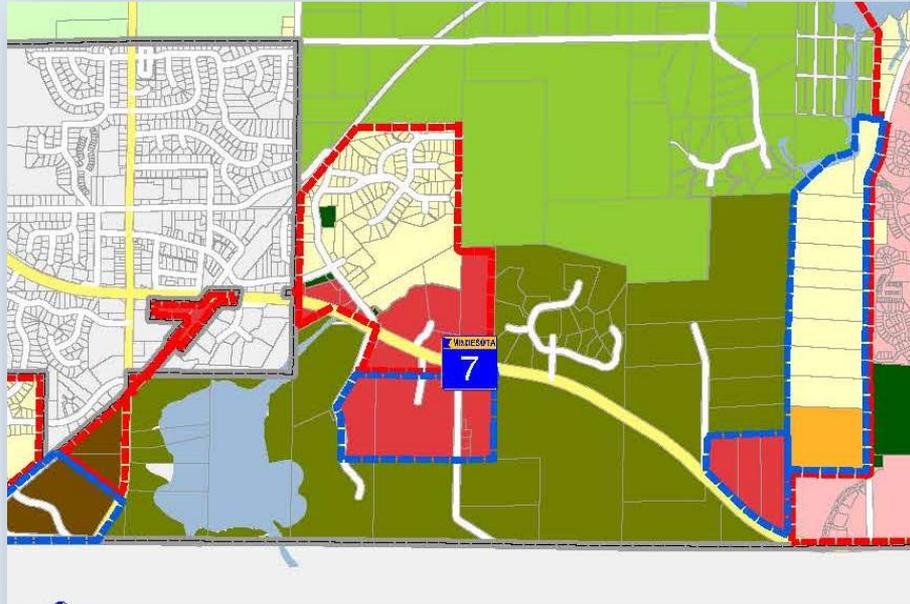
2. KEY CHANGES FROM 2030 PLAN

- The Minimum Density for Residential High has Increased to 12 du/ac



2. KEY CHANGES FROM 2030 PLAN

- Commercial Along Mn Hwy 7



2. KEY CHANGES FROM 2030 PLAN

- Changes to the Urban Reserve - North



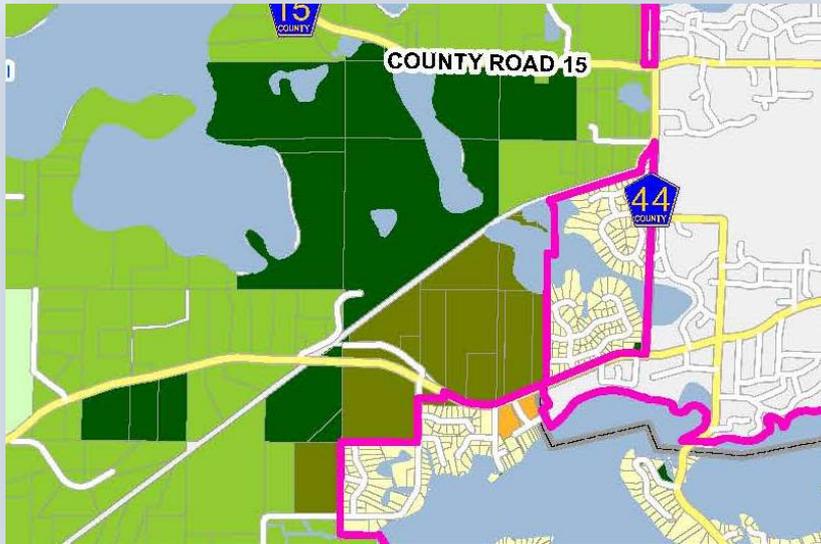
2030



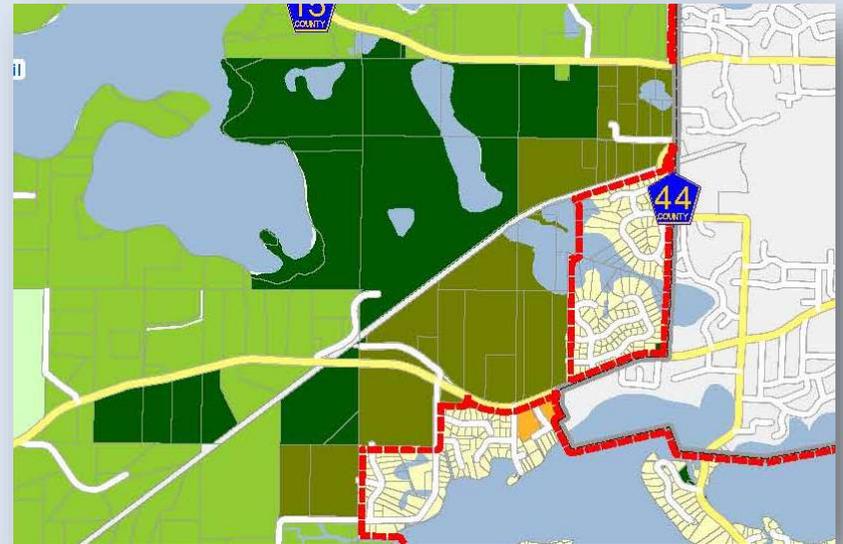
2040

2. KEY CHANGES FROM 2030 PLAN

- Changes to the Urban Reserve - Central



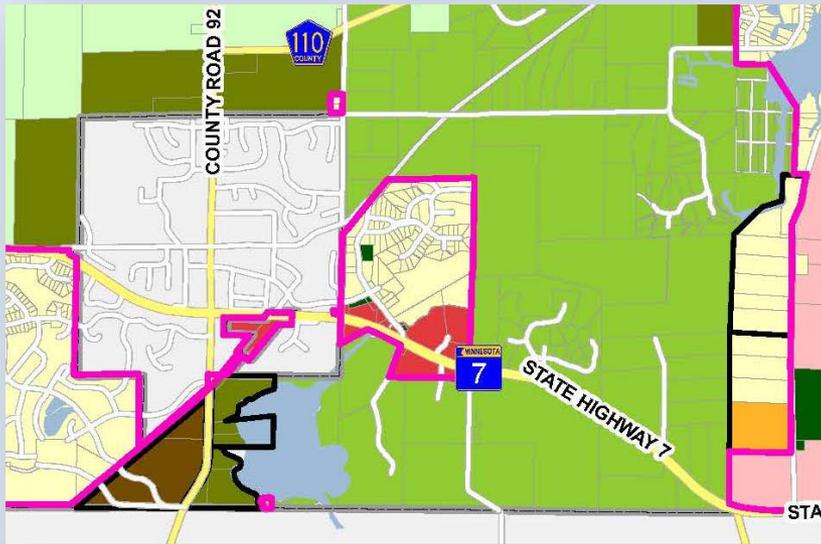
2030



2040

2. KEY CHANGES FROM 2030 PLAN

- Changes to the Urban Reserve - West



2030



2040

3. INFRASTRUCTURE IMPACTS

- Parks - Short Term

PARKS	Short-term
Lisle Park (Hunters Crest): potential playground, replace trails	X
Douglas Park	X
Linden Park (Hunters Crest)	X
Slow Creek	X
Friendship Park	X
Capital Outlay	X

3. INFRASTRUCTURE IMPACTS

- Sanitary Sewer – Short Term

SEWER	Short-term
M426 metershed: Upsize pump at Lift Station 1 (860 gpm)	X
M426 metershed: New lift Station 20 (160 gpm), 4-inch forcemain	X
M426 metershed: New lift Station 21 (90 gpm), 3-inch forcemain	X
M436 metershed: 12-inch gravity main to MCES LS24	X

3. INFRASTRUCTURE IMPACTS

- Surface Water Management – Short Term

SURFACE WATER	Short-term
6380 Painters Cir - Inlets not open and CB's are shot. Cross pipe has heaved the road. This has back-up water into 6380 Painters Cir property. CB's need to be rebuilt and new cross pipe installed between them. Addition of Styrofoam over crossing pipe will help with frost heaves. Water flow direction - south CB to north CB to outlet. North side CB also has inlet from north side drainage flowing west. Concrete curbing to be installed around rebuilt CB's	X
200 Ingerson Rd - Install new culvert under south side driveway to capture water flow and direct it towards the north to existing culvert under north driveway leading to crossing culvert just past the north driveway. North driveway culvert will need to be jetted clear.	X
Crest Ridge Ct - Surface water improvements with the mill & overlay project	X
Segment 4 of the Westwood Dr/Morningview Dr drainage reapi.	X
CB reconstruction - Loring Drive low point	X
2500 Dutchview Rd - Install new culvert from east side of driveway to west side of Dutchview Rd. BT will have to be removed from driveway and replaced.	X
2105 Dutchview Rd - Replace rusted out culvert and clear trees and shrub debris from inlet and outlet areas.	X
5605 & 5615 Kramer Rd - Water from sump pumps flows down curb line and causes green algae/slime to form causing safety concern. Also causes large ice dams to form in winter. Install drain tile behind curb from west property line of 5615 to CB to intersection of Kramer Rd & Cty Rd 110 N. CB & crosser pipe at 5625 Kramer is heaved and needs to be replaced.	X
810 Cty Rd 110 N - Storm water runoff has caused a large washout area along property line from culvert outlet by 151 to lake. Redo drainage to lake.	X
Game Farm Rd at Cty Rd 26 - Storm water runoff washes out horse trail on east side of road. Install asphalt trail at this location (would have to add white fog line stripe along trail if paved for safety). Increased runoff with large pole barn that was built.	X
1240/1250 Morningview Drive - Storm sewer has collapsed and needs to be replaced. This pipe runs from Morningview Dr to the lake along the property line between these two homes.	X
Create outlet to landlocked basin near Co. Rd 151 and Apple Garden Road	X
Improve and repair storm water system along Cardinal Cove	X
Repair storm sewer system at Enchanted Lane near Phelps Bay	X
Implement phosphorus reduction plan - Project 6: Mud Lake watershed	X

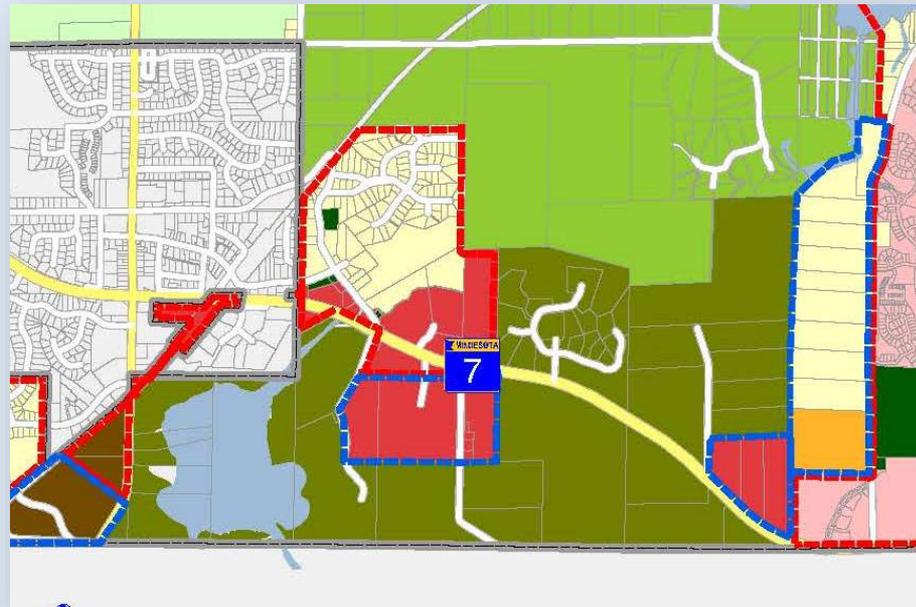
3. INFRASTRUCTURE IMPACTS

- Water Supply

WATER SUPPLY	Short-term
Install new 750,000 gallon elevated storage tank for the South System (Southwest area)	X

3. INFRASTRUCTURE IMPACTS

- Commercial South of Mn Hwy 7



Lift Station:	~\$600,000
<u>Bridge over 6 Mile Creek:</u>	<u>\$1,000,000+</u>
Total Trunk Sewer and Frontage Road:	~\$2,500,000

4. APPROVAL PROCESS

- May 1 City Council Work Session
- Trista Days Planning Booth
- May 22 Planning Commission Public Hearing
- June 19 City Council Meeting

INTRODUCTION

The City of Minnetrista has recognized the need to develop a Comprehensive Plan as a means of addressing and accommodating the community's future growth and development. The Background portion of the Comprehensive Plan introduces the City of Minnetrista, its location, ~~the~~ and a history and profile of the community. This portion of the Comprehensive Plan also identifies ~~policies and objectives~~ the vision of the community and its residents, introduces the Planning Area Designations of the city, and outlines the growth that has been forecasted by the Metropolitan Council. The ~~policies~~ vision and goals established will help the community address a broad base of land use and development issues. With the help of a solid ~~information background~~ and ~~policy~~ vision-oriented basefoundation, decision makers can evaluate and prioritize proposals for the community while fulfilling the City's long term goals and objectives.

The City of Minnetrista has continued to experience significant growth since the last Comprehensive Plan Update, which was adopted in ~~1999, and amended in 2006~~ 2009. The growth that the City is currently experiencing is expected to continue and, as such, the City's Comprehensive Plan becomes even more important in order to manage this growth. Minnetrista's profiles, as well as surrounding communities' and Hennepin County's profiles, will be evaluated in order to compare changes that the City is experiencing compared with the region surrounding it.

COMMUNITY LOCATION

The City of Minnetrista is 32 square miles in area, located on the western bays of Lake Minnetonka and the agricultural rich plains and idyllic woodlands of southwestern Hennepin County.

COMMUNITY VISION STATEMENT

During this round of comprehensive planning, Minnetrista developed focused community vision statements to guide the intent and the direction of future planning efforts. Visioning was undertaken early in the planning process. Staff collected feedback in different public forums. In May 2016, the city gathered feedback at Trista Day and a Community Visioning meeting. Trista Day visitors were asked what they love, what they would change, and what destinations they like to visit in Minnetrista. At the Community Visioning meeting, participants identified favorite and problematic locations on a map, offered ideas for Key Strategies to make Minnetrista a premiere community by 2040, and engaged in a SWOT analysis of problems and solutions related to land use planning themes. The City also maintained an online conversation by hosting a MySidewalk webpage. MySidewalk is a data portal and online engagement tool that allows users to view and respond to images, maps, and posted questions at any time.



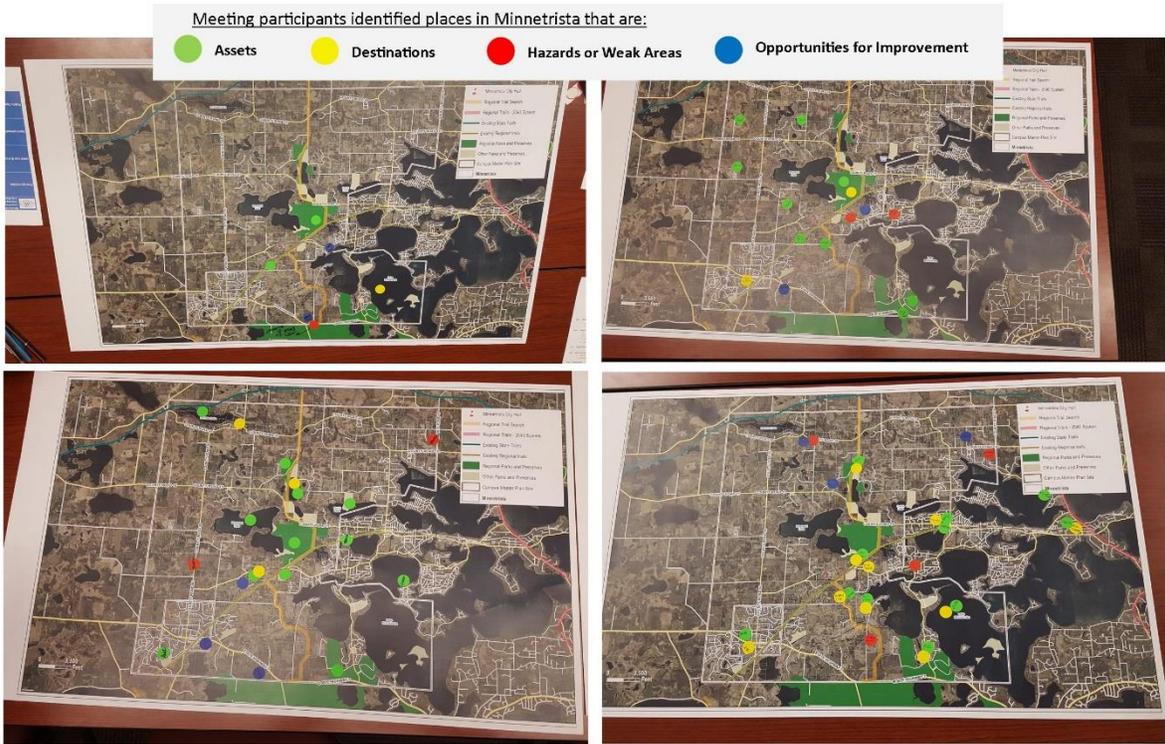


Figure 1 Mapping exercise results from the Community Visioning meeting

From these engagement forums, key themes and identifying remarks were distilled into vision statements (Figure XX) and formally adopted by the comprehensive plan Steering Committee. The green statements relate to the community’s natural resources, orange statements to community development and infrastructure, and blue statements to community services and partnerships. Together, these statements form the community’s guiding vision for the future.

<p>Open Space and Rural Character</p>	<ul style="list-style-type: none"> • Minnetrista strives to maintain its rural character including preserving areas for farmland while protecting and improving natural resources, such as lakes, streams and wetlands, as perpetual open space.
<p>Parks, Trails and Recreation</p>	<ul style="list-style-type: none"> • Parks and trails are important components of Minnetrista's rural character and the continued expansion of recreational opportunities available to residents should be incorporated with continued development.
<p>Lake Minnetonka</p>	<ul style="list-style-type: none"> • Minnetrista's identity includes the use, access and water quality improvement of Lake Minnetonka and its tributary waterbodies.
<p>Urban Development</p>	<ul style="list-style-type: none"> • Minnetrista is attractive to families seeking single family homes with yards allowing families to gather and play. As family members age, alternative housing styles should be considered allowing residents to remain in Minnetrista throughout their lives, while supporting the efforts of seniors to live independently, and to be able to attract extended family members to remaining involved in the community.
<p>Retail/Commercial</p>	<ul style="list-style-type: none"> • Current commercial needs are met within the communities of Mound and St. Bonifacius. Restaurants and small scale retail including groceries and local businesses along MN Hwy 7 should be considered as additional residential development warrants further commercial development.
<p>Public Safety</p>	<ul style="list-style-type: none"> • Minnetrista values its public safety staff and its ability to provide a safe and secure community through its excellent training and engagement with residents.
<p>Outside Forces</p>	<ul style="list-style-type: none"> • Minnetrista's resident's well-being is supported by entities and organizations beyond that provided by City services. Communication and coordination with school districts and other organizations to provide opportunities for partnerships that provide better and more efficient services, including community gathering spaces. Any partnership must maintain Minnetrista's overall rural character and lifestyle.



SOCIAL INVENTORY

The purpose of the Social Inventory is to identify past trends, to document the current conditions and to help identify issues for establishing a hierarchy of planning policies.

GROWTH TRENDS

The following table illustrates past, current, and forecasted statistics for the population, number of households, average households size, and employment for the City of Minnetrista from 1970 and projected to 2040. The Metropolitan Council, as part of the Regional Development Framework, provides forecasts for population, households, and employment for each community in the Metropolitan Area. The forecasts are intended to serve as a basis for future community planning, which is why it is important to begin the Inventory portion of the Comprehensive Plan with the forecast of these figures.

The table indicates that overall, the population, households, and employment is expected to increase over the years until 2040, although the pace of employment growth is projected to slow considerably in the decades to come.; however, the household size is projected to decrease until 2030.

Historical & Forecasted Population, Household, & Employment Information				
1970 to 2030 2040				
Year	Population	Households	Household Size	Employment
1970	2,878	731	3.94	10
1980	3,236	974	3.32	50
1990	3,439	1,195	2.88	300
2000	4,358	1,505	2.9	379
2006	5,902	2,073	2.85	566
2010	6,600 384	2,450 2,176	2.69 93	820 665
2014	6,763	2,286	2.96	709
2020	9,400 8,000	3,750 2,900	2.51 2.76	1,150 720
2030	9,800 13,300	3,870 5,300	2.51 2.53	730 1,330
2040	12,000	5,000	2.4	740

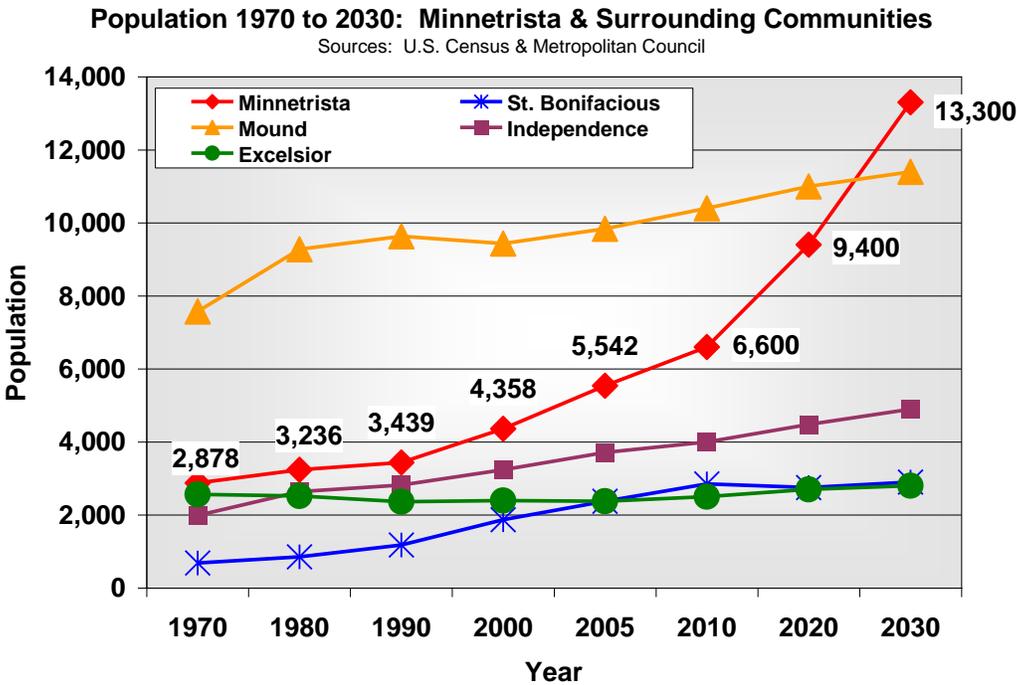
Source: U.S. Census; Metropolitan Council *Thrive 2040 MSP Forecasts 2030 Regional Development Framework* (January 9, 2008 July 8, 2015); Metropolitan Council Minnetrista Community Profile



POPULATION GROWTH

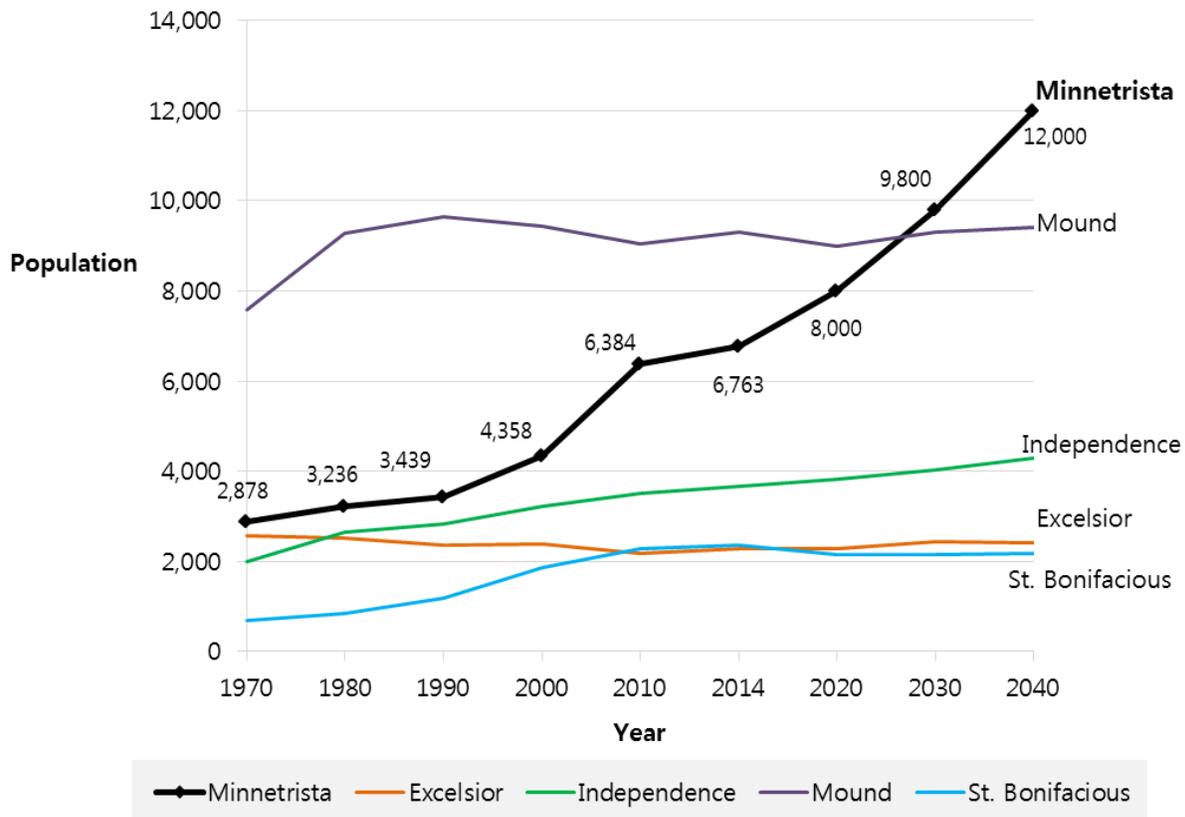
The statistics in the following table illustrate past trends in population, current population, and forecasted population trends within Minnetrista and the surrounding communities. As the table indicates, it is projected that Minnetrista will reach a population of ~~13,300~~12,000 by ~~2030~~2040. This is an increase of nearly 9,000 people over 30 years, from the year 2000, when the population was estimated at 4,358 people. This is a 205 percent increase in population over a 30 year period.

~~A factor that stands out quite clearly is the projected increase that the population of~~ Compared to surrounding communities, Minnetrista is expected to experience significant population growth between 2010 ~~through and 2040~~2030. In this ~~twenty-three~~ year period, the population is expected to grow from ~~6,600~~384 to ~~13,300~~12,000, which is a ~~88102~~% increase in population. This is very significant for the future of the community. The other communities are expected to experience more gradual increases in population through 2040, with ~~Excelsior~~St. Bonifacious forecasted to experience the smallest increase in population by 2040.



Population 1970 to 2040: Minnetrista and surrounding communities

Sources: U.S. Census & Metropolitan Council



Another manner to analyze the change in population is through building permits issued. The following table illustrates annual building permits issued for new home construction from ~~2000 through mid-September of 2009~~ 2005 through 2015 in ~~the City of~~ Minnetrista. During this period, Minnetrista added ~~818~~ 1,097 new single family detached homes. The number of permits issued ~~peaked in 2003~~ was highest in 2005, with ~~164~~ 105 building permits being issued. ~~This was a 53 percent increase in new single family home permits issued since 2002.~~

~~Since 2003~~ From 2005 to 2010, the number of building permits issued for single family homes ~~has decreased each every year.~~ Since 2010, total annual permit numbers have risen again from a low of 22 permits in 2010 to 85 permits in 2015. ~~In 2004, the number of single family home permits decreased down to 130, which was a 21 percent decrease from 2003. In just five years, from 2003 through 2008, the number of permits issued for single family homes decreased by 77%.~~

**Minnetrista Building Permits Issued For Single Family Detached Homes
2000-2005 through Mid-September 2009*2015**



Year	Number of Permits	Annual Change	% Change
2000 2005	63 105	-25 14	-19% 28.57%
2001 2006	70 61	-44 7	-42% 11.00%
2002 2007	107 51	-103 7	-16% 52.86%
2003 2008	164 42	-95 7	-18% 53.27%
2004 2009	130 40	-2 34	-5% 20.73%
2005 2010	105 22	-18 25	-45% 19.23%
2006 2011	61 32	10 44	45% 41.90%
2007 2012	51 28	-4 10	-13% 16.39%
2008 2013	38 40	12 13	43% 25.49%
2009 2014*	29 61	21 9	53% 23.68%
2015	85	24	39%

Source: ~~City of Minnetrista~~ Metropolitan Council Building Permit data by Year

Using this building permit information, the local population and household counts are estimated through mid-September of 2009 in the following table. The calculations utilized assume 100 percent occupancy in the new single family dwellings. These figures also assume a declining household size that decreases at a rate to meet the State Demographer’s estimate of 2.84 in 2005 and the Metropolitan Council’s estimate of 2.67 in 2010. Based on the building permit data, the estimated population in 2005 was 6,089, versus the Metropolitan Council’s estimate of 5,542.

Minnetrista: Population and Households Based on Building Permit Data 2000 through Mid-September 2009*				
Year	Single-Family Dwelling Permits	Households	Population	Household-Size
2000 Census	N/A	1,505	4,358	2.90
2000 Year End	63	1,568	4,532	2.89
2001	70	1,638	4,717	2.88
2002	107	1,745	5,008	2.87
2003	164	1,909	5,460	2.86
2004	130	2,039	5,814	2.85
2005	105	2,144	6,089	2.84
2006	61	2,205	6,196	2.81
2007	51	2,256	6,272	2.78
2008	38	2,294	6,286	2.74
2009*	29	2,323	6,272	2.70

Source: City of Minnetrista; Metropolitan Council ; State Demographer; NAC, Inc.



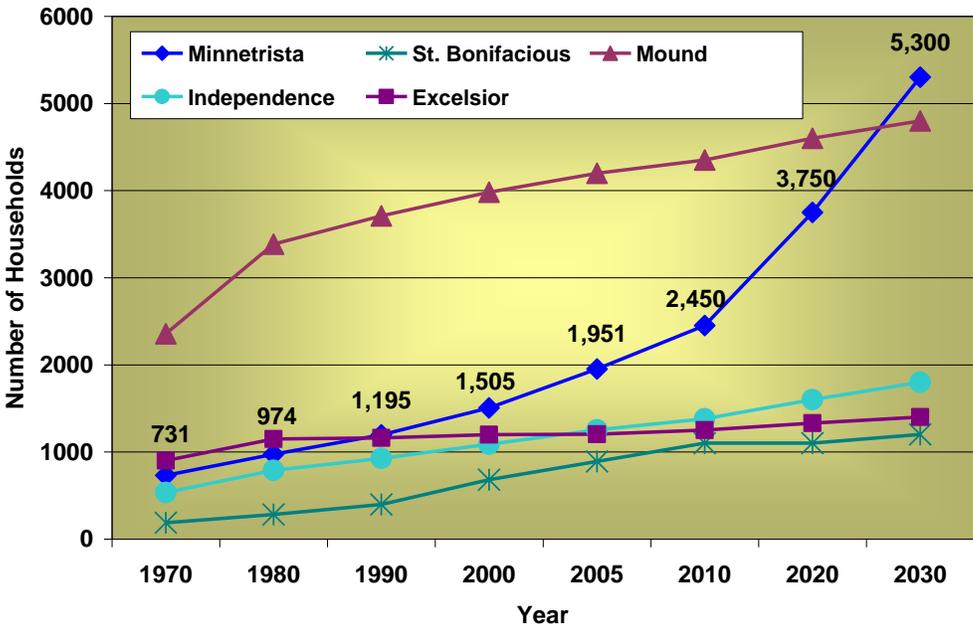
HOUSEHOLDS

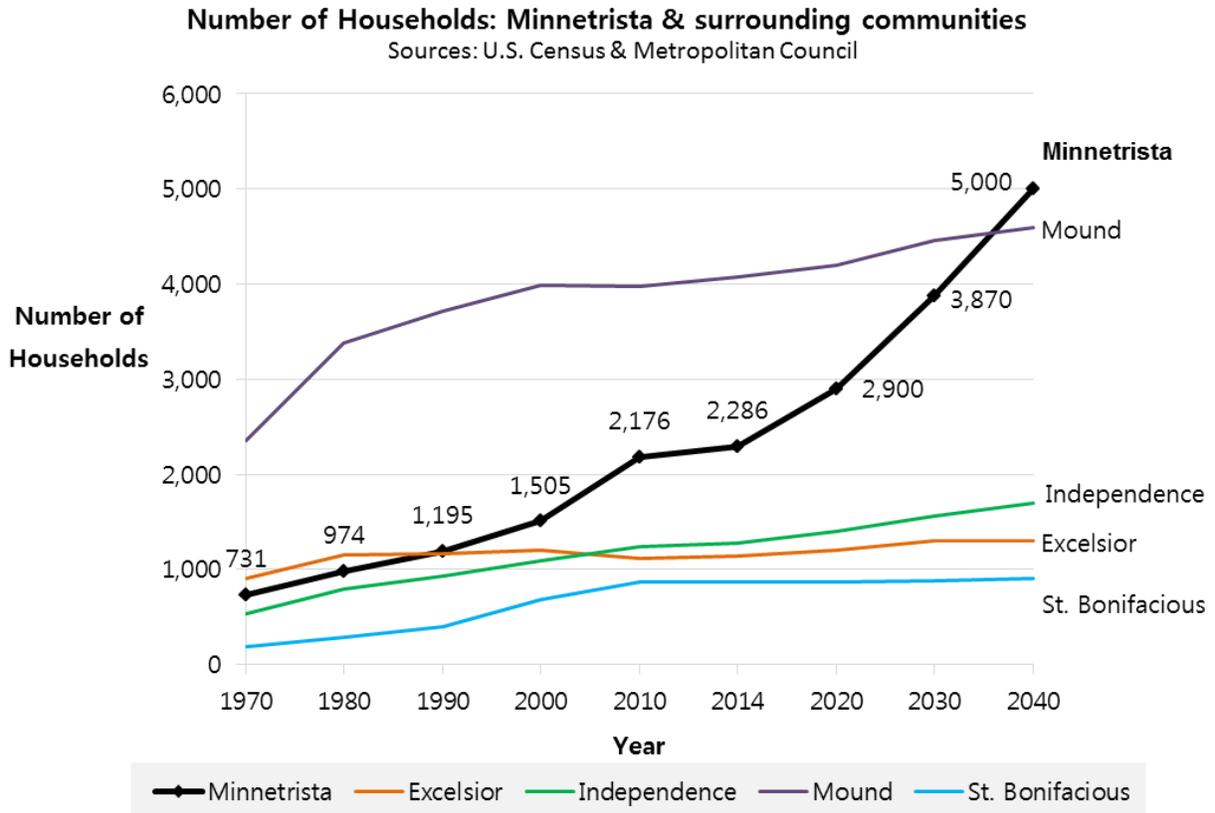
The following table illustrates the past number of households in Minnetrista and its surrounding communities and also illustrates the projected number of households, according to the Metropolitan Council. Consistent with the population forecasts, the households are forecasted to experience a significant increase between 2010 and ~~2030~~ ~~2040~~ in Minnetrista. The surrounding communities are ~~also~~ expected to experience a ~~gradual increases~~ light increase or steady maintenance in the number of households.

~~Similar with the estimated population, using the building permit data, the estimated number of households was greater in 2005 than what the Metropolitan Council estimated. Using the building permit data, it is estimated that Minnetrista had 2,144 households in 2005, while the Metropolitan Council estimated the household number to be at 1,951.~~

Number of Households: Minnetrista & Surrounding Communities

Sources: U.S. Census & Metropolitan Council





HOUSEHOLD SIZE

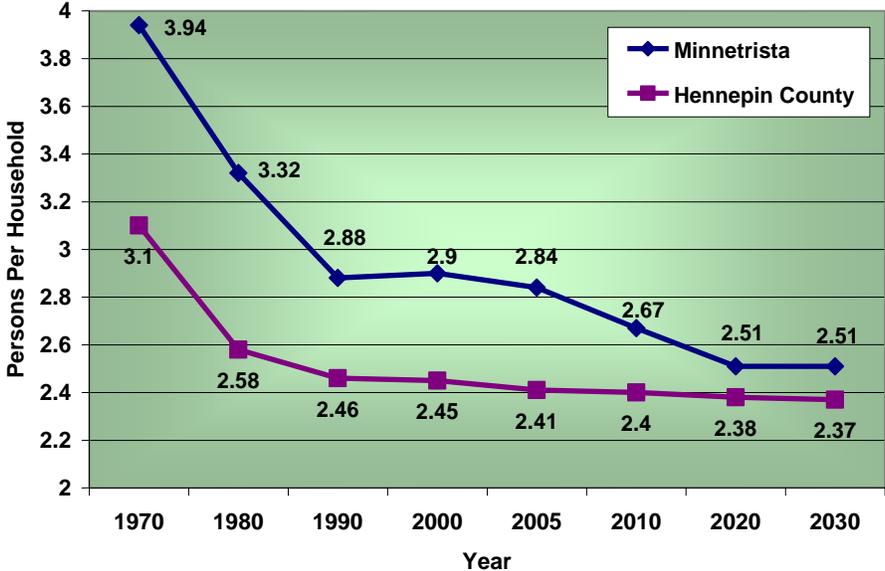
The following graph compares the number of persons per household in Minnetrista with Hennepin County, estimated from 1970 and forecasted until 2040. The number of persons per household in both Minnetrista and Hennepin County dropped significantly between 1970 and 1990. In 1970, the average household size in Minnetrista was 3.94 and by 1990, it had dropped to 2.88. In 1970, the average household size was 3.1 in Hennepin County, and by 1990, it had dropped to 2.46. Minnetrista is expected to have an average household size of ~~2.51~~2.40 by ~~2030~~2040, while Hennepin County is expected to have an average household size of ~~2.37~~2.34 by ~~2030~~2040.

In 1970, the average household size in Minnetrista was 3.94 persons per household; by 2000, the household size was 2.9; and by ~~2030~~2040, the household size is projected to drop to ~~2.51~~2.40 persons per household. Overall, Minnetrista has ~~been had~~ and is expected to continue to have a larger average household size than Hennepin County; although, their averages appear to become closer together the further into the future the projections go.



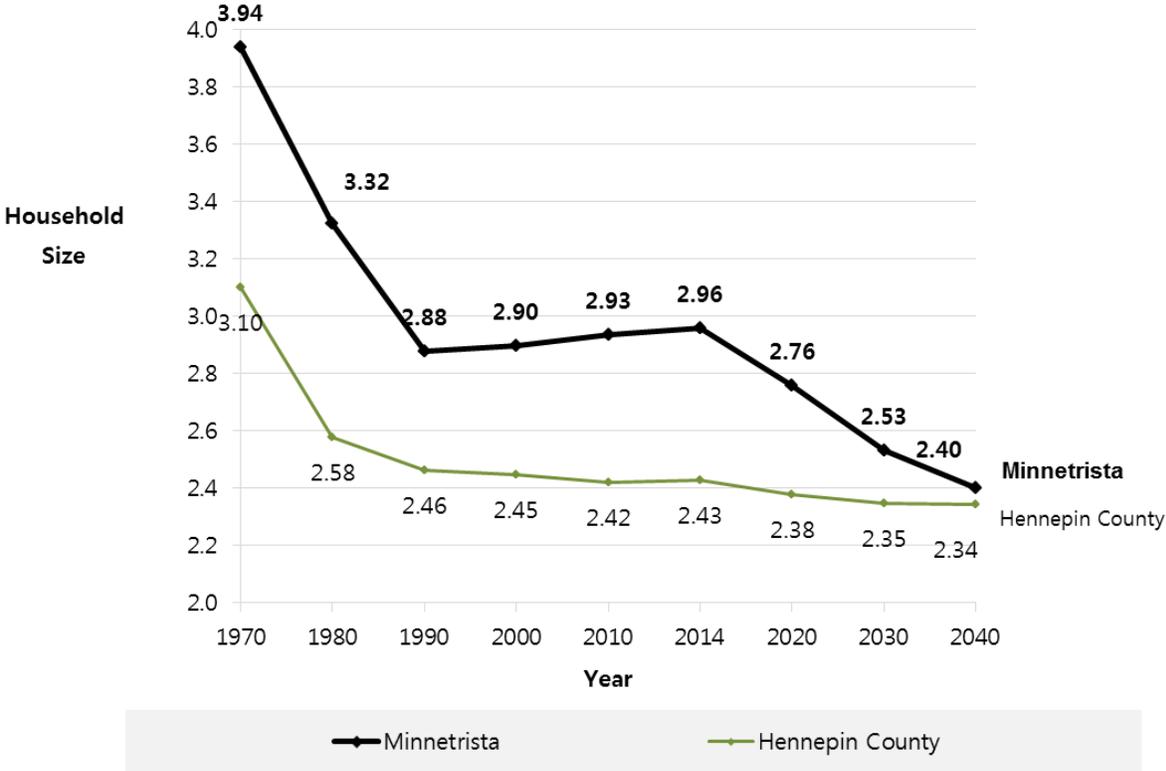
Changes in Household Sizes from 1970 to 2030:
 Minnetrista & Hennepin County

Sources: U.S. Census & Metropolitan Council



Changes in Household Sizes from 1970 to 2040:
 Minnetrista and Hennepin County

Sources: U.S. Census & Metropolitan Council



The decreasing household size is reflective of the changing dynamics of the modern family. According to the U.S. Department of State, there have been several changes in family dynamics over the last few decades that have affected the modern family, including the increase in dual-earning households, an aging population, people postponing marriage, people postponing having children, people having fewer children, the rise in divorce rates, and the rise in life expectancy.

HOUSEHOLD TYPE

Two types of householders are distinguished in the 1990-2000 and 2000-2010 U.S. Census: a family and a non-family householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him or her are family members. A non-family householder is a householder living alone or with non-relatives only. To clarify, male householder indicates that no wife is present; and female householder indicates that no husband is present.

The 1990-2000 and 2000-2010 Census provides a demographic profile of the households in Minnetrista, as illustrated in the following table. In 1990-2000, there were 903-1,149 married couple family households in Minnetrista, and by 2000-2010, there were 1,668-1,449 married couple family households. Both married couple families with children and without children grew from 1990-2000 to 2000-2010. The number of family households headed by a male or female, and with persons under the age of 18, also rose from 1990-2000 to 2000-2010. ~~However, the number of family households, headed by a male or female without children, declined slightly in each category from 1990 to 2000.~~

~~Two other categories appeared to have decreased from 1990 to 2000. One of those categories was the non-family household, headed by a male with children, which therefore caused the total number of non-family households with children to decline from 1990 to 2000. An interesting statistic is the fact that in both 1990 and 2000, there were no non-family households, headed by a female with persons under the age of 18.~~

As the table indicates, in 1990-2000, 484-633 family and non-family households contained persons under the age of 18, and 711-872 households were without persons under the age of 18. By 2000-2010, 633-991 households in Minnetrista contained persons under the age of 18, and 872-1,185 households did not. Both household types grew in the ten-year period.



Minnetrista: <u>1990-2000</u> and <u>2000-2010</u> Household Types						
Household Type	Total Households		Households w/ Persons Under 18		Households w/o Persons Under 18	
	<u>1990-2000</u>	<u>2000-2010</u>	<u>1990-2000</u>	<u>2000-2010</u>	<u>1990-2000</u>	<u>2000-2010</u>
Family-Married Couple	<u>903,149</u>	<u>1,149,668</u>	<u>43,569</u>	<u>56,987</u>	<u>47,258</u>	<u>58,790</u>
Family- Male Householder	<u>293</u>	<u>346</u>	<u>18</u>	<u>18</u>	<u>18</u>	<u>16</u>
Family- Female Householder	<u>649</u>	<u>926</u>	<u>37</u>	<u>43</u>	<u>27</u>	<u>23</u>
Family Households	<u>996,249</u>	<u>1,249,823</u>	<u>47,963</u>	<u>63,095</u>	<u>51,761</u>	<u>61,983</u>
Male Householder	<u>13,413</u>	<u>14,320</u>	<u>3</u>	<u>3</u>	<u>12,914</u>	<u>14,023</u>
Female Householder	<u>6,511</u>	<u>11,314</u>	<u>0</u>	<u>0</u>	<u>6,511</u>	<u>11,314</u>
Non-Family Households	<u>199,256</u>	<u>256,353</u>	<u>3</u>	<u>3</u>	<u>194,253</u>	<u>253,347</u>
Total Households	<u>1,195,505</u>	<u>2,176,505</u>	<u>48,463</u>	<u>63,391</u>	<u>71,482</u>	<u>87,218</u>

Source: U.S. Census 1990-2000, 2000-2010



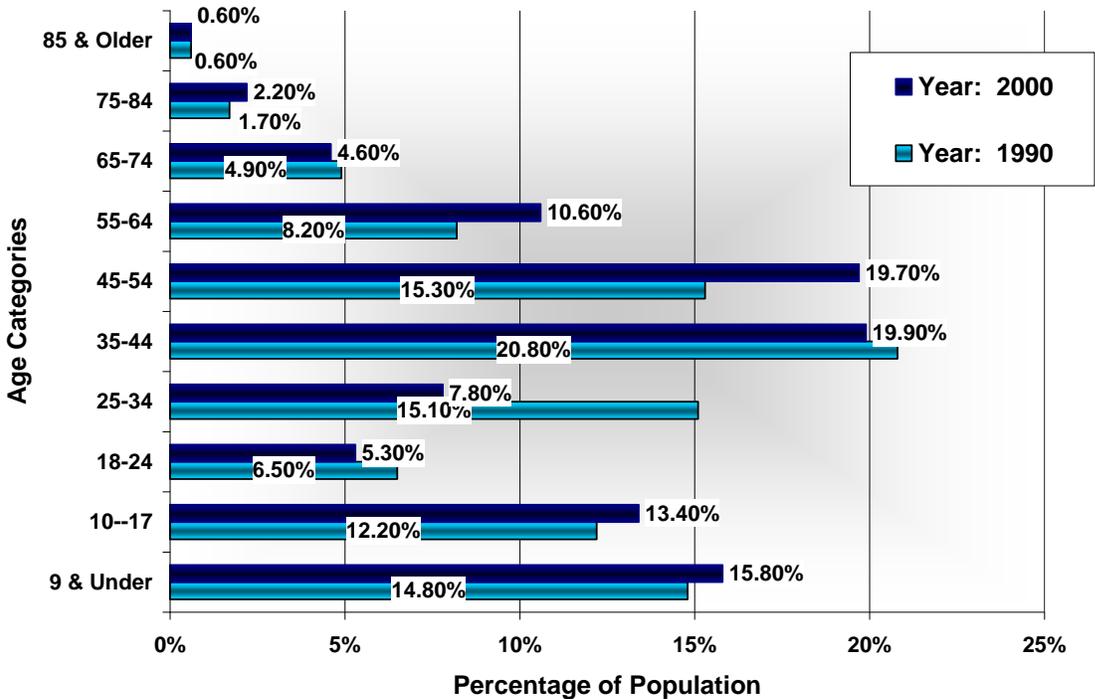
AGE CHARACTERISTICS

The following table illustrates Minnetrista’s population by age group. The table utilizes information from the ~~1990-2000~~ and ~~2000-2010~~ Census. In ~~1990-2000~~, the age group that represented the largest percentage of the population was the 35 to 44 year olds, which represented 19.9 percent of Minnetrista’s population. By ~~2000-2010~~, ~~both the 35 to 44 and that age category had dropped to 17.4 percent.~~ In 2010, both the 9 and under and 45 to 54 year old categories ~~had risen to represent the largest segments of the population at around 18 percent each.~~ ~~ed about the same percent of the population, which was almost 20 percent each.~~ ~~The Continuing a declining trend in young adult population, both the 25 to 34~~ ~~18 to 24~~ year olds ~~and the 25-24 year olds~~ experienced a ~~drastic~~ decrease in percentage from ~~1990-2000~~ to ~~2000-2010~~, going from 15.1 percent down to 7.8 percent.

As far as overall trends, ~~65.9 in 2000~~ 53 percent of the population was made up of 18 to 64 year olds, which is a large portion of the labor force. By ~~2000-2010~~, this group ~~made up~~ ~~increased to 63.360~~ percent of the population. ~~Therefore, the percentage of the labor force remained fairly consistent from 1990 to 2000 in the City of Minnetrista, only decreasing by 2.6 percent.~~ The percent of children in Minnetrista in ~~1990-2000~~ was ~~27 29~~ percent. By ~~2000-2010~~, the percent of children experienced a slight increase to ~~29.231~~ percent. The percent of the retired population, ages 65 and older, in ~~1990-2000~~ was 7.2 4 percent, ~~and only but~~ increased to ~~7.48.9~~ percent by ~~2000-2010~~.

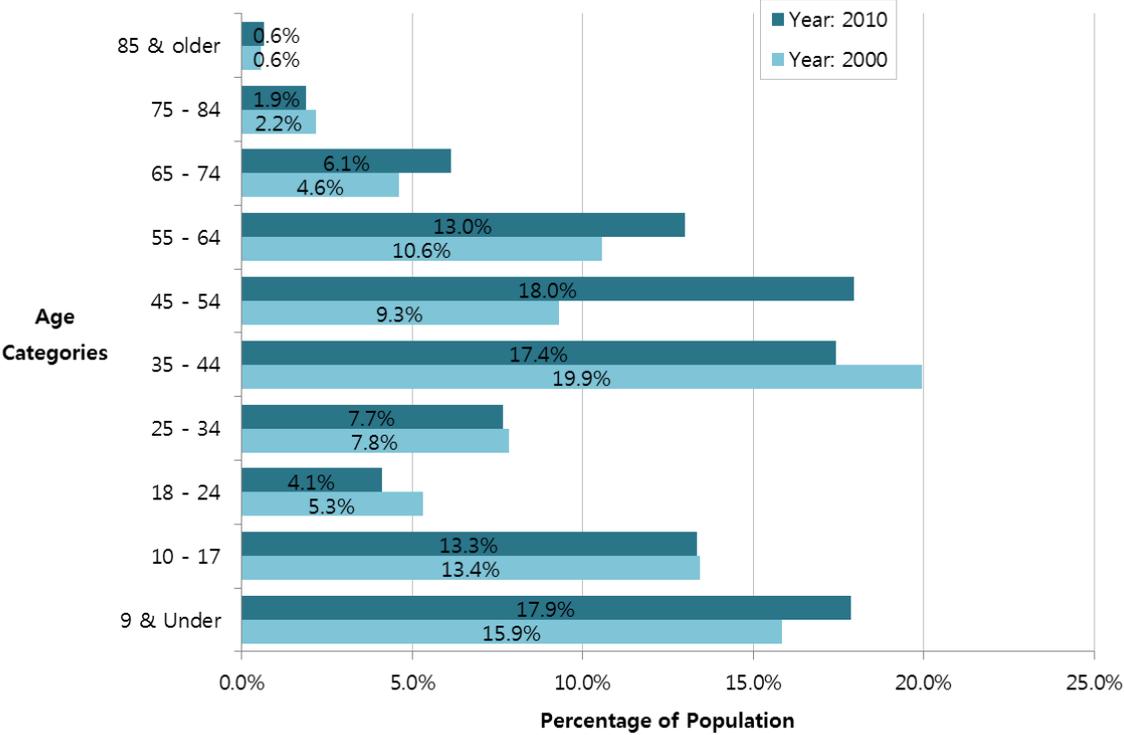
Minnetrista: Age Characteristics

Source: 1990 and 2000 U.S. Census



Minnetrista: Age Characteristics

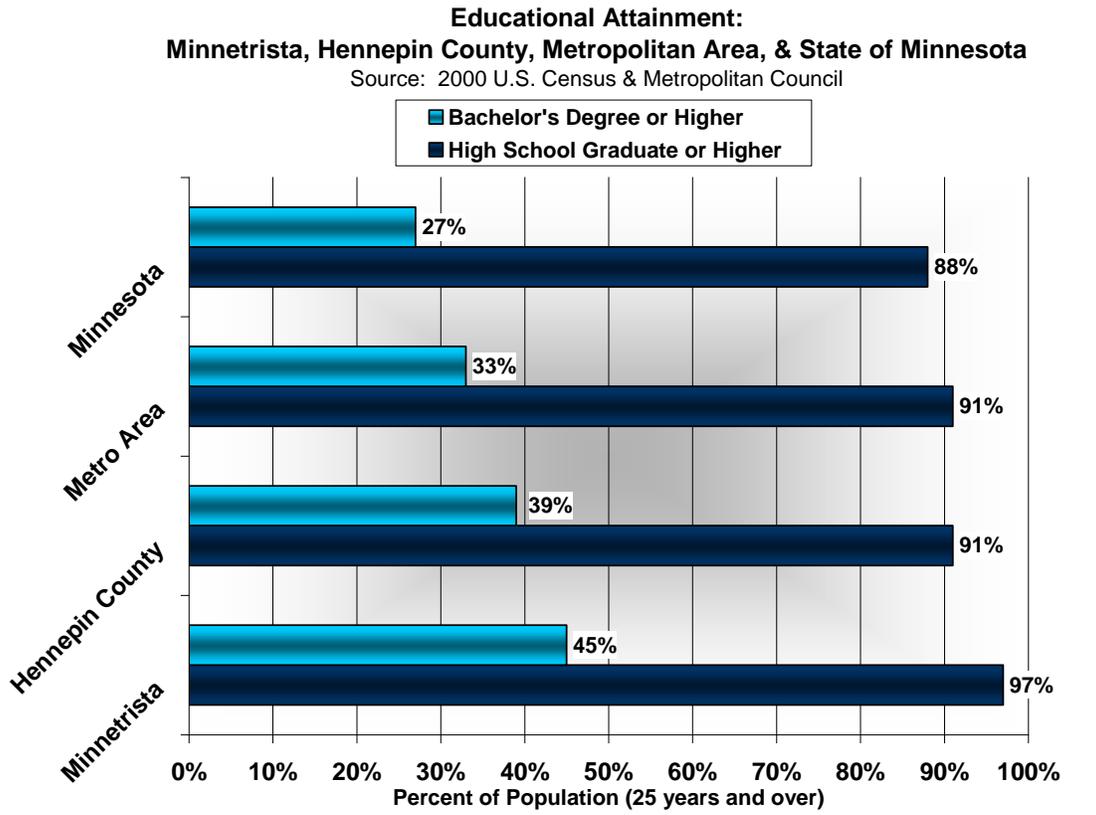
Source: 2000 and 2010 U.S. Census

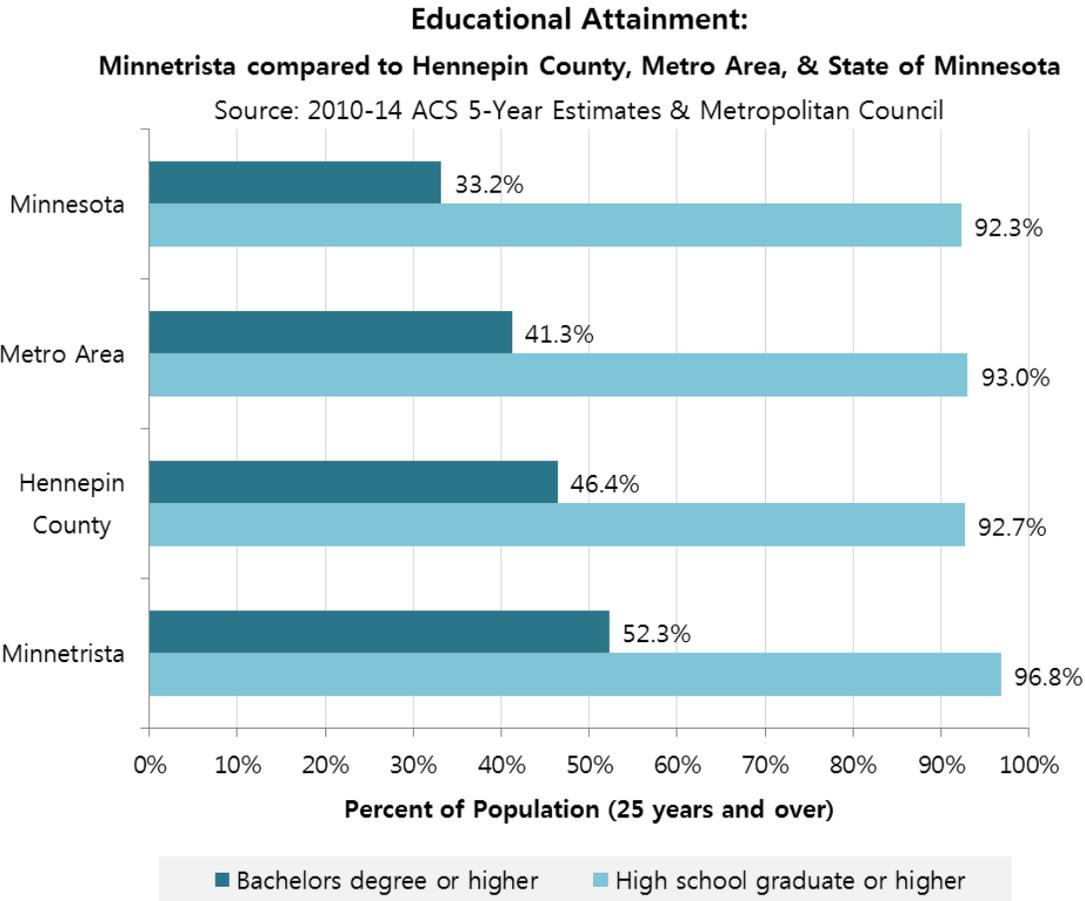


EDUCATION

The following table illustrates education levels for residents in Minnetrista, compared with Hennepin County, the metropolitan area, and the State of Minnesota, ages 25 and over in ~~2000~~2010. As indicated, approximately 97 percent of the City’s population has attained a high school diploma or higher degree, while ~~45~~52 percent of the population has attained a Bachelor’s degree or higher. ~~For both~~ These rates are somewhat higher than the overall Hennepin County and Metro area education rates, which are both 93 percent for high school graduation and 46 and 41 percent for bachelor’s degree and higher attainment, respectively. ~~and the metro area, 91 percent of the population has obtained a high school degree or higher. 39 percent have been awarded a Bachelor’s degree or higher in Hennepin County, and 33 percent have been awarded a Bachelor’s Degree or higher in the metro area.~~ Statewide, ~~88~~92 percent of the population has attained a high school diploma or higher, while ~~27~~33 percent of the state’s population has attained a Bachelor’s degree or higher.

There are four school districts serving the City: Waconia, Watertown, Westonka, and Delano. Two public facilities for the Westonka School District are located in Minnetrista. The High School and Hilltop Elementary are located on Sunnyfield Road and Game Farm Road, respectively, just west of County Road 110.





EMPLOYMENT

Employment growth estimates and forecasts were taken from the Metropolitan Council. Minnetrista’s estimated employment numbers are indicated on the line graph. According to the line graph, Minnetrista’s ~~employment was estimated to~~ increased from 10 jobs in 1970 to ~~379-665~~ jobs in ~~2000~~2010, which was a large increase. From ~~2000-2010~~ until ~~2030~~2040, Minnetrista is projected to increase to ~~1,330-740~~ jobs, which is a ~~251-11~~ percent increase in employment. The most current information gathered (20~~14~~06), estimates that there are ~~566-709~~ jobs in Minnetrista.

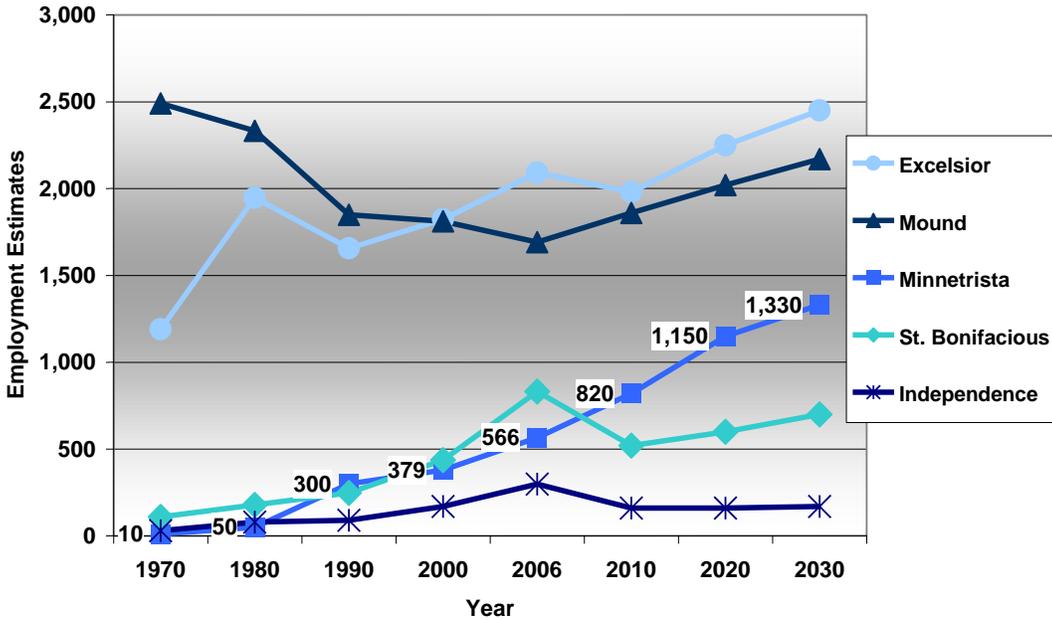
From the Metropolitan Council’s projections, Minnetrista is not expected to experience any decreases in employment, ~~until 2030.~~ ~~On the other hand, the City of Mound experienced a significant decrease in employment each decade from 1970 until 2006, from approximately 2,500 down to approximately 1,700. After 2006, it is expected to increase each decade until 2030. Excelsior experienced a decrease in employment from 1980 to 1990, and then is expected to gradual increase again through 2030.~~

~~St. Bonifacius has experienced a steady increase since 1970 in its employment and is expected to continue a steady increase in employment until 2030, except for the 2006 estimate, which is much larger estimate than the 2010 estimate. The City of Independence also experiences a similar rise at the current estimate year of 2006, but is projected to decrease down in 2010~~The flat employment projection is similar to the trend in neighboring St. Bonifacius, whose employment trajectory is expected to remain steady at current levels through 2040. Two other neighboring communities, Excelsior and Mound, are projected to experience significant increases in employment over the next 25 years.-



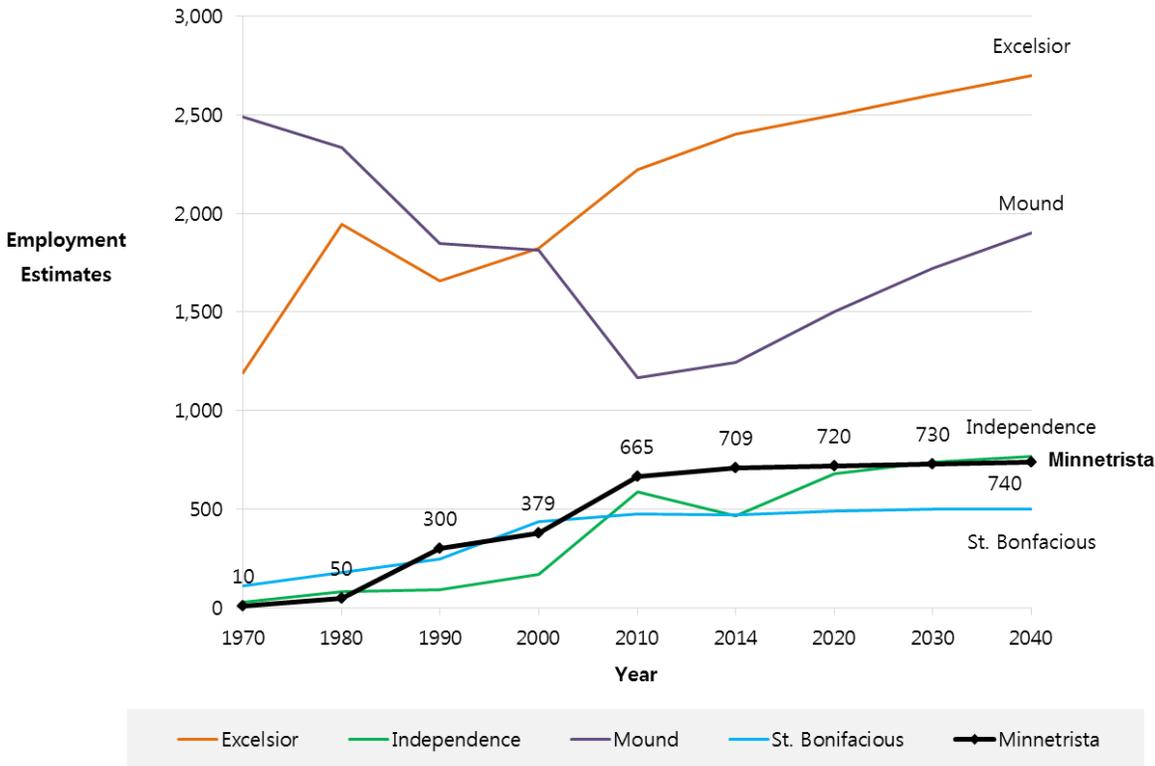
Employment Estimates & Forecasts: Minnetrista & Surrounding Communities

Source: Metropolitan Council



Employment Estimates & Forecasts: Minnetrista and surrounding communities

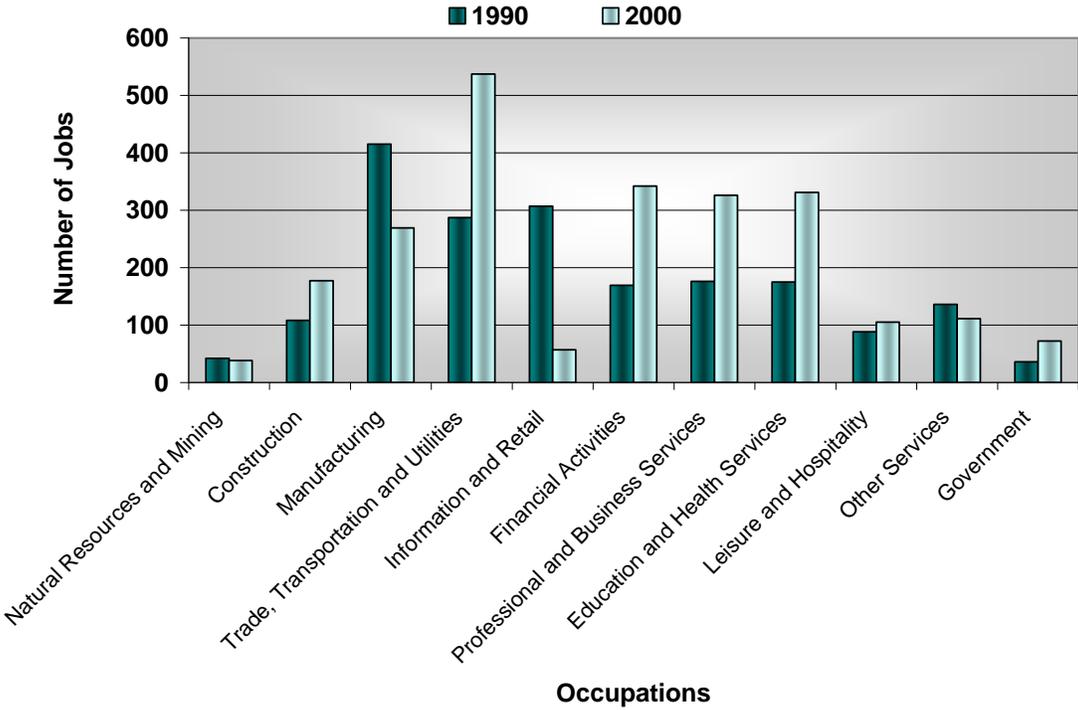
Source: Metropolitan Council



Information from the 1990 and 2000 Census regarding employment demographics for Minnetrista are depicted in the table below. The majority of those employed in the City in 1990 were in Manufacturing. In 2000 the majority of those employed were in Trade, Transportation and Utilities. The second largest category was Financial Services, employing 14.5 percent of the population in 2000. For Hennepin County, the majority of these employed in 1990 were in Manufacturing. In 2000, the majority of those employed in the County were in Trade, Transportation and Utilities. According to 2015 estimates showing employment by industry, the greatest percentage of jobs in Minnetrista are in educational services. There are 743 total jobs located in Minnetrista, but there are 3,718 employed residents of the city, meaning that the majority of Minnetrista’s working population works in a location outside of the city.

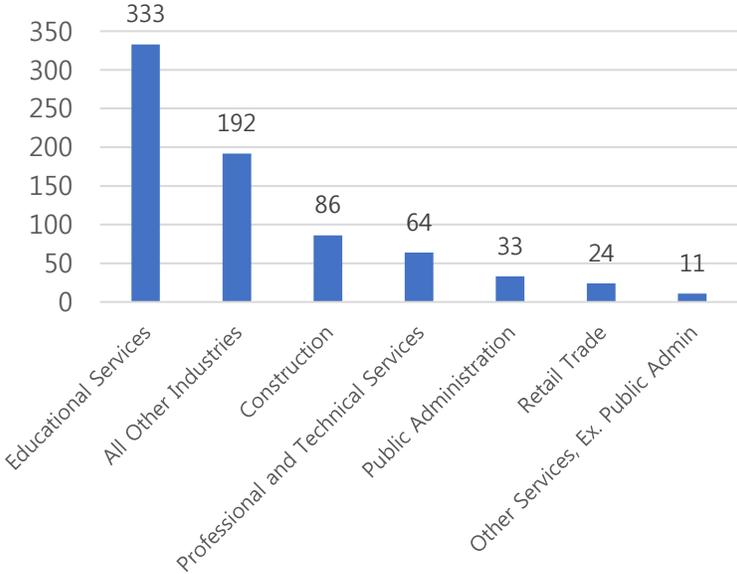
Minnetrista Occupations: 1990 versus 2000

Source: U.S. Census & MN State Demographer



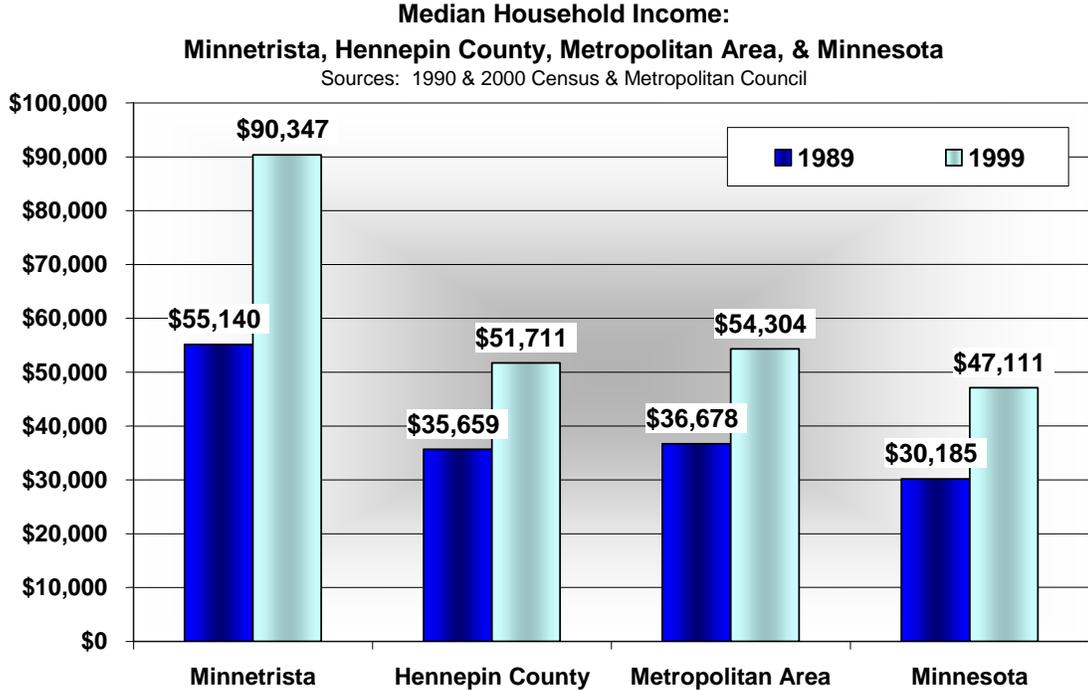
Employment by Industry

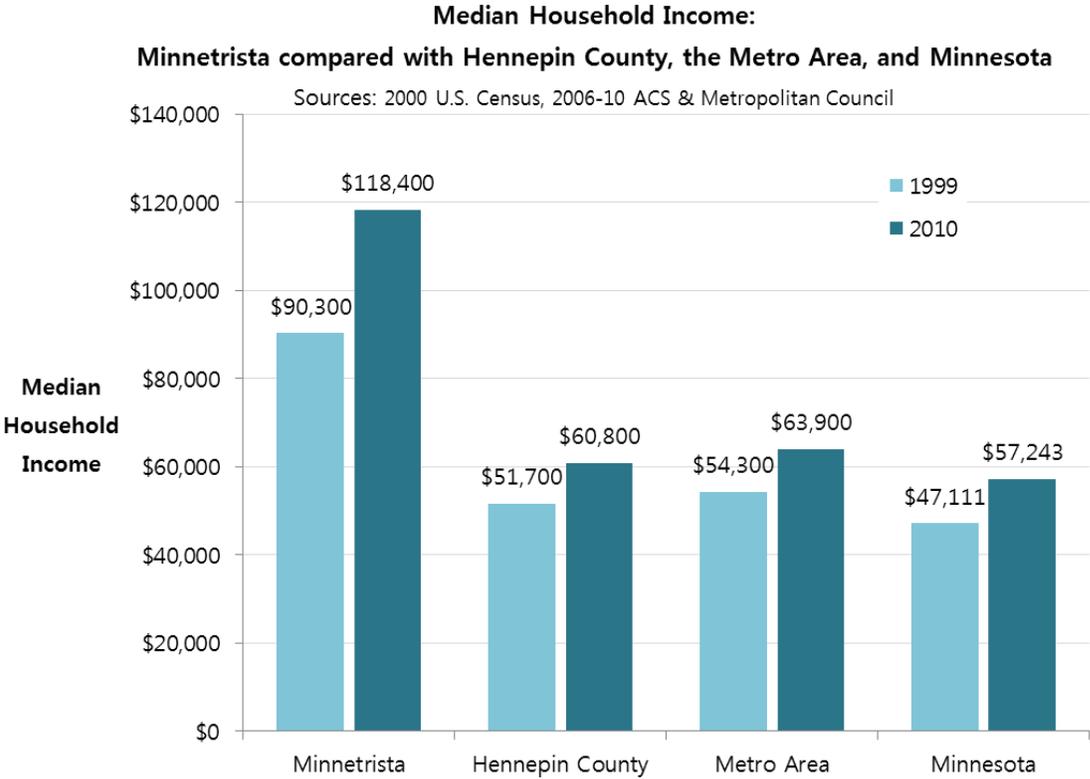
Source: Quarterly Census of Employment and Wages,
Minnesota DEED



INCOME

The median household incomes for the City of Minnetrista, Hennepin County, the metropolitan area, and the state of Minnesota are all depicted in the following bar graph. The City of Minnetrista exceeds the other regions median household incomes in ~~1990~~ 2000 and in ~~2000~~ 2010. In ~~1990~~ 2000, Minnetrista’s median household income was ~~\$55,140~~ \$90,300, and by ~~2000~~ 2010, it had reached ~~\$90,347~~ \$118,400. This was a ~~64~~ 31 percent increase over the ten year period. This rate of increase exceeds that of the county, metro area, and the state over this period. The state of Minnesota had the lowest median household income in ~~1990~~ 2000, at ~~\$30,185~~ \$47,111, and also in ~~2000~~ 2010, at ~~\$47,111~~ \$57,243. However, it had the second largest percent increase in its median household income from ~~1990~~ 2000 to ~~2000~~ 2010, at ~~56~~ 31 percent. Both Hennepin County and the metropolitan area had fairly similar median household incomes in ~~1990~~ 2000, ~~but~~ and the metropolitan area increased by 48 percent, while Hennepin County increased by 45 percent both increased by around 18 percent over the ten-year period.





The following ~~circle graph~~ chart illustrates the household income ranges for the City of Minnetrista in ~~1989, according to the 1990 U.S. Census~~ 1999 and 2009, according to Census and ACS data.



Household Income Ranges in Minnetrista: 2000 & 2010

Sources: 2000 U.S. Census & 2006-10 ACS estimates



Minnetrista’s household income distribution is more concentrated in the upper income categories, and that concentration became more defined over the ten-year period. In 1999, 38 percent of households earned over \$100,000. By 2010, that number climbed to 59 percent of households. Meanwhile, the percentage of households earning \$50,000 or less changed very little over the decade, falling slightly from 20.2 percent in 1999 to 18.8 percent in 2010. Every income category representing \$99,999 or less fell in percentage between 1999 and 2010, whereas both income categories at \$100,000 or more saw percentage increases over the decade. The top income bracket, \$150,000 or more, saw the largest change, increasing 108 percent over the decade.

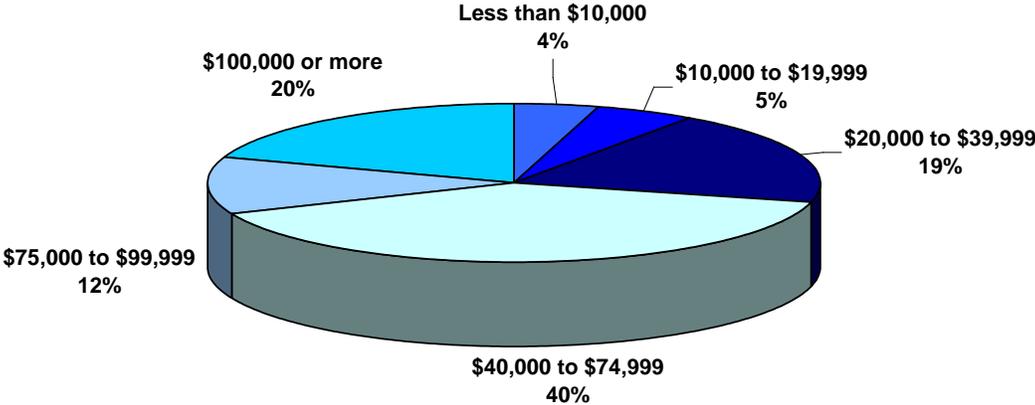
~~The largest percentage of the population, 40 percent, earned between \$40,000 to \$74,999. The next largest percentage, 20 percent, earned \$100,000 or more in 1989. Twelve percent of the population earned between \$75,000 to \$99,999. This means that~~



~~72 percent of Minnetrista’s population earned \$40,000 or more in 1989. The circle graph on the following page will illustrate the household income ranges for the City a decade later in 1999.~~

Minnetrista Household Income in 1989

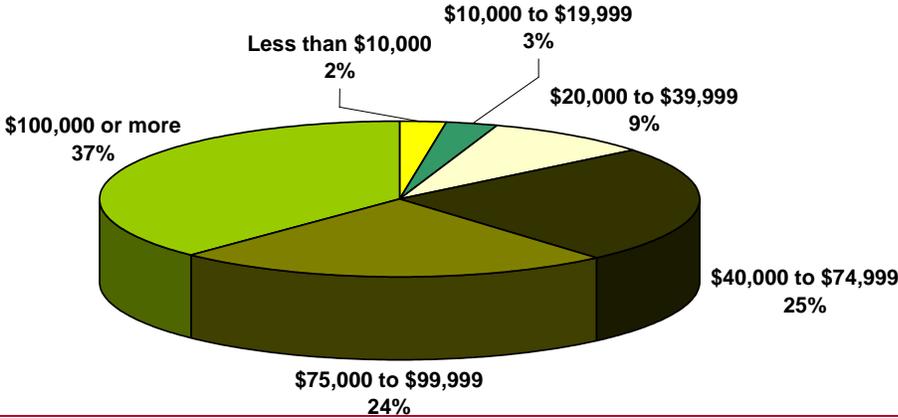
Source: 1990 U.S. Census



~~The next circle graph illustrates the household income ranges for Minnetrista in 1999, according to the 2000 U.S. Census. The largest percentage of the population, 37 percent, earned \$100,000 or more in 1999, which was a 17 percent increase from 1989. The next largest percentage, 25 percent, earned \$40,000 to \$74,999, and the third largest percentage, 24 percent, earned \$75,000 to \$99,999 in 1999. This means that 86 percent of the population of Minnetrista earned \$40,000 or more in 1999, which was a 14 percent increase from 1989.~~

Minnetrista Household Income in 1999

Source: 2000 U.S. Census



The City of Minnetrista faces a unique challenge in addressing the needs and concerns of wealthier citizens, as its median household income in ~~2000-2010~~ was \$36,04354,500



above that of the overall metropolitan area. The goods and services that are requested by high income individuals differ greatly from those requested of low income individuals, which needs to be addressed by the City of Minnetrista.

POVERTY RATES

According to the U.S. Census, all three categories have decreased in poverty from 1989 to 1999. Following a decrease in poverty from 1990 to 2000, U.S. Census data show that Minnetrista poverty rates have now increased in the decade from 2000 to 2010. The number of individuals below the poverty level in 1989-1999 was 482121, or 2.8 percent of the population, while the number decreased to 121 by 1999. The number of individuals in poverty increased to 269 in 2010, representing 4.5 percent of Minnetrista’s population. This was 2.8 percent of individuals in Minnetrista in 1999. This trend mirrored the overall statewide increase in poverty over the decade, from 7.9 percent of Minnesota’s population in 1999 to 10.6 percent in 2010. In comparison, 12.4 percent of individuals in the United States were below poverty level in 1999. The number of families below poverty level decreased from 36 to 26 by 1999, also increased from 26 to 78 by 2010, which was 2.14.7 percent of the families in Minnetrista. In comparison, 9.2 percent of the families in the United States were below poverty level in 1999. The number of households in Minnetrista below poverty level also decreased from 49 to 36 by 1999. All three categories considered below poverty level in 1999 were under 3 percent of their total.

Minnetrista Poverty Rates: 1989-1999 vs. 1999-2010				
Source: 1990-2000 U.S. Census & 2000 U.S. Census 2006-10 ACS estimates				
	Below Poverty Level in 1989-1999		Below Poverty Level in 1999-2010	
	Number	Percent	Number	Percent
Individuals	482121	2.8%5.3%	121269	2.8%4.5%
Families	3626	2.1%3.4%	2678	2.1%4.7%
Households	4936	2.4%3.9%	36N/A	2.4%N/A

PUBLIC SAFETY

The City of Minnetrista has an active Public Safety Department that serves both the Cities of Minnetrista and St. Bonifacius. The Public Safety Department employs a Chief, Lieutenant, two Sergeants, seven Police Officers (including a Detective and a School Resource Officer), two Community Service Officers, and two secretaries. There is also an active reserve unit, which currently has 12 members. Fire protection is provided by both the City of St. Bonifacius and Mound Fire Departments.

MUNICIPAL FACILITIES

City Hall is located at 7701 County Road 110 W and houses the City’s Administrative Offices, Public Safety Department, and Public Works Department. All City meetings are held out of City Hall, as well. With the growth and expansion of the City’s Staff, the City



Council is currently reviewing options for new facilities to be located at or near the current City Hall.



COMMUNITY HISTORY (Source: *City of Minnetrista*)

During the last glacial period, large amounts of glacial till was deposited and accumulated forming hills as the glacier passed over and receded from this area. The twisting and undulation of the land forms as well as the shape of the lakes may be the basis for the city's name - Minnetrista (*Minne* from the Dakota word meaning water and *trista* from the Dakota word meaning crooked or twisted).

Much of the area became covered with hard and soft wood forest and was settled by the Dakota Indians centuries ago. The tribe nearest the Minnetrista area was the Mdewakantan, the largest tribe of the Dakota. Indian mounds were prevalent in Minnetrista and some remain to this day. Some say that these mounds were built by Indians of an earlier period known as the "Mound Builders." These mounds are such a prominent part of the area landscape that our neighbor, the City of Mound, was named for them.

In 1849, Minnesota was organized as a territory and pressure was put on Congress to acquire the valuable Indian land. In 1851, The Treaty of Traverse des Sioux was signed and the Dakota left the area.

The first European settlers came to the area in the 1850's. In 1854, the Merz Brothers moved into the Saint Bonifacius area, Nathaniel Sanders and J. F. Buck settled on the shores of Saunders Lake, and John Carman and Mathias Cook moved into the Cook's Bay area.

Notable early settler Frank W. Halsted arrived in the area in 1855. He built a cabin on the shores of Lake Minnetonka, on what is now known as Halstead Bay, in his honor. Captain Halsted served in the Navy during the Civil War with distinction and then returned to the area and built a larger cabin, which was called "the Hermitage" by area residents. Captain Halsted was the Justice of the Peace and solemnized the first marriage in Minnetrista. The Hermitage was an often visited site, as Captain Halsted and the house itself were intriguing to all visitors. After Captain Halsted's mysterious death in 1876, his brother Major George Halsted moved into the Hermitage and welcomed visitors until his tragic demise in the 1901 fire that destroyed the landmark.

Samuel Merriman was the first settler in the northwestern part of the community, when he moved onto a large claim in between Whaletail and Ox Yoke Lakes in 1857.

On April 10, 1858, Hennepin County Commissioners set apart Town 117, Range 24 as German Home Township, named for the large number of residents of German stock. In 1859, the town government was organized when voters met in Mathias S. Cook's log cabin. During this meeting, there were several proposals to change the name of the town and name "Minnetrista" was chosen.

In the early 1900s, one of America's first transcontinental auto routes, the Yellowstone Trail, passed through that portion of Minnetrista bordering the City of Victoria, running



over the top of the bluff between Lake Minnetonka and Lake Zumbra. Travelers on their way west often stopped at the area hotels and inns including the Chapman House and the Palmer House hotel which featured a gazebo, celestial observatory telescope, and formal gardens complete with a fountain.

Over the years, the Cities of Mound and Saint Bonifacius separated from Minnetrista Township and incorporated into cities. Minnetrista Township remained as not only a popular tourist destination with hotels, cabins, a prominent boat landing, and summer camps, as well as a thriving rural agricultural community.

Minnetrista Township continued until 1960, when the government adopted municipal structure and became known as the Village of Minnetrista. In the early 1970s, Minnetrista was fully incorporated as a statutory City.



NATURAL RESOURCE INVENTORY

Effective land use planning requires a comprehensive understanding of the physical features, natural resources, and environmental limitations of the land. Appropriate uses for the land are determined through an inventory of the topography, soils, surface water, and vegetation. The natural environment of Minnetrista is highly valued by its residents and is considered superior in its quality and diversity. Minnetrista's superior environmental qualities are evident, and the need to protect and preserve these qualities is equally evident. Without adequate forethought, significant portions of the City's natural amenities could be lost through development and through other activity or inactivity.

Minnetrista's natural environment was inventoried through a field survey and review of aerial photographs, topographic maps, bedrock, and soil maps and wetland information in 1997.

Geology

Minnetrista's underlying bedrock structure was formed when sediments were deposited by sea waters that moved in and receded. These layers of sediment built up and formed layers of limestone, sandstone, and shale. Layers of sedimentary rock underwent erosion and stream valleys formed. This was followed by a series of continental glaciers, which covered Minnetrista and most of Minnesota. The glaciers had tremendous force capable of gouging out and reshaping the area through deposits of rock, till, and sediments. The last of these glaciers, named the Wisconsin, receded some 10,000 years ago. Lakes, streams, wetlands, valleys, and hills are the result of glacial action and the melt waters which deposited the sands and glacial till.

Topography

Minnetrista is comprised of approximately 32 square miles of rolling terrain. The City has many steep, long, and wooded slopes. The most dominating slopes are located in a stretch between Whaletail Lake and Dutch Lake. Large hills with steep slopes are also in the west central part of the City, north of Jennings Bay, along Six Mile Creek, and on the east side of Halstead Bay. A rolling topography exists over much of the remaining area with the hilltops providing pleasant views.

Soils

Minnetrista's drift soil is often a thick accumulative of unstratified material, including shale and limestone originating in Canada. The top soil is usually classified as Hayden Loam, whose surface is gray in color and has a fine sandy loam to loam texture. The upper portion of the subsoil is yellowish brown, which becomes sticky when wet and hard when dry. The deeper subsoil is light clay loam, which contains considerable lime. The composition of the surface soil is considered to be very productive: it holds moisture well, and the surface dries fast, allowing it to be worked early in the spring.



The soils in a particular area often determine the type and extent of development that can occur in a community. Factors such as soil strength, drainage, and frost characteristics may limit the development of homes or location of septic systems that can be accommodated on the land.

The soil map included in this document illustrates the drainage characteristics of the soils in the City of Minnetrista. The soils are characterized as: somewhat poorly drained, poorly drained, and very poorly drained. Somewhat poorly drained soils remain wet for prolonged periods, but not all the time. Poorly drained soils drain so slowly that the soil remains wet for a large portion of the year. These conditions are caused by a high water table or a slowly permeable layer within the soil profile. Very poorly drained soils occur when the water table remains at or near the surface most of the year. These soils are often found in depressed sites and are frequently ponded.





INSERT HYDRIC SOILS MAP



Watersheds

The City of Minnetrista is located within the Minnehaha Creek Watershed District, the Carver County Watershed Management Area, and the Pioneer Sarah Creek Watershed Management Commission.

The Minnehaha Creek Watershed District (MCWD) is the regional governmental unit responsible for managing and protecting the water resources of the Minnehaha Creek watershed, located in the area including and immediately west of Minneapolis, Minnesota, according to the MCWD. The District was established in 1967 under the Minnesota Watershed District Act, which recognizes that hydrologic boundaries rarely match political boundaries. The 1955 act established watershed districts to integrate water management efforts between city, county, and state agencies.

The District covers approximately 181 square miles that ultimately drain into the Minnehaha Creek, which then enters the Mississippi River. The watershed includes natural resources, such as Minnehaha Creek, Lake Minnetonka, the Minneapolis Chain of Lakes, and Minnehaha Falls. There are eight major creeks, 129 lakes, and thousands of wetlands within the MCWD. The MCWD also includes all or part of 27 cities and two townships in Hennepin and Carver Counties.

Carver County is the watershed management organization for what is called the Carver County Water Resource Management Area, of which Minnetrista is located within. The Carver County watershed plan was approved by BWSR in 2001.

The Pioneer-Sarah Creek watershed covers about 70.5 square miles in northwestern Hennepin County. The six cities in the watershed jointly manage the water resources in this area through the Commission. The member cities are Greenfield, Independence, Loretto, Maple Plain, Medina, and Minnetrista. The goal of the Pioneer-Sarah Creek Watershed Management Commission (PSCWMC) is to enhance the water quality of the water resources within the watershed. The Commission seeks to carry out this goal through public information and education, analysis of the causes of harmful impacts on the water resources, regulation of the use of water bodies and their beds, regulation of land use, and capital improvement projects.

Surface Water – Lakes, Wetlands, Rivers, and Ponds

The City of Minnetrista is covered with numerous acres of lakes and wetlands. The City contains 3,270 acres of open water, which includes lakes, ponds, and Six Mile Creek. Other creeks and streams are considered only in terms of lineal feet. Part of Lake Minnetonka, the state’s tenth largest lake, is located within the City. 2,076.4 acres of the Lake are located within the City limits.

Numerous bays and islands of Lake Minnetonka are located within Minnetrista. Jennings Bay, Halstead Bay, and parts of Priest Bay, Phelps Bay, and West Upper Lake are all part of Lake Minnetonka and are located within the City. Islands in Lake Minnetonka



within Minnetrista are: Crane Island, Eagle Island, Wawatosa Island (Boy Scout Island), Island Park, and part of Enchanted Island.

Other lakes and their areas include the following:

- Dutch Lake (to City limits) – 95.3 acres
- Long Lake Chain – 83.9 acres
- Mud Lake – 85.0 acres
- Lake Minnetonka (to City limits) – 2,076.4 acres
- Ox Yoke Lake – 94.3 acres
- Saunders Lake – 39.6 acres
- Whaletail Lake – 509.0 acres
- Stone Lake (to City limits) – 6.7 acres
- Three parcels labeled water – 5.9 acres
- Ponds – remaining area

The City also contains areas of cattail marsh, often surrounding the lake areas, some areas of wet meadow, and a small area of Tamarack swamp. These wetland areas are concentrated within the center of the City limits.



INSERT WATER RESOURCES MAP



Vegetation

A large deciduous hardwood forest known as the “Big Woods” evolved after the glacier receded. The main species found in the Big Woods included: sugar maple, basswood, white elm, slippery elm, and red oak. Ironwood formed an understory. Ground foliage consisted of dogwood, sumac, thorn apple, and wildflowers such as trillium, hepatica, wood anemone, bloodroot, Dutchman’s breeches, and bellwort.

Wildlife

Minnetrista has a diversity of wildlife due primarily to its variety of habitats. Although no specific inventory was made, collectively the habitats appear to support ring-necked pheasant, cottontail rabbit, white-tailed deer, grey squirrel, fox duck, geese, turkey, muskrat, and mink. Songbirds and a variety of fish are also found, including northern pike, walleyed pike, largemouth bass, bluegill, crappie, sunfish, bullhead, and carp.

Some of the common urban wildlife species include a variety of birds, raccoons, gophers, etc. The wildlife is highly valued and contributes significantly to the community’s appeal.



INSERT LAND COVER MAP





PLANNING AREA DESIGNATIONS

In the *2030 Regional Development Framework*, municipalities are identified according to their regional planning area designation. The planning area designation and related policies identify the Metropolitan Council’s expectations for the amount, location, and standards for development. The community’s designation therefore guides local plans, policies, and forecasts.

A community’s planning area designation is based on its geographic location, amount of land available for development, existing development patterns, planned land uses, and availability of infrastructure. The City of Minnetrista is designated partially as a *Emerging Suburban Edge*, *Diversified Rural*, and partially as an *Agricultural* geographic planning area.

URBAN PLANNING AREAS

Thrive MSP 2040 defines five different designations for Urban Areas within the 7-county region. Urban Areas make up about half of the land area of the Region and contain roughly 90 percent of the population, according to the Metropolitan Council. Minnetrista is partially designated as an Emerging Suburban Edge community, which is an Urban designation and is within the Metropolitan Urban Service Area.

Emerging Suburban Edge

Emerging Suburban Edge communities include cities, townships and portions of both that are in the early stages of transitioning into urbanized levels of development. Emerging Suburban Edge communities are expected to plan for forecasted population and household growth at average densities of at least 3-5 units per acre for new development and redevelopment. In addition, Emerging Suburban Edge communities are expected to target opportunities for more intensive development near regional transit investments at densities and in a manner articulated in the *2040 Transportation Policy Plan*.

Strategies for Developing Communities

The following strategies have been identified by the Metropolitan Council for Developing Communities:

- Invest in regional systems (wastewater treatment, transportation, parks and open space, and airports) to help ensure adequate services to communities as they grow.
- Implement standards for extending urban services to help local governments plan for and stage development within a rolling 20-year land supply (local plan evaluation to be based on inclusion of measures that address transportation connections, housing production, surface water management, and natural resource conservation).
- Encourage communities to plan for post-2030 areas for future urban services.



- ~~Use natural resource conservation strategies to help protect environmentally sensitive areas and shape development.~~



RURAL PLANNING AREAS

Roughly half of the 3,000 square miles in the seven-county Twin Cities area is rural. That includes cultivated farmland, nurseries, tree farms, orchards and vineyards, scattered individual home sites or clusters of houses, hobby farms, small towns, gravel mines, woodlands, and many of the region’s remaining important natural resources. Less than 10 percent of the Metro population lives in rural areas.

Diversified Rural Community

Minnetrista has also been designated as a Diversified Rural Community. These communities are the sparsely developed parts of the region that host the widest variety of farm and non-farm land uses. They include a mix of a limited amount of large-lot residential and clustered housing, agriculture, and facilities and services requiring a rural location. Currently, lands in the Diversified Rural Communities are not needed for urban development, but should be preserved for post-2030-2040 development. Therefore, only limited growth is forecasted for this specific planning area.

Agricultural Area

Part of the City has been designated as an Agricultural Area. These areas are large contiguous land areas planned and zoned to maintain agriculture as the primary land use. The Council supports local efforts to preserve agricultural lands by forecasting small amounts of household and employment growth for Agricultural Areas and by strictly limiting its investments in regional infrastructure in these areas. Investments in regional infrastructure, such as roads, wastewater treatment, and parks and open space, will be for rural levels of service consistent with the intent to maintain agriculture.

Strategies for Rural Areas

~~The following three strategies have been provided by the Metropolitan Council for rural areas:~~

- ~~• Support rural growth centers in their efforts to concentrate growth as a way to relieve development pressure in rural parts of the metropolitan area.~~
- ~~• Provide technical and/or financial support for wastewater services in rural growth centers where feasible.~~
- ~~• Support development in rural areas in clusters or at low densities to preserve these areas for future growth and to protect the natural environment.~~



FORECASTS FOR GROWTH

The Metropolitan Council has forecasted population, household number, and employment growth at the regional, county, and municipal levels. The Met Council forecasts are expressed in the *2030 Regional Development Framework*. The following table illustrates the forecasts that the Metropolitan Council has indicated for the City of Minnetrista:

Metropolitan Forecasts: Minnetrista 2010 - 2040			
Year	Population	Households	Employment
2010	6,384	2,176	665
2020	8,000	2,900	720
2030	9,800	3,870	730
2040	12,000	5,000	740

Source: U.S. Census; Metropolitan Council *Thrive 2040 MSP Forecasts* (July 8, 2015)

The City of Minnetrista contains existing and planned developments, served by more than one wastewater treatment method. Because of this, the forecasts have been separated into two separate tables: one for the sewered areas and one for the unsewered areas of growth.

The *Water Resources Management Policy Plan - Appendix A* provides growth forecasts for municipalities served by the regional wastewater system. These numbers, which are broken down by total population, household, and employment, serve as the basis for decisions regarding the regional wastewater (sewer) system.

Forecasts in Sewered and Unsewered Areas: Minnetrista 2000 - 2040						
Sources: *U.S. Census; Metropolitan Council <i>Thrive 2020 Water Resources Policy Plan</i> (May 20, 2015)						
	2000*	2010	2020	2030	2040	Change 2010-2040
Total Population	4,358	6,384	8,000	9,800	12,000	88%
Sewered	N/A	2,840	3,560	4,940	6,050	
Unsewered	N/A	3,544	4,440	4,860	5,950	
Total Households	1,505	2,176	2,900	3,870	5,000	130%
Sewered	N/A	957	1,280	1,970	2,540	
Unsewered	N/A	1,219	1,620	1,900	2,460	
Total Employment	379	665	720	730	740	11%
Sewered	N/A	360	390	390	400	
Unsewered	N/A	305	330	340	340	

Separating these areas assists municipalities with planning for both urban and rural land uses. The forecast for the sewered area is the basis for planning land uses at urban density levels served by public facilities. The forecast for the unsewered area is the basis for maintaining agricultural uses or rural character while allowing some growth.



It is vital that the City recognize their forecasts as the Metropolitan Council translates the forecasts into regional infrastructure needs for roads and highways, transit service, wastewater infrastructure, water supply, and parks. The forecasts also become the basis for the City to plan for its water, wastewater, roads, and parks.

The Comprehensive Plan shall demonstrate congruence among these key systemic elements:

- Forecasted growth;
- Planned land use and growth policies;
- Residential and employment densities; and
- Infrastructure plans.



HOUSING PLAN

ASSESSMENT OF EXISTING HOUSING STOCK

The following includes an assessment of the current housing stock within the City of Minnetrista. It includes information on the tenure of occupants; the number, type, and age of housing units; and housing costs. The remainder of the Housing Plan addresses affordable housing needs, goals and policies of the City, and an implementation section identifying ways to address the City's housing needs.

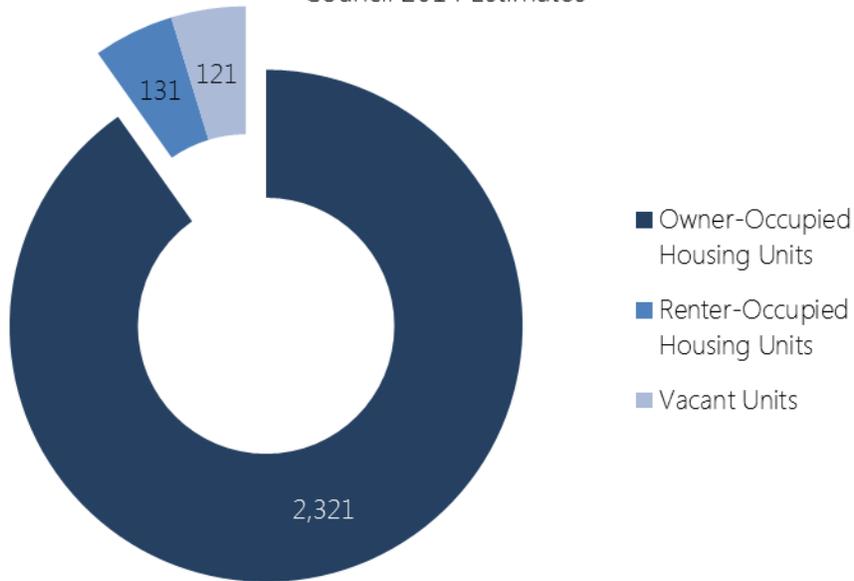
Tenure of Occupied Housing Units

The following graph illustrates the number ~~and percentage~~ of renter-occupied and owner-occupied housing units in Minnetrista in ~~2000~~2010. There were a total of ~~1,505~~2,176 occupied housing units in Minnetrista, and ~~1,426~~2,037 of them were owner-occupied, which was ~~95~~94 percent. Only ~~5~~6 percent of the occupied housing units were renter-occupied.



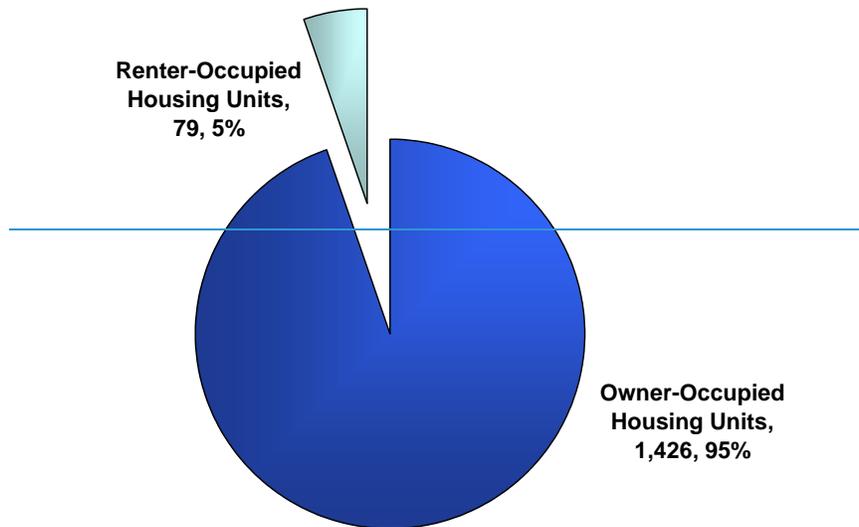
Minnetrista: Housing Tenure in 2014

Source: 2010-2014 American Community Survey and Met Council 2014 Estimates



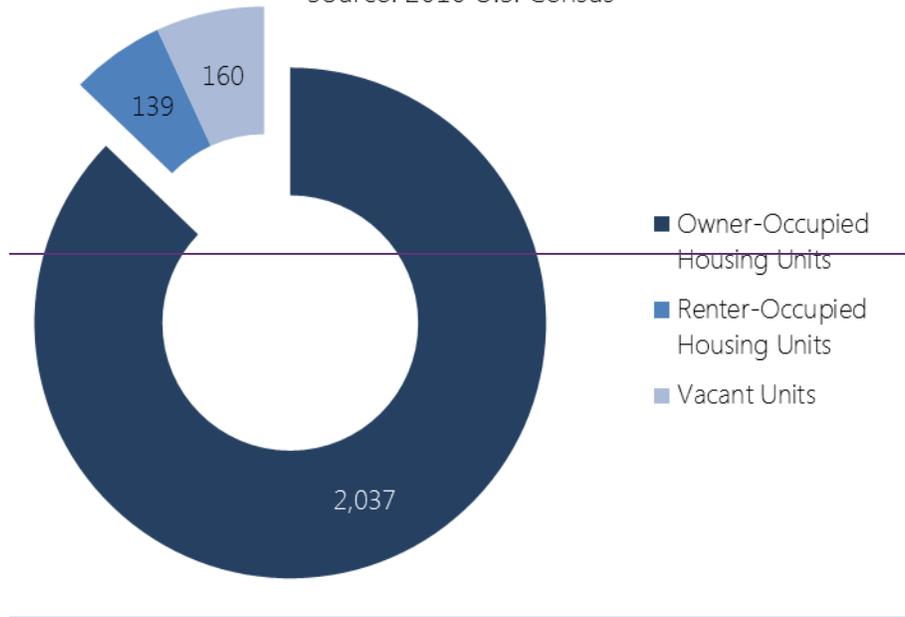
Minnetrista: Housing Tenure in 2000

Source: 2000 U.S. Census



Minnetrista: Housing Tenure in 2010

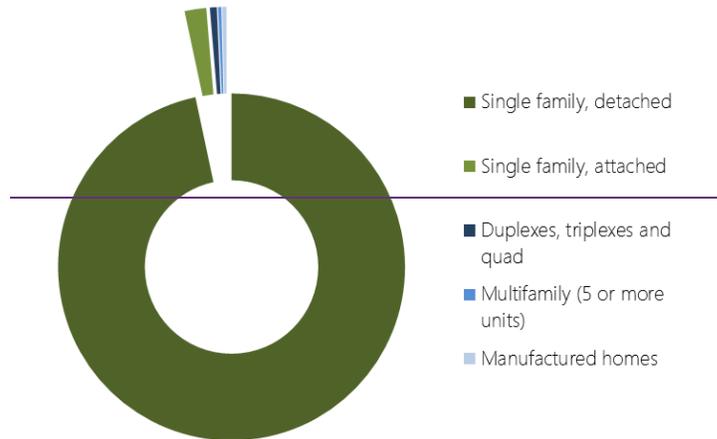
Source: 2010 U.S. Census



Housing Type
Type of Housing Units

Minnetrista: Housing Types in 2010

Source: 2010 U.S. Census



In 2010, 97.5 percent of Minnetrista's 2,336,287 housing units were single-family homes. The following table illustrates the change in the number of occupied housing units by type and tenure (owner or renter) in the City of Minnetrista in from 1990-2000 and 2000-2010. The percentage of units owned increased by 30 percent from 1990 to 2000, and the percentage of units rented decreased by 26 percent from 1990 until 2000.

The number of detached and attached single family homes, buildings with 5 to 19 units, mobile homes, and other units that were rented, all decreased from 1990 to 2000. As far as owner-occupied units, the duplexes, mobile homes, and other units all decreased from 1990 to 2000. The largest percentage increase was in buildings with 3 or 4 units, which experienced a 700 percent increase from 1990 to 2000, going from 3 to 24 units.

Minnetrista: Occupied Housing Units Type			
Source: 2000 U.S. Census and 2010-2014 American Community Survey Estimates			
	2000	2014 Estimate	% change
Single family, detached	1502	2,138	42%
Single family, attached	30	45	50%
Duplexes, triplexes and quad	30	0	-100%
Multifamily (20 or more units)	0	52	
Manufactured homes	7	52	643%
Other units	0	0	
Total	1569	2287	46%

Minnetrista: Occupied Housing Units by Type			
Source: U.S. Census and-			
	2000	2010	% change
Single family, detached	1,502	2,258	50%
Single family, attached	30	47	57%



Duplexes, triplexes and quad	30	15	-50%
Multifamily (5 or more units)	0	7	-
Manufactured homes	7	9	29%
Other units	0	0	-
Total	1,569	2,336	49%

Minnetrista: Occupied Housing Units by Type and Tenure				
Source: 1990 and 2000 U.S. Census				
Type of Housing	Units in Structure/ Percent Change			
	1990	2000	1990	2000
	Owned		Rented	
Single family, detached	1,062	1,382	70	58
-	-	30%	-	-17%
Single family, attached	21	30	4	0
-	-	43%	-	-100%
Duplexes	3	0	4	6
-	-	-100%	-	50%
Buildings with 3 or 4 units	3	24	0	0
-	-	700%	-	0%
Buildings with 5 to 19 units	0	0	4	0
-	-	0%	-	-100%
Buildings with 20 or more units	0	0	0	0
-	-	0%	-	0%
Mobile homes	14	7	5	0
-	-	-50%	-	-100%
Other units	6	0	2	0
-	-	-100%	-	-100%
Total Occupied Housing Units	1,109	1,443	86	64
-	-	30%	-	-26%

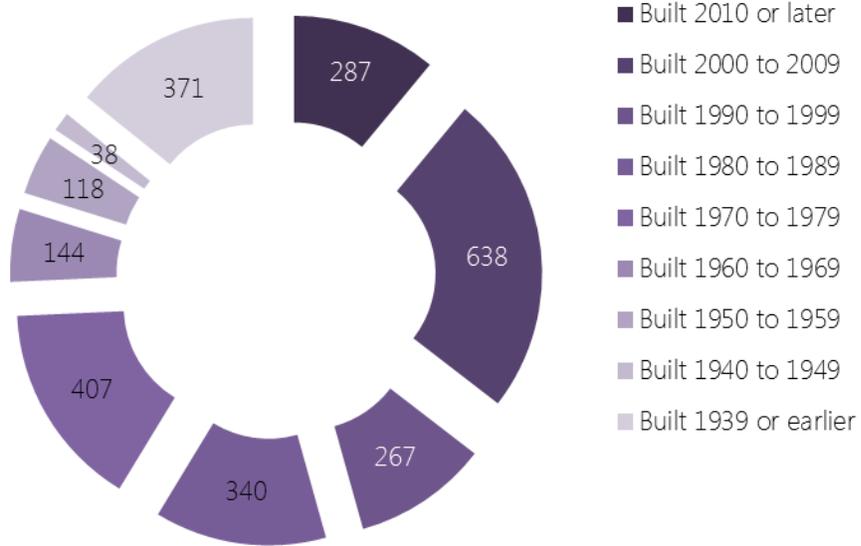
Age of Housing Units

Based on the 2014 American Community Survey, approximately 29 percent of the housing structures in Minnetrista were constructed in 2000 or later. Only 18 percent of housing structures were built prior to 1950.



Minnetrستا Housing Structures: Year Built

Source: 2010-14 ACS Estimates, City of Minnetrista Building Permits for 2010 or Later



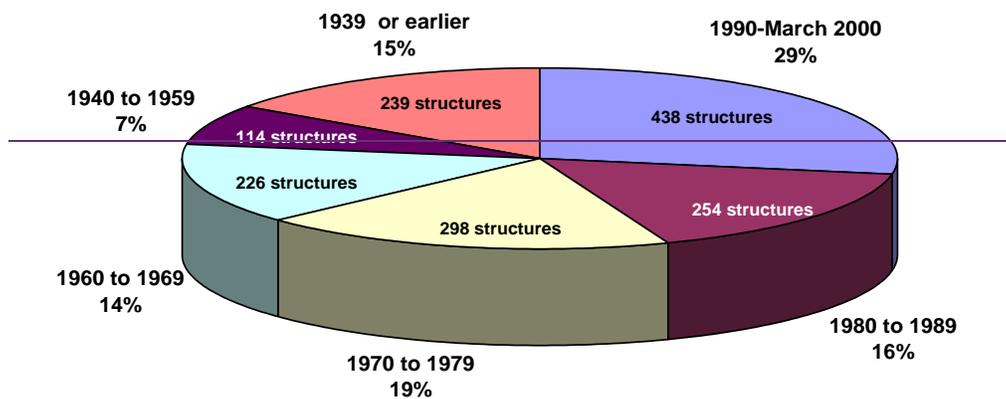
Age of Housing Units

Based on the 2000 U.S. Census 2014 American Community Survey, approximately 29 percent of the housing structures in Minnetrista were constructed between 1990 and March of 2000 in 2000 or later. From 1970 to 1979, 19 percent of Minnetrista's housing structures were constructed. During the 1980s, 16 percent of Minnetrista's housing stock was built, and 14 percent were built from 1960 to 1969. Only 18 percent of housing structures were built prior to 1950.

Minnetrista Housing Structures: Year Built

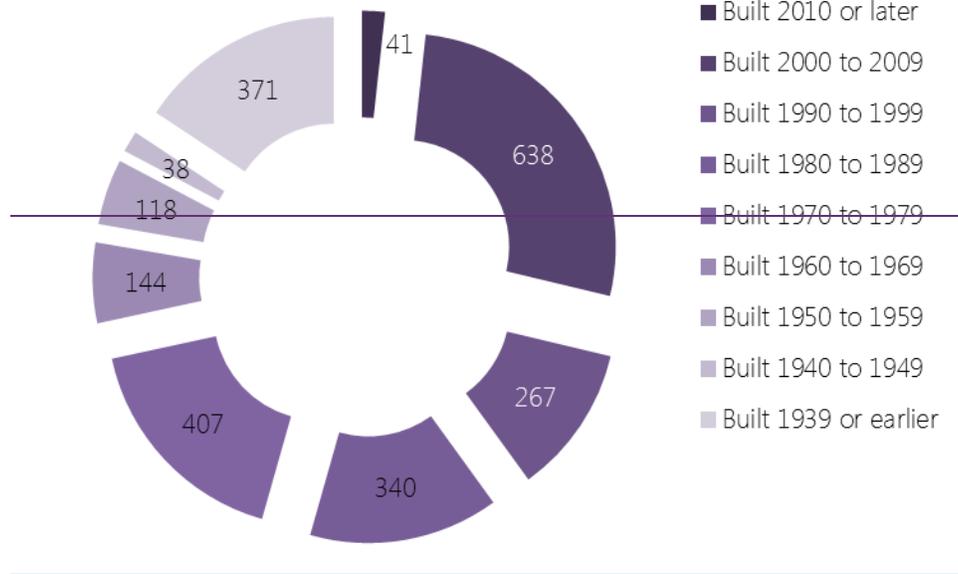
(All structures - occupied and unoccupied)

Source: 2000 U.S. Census



Minnetrista Housing Structures: Year Built

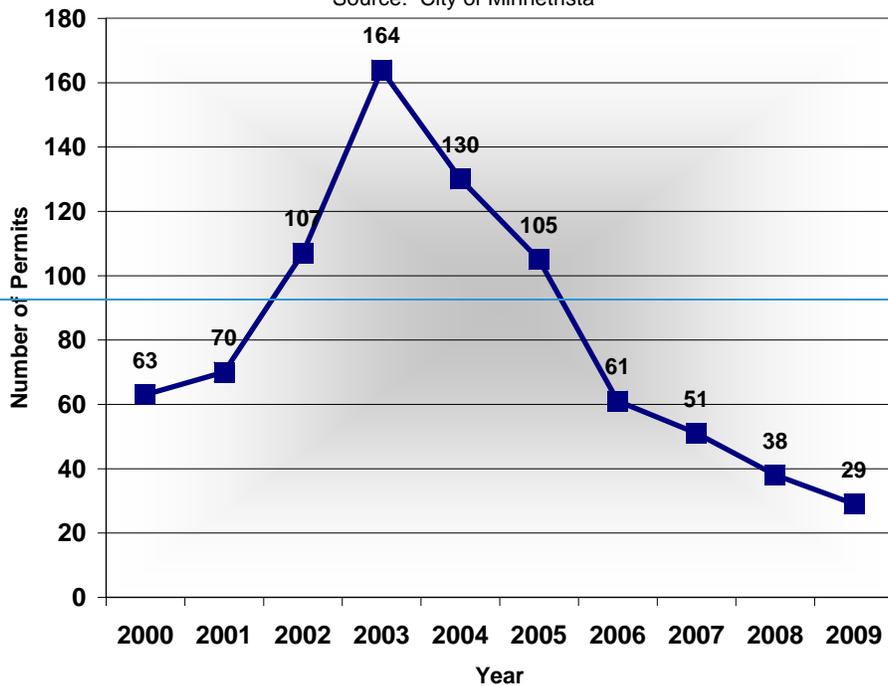
Source: 2010-14 ACS Estimates



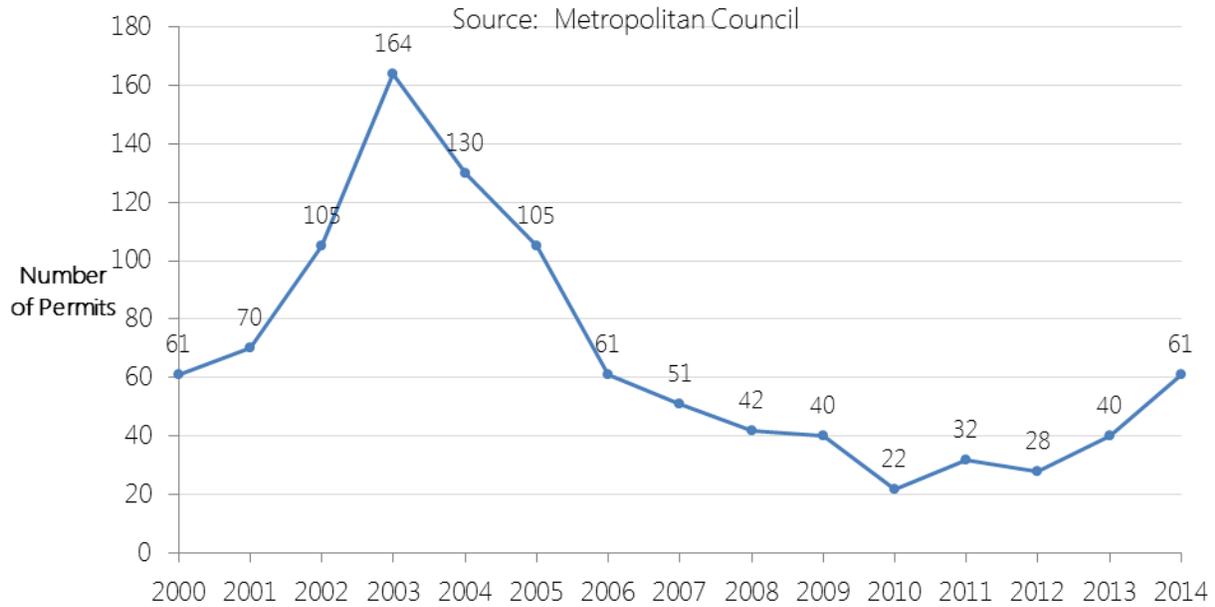
The number of building permits issued can be used to estimate the age of the housing structures in a community. The City of Minnetrista has issued building permits for a total of 818 single family homes from 2000 through mid-September of 2009. It is assumed that the 2000s will boast the greatest number of housing units constructed in the City through 2010. The fewest number of housing units in Minnetrista were constructed between 1940 and 1959. Looking at building permits issued for single family homes in Minnetrista since 2000, a clear spike in issued permits in the mid-2000s was followed by a sharp decline in the latter part of the decade. Since 2010, single family home permit issuance has risen again to pre-recession levels.

**Number of Permits Issued for Single Family Homes:
2000 through Mid-September 2009**

Source: City of Minnetrista



Minnetrista: Building Permits Issued for Single Family Detached Homes



Housing Costs

The following table illustrates the average sales prices of residential units in District 381, which represents all of the communities within the Lake Minnetonka region. The information was gathered through the Regional Multiple Listing Service of Minnesota, Inc. for the years 2000 through 2008. As the table indicates, there was a steady increase each year from 2000, when the average sales price was \$391,826, through 2006, when average sales prices hit their peak at \$701,558. Sales prices began to decline after 2006 and continued through 2008, when they decreased to \$591,738.

Average Sales Price: Lake Minnetonka Region (District 381)									
-	2000	2001	2002	2003	2004	2005	2006	2007	2008
Lake Minnetonka Region	\$391,826	\$422,298	\$458,777	\$483,802	\$585,078	\$629,488	\$701,558	\$643,787	\$591,738
Source: Regional Multiple Listing Service of Minnesota, Inc. (RMLS) for the period 2000 through 2008									



Median Estimated Market Value for Single Family Homes

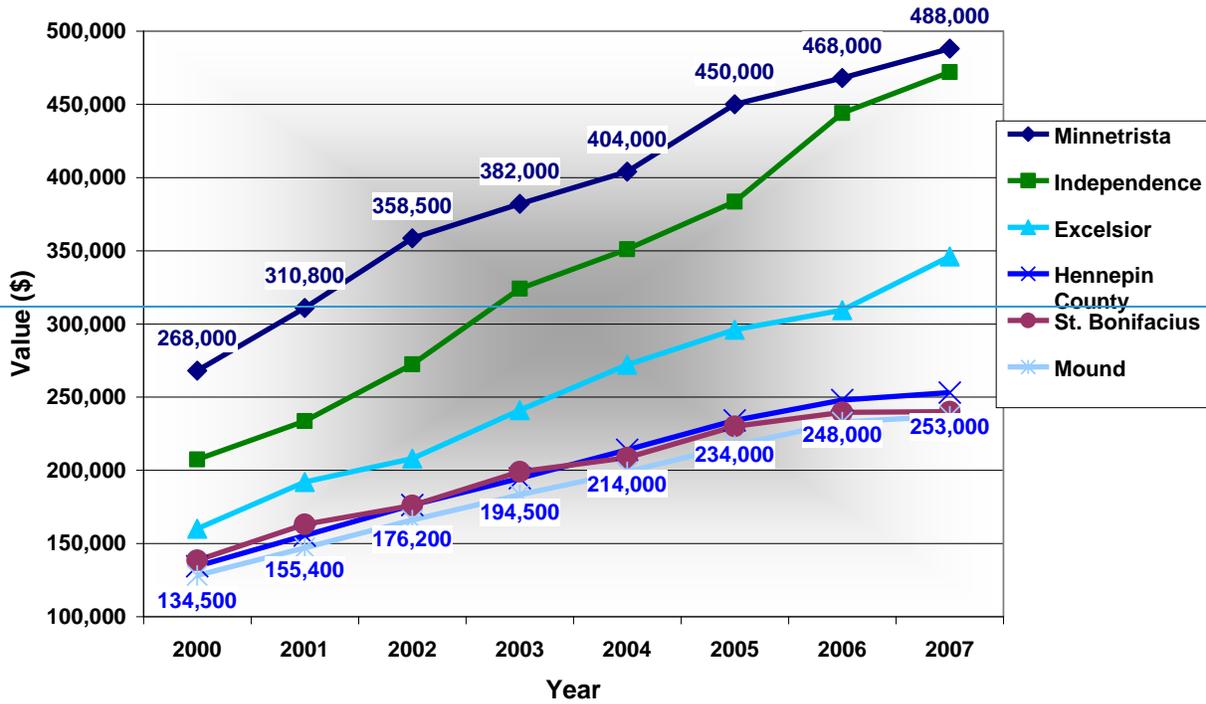
The following line graph illustrates the median estimated market value for single family homes in Minnetrista, surrounding communities, and Hennepin County from 2000-2005 through 2007-2014. The information is from the Hennepin County Assessor's Office. The estimated market value is what the assessor estimates is what a property would likely sell for on the open, competitive market. The actual estimated market values for Minnetrista and Hennepin County, its surrounding communities, and all of Hennepin County have been indicated on the line graph.

As the graph illustrates, estimated market values for all communities declined all of the communities appear to have experienced a very steady increase in estimated market values for their homes from 2000 through 2007 after 2007, with values beginning to recover in 2012. Minnetrista has had the highest median estimated market value in comparison with the surrounding communities and Hennepin County since 2000-2005 and continuing through 2007-2014. In 2000-2005, Minnetrista's estimated market value was \$268,000-450,000, and by 2007, it had reached \$488,000, an 82 percent increase over that time period. Estimated market value reached a low of \$353,000 in 2013 but in 2014 the value had risen to \$387,000. Independence, however, is slowly catching up to Minnetrista's estimated market value. The chart shows that Excelsior is converging on an estimated value close to that of Minnetrista and Independence. The City of Mound has remained on the lowest side of the estimated market value in comparison with the other communities and Hennepin County. In 2000-2005, Mound's estimated market value was approximately \$130,000-217,000, and in 2007-2014, it was approximately, \$240,000-189,000.



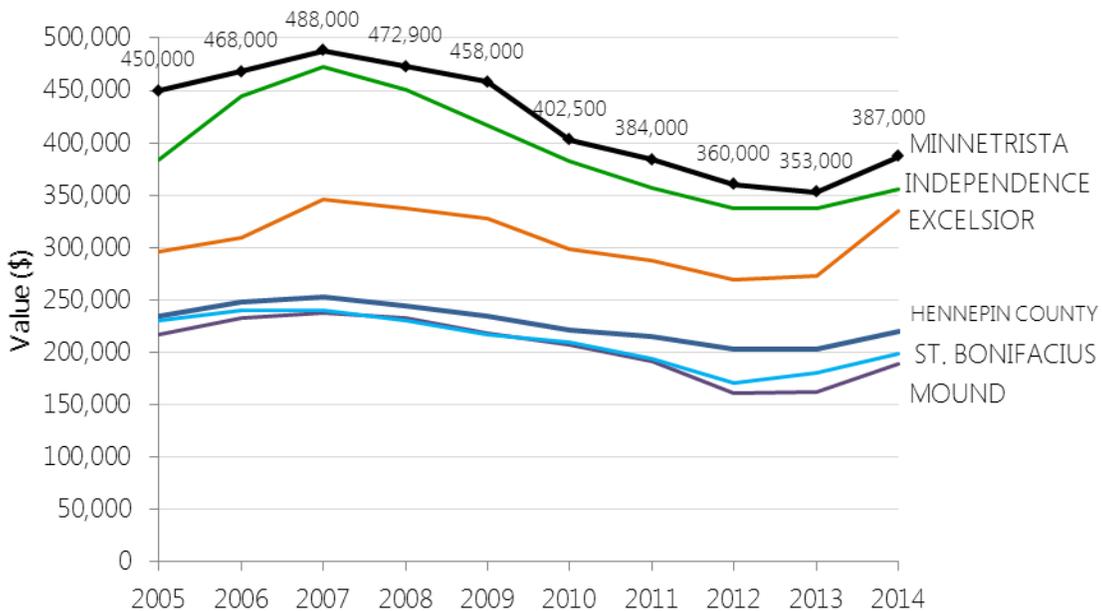
Median Estimated Market Value for Single Family Homes

Source: Hennepin County 2007 Assessment Report



Median Estimated Market Value for Single Family Homes

Source: Hennepin County 2014 Assessment Report



~~While Minnetrista's estimated median home values have paralleled overall county trends, they remained significantly higher than the Hennepin County average. In 2014, the estimated value of a home in Minnetrista was 76 percent higher than the overall Hennepin County value. Hennepin County appears to be having a steady increase in its estimated market value since 2000 until the present year, 2007. In 2000, its estimated market value was \$134,500, and by 2007, it was \$253,000. This was an increase of 88 percent, exceeding Minnetrista's percent increase. It does appear that Hennepin County, Mound, and St. Bonifacius may be starting to experience a plateau in their median estimated market value of single family homes. When comparing the figures from 2006 to 2007, it appears that they begin to slow in their growth rate.~~

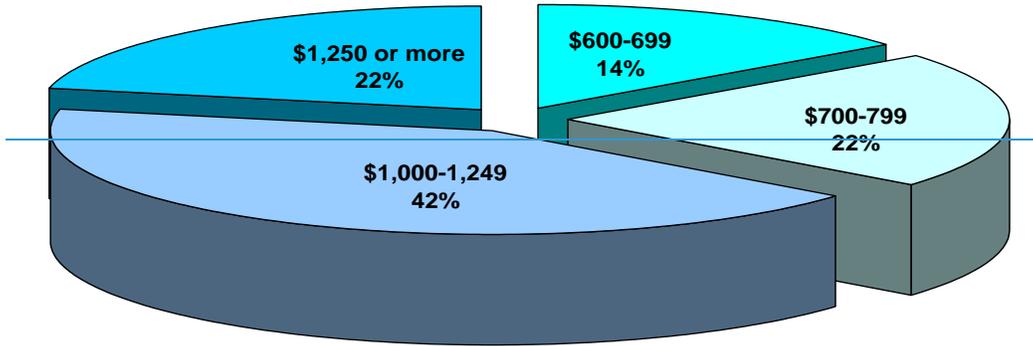
Gross Rent

~~There are very few rental units in the City of Minnetrista. Although in 2010 Minnetrista had nearly doubled the number of rental units available since 2000, rental units still form only 6 percent of the total housing unit share in the city. According to the 2000 Census, only 5 percent of all occupied housing units in Minnetrista were renter-occupied. The following table graphic shows the gross rent for specified renter-occupied units in the City as of 20002014.~~

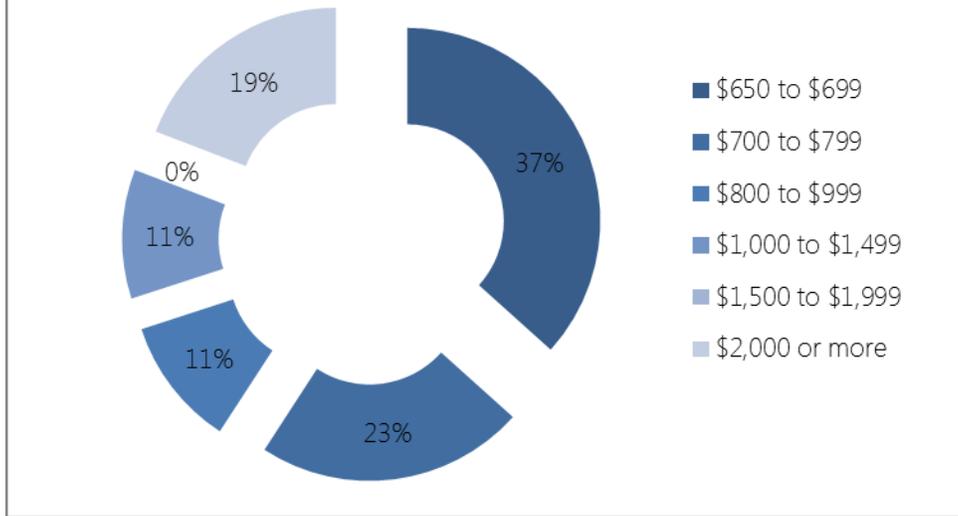
~~The majority of renters in Minnetrista paid between \$1,000 and \$1,249 a month for their rental unit in 2000. The median gross rent in 2000 for the selected rental properties located in Minnetrista was \$1,083 per month. The median monthly gross rent in Minnetrista was \$758 in 2014, according to the American Community Survey. The graphic shows a split trend in gross rent costs for rental units in Minnetrista, with 37 percent of renters paying \$650 to \$699 per month in gross rent but nearly 20 percent of renters paying more than \$2,000 per month in rent.~~



Gross Monthly Rent Paid in 2000
Source: 2000 U.S. Census



Minnetrista: Gross Monthly Rent of Renter-Occupied Units
Source: ACS 2014 (2010-2014 5-yr estimates)



Affordable Housing Existing Affordable Housing Need

The Metropolitan Council has published a report that presents a new forecast of the affordable housing needs in the metropolitan area for ~~2021-2020~~2030. Communicating forecasted affordable housing need numbers is the first step in helping communities determine the housing goals and objectives to be included in the housing element of their Comprehensive Plan.

Currently, Minnetrista has a total of 358 households that are spending over 30% of their incomes on housing costs. These households are considered “cost burdened”. The table below breaks down the total cost burdened households into three Area Median Income (AMI) bands: at or below 30%, 31% to 50%, and 51% to 80%. As shown in the table, Minnetrista’s affordable housing needs lies heavily in the “At or Below 30% AMI” band. To address these needs, the Metropolitan Council has determined the current number of affordable households, and the number of additional households to be created by year 2030. There are currently no publicly subsidized housing units in Minnetrista. Refer to the table for further details.

<u>Cost Burdened Households & Affordable Housing Need Allocation</u>			
Source: The Metropolitan Council			
<u>AMI Percentage</u>	<u>Cost Burdened Households</u>	<u>Current Affordable Households</u>	<u>Need Allocation*</u>
<u>AtOrBelow30AMI</u>	<u>183</u>	<u>19</u>	<u>187</u>
<u>From31to50AMI</u>	<u>61</u>	<u>121</u>	<u>76</u>
<u>From51to80AMI</u>	<u>114</u>	<u>216</u>	<u>55</u>
<u>Total Units</u>	<u>358</u>	<u>356</u>	<u>318</u>

AMI = Area Median Income
**These figures are in addition to the current affordable households*

The following table illustrates the assessed values of owner-occupied housing units in Minnetrista. Values are differentiated above and below the 80% Area Median Income of \$240,000.

<u>Affordability of Owner Occupied Housing - 2015</u>		
Source: Hennepin County Assessor Office		
<u>AMI</u>	<u>Housing Value</u>	<u>Parcels</u>
<u>50% and below</u>	<u>\$1 to \$153,000</u>	<u>181</u>
<u>50% to 80%</u>	<u>\$153,001 to \$240,500</u>	<u>309</u>
<u>80% to 100%</u>	<u>\$240,001 to \$300,500</u>	<u>297</u>
<u>100% to 135%</u>	<u>\$300,501 to \$405,500</u>	<u>583</u>
<u>135% to 200%</u>	<u>\$405,001 to \$601,000</u>	<u>521</u>
<u>200% and greater</u>	<u>\$601,001 and above</u>	<u>390</u>



Reserved for “Owner Occupied Housing Value” GIS Map



Addressing the Affordable Housing Need

The Metropolitan Council has two affordable housing requirements for cities developing a housing element in the comprehensive plan:

1. Acknowledge your community’s share of the region’s need for affordable housing at three levels of affordability: <30% AMI, 31-50% AMI, and 51-80% AMI.
2. Guide residential land at densities sufficient to create opportunities for affordable housing using one of the following options:
 - Option 1: Guide sufficient land at minimum residential densities of 8 units/acre to support your community’s total allocation of affordable housing need for 2021 – 2030.
 - Option 2: Guide sufficient land at minimum residential densities of:
 - a. 12 units/acre to address your communities allocation of affordable housing need at <50% AMI. This combines your community’s allocation at <30% AMI and 31-50% AMI.
 - b. 6 untis/acre to address your community’s allocation

After considering both Metropolitan Council options, the 2040 Comprehensive Plan Steering Committee decided that the densities and housing developments allocated in Option 2 would fit the character of Minnetrista neighborhoods and most adequately address the housing affordability needs.

The table below illustrated the number of housing units the Metropolitan Council’s minimum density requirements would produce, and how many units foreseen average densities will produce. As shown, this plan’s figures surpass the Metropolitan Council’s minimums by 391 total units. Refer to the table below for further details.

<u>Affordable Housing Density & Unit Production</u>					
Source: The Metropolitan Council, WSB & Associates					
<u>Land Use</u>	<u>Net Sub-divisible Acreage</u>	<u>Minimum Density* (units/acre)</u>	<u>Minimum Units</u>	<u>Average Density** (units/acre)</u>	<u>Average Units</u>
<u>Residential Low</u>	<u>227.6</u>	<u>1.15</u>	<u>262</u>	<u>2</u>	<u>455</u>
<u>Residential Medium</u>	<u>39.01</u>	<u>6</u>	<u>234</u>	<u>7.5</u>	<u>293</u>
<u>Residential High</u>	<u>45.93</u>	<u>12</u>	<u>551</u>	<u>15</u>	<u>689</u>
<u>Total</u>	<u>312.54</u>	<u>-</u>	<u>1047</u>	<u>-</u>	<u>1438</u>

** Densities set by The Met Council. ** Average densities determined by WSB & Associates.*

The following table illustrates how this plan meets The Met Council’s minimum required units and even exceeds them by x and y. These allocated units will be used for the 2030 and 2040 municipal area requirements.



2030 Affordable Housing Allocation					
Source: The Metropolitan Council, WSB & Associates					
Density	Total Minimum Residential Units	2030 Minimum Residential Units	0% - 50% AMI Requirement	51% and Above AMI Requirement	Affordable Housing (surplus/deficit)
Residential Low	262	817	N/A	N/A	N/A
Residential Medium	234	372	N/A	55	? - 55 = x317
Residential High	551	290	263	N/A	? - 263 = y27

HOUSING GOALS AND POLICIES

Goals, policies, and programs shall be identified to assist the City of Minnetrista in decision-making regarding the preservation of its current housing stock and the development of new units. Goals and policies typically address development and redevelopment expectations, housing maintenance and preservation, and density and diversity of housing type.

Implementation

In order for Minnetrista to meet its goals and policies pertaining to housing, and especially to accommodate the projected needs of affordable housing units, the City must establish an implementation program. Numerous efforts are available for Minnetrista to employ in order to facilitate the construction of affordable housing and to expand local housing options.

~~Such options include: programs; fiscal devices; official controls and land use regulation; and~~

Programs

Numerous programs are available to help the City meet its housing goals and policies. The City shall consider utilizing certain programs such as fee waivers and/or adjustments to facilitate affordability. In addition, the City may also consider encouraging and working with potential developers who plan to use federal low income housing tax credits to do affordable rental housing. Other options include: affordable housing assistance or development and preservation programs available through the local, county, state, and federal government. The City may consider including the following in its housing maintenance or enforcement code.



Minnesota Housing Consolidated Request for Proposals: The Minnesota Housing Finance Agency provides a once annually request for proposal (RFP) where affordable housing developers can apply for funding to construct affordable housing. Minnetrista encourages developers to apply to the Consolidated RFP to provide affordable housing for those Minnetrista residents in need.

Community Development Block Grants (CDBG): The U.S. Department of Housing and Urban Development (HUD) provides CDBG funds to communities with over 45,000 residents for the use of providing and maintaining affordable housing. Hennepin County HRA administers these CDBG funds for the City of Minnetrista. Minnetrista encourages the Hennepin County HRA to use CDBG funds to provide affordable housing for those Minnetrista residents in need.

HOME Funds: The HOME Investment Partnerships Program (HOME) is a flexible federal grant program that allows Hennepin County to fund affordable housing activities for very low and low-income families or individuals, homeless families, and persons with special needs. Minnetrista encourages the Hennepin County HRA to use HOME funds to provide affordable housing for those Minnetrista residents in need.

Affordable Housing Incentive Funds(AHIF): The AHIF operates under the Hennepin County HRA. This loan program funds the development of affordable housing units for very low-income households. Minnetrista encourages the Hennepin County HRA to use AHIF funds to provide affordable housing for those Minnetrista residents in need.

Neighborhood Stabilization Program (NSP) Grants: The NSP was established by HUD for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. The focus of this program is the purchase, rehabilitation and resale of foreclosed and abandoned properties. The NSP operates under the Hennepin County HRA. Minnetrista encourages the Hennepin County HRA to use NSP funds to purchase foreclosed or abandoned properties to provide affordable housing for those Minnetrista residents in need.

Homebuyer Assistance Programs: Homebuyer assistance programs funded directly by Hennepin County HRA are currently not available. Minnetrista encourages residents to contact the Minnesota Homeownership Center regarding homebuyer assistance programs that are currently available. Minnetrista encourages the Hennepin County HRA to consider funding a homebuyer assistance program.

Repair and Rehabilitation Support: The Community Action Partnership of Suburban Hennepin (CAPSH) provides home repair and rehabilitation assistance to Minnetrista residents. Minnetrista encourages CAPSH to continue its assistance program and that the Hennepin County HRA continues to provide funding to CAPSH.

Foreclosure Prevention: The Community Action Partnership of Suburban Hennepin (CAPSH) provides foreclosure counseling to Minnetrista residents. Minnetrista



encourages CAPSH to continue its counseling program and that the Hennepin County HRA continues to provide funding to CAPSH.

Energy Assistance: The Community Action Partnership of Suburban Hennepin (CAPSH) administers the energy assistance program for Minnetrista residents. Minnetrista encourages CAPSH to continue its energy assistance program and that the Hennepin County HRA continues to provide funding to CAPSH.

Livable Communities Grants: Minnetrista is a participating community in the Metropolitan Council’s Livable Community Act (LCA) programs. Minnetrista will apply for livable communities grant on behalf of developers who are provide level of affordable housing and the guaranteed length of affordability that generates a public benefit greater than the resources required to apply for and administer the livable community grants.

Local Fair Housing Policy: The Hennepin County HRA has a fair housing policy. Since the Hennepin County HRA administers affordable housing funding, there is no need for Minnetrista to adopt a local fair housing policy. Minnetrista encourages the Hennepin County HRA to continue the implementation of its fair housing policy.

Land Trusts: A land trust achieves affordable home ownership by the resident by the house on a property, but the trust owns the land under the house therefore reducing the amount of the mortgage. The advantage of a land trust is that the trust can control the future sale of the property to ensure that affordability can be maintained and have the ability to scatter the land trust sites throughout the community. The disadvantage of a land trust is that it will take significant financial resources to purchase the land rights and those resources are never recovered during the period that the property remains affordable. Minnetrista may evaluate if joining the West Hennepin Affordable Housing Land Trust is the most efficient way to use its resources to provide affordable housing.

Community Development Block Grant (CDBG) Program:

The CDBG Program is provided through the U.S. Department of Housing and Urban Development. The CDBG program is a flexible program that provides communities with resources to address a wide range of unique community development needs. The CDBG program works to ensure decent affordable housing, to provide services to the most vulnerable in our communities, and to create jobs through the expansion and retention of businesses.

Community Fix-Up Fund (CFUF):

The Community Fix-up Fund (CFUF) is through Minnesota Housing and is available to help communities address their home improvement needs and objectives under geographically targeted initiatives. In cooperation with a local partner, eligible Fix-up Fund lenders apply for access to these program funds in a designated community. Most improvements to the livability, accessibility, or energy efficiency of a home are eligible, such as a new furnace, air conditioning, electrical wiring, a new roof, a garage, septic repairs and other repairs and remodeling.



Those eligible to apply for a Community Fix-Up Fund loan must meet the following requirements:

- Income at or below \$93,100 (the income limit may be waived if the improvements are being made for the accessibility of a family member with a disability);
- Year-round owner/occupant of the home you are fixing;
- Occupy the property to be improved in a participating community; and
- Meet any additional targeting criteria established under a CFUF initiative.

The loan can be used to fix a single family home, duplex, up to a quad. The work may be done by yourself or by a hired contractor. The maximum loan amount is \$35,000, and the maximum term is 10 or 20 years, based on loan amount. A higher loan amount may be available if the improvements are being made for the accessibility of a family member with a disability.

Additional loan options may be offered under the community initiative types, such as: borrowers with less than perfect credit (non-prime) may be eligible for a loan under this program; in some areas of the state, applicants may be eligible for a lower interest rate through special Discount Loan initiatives; under certain CFUF initiatives, applicants may be eligible to receive donated services such as rehab advising or translation from the lender.

Rehabilitation Loan Program:

The Rehabilitation Loan program is also available through Minnesota Housing and assists low income homeowners in financing basic home improvements that directly affect the safety, habitability, energy efficiency, or accessibility of their homes. Minnesota Housing works with lending partners around the state to bring the Rehabilitation Loan Program to eligible people. Basic improvements to the livability, accessibility, energy efficiency, and addressing lead paint hazards are eligible. Electrical wiring, furnace replacement, plumbing, and septic repairs are just some of the possible repairs.

The loan can be used for the rehabilitation of single-family homes, duplexes and townhomes, and manufactured housing taxed as real or personal property. The maximum loan amount is \$15,000, with a maximum term of 20 years for properties taxed as real property and 15 years for mobile/manufactured homes taxed as personal property located in a mobile home park. All loans are forgiven if the borrower does not sell, transfer title, or ceases to occupy the property during the loan term.

Those eligible to apply for the Rehabilitation Loan program through Minnesota Housing must meet the following requirements:

- occupy the property to be rehabilitated;
- do not have assets that exceed \$25,000; and
- meet the following income limits:



<u>Size of Household</u>	<u>2008 Income Limits</u>
1 Person	\$17,000
2 Persons	\$19,500
3 Persons	\$21,900
4 Persons	\$24,300
5 Persons	\$26,300
6 Persons	\$28,200
7 Persons	\$30,100
8 Persons	\$32,100

Fiscal Devices

Fiscal devices, such as revenue bonds, tax increment, financing, or tax abatement can be used to help ease the construction and availability of affordable housing in the City of Minnetrista.

Development Authorities: Minnetrista does not have its own Housing and Redevelopment Authority (HRA) and depends on the Hennepin County HRA for affordable housing and redevelopment services. Minnetrista encourages the Hennepin County HRA to construct, finance and/or partner with private developers to provide affordable housing for those Minnetrista residents in need.

Housing Bonds: Minnesota State Statute allows HRAs the ability to issue housing bonds to provide affordable housing. Minnetrista encourages the Hennepin County HRA to issue housing bonds to provide affordable housing for those Minnetrista residents in need.

Tax Abatement: Cities may issue bonds to be used to support the construction of affordable housing and use a portion of the property tax received (tax abatement) from the development to finance these bonds. This removes this property taxes revenue from paying for the services needed for this property, its residents and the community in general. The City will develop a tax abatement policy to determine when the level of affordable housing and the guaranteed length of affordability to provide a public benefit great enough to justify the use of tax abatement.

Tax Increment Financing: Cities may create a housing district to create a tax increment financing (TIF) district. The TIF bonds issued on this district are to be used to support the construction of affordable housing and entire property taxes received above the original tax value (increment) from the development to finance these bonds. This removes this property taxes revenue from paying for the services needed for this property, its residents and the community in general. The City will develop a TIF policy



to determine when the level of affordable housing and the guaranteed length of affordability to provide a public benefit great enough to justify the use of tax abatement

Official Controls

Official controls and land use regulation can be used to assist in the construction of affordable housing units. Controls and regulations can also be used to simplify the process of expanding local housing options also.

Fee Waivers or Adjustments: Cities may waive or reduce fee to reduce the cost of construction of affordable housing. Conversely, State rules require that the fee that a City charges be related to the cost of providing the services for which the fee are collected. This waiver or reduction could create a deficiency in the funding for services which could be required the use of general funds to resolve. The City should develop a fee waiver or reduction policy to determine when the level of affordable housing and the guaranteed length of affordability provide a public benefit great enough to justify the reduction or waiver of development fees.

Zoning and Subdivision Policies: The City has the ability to adjust its zoning and subdivision regulations through a planned unit development (PUD). Zoning and subdivision regulation are created in part to mitigate the impacts that a development may have on adjoining properties. When considering a PUD for affordable housing, the City should determine when the level of affordable housing and the guaranteed length of affordability provide a public benefit great enough to justify the potential impacts that would result from a deviation in the zoning or subdivision regulations.

4(d) Tax Program: The 4(d) tax program provides a 4% tax credit to affordable housing developers. This program is administered through the Minnesota Housing Finance Agency. Minnetrista encourages Minnesota Housing Finance Agency to continue administer the 4(d) tax program to provide affordable housing for those Minnetrista residents in need.

Policies

Minnetrista adopted the following vision statement that pertains to housing goals and policies:

Minnetrista is attractive to families seeking single family homes with yards allowing families to gather and play. As family members age, alternative housing styles should be considered allowing residents to remain in Minnetrista throughout their lives, while supporting the efforts of seniors to live independently, and to be able to attract extended family members to remaining involved in the community.



This vision statement articulates the need for lifecycle housing options in the community. Lifecycle housing means housing that is accessible, affordable, or adaptable to people at all different stages of life, from youth to old age. Attracting extended family to live in Minnetrista requires having housing options that are appropriate and affordable not only to families but also to young adult children, elderly parents, and single adults seeking to live in the community. To achieve this vision, Minnetrista supports the following housing policies.

Policy A: The City supports the development of subdivisions with a variety of housing types.

Variation in housing types, sizes, and styles will help to better achieve an intergenerational community that supports households and individuals at various stages of life.

Policy B:

Policy C: Evaluate the use and flexibility allowed within Planned Unit Developments (PUDs) to support long-term affordable housing.

~~The following is a list of official controls that the City of Minnetrista can use to implement its housing goals and policies: Zoning Ordinance, Subdivision Ordinance, Building Codes, Design Requirements, and the actual approval process itself. All of these items impact the type and cost of new housing.~~



LAND USE PLAN

The basic intent of the comprehensive planning process is to provide a well-founded and coordinated decision-making framework to guide both public and private development and community improvements. In this regard, this document represents the development framework to guide land use decisions for the City of Minnetrista.

Based upon the foundation established by the policy plan, this section provides a framework to guide and direct future land development within the City of Minnetrista. The Land Use Plan is a narrative and graphic description that provides the background and rationale for land use designations as represented on the Proposed Land Use Map.

METROPOLITAN COUNCIL COMMUNITY DESIGNATIONS & STRATEGIES

~~It is imperative that each municipality accommodate its share of population growth in order to maintain the viability and economic efficiency of the region's infrastructure, according to the Metropolitan Council. The Metropolitan Council has devised strategies and plans for each community to ensure that growth is accommodated, including Planning Area Designations, System Plans, and Net Density Calculations.~~

~~Planning Area Designations~~

~~As was stated in the Background Section, Minnetrista has been classified as a Developing Community, partially as a Diversified Rural, and partially as an Agricultural geographic planning area by the Metropolitan Council in the 2030 Regional Development Framework. The Metropolitan Council has identified policies, strategies, and specific roles for communities to take in planning for their growth. Integrating these strategies and policies into the Comprehensive Plan shall ensure that land use patterns accommodate growth, make efficient use of existing and planned infrastructure, provide a mix of housing opportunities, and protect natural resources, according to the Metropolitan Council.~~

~~Developing Community~~

~~**Policy 1:** Work with communities to accommodate growth in a flexible, connected and efficient manner.~~

~~Community Role:~~

- ~~• Plan and stage development that accommodates the forecasts for local growth through 2030 at appropriate densities.~~
- ~~• Stage local infrastructure and development plans to accommodate 20 years worth of forecasted growth.~~
- ~~• Select and implement local controls and tools for timing and staging of development throughout the community.~~
- ~~• Reduce infiltration and inflow into the local and regional wastewater treatment system.~~



- ~~Adopt ordinances to accommodate growth and use land and infrastructure efficiently.~~
- ~~Plan for the conversion or reuse of declining or underutilized lands in order to accommodate growth forecasts, ensure efficient utilization of infrastructure investments and meet community needs.~~
- ~~Plan for the entire community and consider the need for additional serviceable land for growth beyond 2030.~~
- ~~Identify areas reserved for future urban development and develop strategies to minimize development in those areas that could preclude future urban development.~~
- ~~Plan land use patterns that will facilitate groundwater recharge to protect the region's water supply.~~
- ~~Plan for necessary infrastructure improvements.~~

Policy 2: ~~Plan and invest in multi-modal transportation choices based on the full range of costs and benefits, to slow the growth of congestion and serve the region's economic needs.~~

Community Role:

- ~~Make local transportation, transit, pedestrian and bicycle investments to build connections between workplaces, residences, retail, services and entertainment activities and to support the transportation needs of the planned build out of the community.~~
- ~~Identify opportunities to improve transportation connections and address transportation issues such as commuting, access management, safety and mobility when planning new development.~~
- ~~Coordinate development planning with the county to ensure highway capacity is available when and where needed.~~
- ~~Plan land use patterns to support transit development and service expansion.~~
- ~~Adopt ordinances to support integrated land use.~~

Policy 3: ~~Encourage expanded choices in housing location and types, and improved access to jobs and opportunities.~~

Community Role:

- ~~Evaluate proposed housing developments in light of population forecasts, existing housing stock, and current and future community and regional needs; approve and permit developments as appropriate.~~
- ~~Adopt ordinances designed to encourage lifecycle and affordable housing.~~

Policy 4: ~~Work with local and regional partners to conserve, protect and enhance the region's vital natural resources.~~



~~Community Role:~~

- ~~• Complete local natural resource inventories as they are deemed appropriate. Give strong consideration to integrating natural resources, including aggregate, identified in regional and local natural resources inventories into local land use decision-making.~~
- ~~• Adopt and enforce erosion control ordinances and other environmental preservation and conservation techniques and ordinances.~~
- ~~• Prepare and implement local stormwater management plans consistent with Minnesota Rules Chapter 8410 and the MLPA.~~
- ~~• Include as a part of local park systems natural resources that are identified as high quality or of local and regional importance.~~
- ~~• Implement surface water management practices geared to protecting and maintaining the quality of local water resources.~~
- ~~• Adopt and implement best management practices for abating, preventing and removing point and nonpoint source pollution; reducing soil erosion; protecting and improving water quality; and maximizing groundwater recharge through surface water infiltration.~~

Diversified Rural Community:

Policy 1: Work with communities to accommodate growth in a flexible, connected, and efficient manner.

~~Community Role:~~

- ~~• Accommodate growth not to exceed forecasts at appropriate densities.~~
- ~~• Plan development patterns that will protect natural resources. Preserve areas where post-2030 growth can be provided with cost-effective and efficient urban infrastructure and accommodate growth without requiring the provision of regional urban services.~~
- ~~• Protect the rural environment. Locally oversee the management and maintenance of alternative wastewater treatment systems, such as community drainfields to avoid the environmental and economic costs from failed systems.~~
- ~~• Ensure the proper use of any permitted private wastewater treatment systems.~~
- ~~• Adopt conservation subdivision ordinances, cluster development ordinances, or environmental protection provisions in land use ordinances.~~



~~**Policy 2:** Plan and invest in multi-modal transportation choices based on the full range of costs and benefits to slow the growth of congestion.~~

~~**Community Role:**~~

- ~~• Plan for and construct local transportation infrastructure including trails sufficient to serve local needs.~~

~~**Policy 3:** Encourage expanded choices in housing location and types, and improved access to jobs and opportunities.~~

~~**Community Role:**~~

- ~~• Develop and implement comprehensive plans that provide land appropriate for a variety of affordable and life-cycle housing options.~~
- ~~• Adopt local housing goals and implementation plans.~~
- ~~• Use local official controls and resources to facilitate development of a range of housing densities, types, and costs.~~
- ~~• Approve and permit proposing housing developments in light of population forecasts, existing housing stock, and current and future community and regional needs, as appropriate.~~

~~**Policy 4:** Work with local and regional partners to conserve, protect, and enhance the region's vital natural resources.~~

~~**Community Role:**~~

- ~~• Conserve, maintain and restore natural resources identified in regional and local natural resource inventories. Integrate natural resource conservation strategies into development plans.~~

Agricultural Planning Area:

~~**Policy 1:** Work with communities to accommodate growth in a flexible, connected and efficient manner.~~

~~**Community Role:**~~

- ~~• Maintain agricultural land uses through at least 2030 to preserve prime agricultural lands and to preserve land for efficient expansion of post-2030 regional urban infrastructure, limit residential development.~~
- ~~• Promote best management practices for agricultural activities in order to protect the integrity of the region's water supply.~~



- ~~Adopt zoning ordinances and/or other official controls to maintain densities of no more than 1 housing unit per 40 acres in areas designated for permanent agricultural use.~~
- ~~Develop and implement strategies for protecting farmlands, such as exclusive agricultural zoning, agricultural security districts, and lower densities.~~
- ~~Minimize conflicts between agricultural and non-farm land uses through local ordinances and official controls.~~

~~**Policy 2:** Plan and invest in multi-modal transportation choices based on the full range of costs and benefits, to slow the growth of congestion and serve the region's economic needs.~~

~~**Community Role:**~~

- ~~Plan for and construct local transportation infrastructure sufficient to serve local and agricultural needs.~~

~~**Policy 3:** Encourage expanded choices in housing location and types, and improved access to jobs and opportunities.~~

~~**Community Role:**~~

- ~~Develop and implement comprehensive plans that provide land appropriate for a variety of affordable and life-cycle housing options.~~
- ~~Adopt local housing goals and implementation plans.~~
- ~~Use local official controls and resources to facilitate development of a range of housing densities, types, and costs.~~
- ~~Approve and permit proposing housing developments in light of population forecasts, existing housing stock, and current and future community and regional needs, as appropriate.~~

~~**Policy 4:** Work with local and regional partners to conserve, protect and enhance the region's vital natural resources.~~

~~**Community Role:**~~

- ~~Promote best management practices for agricultural activities in order to protect the quality of the local and regional water resources.~~
- ~~Conserve, maintain and restore natural resources identified in regional and local natural resource inventories. Integrate natural resource conservation strategies into development plans.~~
- ~~Encourage the use of environmentally sensitive development techniques in farm-related construction, such as surface water management that includes using natural systems to drain, filter and retain stormwater.~~



The Metropolitan Council has devised strategies and plans for each community to ensure that growth is accommodated, including Planning Area Designations, System Plans, and Net Density Calculations.

Minnetrissa has been classified as three different community designation types by the Metropolitan Council in its *Thrive 2040* regional development framework: Emerging Suburban Edge, Diversified Rural, and Agricultural. The Metropolitan Council has identified policies, strategies, and specific roles for communities to take in planning for their orderly and efficient land use. Integrating these strategies and policies into the Comprehensive Plan shall ensure that land use patterns accommodate growth and make efficient use of existing and planned infrastructure.

The following are the Community Roles to carry out the Orderly and Efficient Land Use Policies outlined by the Metropolitan Council for each of Minnetrista's three community designations.

Emerging Suburban Edge

Orderly and Efficient Land Use Policies

- Plan and stage development for forecasted growth through 2040 and beyond at overall average net densities of at least 3-5 dwelling units per acre in the community. Target higher-intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, transit facilities, and recreational amenities.
- Identify and protect an adequate supply of land to support growth for future development beyond 2040, with regard to agricultural viability and natural and historic resources preservation.
- Incorporate best management practices for stormwater management and natural resources conservation and restoration in planning processes.
- Plan for local infrastructure needs including those needed to support future growth.

Diversified Rural

Orderly and Efficient Land Use Policies

- Plan for growth not to exceed forecasts and in patterns that do not exceed 4 units per 40 acres.
- Preserve areas where post-2040 growth can be provided with cost-effective and efficient urban infrastructure



- Manage land uses to prevent the premature demand for extension of urban services, and so that existing service levels (such as on-site wastewater management, gravel, and other local roads) will meet service needs.

Agricultural

Orderly and Efficient Land Use Policies

- Limit residential development and adopt zoning ordinances and/or other official controls to maintain residential densities no greater than 1 housing unit per 40 acres.
- Support enrollment in the Agricultural Preserves and Green Acres programs to preserve prime agricultural soils and agricultural land uses.
- Maintain agricultural land uses through at least 2040 as a primary long-term use to preserve prime agricultural lands and to preserve land for efficient expansion of post-2040 regional infrastructure where appropriate.
- Manage land uses to prevent the premature demand for extension of urban services, and so that existing service levels (such as on-site wastewater management, gravel, and other local roads) will meet service needs.
- Develop and implement strategies for protecting farmlands, such as exclusive agricultural zoning, agricultural security districts, and lower residential densities such as 1 housing unit per 80 acres.

EXISTING LAND USE

~~Minnetrista currently contains approximately 19,815 acres of land. The following table and map illustrate the existing land uses and their acreage in Minnetrista. As the table indicates, the largest existing use of land—7,143 acres—is made up of rural land uses. Permanent Agriculture comprises 4,122 acres of the City’s land, and Low Density Residential comprises 3,435 acres of land. Lakes make up 2,906 acres of Minnetrista’s land area.~~

Existing Land Use	Acres
Permanent Agriculture	4,122
Rural	7,143
Low Density Residential	3,435



Low-Medium Residential	41
Retail-Commercial	62
Restricted Industrial	48
Other and Semi Public	489
Parks and Open Space	747
Lakes	2,906
Right-of-Way	853
Total	19,815

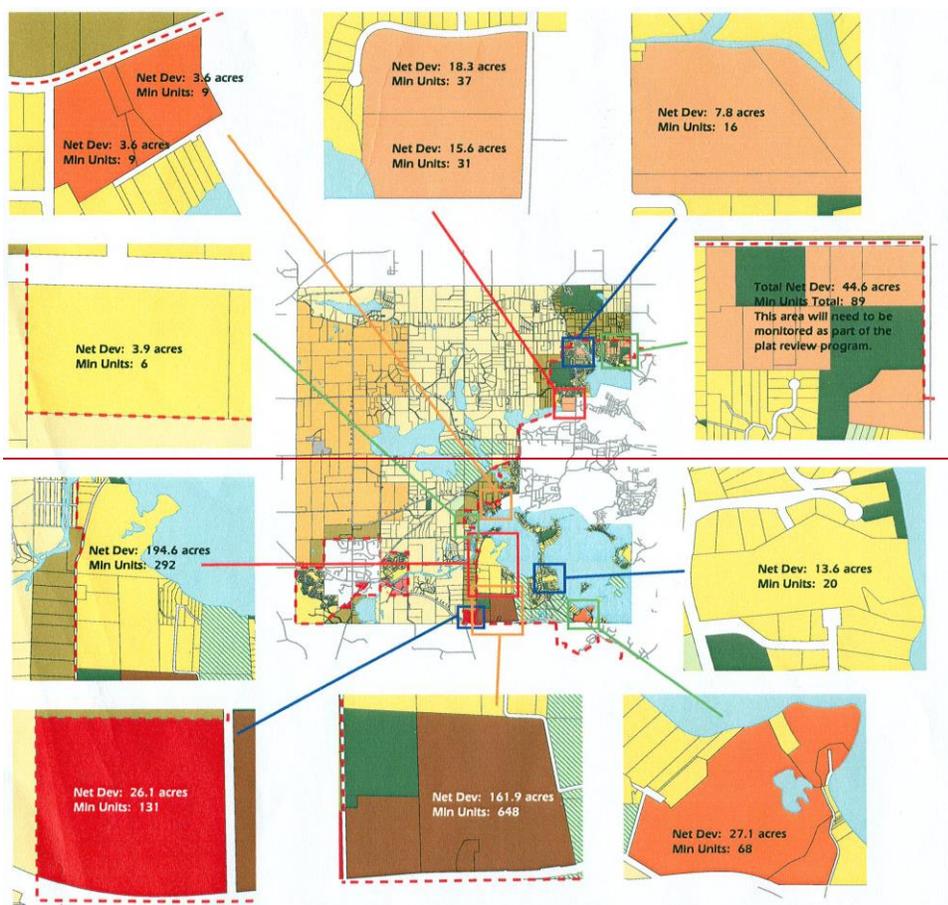


INSERT EXISTING LAND USE MAP



PREVIOUSLY PLANNED LAND USE

In July of 2006, the Minnetrista City Council amended the 1998 Comprehensive Plan. The Metropolitan Council had stated that the City of Minnetrista had not been generating the minimum number of household units anticipated by regional sewer system plans in the growth areas identified in the 1998 Comprehensive Plan. The City of Minnetrista’s 2006 Amendment guaranteed Minnetrista is conforming to its regional wastewater system commitments. Within the amendment, the City of Minnetrista created additional land use categories and amended the staging plan to guide all properties within the MUSA for future development. The City of Minnetrista is using the amended 1998 Comprehensive Plan from 2006 as the starting point for future planning.



Source: City of Minnetrista

The above graphic depicts the key land use areas from the 2006 Comprehensive Plan Update. These areas are currently being tracked via plat monitoring to ensure compliance.



The following table is the method by which the City of Minnetrista is tracking the previously planned land uses:

Developments Approved since 1998 CPU

						Unit Surplus/Deficit	
	Units	Gross Acres	Wetlands, Park & Undev.	Net Acres	Net Density	Units at 2.2 u/a	Difference
Approved Projects	a	b	c	d=b-c	e=a/d	f=d*2.2	g=a-f
Saunders Lake	127	123.9	50.2	73.7	1.72	162	-35
Sunnybrook	56	48.9	20.2	28.8	1.95	63	-7
Hunters Crest	456	366.0	119.6	246.4	1.85	542	-86
Maple Leaf Estates	20	12.5	1.2	11.3	1.78	25	-5
Nord 2nd Addition	2	1.7	0.0	1.6	1.24	4	-2
Wyman Addition	2	1.1	0.0	1.1	1.79	2	0
Kuhlberg	3	3.2	0.4	2.8	1.07	6	-3
Cardinal Cove	5	2.4	0.0	2.4	2.13	5	0
Turtle Creek	100	117.5	54.0	63.5	1.57	140	-40
Subtotal	771	677.1	246	432	1.79	949	-178

Remaining Developable Land within 2020 MUSA (Based on MIN Densities per property)

Properties	Units	Gross Acres	Wetlands & Park	Net Acres	Net Density	Units at 2.2 u/a	Difference	Density Ranges
11a. Park Cove (upper)	292	255.4	60.8	194.6	1.50	428	-136	1.5 to < 2.5
11b. Park Cove (lower)	648	198.9	37.0	161.9	4.00	356	291	4.0 to < 5.0
11c. 7170 Hwy 7 (New MUSA)	131	36.4	10.3	26.1	5.00	78	52	5.0 to < 6.0
14. Palmer Pointe	68	46.1	19.0	27.1	2.50	60	8	2.5 to < 3.5
15. Hermitage Shores	20	16.3	2.7	13.6	1.50	30	-10	1.5 to < 2.5
16. Thorson/Smith Property	6	4.5	0.6	3.9	1.50	9	-3	1.5 to < 2.5
17. Cardinal Cove 2nd	9	4.4	0.8	3.6	2.50	8	1	2.5 to < 3.5
18. Halsted Pointe	9	4.2	0.7	3.6	2.50	8	1	2.5 to < 3.5
19. Diercks Property	31	18.9	3.4	15.6	2.00	34	-3	2.0 to < 3.0
20. Gulso Property	37	18.9	0.6	18.3	2.00	40	-4	2.0 to < 3.0
21. Wallace Estate	16	10.4	2.6	7.8	2.00	17	-2	2.0 to < 3.0
22. Multiple Properties	89	50.7	6.1	44.6	2.00	98	-9	2.0 to < 3.0
Subtotal	1354	665.1		520.6	2.60	1166	188	
Summary of Approved Development and Remaining Developable Land								
Totals	2125	1342		952	2.23	2095	10	

Source: City of Minnetrista

Already, the City of Minnetrista has approved final plats for Palmer Pointe (68 units), the Gulso Property (38 units), and Hermitage Shores (20 units). Half of the Thorson/Smith property has been approved for 3 units. Cardinal Cove 2nd and Halstead Pointe have been approved for a preliminary plat together (26 units).



Existing land use can be thought of as what actually exists on the ground at the present time, regardless what has been planned or what zoning regulations exist. The most accurate depiction of what land uses currently exist in Minnetrista comes from the Metropolitan Council's 2010 Generalized Land Use map, which uses a combination of aerial photography, county parcel data and community "ground truthing" to provide current land use types by acreage.

The table below shows the existing land use types in Minnetrista based on the 2010 Generalized Land Use criteria. The vast majority of Minnetrista's land falls into the category of agricultural or undeveloped uses. Residential uses and open water each make up about 15 percent of Minnetrista's land by area, and park and recreational land is seven percent of the total area of the City. Given the predominance of land uses associated with open and natural landscapes in Minnetrista, it is unsurprising that the City's vision statements reflect a desire to maintain and promote open space and a "rural feel."



Table 3.1 Existing Land Use, from 2010 Generalized Land Use

Land Use Type	Total Acres	Percent
Residential Total	2,852	<u>14.4%</u>
Single Family Detached	2,614	13.2%
Farmstead	218	1.1%
Single Family Attached	19	<1%
Manufactured Housing Parks	2	<1%
Multifamily	<1 acre	<1%
Commercial Total	45	<u><1%</u>
Retail and Other Commercial	45	<1%
Office	<1 acre	<1%
Industrial Total	39	<u><1%</u>
Industrial and Utility	39	<1%
Institutional Total	139	<u><1%</u>
Park and Recreational	1,390	<u>7.0%</u>
Park, Recreational or Preserve	1,194	6.0%
Golf Course	197	1.0%
Mixed Use Total	7	<u><1%</u>
Mixed Use Residential	7	<1
Major Roadways	76	<u><1%</u>
Agricultural and Undeveloped Total	11,957	60.4%
Agriculture	4,683	23.7%
Undeveloped Land	7,274	36.7%
Open Water	3,276	16.5%
Total	19,801	



[Insert Existing Land Use Map 3.1]



FUTURE LAND USE

The Future Land Use Plan is a conceptual illustration of how future development will be distributed as Minnetrista grows over the next 20 to 30 years. The future land use plan must accommodate projected growth in population and households, and should reflect the community’s vision for the future. The 2040 Future Land uses defined by this plan fulfill both of these requirements. This timeframe is not fixed. As noted early in the Plan, it is not the intent of the Plan to prescribe a growth rate, but rather to establish parameters for quality, quantity, and location of growth. However, the 2030-2040 timeframe is helpful in providing a framework for analysis of the impacts of development on both City and regional systems.

~~With that in mind, the Future Land Use Plan provides for land use categories that are somewhat distinct between the existing developed portion of the community and the future growth area. The described categories have been collapsed to allow for some flexibility on the part of the City to direct the specifics of a development on a case by case basis; however, the specific densities for each land use category have been laid out. Some of the parameters for those decisions are listed in the following section, as well as the Goals and Policy section of the Plan later in the chapter.~~

The 2040 Future Land Use plan guides sufficient land to accommodate projected population changes while meeting the density requirements of each of its three community designations given by the Metropolitan Council.

Many of the city’s current land use policies served as a starting point in this plan update, with some modifications made to the land use designations to better reflect the current community vision and preferences for housing development types and densities. This is especially true of the residential land use districts, which underwent some amendments in their guided density ranges in this plan to reflect the desire housing outcomes of the community. Some residential land use designations were removed from future land use consideration; no new land is guided for Low-Medium or Medium-High residential land uses in the 2040 plan and the designations only remain to accommodate existing developments.

Table 3.2 Comparing 2030 and 2040 Residential Land Use designations by guided density

Residential Land Use Designation	2030 Density	2040 Density
Residential Low	2-3 units/acre	1.15 – 4 units/acre
Residential Low-Medium	3-5 units/acre	<i>Limited to areas guided in 2030 plan</i>
Residential Medium	2.5-3.5 units/acre	6 – 12 units/acre min
Residential Medium-High	6-8 units/acre	<i>Limited to areas guided in 2030 plan</i>
Residential High	8-10 units/acre	12 – 30 units/acre min



Significant changes were made to the Urban Reserve land use designation in this plan update, reflecting the desire to prioritize those areas for future urban development that are either already large parcels or are most likely to be assembled in the future for development because of their size, value or proximity to existing services. Several areas that were previously designated Urban Reserve have been re-guided for Rural land uses in this update, particularly those areas adjacent to St. Bonifacious and the area east of County Road 110 and north of County Road 151. Conversely, some areas that were previously designated rural (largely along the Highway 7 corridor) have now been categorized as Urban Reserve. The 2040 Future Land Use plan also guides new areas along Highway 7 for Retail Commercial land uses.

The table below summarizes the 2040 Future Land Use categories and their associated acreages.

Table 3.3 Comparing 2030 and 2040 planned land use acreage by designation

Planned Future Land Use Designations	2030 Planned land use <u>(2008 Comprehensive Plan)</u>		2040 Planned land use	
	Gross Acreage	% of Total	Gross Acreage	% of Total
Rural	7,062	36%	7,017	35%
Permanent Agriculture	4,169	21%	3,986	20%
Lakes	2,906	15%	2,884	15%
Residential Low	1,787	9.0%	1,600	8.1%
Park, Public, Semi Public	1,265	6.4%	1,390	7.0%
Urban Reserve	1,077	5.4%	1,216	6.1%
ROW	853	4.3%	858	4.3%
Mixed Residential	--	--	492	2.5%
Retail-Commercial	62	0.3%	195	1.0%
Residential Low-Medium	184	0.9%	114	0.6%
Residential Medium	86	0.4%	88	0.4%
Residential High	93	0.5%	59	0.3%
Restricted Industrial	48	0.2%	48	0.2%
Total	19,816		19,800	



[INSERT 2030 LAND USE MAP 3.2]



[INSERT 2040 LAND USE MAP 3.3]



Metropolitan Council Density Guidelines

Land availability for 2040 residential land uses was determined by looking at undeveloped or underdeveloped parcels of sufficient size or value to warrant the potential for development or subdivision. Using 2030 planned land uses as a starting point, the following criteria were used to determine gross acreage for undeveloped or underdeveloped parcels:

- a. Any parcel over 0.5 net acres with a building value less than \$10,000 and without a Park, Public, Semi-Public land use designation.
- b. Any parcel between 2.5 and 15 net acres with a building value less than \$250,000
- c. Any parcel over 15 net acres with a Permanent Agriculture, Rural, Urban Reserve, Residential Low, Residential Low-Medium, Residential Medium, Residential Medium High or Residential High land use designation.

Net Acreage for Residential Development

Looking only at under or undeveloped land uses within the MUSA, water and wetlands were netted out of the gross total developable acreage to arrive at the net developable acreage for each land use. These areas became the basis for guiding 2040 residential land uses to meet forecasted population and household increases. For the 2040 plan, areas guided for Low-Medium residential development were collapsed into Low density residential areas to reflect the community’s interest in minimizing the style of residential development produced by a Low-Medium land use.

Table 3.4 Calculating Net Developable Acreage for 2040 residential land uses

Residential Land Use Designations	<u>Gross Total Acreage</u>	Gross Developable Acreage	Water Acreage	<u>Net Developable Acreage</u>
Residential Low	<u>1,714</u>	<u>279</u>	<u>52</u>	<u>228</u>
Residential Medium	<u>88</u>	<u>40</u>	<u>1</u>	<u>39</u>
Residential High	<u>59</u>	<u>59</u>	<u>13</u>	<u>46</u>

In *Thrive 2040*, the Metropolitan Council indicates that Emerging Suburban Edge communities should plan for residential densities of at least 3 to 5 units per acre. The residential land uses guided for 2040 achieve an overall minimum density of 3.35 units per acre, shown in the table below.



Table 3.5 Calculating Net Residential Units for 2040 residential land uses (MUSA)

2040 Residential Land Use Designations (MUSA)	Net Developable Acreage	Minimum Residential Density (units/acre)	Net Residential Units
Residential Low	228	1.15	262
Residential Medium	39	6	234
Residential High	46	12	551
Total	313		1,047
<i>Overall Minimum Density</i>		3.35 <u>units per acre</u>	

Residential Growth Since 2010

To meet the Metropolitan Council’s growth forecast for 2040, residential development that has occurred since 2010 must be factored in. According to city records, there have been 287 homes built and 896 residential lots platted since 2010. Woodland Cove is a very significant residential development that was platted in 2011 and falls within the scope of the 2030 MUSA. Four additional post-2010 preliminarily platted developments add 112 more residential lots. These platted residential lots fall into the following density ranges.

Table 3.6 Preliminarily platted lots since 2010 (included within 2030 MUSA)

<u>Density associated with preliminarily platted lots</u>	Residential Units
Residential Low	<u>761</u>
Residential Medium	311
Residential High	111
Total	<u>1,183</u>

Residential Development Outside of the MUSA

In areas outside of the MUSA, there are several land use designations that allow unsewered residential development to occur. Residential uses are permitted in the Permanent Agriculture district at 1 unit per 40 acres, and in the Rural and Urban Reserve districts 1 unit per 10 acres. There is more than sufficient undeveloped land acreage in each of these categories to account for the expected increase of an additional 600 unsewered households in Minnetrista by 2040. The allowed densities in each of these districts align with the expected minimum densities dictated by the Metropolitan Council’s Community Designations of Agriculture and Diversified Rural.



Table 3.5-7 Calculating Net Residential Units for 2040 residential land uses (non-MUSA)

2040 Residential Land Use Designations (non-MUSA)	<u>Net-Gross</u> Developable Acreage	Minimum Residential Density	<u>Net Residential Units</u>
Permanent Agriculture	<u>4,060</u>	1.0 unit per 40 acres	<u>102</u>
Rural	<u>4,389</u>	1.0 unit per 10 acres	<u>439</u>
Urban Reserve	<u>1,071</u>	1.0 unit per 10 acres	<u>107</u>
Total			<u>648</u>

Planning for Projected 2040 Population

The 2040 population projections for Minnetrista indicate that the City can expect a projected addition of 2,824 households by the year 2040, to reach 5,000 households by 2040.

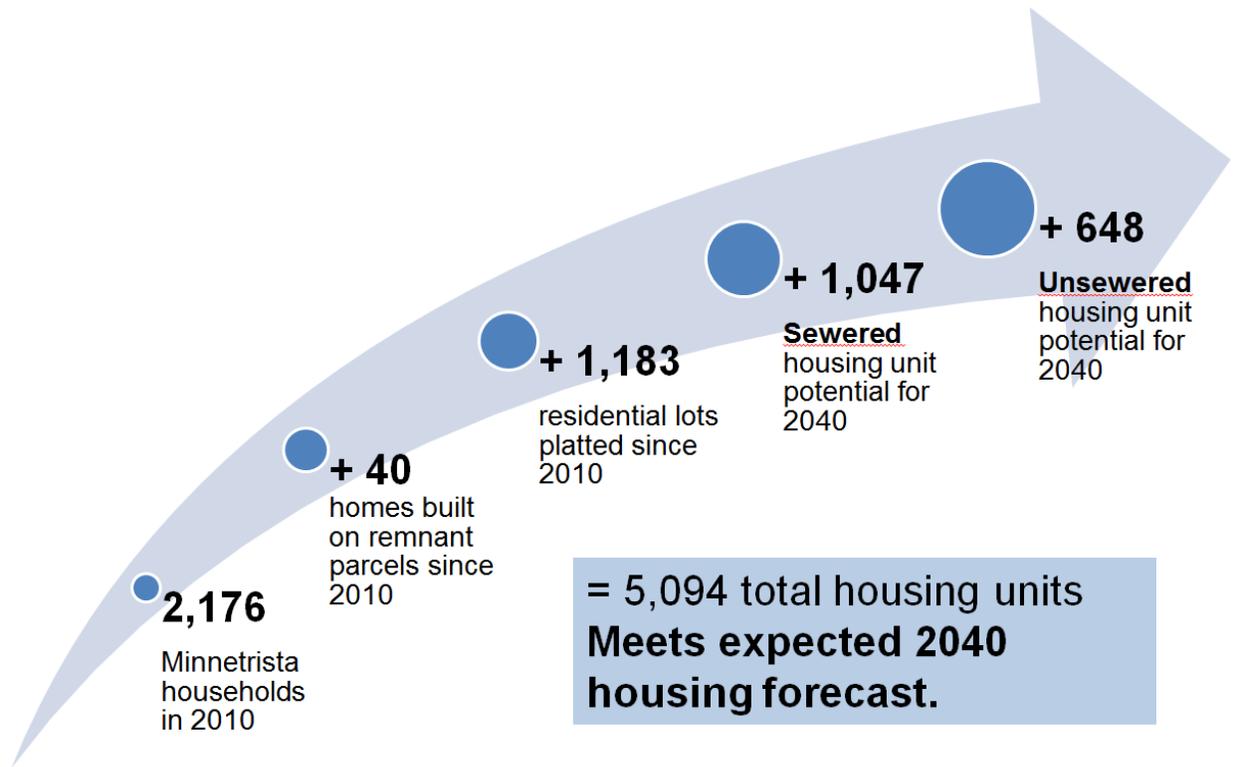
Table 3.7 Metropolitan Council Minnetrista Forecast for 2040

Metropolitan Forecasts: Minnetrista 2010 - 2040			
Year	Population	Households	Employment
2010	6,384	2,176	665
2020	8,000	2,900	720
2030	9,800	3,870	730
2040	12,000	5,000	740

Source: U.S. Census; Metropolitan Council *Thrive 2040 MSP Forecasts* (July 8, 2015)

The planned 2040 land uses adequately plan for this projected increase in households in all districts that accommodate residential land uses, including both sewerred residential uses inside the MUSA and unsewerred residential uses in areas outside of the MUSA.





Development Staging

Growth and development will be spread out over the period between now and 2040, dependent in part on the planned availability of regional infrastructure services.

Table 3.8: Residential units by MUSA staging period

Residential Land Uses	2030 <u>MUSA</u>		2040 <u>MUSA</u>	Total <u>MUSA</u> Units
	<u>Previously platted units</u>	2030 unit potential	2040 unit potential	
Residential Low	761	168 (146 acres)	94 (82 acres)	1,023
Residential Medium	311	61 (10.2 acres)	173 (28.8 acres)	545
Residential High	111	179 (15 acres)	373 (31 acres)	662
<i>Total Units</i>	1,183	408	640	2,230

The following table shows how future land use developments will be allocated over the planning



period, by areaacreage.

Table 3.9: Development Acreage Staging by Land Use

Planned Future Land Use Designations	<u>Acres expected to develop, by decade and land use type</u>		
	2020	2030	2040
Mixed Residential	193	295	-
Park, Public, Semi Public	619	-	-
Residential High	0	9	47
Residential Low	1,110	158	114
Residential Medium	81	10	29
Retail-Commercial	9	63	65



[Insert MUSA 2030 and 2040 Map 3.4]



LAND USE DESIGNATIONS

~~Within this category, the predominant land use will be detached single family homes, and the City's R-1 zoning district will be the major zoning designation for development regulations. Planned Unit Development design may be utilized where unique environmental features support a more flexible design approach, however, the use of PUD will be entirely discretionary on the part of the City and the intent and procedural requirements of the City's PUD ordinances will be rigorously applied.~~

~~The decision to utilize a PUD approach or to allow alternative residential land use types will be entirely discretionary on the part of the City—no developer has a vested right to expect this as a part of any development.~~

~~When alternative housing styles are allowed, the City shall require the developer to incorporate specific, quantifiable amenities into the development plan. Substantial architectural enhancements will be a minimum component of the amenity package. Likewise, enhancements to the quality and quantity of open space are likely to be expected. Extraordinary attention to natural environmental detail may also qualify a project for PUD consideration. Without such elements, the City will not make a finding that the flexibility that PUD provides is justified.~~

~~The City of Minnetrista acknowledges minimum density for urban residential areas is required to be no less than 2.2 units per acre in all MUSA areas up to 2020 (if identified in the 2006 Amendment), and between 3.0 units per acre and 5.0 units per acre in all MUSA newly identified in this plan. It is important to note that every individual subdivision may not meet these density requirements; however, over the entire community the average density in new subdivisions must meet these standards.~~

~~It is also important to note that the City will not approve subdivisions merely because they meet the density averages required by this section. There are numerous elements that go into subdivision consideration, including subdivision design, availability and adequacy of public facilities (including water, sanitary sewer, stormwater management, transportation, parks, etc.), and other such criteria.~~



Residential Low

<u>Purpose</u>	<u>Low Density Residential housing is the predominant land use by area within the MUSA boundary, and the primary use is detached single family homes suitable for family housing.</u>
<u>Location Criteria</u>	<u>Inside the MUSA.</u>
<u>Minimum Requirements for Development</u>	<u>Low Density Residential subdivisions are expected to be provided with the full urban infrastructure, such as sidewalks, neighborhood parks, and streets with good access and interconnectivity.</u>
<u>Utilities</u>	<u>Municipal water and sanitary sewer are required</u>
Typical Uses	Detached single family homes; conservation or cluster subdivisions; churches; elementary and secondary schools; public parks and open space; private recreation spaces.
<u>Density</u>	<u>The Low Density Residential designation is anticipated for a range of densities between 1.15 and 4.0 units per acre</u>
<u>Appropriate Zoning</u>	<u>The R-2 zoning district will be the primary zoning designation.</u>
<u>Limited Secondary Zoning</u>	<u>R-1 zoning may be considered where the outcome encourages development that preserves natural features and/or open space, or serves a transitional function to long-term lower-density land uses.</u>

Residential Low-Medium

Purpose	Low-Medium Density Residential housing is a 2030 Comprehensive Plan district intended for small-lot single family home development. There are no new areas of Minnetrista that have been guided under this land use district.
Location Criteria	Inside the MUSA
Minimum Requirements for Development	No new housing will be developed under this land use guidance in the 2040 Land Use Plan.
Utilities	Municipal water and sanitary sewer are required
Typical Uses	Detached single family homes on smaller lots; churches; elementary and secondary schools; public parks and open space; private recreation spaces.
Density	The Low-Medium Density Residential designation is anticipated for a range of densities between 3.0 and 5.0 units per acre
Appropriate Zoning	The R-1 zoning district will be the primary zoning designation.
Limited Secondary Zoning	R-2 zoning may be considered where the outcome encourages development that preserves natural features and/or open space, <u>or serves a transitional function to long-term lower-density land uses.</u>



The Low-Medium Density Residential designation is being phased out of the Minnetrista land use plan for 2040, following input from the community that further housing in the 3.0 to 5.0 unit per acre density range should not be prioritized. This land use category is retained in areas where low-medium residential development has occurred, is reserved for single-family residential at a density range of 3.0 to 5.0 units per acre. It is intended to provide for a slightly higher density for urban single family residential in transitional areas and other instances as identified by the City of Minnetrista on the land use map. In areas identified as part of the 2006 CPA, this designation is intended to be 2.0 to 3.0 units per acre.

Medium & High Density Residential

The Plan sets aside specific locations for medium, medium-high, high, and high density plus residential development. In many instances, this pattern can result in residential development that suffers from the impacts of high traffic. The Plan recommends additional setback and buffering requirements for these areas in an effort to mitigate any negative impacts.

While the Zoning Ordinance does not distinguish between occupancies, the Plan policies would recommend that senior-oriented multiple housing be located in areas of more services, including commercial and/or medical. The medium/high density residential areas shown on the outskirts of the land use plan are more appropriately developed for family housing.

For most of these areas, townhouse development should be mixed with multiple family residential housing. The City should be careful about allowing the areas designated for this land use to be consumed by medium density housing styles only. There are few opportunities to provide for higher density senior housing development, given the needed support services and the avoidance of neighborhood conflicts. As such, it is important to ensure that the appropriate high density areas are developed to their appropriate capacity.

Medium & High Density Residential

The Plan sets aside specific locations for medium, medium-high, high, and high density plus residential development. In many instances, this pattern can result in residential development that suffers from the impacts of high traffic. The Plan recommends additional setback and buffering requirements for these areas in an effort to mitigate any negative impacts.

While the Zoning Ordinance does not distinguish between occupancies, the Plan policies would recommend that senior-oriented multiple housing be located in areas of more services, including commercial and/or medical. The medium/high density residential areas shown on the outskirts of the land use plan are more appropriately developed for family housing.



~~For most of these areas, townhouse development should be mixed with multiple family residential housing. The City should be careful about allowing the areas designated for this land use to be consumed by medium density housing styles only. There are few opportunities to provide for higher density senior housing development, given the needed support services and the avoidance of neighborhood conflicts. As such, it is important to ensure that the appropriate high density areas are developed to their appropriate capacity.~~

Residential Medium

Purpose	Within this category, the predominant housing types will be townhomes and lower density multifamily housing. Single family detached homes may be considered where conditions favor this style of development. It is expected that some housing under this land use category will meet the housing affordability needs of families, couples, seniors and other residents who choose to live in this community and either cannot or would not prefer to live in single family homes. <u>This land use promotes housing affordability for households living at 51-80% AMI.</u>
Location Criteria	Inside the MUSA.
Minimum Requirements for Development	Medium Density Residential subdivisions are expected to be provided with the full urban infrastructure, such as sidewalks, neighborhood parks, and streets with good access and interconnectivity.
Utilities	Municipal water and sanitary sewer are required
Typical Uses	Townhomes; duplexes; and multiplex buildings; churches; elementary and secondary schools; public parks and open space; private recreation spaces.
Density	The Medium Density Residential designation is anticipated for a range of densities between 5.0 <u>6.0</u> and 8.0 <u>12.0</u> units per acre.
Appropriate Zoning	The R-3 zoning district will be the primary zoning designation.
Limited Secondary Zoning	<u>N/A</u>

~~**Residential Medium-High:** The Medium-High Density Residential designation is intended to include a variety of high amenity housing styles that are at a density of 6.0 to 8.0 units per acre. Areas identified in the 2006 CPA are intended to be 4.0 to 5.0 units per acre.~~

Residential Medium-High

Purpose	Medium-High Density Residential housing is a 2030 Comprehensive Plan district intended for high-amenity attached housing. There are no new areas of Minnetrista that have been guided under this land use district.
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Location Criteria	Inside the MUSA
Minimum Requirements for Development	No new housing will be developed under this land use guidance in the 2040 Land Use Plan.
Utilities	Municipal water and sanitary sewer are required
Typical Uses	Townhomes; Multiple-Family Residential housing
Density	The Low-Medium Density Residential designation is anticipated for a range of densities between 6.0 to 8.0 units per acre
Appropriate Zoning	<u>The R-3 zoning district will be the primary zoning designation.</u>
Limited Secondary Zoning	<u>N/A</u>

~~The Medium-High Density Residential designation is being phased out of the Minnetrista land use plan for 2040, following input from the community that prioritized denser multifamily styles rather than townhome style development. This land use category is retained in areas where medium-high residential development has occurred.~~

Residential High

Purpose	Residential High <u>Land-land</u> uses will lead to apartment-style housing that ensure that the life-cycle housing needs of the community are met. The residential housing that develops under this land use category may be senior housing developments to accommodate the aging members of the community. It may also meet affordable housing criteria, offering rental opportunities to graduates or younger community members who would otherwise look elsewhere for housing.
Location Criteria	Inside the MUSA.
Minimum Requirements for Development	High Density Residential housing should be developed with common or shared recreational spaces and amenities in mind, so that residents may enjoy these benefits in the absence of a private yard space. High Density developments are expected to be provided with the full urban infrastructure, such as sidewalks, neighborhood parks, and streets with good access and interconnectivity.
Utilities	Municipal water and sanitary sewer are required



Typical Uses	Apartments and multiplex buildings with shared amenities; senior housing units; assisted living developments; churches; elementary and secondary schools; public parks and open space. <u>Townhomes and rowhomes would be acceptable provided the overall housing mix achieves the overall density criteria.</u>
Density	The High Density Residential designation is anticipated for a range of densities at or greater than from <u>12 to 30</u> units per acre. <u>To achieve the upper end of this density range it is expected that development will incorporate underground or structured parking to meet the parking requirement.</u>
Appropriate Zoning	The R-5 zoning district will be the primary zoning designation. <u>The R-5 zoning district will require updates following the adoption of this plan in order to accommodate the Residential High land use designation.</u>
Limited Secondary Zoning	<u>The R-3 zoning district may be used provided the overall housing mix achieves the overall density criteria.</u>

~~**Residential High:** The High Density Residential category is intended for accommodating areas of predominately attached housing at a density range of 8.0 to 10.0 units per acre. The area designated for this land use is at the intersection of Kings Point Road and Highway 7, as depicted on the map. Any development at this site must have an integrated site plan with neighboring land uses to ensure a safe and viable traffic pattern. Areas identified in the 2006 CPA are intended to be 5.0 to 6.0 units per acre.~~

Mixed, Residential Land Use

This district is intended to accommodate a variety of different housing types, styles, and also a limited amount of neighborhood level commercial development, in appropriate areas. Any commercial in this district should be located along transportation corridors and be limited to 10 acres. The purpose of this district is to allow for some flexibility within areas guided for this land use to accommodate a master planned community that would be zoned planned unit development, ~~and in no way intends to supplant any other land use policy contained within this document, including the policies outlined in the 2006 comprehensive plan amendment.~~ There is one area of the city guided for this, known as the Woodland Cove property, ~~which is also subject to the minimum units set forth in the 2006 Comprehensive Plan Amendment.~~ Woodland Cove met the 2006 comprehensive plan requirement of providing 1,071 total units, but did so under a PUD agreement which provided flexibility in terms of lot sizes and allowed housing styles. The Woodland Cove development, approved in 2011, accounts for 1,071 of the platted and/or built housing since 2010. Woodland Cove contributes 55 units to the 51-80% AMI band affordable housing requirement and 111 units to the 31-50% and <30% AMI affordable housing bands in



Minnetrista’s 2021-2030 affordable housing allocation.

Commercial

Purpose	The City of Minnetrista has historically limited commercial development in an effort to support the commercial centers in St. Bonifacius and Mound. However, the City does recognize the need for maintaining a degree of commercial development within the City itself. Commercial land uses in the Plan area shown to concentrate along the Highway 7 corridor east of St. Bonifacius <u>and west of Woodland Cove’s commercial area.</u>
Location Criteria	<u>Adjacent to Highway 7</u>
Minimum Requirements for Development	Sufficient access from Highway 7; <u>meets intersection spacing requirements; provision of turn lanes, if required; provision of cross-access agreements with neighboring commercial properties.</u>
Utilities	<u>Sewer and water connection.</u>
Typical Uses	Retail commercial
Density	<u>Building lot coverage will not exceed 35 percent of total lot area.</u>
Appropriate Zoning	C-2 Highway Commercial District
Limited Secondary Zoning	C-3 Shopping Center Commercial District, if a unified retail commercial development plan has been proposed for a larger site.

~~The City of Minnetrista has historically limited commercial development in an effort to support the commercial centers in St. Bonifacius and Mound. However, the City does recognize the need for maintaining a degree of commercial development within the City itself. Commercial land uses in the Plan area shown to concentrate along the Highway 7 corridor east of St. Bonifacius. This area would appear to be best utilized for a commercial district to support a broad variety of commercial uses in a pattern of more traditional building-forward design. The City of Minnetrista will also consider up to 10 acres of a commercial land use between Kings Point Road and County Road 44 along Highway 7, as part of the “Lower Park Cove” development identified in the 2006 Amendment, to serve the anticipated future residential developments in this area.~~

The commercial land use designation is a broad category, including everything from office and general retail use to showroom, auto sales and service, and other large facilities. Because of the concentration of commercial along the Highway 7 corridor, aesthetic and architectural issues



are important in order to ensure that the commercial areas of the City create a positive presentation to visiting traffic. Future re-designation of land uses in the Highway 7 corridor to commercial may be considered by the City Council as urban residential development increases the number of potential customers in the area provided the development is orderly, safe, necessary, and will not negatively impact the traffic patterns in the area.

Industrial

The industrial land use category is a broad category as well, encompassing some businesses that create objectionable noise, visual unsightliness, truck traffic, dust and fumes, and many other impacts that do not mix well with any other uses. Other industrial uses are more office and low volume traffic generators with few visible physical impacts. The City’s land use plan does not anticipate the expansion of industrial uses in the community. Due to limited Trunk Highway exposure for the transportation needs of this land use, and the competitive need for commercial and higher density residential area, the Highway 7 corridor is not viewed as best planned for industrial uses, and other areas of the community lack the transportation infrastructure desired by most industrial business. The only site currently designated for this land use is the former Nike Air Base, located on Nike Road and surrounded entirely by Permanent Agricultural uses which serves to isolate the area from potentially incompatible land uses. This single industrial development occurs within the P-I Planned Industrial zoning district.

Rural

Purpose	These areas will retain a traditional rural atmosphere by retaining large lot sizes. This land will preserve valuable environmental resources and will not be developed at urban densities. This is the largest guided land use in Minnetrista by area.
Location Criteria	Outside of the MUSA
Minimum Requirements for Development	<u>Public Right of Way to serve each developable parcel.</u>
Utilities	<u>Private well and septic system.</u>
Typical Uses	Recreation; public or private open space; environmental preserve; wetlands, woodlands, lakes, or steep slopes; large lot residential; <u>churches; schools.</u>
Density	1 unit per 10 acres
Appropriate Zoning	A – Agriculture District <u>[Consider creating a Rural Residential district designation]</u>



Limited Secondary Zoning	Planned Unit Developments may be considered in this area with additional densities as allowed by the Minnetrista Zoning Ordinance and may be beneficial in preserving the plentiful natural resources in this area.
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The area designated as Rural is the predominant land use category in the central portion of this City. Due in large part to the traditional large parcel sizes, strong public interest in maintaining a rural atmosphere, and numerous valuable environmental resources this area is prohibited from future urbanization. The Rural category encompasses a number of different land use types, but is primarily intended to preserve land from urban development. Some of these areas are recreational in nature, and others are environmentally difficult to develop due to woodlands, greenway preservation, wetlands, lakes, and steep slopes. The majority of the land on the City’s land use map with this designation is intended to be preserved for rural use for the foreseeable future.

~~The Rural land use designation allows for a density for future development of 1 unit per 10 acres. Planned Unit Developments may be considered in this area with additional densities as allowed by the Minnetrista Zoning Ordinance and may be beneficial in preserving the plentiful natural resources in this area.~~

Permanent Agriculture

Purpose	<u>The City of Minnetrista has a rich agricultural heritage. With the Permanent Agriculture land use designation, the City intends to preserve this heritage and the associated large lots and open spaces.</u>
Location Criteria	<u>Community Designation of “Agriculture”</u>
Minimum Requirements for Development	<u>Public Right of Way to serve each developable parcel.</u>
Utilities	<u>Private well and septic system.</u>
Typical Uses	<u>Churches; Agricultural structures and/or buildings; Row crop and/or livestock farming.</u>
Density	<u>1 unit per 40 acres</u>
Appropriate Zoning	AP – Agricultural Preservation
Limited Secondary Zoning	<u>A – Agriculture District</u>



~~The City of Minnetrista has a rich agricultural heritage. With the Permanent Agriculture land use designation, the City intends to preserve this heritage and the associated large lots and open spaces. The density in this area is intended to be 1 unit per 40 acres. In certain instances, east of County Road 92, this density may be lowered by meeting clustering standards and objectives outlined in the City's Zoning Ordinance.~~

Urban Reserve

Purpose	The plan also identifies areas as urban reserve. These are the areas traditionally identified in planning documents by the City of Minnetrista as future urban areas. As such, it is important to preserve these areas by using interim agriculture land uses and similar densities as Rural land uses. This designation does not guarantee future urban development rights but rather allows the City to preserve a requisite amount of land as a developing area. <u>Development in the Urban Reserve should be able to accommodate future subdivision in the event of MUSA expansion.</u>
Location Criteria	Outside the MUSA but adjacent to or in close proximity to existing services. <u>Due to Minnetrista's three separate utility systems, public infrastructure may be installed within the Urban Reserve prior to MUSA expansion.</u>
Minimum Requirements for Development	<u>Development should be designed so that it can be further subdivided in the event that the MUSA is expanded.</u>
Utilities	Municipal water and sanitary sewer are <u>not</u> required
Typical Uses	Single family homes; hobby farms; churches; public buildings; recreational open spaces; <u>schools.</u>
Density	The Urban Reserve land use designation is anticipated for a density of one unit per 10 acres, with or without a PUD . No PUD may be approved in an Urban Reserve area that abrogates <u>precludes</u> the ability of the City to develop the area at urban densities in the future.
Appropriate Zoning	SDD – Staged Development District (???)
Limited Secondary Zoning	<u>R-1 Residential Low may be an appropriate zoning designation for some portions of Urban Reserve.</u>

~~The plan also identifies areas as urban reserve. These are the areas traditionally identified in planning documents by the City of Minnetrista as future urban areas. As such, it is important to preserve these areas by using interim agriculture land uses and similar densities as Rural land uses. This designation does not guarantee future urban development rights but rather allows the City to preserve a requisite amount of land as a developing~~



~~area. Similarly sized areas of land may be substituted by the City of Minnetrista for any area currently identified if the City finds that such areas are more desirable or likely for urban development.~~

~~The Urban Reserve land use designation is anticipated for a density of one unit per 10 acres, with or without a PUD. No PUD may be approved in an Urban Reserve area that abrogates the ability of the City to develop the area at urban densities in the future.~~

~~The City of Minnetrista will continue to monitor the development potential of all urban reserve areas. One area in particular that the City will monitor is the northeastern portion of the City. As currently guided urban land uses fully develop and transportation system modifications take place, this area may warrant re-evaluation in future planning processes.~~

Public

The designation of public designation is for areas identified as park, public, and semi-public uses.

~~The Land Use Plan is required to show stages of development in five-year increments. The following table illustrates the number of acres allocated within each land use category within the City of Minnetrista:~~

Future Land Use	Acres				
	2010	2015	2020	2025	2030
Permanent Agriculture	4,169	4,169	4,169	4,169	4,169
Rural	7,062	7,062	7,062	7,062	7,062
Urban Reserve	1,262	1,262	1,262	1,151	1,077
Residential Low	1,673	1,673	1,673	1,713	1,787
Residential Low-Medium	184	184	184	184	-184



Residential Medium	56	56	56	86	—86
Residential Medium-High	183	183	183	224	—265
Residential High	93	93	93	93	—93
Retail-Commercial	62	62	62	62	—62
Restricted Industrial	48	48	48	48	—48
Park, Public, Semi Public	1,265	1,265	1,265	1,265	1,265
Right-of-Way	853	853	853	853	—853
Lakes	2,906	2,906	2,906	2,906	2,906
Total	19,816	19,816	19,816	19,816	19,816

The table does not change a great deal due to the 2006 Amendment, which opened vast amounts of land to be incorporated into the current planning stage. These areas are planned for the above land use but are largely undeveloped. After absorption of these lands by development, the City will be accommodating the amount of land appropriate for the City's 2020 population forecasts. The land allocated for 2020-2030 is partially opened up before 2020 in order to accommodate the City's affordable housing allocation and because certain properties, such as the Red Oak Golf Course, are potentially impeding the City's land use goals associated with the 2006 Amendment.



~~INSERT FUTURE LAND USE AND STAGING MAP 3.4~~



LAND USE GOALS AND POLICIES

The land use plan for Minnetrista is a graphic representation of the community's land use and growth management goals and policies. In the following pages, Minnetrista's fundamental land use policies are laid out, with the intention that decisions about new development proposals are expected to meet these standards identified in this material, in addition to mere compliance with development ordinances and maps.

Guiding Land Use Principles

- ◆ ~~There are two primary environments in Minnetrista which have defined the community's identity — uncluttered shoreline development, and vistas of open rural residential neighborhoods. Open space is a major component of both. Preservation of distinct agricultural and other rural areas plus the accommodation of urbanization in appropriate locations — only in densities and patterns that reflect the values of the community — is a primary objective for the community's planning.~~
- ◆ ~~Minnetrista has a strong history of community involvement and neighborhood awareness. This awareness is closely tied to identification with the surrounding rural landscape. It is a fundamental objective of the community to establish and maintain a strong sense of neighborhood and community. Concerns, preferences and density in and around the neighborhood shall be identified to ensure compatible development. The sense of neighborhood can be achieved by:~~
 - ~~Establishing a sense of continuity between residential areas and the adjoining countryside~~
 - ~~Attention to neighborhood design and views~~
 - ~~Neighborhoods which relate well within themselves as well as to adjacent neighborhoods or other land uses, and to the community as a whole through roads and trails~~
 - ~~Preserving rural landscapes in and around developed neighborhoods.~~
- ◆ ~~Realization of these principles does not happen without active attention and planning. Setting design standards for each category of land use that are tied into overall community goals can help facilitate a more desirable community.~~
- ◆ ~~To avoid over-intensification of the development pattern, the intensity of land uses should decrease as distance increases from activity centers. As a means of maintaining the integrity of the residential neighborhoods, providing a population base for commercial activities and providing alternative housing types, medium and high density residential development must be located only where proper support facilities — including transportation networks — exist in adequate capacities to serve the expected uses.~~
- ◆ ~~The dominant land use pattern for the community — apart from rural uses and agriculture, will be lower density residential development. To support this plan, it will be important to establish and maintain attractive, high quality living environments for residents, and consider incremental increases in working and shopping environments~~



~~where infrastructure and the rural-centered land use policy allows.~~

Policy A: Residential subdivision design must preserve important natural features and promote Minnetrista as a distinct location from its suburban neighbors. Policies that support this statement include the following:

- ◆ Developers must design subdivisions which preserve farmlands, wetlands, natural lakes and other natural features.
- ◆ Design of new subdivisions must include amenities which establish a rural character and feel.
- ◆ New development must take care to preserve views of rural landscapes, not just proximity. View sheds to be considered should include both views of the development from approaching roadways, as well as views from the development out to adjoining open spaces.
- ◆ Areas available for single family development must address transportation impacts beyond the provision of direct local streets. Since the majority of new growth will extend into undeveloped land, the proposed development must pay careful attention to the extension of the local street pattern.
- ~~◆ Areas available for multifamily development will be limited, and programmed to avoid an over-concentration of high-density housing. This will help to maintain the predominance of lower density housing, helping to preserve a smaller character to these areas.~~
- ◆ Multiple family development will need to address architectural issues to incorporate these larger buildings into the areas where they will be located. Large-box design will not be permitted for new multiple family housing projects.
- ◆ Multiple family housing design should pay special attention to land use and site planning, encouraging an overall impression of openness and green space.
- ◆ Subdivisions will need to demonstrate compliance with all of the city's zoning and subdivision standards and objectives – not merely the density requirements - to be eligible for approval.
- ◆ Given the extreme traffic congestion on Trunk Highway 7, including a LOS (Level of Service) grade of "F" during peak hours, the City will make every effort to minimize traffic generation and Highway 7 access resulting from residential growth in the corridor. Traffic studies may be required as a part of the consideration of larger projects. It is imperative that all development along Highway 7 can integrate with existing traffic generation in a safe, effective, and efficient manner.

Policy B: Commercial development shall be concentrated in appropriate locations, rather than allowed to extend unimpeded throughout the community. The application of this policy creates a core location for future commercial uses adjacent to the Minnetrista - St. Bonifacius boundary, along the Trunk Highway 7 corridor



- ◆ The primary locations identified in this policy, and on the land use plan map, are intended to contain the spread of commercial development and high intensity uses from encroaching into the predominantly low density and rural areas.
- ◆ Commercial development should avoid strip-retail design, and instead, reflect the value and quality that dominate throughout southwestern Hennepin County. The City should consider specific zoning regulations that identify architectural styles and site planning components that support this policy objective.
- ◆ A key component of the commercial corridor will be the ability to mix higher density residential uses and maintain extensive components of open space that are visible from Highway 7.
- ◆ As with residential development, the restrictions on land use created by traffic congestion in the Highway 7 corridor may result in the deferral of commercial development until upgrades to the trunk highway can be made, and commercial development shall be required to be designed in such a way as to minimize traffic impacts.

Policy C: Creative approaches to the use of land, both in and outside of the higher density Highway 7 corridor, will be required. The City seeks to avoid the characteristics of suburban sprawl by seeking only development that reflects Minnetrista’s open space identity.

- ◆ Setting design standards for street and building design can enhance the physical environment in the City.
- ◆ New residential subdivisions, especially those utilizing a PUD design process, will be evaluated as to their variety and diversity of housing materials, colors, architectural styles and details, and other factors.
- ◆ New commercial development will be required to integrate architecture and site planning techniques that are reflective of the City’s open space character.
- ◆ Site planning that minimizes the use of large, unbroken parking lots will be required. Commercial developments will be required to hide parking areas and place buildings in such a way that the buildings are emphasized to passing traffic.
- ◆ Building architecture should be the predominant site identifier, rather than freestanding signage. The City will value the utilization of low-profile monument signage where freestanding signs are to be considered.

Policy D: Existing rural-residential development, especially development which is below the urban density threshold, will be permitted to re-develop at higher densities where infrastructure is available, including sanitary sewer, water, and public street access. This policy is intended to permit, but not require, such areas to re-subdivide. However, the maintenance of open space and views will continue to apply in such cases, and property owners shall demonstrate how their



development plan protects the valued neighborhood character.

Policy E: ~~The land use plan is designed to be consistent with Metropolitan Council policies related to new urban development, specifically, an average of 3.0 residential units per developable acre for all future residential areas. The exception to this standard is land within the 2020 MUSA which, by agreement with Metropolitan Council in 2006, may develop at an average density of 2.2 units per acre.~~

Existing lower rural densities may redevelop if situated in areas that can be served with infrastructure; however, such redevelopment is not factored in to account for the metropolitan density threshold. Instead, rural residential resubdivision will be considered case by case, utilizing the open space goals and other policies of the Comprehensive Plan. The City believes that in most cases, the existing residential character in rural residential neighborhoods is the long-term best use for such areas, and zoning regulations should be written to reflect this policy.

SYSTEM PLANS AND FORECASTS

~~In addition to the planning area designations that are assigned to each municipality by the 2030 Regional Development Framework, each community receives growth forecasts that are indicated in the municipality's system statement. The Land Use Plan must be consistent and conform to the System Plan.~~

Net Density Calculations

~~The Metropolitan Council has provided a standard calculation of net development acre and net density to measure a community's capacity to accommodate residential development. The minimum density requirement is three units per net developable residential acre. Net residential acreage is calculated by subtracting from gross acres wetlands and water bodies, public parks, arterial streets, and natural resources mapped and protected by Ordinance in the Comprehensive Plan Update.~~

~~The City of Minnetrista acknowledges the 2006 Amendment and seeks to absorb the remaining units in the pre-2020 MUSA of the Amendment. The development identified in this plan is the City's post-2020 MUSA. The Metropolitan Council is requiring the City to provide additional affordable housing between 2010 and 2020, however, so a portion of this new MUSA area will be allowed to develop upon completion of the plan. There are other areas that may impede orderly development of properties that have also been given the allowance to develop prior to 2020 and are likewise identified as being available for development. All of these newly added~~



areas to the MUSA are represented together for the purposes of calculating the net density for residential development.

The following table reflects development being added to the staging plan with this plan update. For development anticipated in the 2006 amendment of the 1998 Comprehensive Plan, the table for previously planned land use will be used to track conformance. The City of Minnetrista has had a historic development pattern with many larger single family lots. If parcels lie within the urban services area but are not currently receiving urban services, the impact on the net density calculations will be analyzed prior to providing service. Also, the large lot development patterns present numerous infill development opportunities, which will be included in the net density calculations at the time they are realized. Both infill development and sewer extension within the MUSA will result in the following table being amended to demonstrate conformance with the overall residential development goal of three units per acre for this planning period.



Table Calculating Net Density of Residential Development:

Land Use	Single Family # of Units (Target)	Multi Family # of Units	Acres Gross Resid.	Acres Wetland & water-bodies	Acres Public Parks/ Open Space	Acres Arterial Roads -ROW	Acres Other Un-developed Land	Net Res Acres	Net Density Units/ Acre
-	A	B	C	D	E	F	G	$H=C-D-E-F-G$	$(A+B)/H$
High (D)	-	408	58	7	-	-	0	54	8.0
Med (E)	-	150	30	0	-	-	0	30	5.0
Low-Med (B)	3	-	4	0	-	-	0	4	3.0
Low-Med (A)	66	-	22	0	-	-	0	22	3.0
Low (E)	74	-	40	3	-	-	0	37	2.0
Low (F)	90	-	74	29	-	-	0	45	2.0
Low (C)	8	-	18	4	-	-	0	17	0.5
Med-High (G)	-	60	41	34	-	-	0	40	6.0
Med-High (H)	-	60	41	34	-	-	0	40	6.0
TOTAL	241	678	325	102	-	-	0	223	4.1

RESOURCE PROTECTION PLAN



State law requires that local Comprehensive Plans address the protection of historical sites, solar access, and aggregate deposits. The Metropolitan Council has developed a specific policy regarding protection of aggregate deposits, but not for historical preservation or solar access.

HISTORIC PRESERVATION

Minnesota Statute 473.859, Subd. 2[b] requires a historic preservation element in each Comprehensive Plan update. The City has many unique historic sites located within its boundaries. It is the City of Minnetrista's policy to preserve historic amenities to the furthest extent practical. The City has worked in coordination with the State Archaeologists Office and other agencies to ensure all applicable standards are met.

According to City of Minnetrista records, the following are historic sites within the City:

1) Native American Burial Site – A site located on a peninsula that extends into Whale Tail Lake.

1) _____

2) Native American Burial Site – This site includes three domed mounds on a high promontory overlooking the eastern shore of Whaletail Lake.

2) _____

3) Native American Burial Site – This site is on a high promontory between the east side of County Road 44 and Hardscrabble Road south of property owned by the Nature Conservancy.

3) _____

4) Baker Mound Group – A cluster of burial mounds located in the narrow strip of land between Halstead Bay and the upper lake. It is sometimes also referred to as the Halstead Mounds. The mounds were surveyed as far back as 1883.

4) _____

5) Native American Burial Site – This site is located near the top of the wooded hill in the Lake Minnetonka Regional Park in the area east of Old County Road 44.

5) _____

6) Native American Burial Site – This site is located north of Highway 7 and west of County



Road 44.

6) _____

7) Merriman Cemetery – Located overlooking Ox Yoke Lake, this historic cemetery is maintained by the City of Minnetrista as part of the park system.

7) _____

8) Minnetrista First Baptist Church Cemetery – A cemetery dating back to the 1860's, when Minnetrista First Baptist Church was located nearby. The church retains ownership and continues to operate and maintain the cemetery.

8) _____

9) City of Mound Cemetery – Dating back to the 1880's, this cemetery is partially in both the Cities of Minnetrista and Mound. It is maintained by the City of Mound.

9) _____

10) Fairview Cemetery – This cemetery is a 10.3 acre site owned by the Fairview Cemetery Association, which operates and maintains the site. It dates back to 1883.

10) _____

11) Our Lady of the Lake Cemetery – This cemetery is owned and operated by the Our Lady of the Lake church, located in Mound. The 8-acre cemetery dates back to 1942.

11) _____

12) Log Cabin – A cabin located in the northeast portion of the City, built in 1850, is perhaps the City's oldest home. The 2.5 acre site is located on the top of a hill, at an elevation of 1,000 feet.

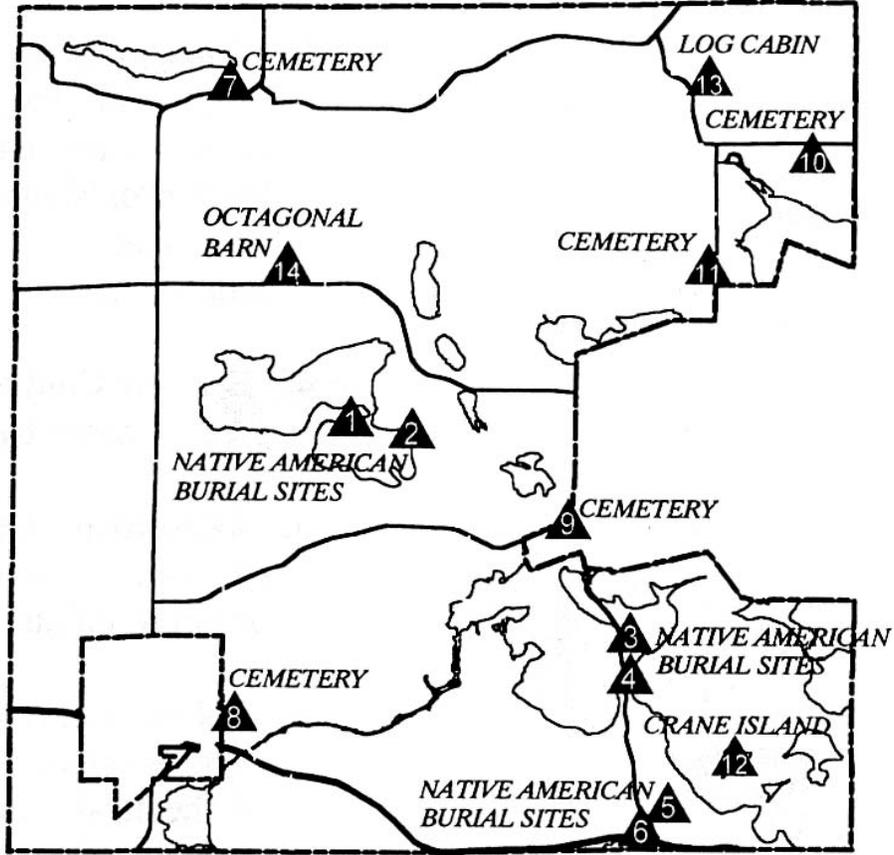
12) _____

13) Crane Island Historic District – A unique community of historic summer cottages founded in 1907. The district is on the National Register of Historic Places.

13) _____

14) Octagonal Barn – A unique octagonal style barn built in 1917 and located on Deer Creek Road.





Source: City of Minnetrista, Thibault and Associates



SOLAR ACCESS PROTECTION [to be updated when Met Council provides solar data]

Minnesota Statute 473.859, Subd. 2[b] requires an element for the protection and development of access to direct sunlight for solar energy systems. The basic elements of solar access are proper building orientation (essentially a south facing building access) and maintaining that orientation in an unobstructed state. Unobstructed solar access is a function of height, location, and placement of adjacent structures, trees, and other obstructions.

The City of Minnetrista recognized the importance in protecting its solar access. The key to this objective is to work with the applicants or developers at the beginning of a project to ensure that the lot and street locations maximize the amount of solar exposure on paved surfaces in winter and ensure that solar energy collectors are not obstructed. In a grid pattern, homes with frontages on east/west streets are most advantageous because south facing buildings are maximized in this configuration. Curvilinear streets reduce the possibility for solar access because of the increased amount of positions for building footprints.

AGGREGATE RESOURCES

In 1984, Minnesota Statute 84.94 was enacted to protect aggregate resources; to promote orderly and environmentally sound development; to spread the burden of development; and to introduce aggregate resource protection into local comprehensive planning and land use controls. The *2030 Regional Development Framework* includes a policy that encourages local and regional entities to work together to reclaim, conserve, protect, and enhance the region's natural resources. Aggregate resources (sand, gravel, and rock) have been identified as resources vital to the region.

The *Aggregate Resources Inventory of the Seven-County Metropolitan Area, Minnesota* is a joint report of the Minnesota Geological Survey and the Metropolitan Council. According to the map showing the distribution of aggregate materials in the seven-county metropolitan area, there are a few small areas that contain natural aggregate (sand and gravel that are not meeting the current industry standards. One of the small areas is located directly to the southwest of the City of Mound; another is located south of the City of Mound; and another to the northeast of the City of St. Bonifacius. These are very small pockets are identified as Grantsburg ice contact, according to the map created by the University of Minnesota titled, "Map of Primary Aggregate Resources.



The City acknowledges that inherent conflicts may occur between the need for extracting aggregate resources and the rights of private property owners to develop their land. Where appropriate, the City will consider the preservation and protection of aggregate resources assuring that land use compatibility is given the utmost consideration.

Land Use Planning and Ordinance Regulations

~~Minnetrista does not permit mining or extraction in any of its zoning districts. In both the Agriculture and Permanent Agricultural Districts, the zoning code permits “Any other use, as deemed appropriate by city council.” However, mining and extraction uses are antithetical to the spirit and purpose of both Districts, which both list protecting these lands from encroachment by non-agricultural activities.~~

~~Planning and regulatory measures shall be established that ensure that aggregate resources are extracted prior to urbanization of those sites containing aggregate resources. The City of Minnetrista addresses mining and extraction in Chapter 5 of the City Code. A conditional use permit shall be obtained in all Zoning Districts prior to any mining or extraction within the City.~~

~~In 1998, the Minnesota Legislature created the “Aggregate Resources Task Force” to examine issues concerning the need for and use of the state's aggregate resources. The Task Force Final Report made a number of recommendations designed to facilitate the task of making wise use of aggregate resources and for sustainable resource management. Minnetrista shall incorporate these recommended actions into the Comprehensive Plan update:~~

- ~~1) Best Management Practices;~~
- ~~2) Reclamation standards;~~
- ~~3) Mine planning and permits;~~
- ~~4) Native prairie conservation;~~
- ~~6) Aggregate planning and protection;~~
- ~~7) Registration of commercial aggregate deposits with the State Department of Natural Resources;~~
- ~~8) Aggregate resource mapping;~~
- ~~9) Leasing aggregate reserves by State Department of Transportation;~~
- ~~10) Compensating host communities;~~



~~11) Incentives for recycling; and~~

~~12) Encouraging transportation of aggregates by bulk e~~



CHAPTER FIVE – PARKS AND OPEN SPACE

PARKS, OPEN SPACE AND TRAILS

The Metropolitan Council adopted the 20430 Regional Parks Policy Plan in ~~_____~~ June of ~~2005~~2018. This is the metropolitan system plan for regional recreation open space with which local comprehensive plans must conform.

Existing Parks, Trails, and Open Space

Minnetrista adopted a Park, Trail, and Open Space Plan in March of 2005 with revisions in January, 2010. The City of Minnetrista has numerous designated park areas. The following table displays the type of parks and open space currently located in Minnetrista, as well as the total acreage of those parks and recreation areas.

The aforementioned table displays Minnetrista's parks in their designated classification. Park classification helps us understand the role of each park and guide us in deciding what facilities are appropriate and where they should be located, according to the Park, Trail, and Open Space Plan.

The Plan has also differentiated the various trails into trail types, including the following:

- Type 1 – Neighborhood Trails/links
- Type 2 – Shoulder Trail Routes
- Type 3 – Separate Paved Trails along Roadways
- Type 4 – Paved trails in Corridors
- Type 5 – Unpaved Trails in Corridors
- Type 6 – Combined (Paved and Unpaved) Trails in Corridors
- Type 7 – Unpaved Trails in Sensitive Natural Corridors

Continued Parks, Trails, and Open Space Planning

The City of Minnetrista intends to continue the implementation of the existing Parks, Trails, and Open Space Plan as adopted in 2005 and revised in 2010. The City has based park needs projections with future urban areas incorporated in the 20430 Land Use Plan.

Dakota Rail ~~Regional~~ Trail:

This regional trail follows the route of the former Dakota Rail ~~shall follow the existing railroad~~ corridor, where rail service is no longer provided. The Hennepin County Regional Rail Authority, Hennepin County Public Works, and Three Rivers Parks District ~~have~~ worked with the City and others to ~~begin developing~~ develop this trail along the corridor that extends through Minnetrista. ~~The Dakota Regional Trail Master Plan was adopted by Three Rivers Park District and approved by the Metropolitan Council in 2006. Portions of the trail are currently under construction, with some segments open to the public.~~ The Three Rivers Park District shall continue to be responsible for any facilities located within Minnetrista and associated with the trail.



CHAPTER FIVE – PARKS AND OPEN SPACE

Baker / Carver Regional Trail:

This proposed regional trail, with a study initially conducted by the City of Minnetrista followed by a draft master plan in 2014 by the Three Rivers Park District, outlines a series of north-south trails that will connect existing and proposed regional trails and parks. The Baker / Carver Regional Trail is proposed to be approximately 17 miles in length and will directly connect the Luce Line State Trail to the Dakota Rail Regional Trail and Lake Minnetonka LRT Regional Trail with direct connections to the Minnetrista regional park locations of Gale Woods Farm and the newly acquired Kingswood Park. The Three Rivers Park District shall be responsible for any facilities within Minnetrista and associated with the trail.

Kingswood Park:

Kingswood Park is the most recent addition to the Three Rivers Park District located in Minnetrista along the shores of Little Long Lake. The 106 acre site was previously a church camp and contains valuable natural resources, including glacial landscapes, tamarack bogs and seventy percent of the shoreline around Little Long Lake, which is a two tier fishery. The Three Rivers Park District shall be responsible for master planning and developing any facilities within the park. Kingswood Park is planned to be connected directly by the proposed Baker/Carver Regional Trail.

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CHAPTER FIVE – PARKS AND OPEN SPACE

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Minnetrissa Existing and Proposed Parks, Open Space, and Trails			
Source: Park, Trail, and Open Space Plan			
Park Classification	Name	Total Acres	Existing Facilities
Minnetrissa Parkland			
Neighborhood Mini Park	Douglas Park	0.2	Basketball, Playground
	Gene Lehner Park	1.7	Tennis, Playground
	Jennings Park	1.0	Sport Court, Playground
	Friendship Park	0.6	Playground
	Slow Creek Park	3.4	Playground, Nature Trail
	Woods of Saga Hill Park	2.0	Playground, Nature Trail
Neighborhood Parks	Linden Park	3.8	Playground
	<u>Lisle Park</u>	<u>15.5</u>	<u>Tennis/Pickleball Courts, Trails, Parking, Ballfield</u>
	Merz Marsh Park	25.0	Soccer, Basketball, Playground
Special Use Parks	Perennial Park	0.4	Horseshoes, Pavilion
	North & South Cusoke	2.8	Nature Trail, Pedestrian Bridge
	Adler Natureview Park	2.6	Nature Trail
	Merriman Cemetery	1.8	Historic Site
Undeveloped/Undefined	Maple Leaf Estates	0.5	
	<u>Gillespie Park</u>	<u>?</u>	
	Chateau Way Park	3.3	
	Painters Creek North Corridor	2.1	
	<u>Hunters Crest Park N & O</u>	<u>3.4</u>	
	<u>Hunters Crest Park M</u>	<u>3.5</u>	
	<u>Hunters Crest Outlet P</u>	<u>12.6</u>	
	110/Dakota Rail Parcel	1.3	
	Co Rd 92/26 Parcel	0.4	
Water Access/ DNR Agreements	Halsted Bay Boat Access		
	Kings Point Park (DNR leased land)	2.5	Fishing Pier, Picnic Site
	Little Long Lake Boat access- DNR		
	Tuxedo Rd Boat Access		
	Whaletail Lake Boat Access-DNR		
Non-City Facilities			
	Westonka Recreational Assoc. Park	31.9	
Public Schools	Westonka High School		
	Hilltop Elementary		
Three Rivers Park Dist	Gale Woods Special Recreation Feature	410.0	
	Lake Minnetonka Regional Park	292.0	
	Wawatosa Island	44.0	
	<u>Kingswood Park</u>	<u>106</u>	
Regional Trails	Dakota Rail <u>Regional Line</u> Trail	13.5	
	<u>Baker / Carver Regional Trail</u>		
State Trails	Luce Line State Trail	63 mi	



CHAPTER FIVE – PARKS AND OPEN SPACE

INSERT PARK AND TRAIL PLAN MAP



CHAPTER FIVE – PARKS AND OPEN SPACE

Capital Improvement Plan: 202009 Proposed Improvements

The Park, Trail and Open Space plan proposes preliminary yearly budgets of approximately \$500,000 dedicated for parks, trails and open space improvements, totaling \$41,712 for 2009. This amount is subject to change according to actual CIP budgets set by the City. The City has established a budget of \$432,500 for 2017 with money budgeted yearly thereafter to continued miscellaneous improvements and maintenance. Lisle Park will continue to be evaluated for ongoing development according to community needs and actual funding available. Remaining parks and trails will continue to be prioritized for ongoing replacements and improvements as needs dictate.

The staff is recommending the following improvements for 2017: Upon completion of the Annual Park Review, staff is recommending the following improvements for 2009:

• Miscellaneous Improvements	\$10,000
• Lisle Park (Hunters Crest)	\$300,000
o Development TBD (potential playground)	
o Replace Trails	
• Douglas Park	\$44,550
• Linden Park (Hunters Crest)	\$33,000
• Slow Creek	\$26,000
• Friendship Park	\$9,000
• Capital Outlay	\$10,000
• South Cusoke Park (South Saunders Lake)	
o Sealcoat trail (\$1.30/lin.ft.)	\$650
• North Cusoke Park (North Saunders Lake)	
o Sealcoat trail (\$1.30/lin.ft.)	\$300
o Park Bench (not to exceed)	\$1,500
• Gene Lehner Park (Trillium Bay)	
o Replace equipment	\$25,000
o Sealcoat city portion of trail (\$1.30/lin.ft.)	\$2,600
o Paint Bench	\$54
o Paint Bear	\$27
o Replace tennis court net & crank	\$400
• Kings Point Park (Kings Point Road)	
o Clean up brush around pond	\$0
o Rip rap around holding pond	\$500
• Merz Marsh Park (Turtle Creek)	
o Replace edging at park entrance	\$50
o Add mulch at entry to playground	\$66
o Replace tree by benches	\$150

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CHAPTER FIVE – PARKS AND OPEN SPACE

• Linden Park (Hunters Crest)	
○ Add black dirt and seed MnDOT 270 areas	\$1,000
○ Replace volleyball net	\$100
○ Add sand to volleyball court	\$240
• Lisle Park (Hunters Crest)	
○ Future phased improvements will continue as determined by the City Council when funds are available.	
• Friendship Park (Painters Creek)	
○ Replace edging	\$250
○ Re-roof and paint mechanical shed (coordinate with HOA)	\$225
• Jennings Park (Jennings Cove)	
○ Replace tennis court net and crank	\$400
○ Add pea rock	\$250
• Woods of Saga Hill (Minneapolis Avenue)	
○ Clean up brush winter 2008	\$0
○ Sealcoat trail	\$950
• Merriman Cemetery	
○ Purchase and install decorative benches	\$2,000
• Slow Creek Park	
○ Plant trees where trees were removed	\$1,000
• Other	
○ Purchase of perennials, shrubs and mulch for around signs	\$1,500
○ Purchase of signs for parks stating park rules; reference City Code[†]	\$2,500
	<hr/>
	Total estimated cost for improvements
	\$432,500[†],712

[†]Recommended by the Parks & Recreation Commission at 8/12/08 meeting. Language to be determined.



CHAPTER FIVE – PARKS AND OPEN SPACE



CHAPTER FIVE – PARKS AND OPEN SPACE

INSERT PARKS, TRAILS, AND OPEN SPACE
CAPITAL IMPROVEMENT PLAN (10 year forecast)
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IMPLEMENTATION

The City of Minnetrista intends to utilize an implementation program describing public programs, fiscal devices and other specific actions to be undertaken in stated sequence to implement the comprehensive plan and ensure conformity with metropolitan system plans.

OFFICIAL CONTROLS

Official controls include all relevant ordinances, public programs, and fiscal devices that ensure protection of the infrastructure and implementation of the Comprehensive Plan. Official controls are required to guide zoning, subdivision, water supply, and private sewer systems. To be consistent with the *2030 Regional Development Framework*, Minnetrista intends to adopt official controls to:

- Accommodate levels of growth consistent with 2030 Regional Development Framework forecasts;
- Provide land use and transportation connections;
- Protect natural resources; and
- Implement the Comprehensive Plan.

The City of Minnetrista will not adopt any new official controls that conflict with the Comprehensive Plan, and will not permit activity that may conflict with the Metropolitan System Policy Plans.

Fiscal Devices

The City of Minnetrista has a forward-thinking fiscal management program. The City has set up water area and sewer area plans and processes to ensure the adequacy of funding for future projects. It is important to note that the City fully intends for development to pay for itself but also maintains the existing infrastructure at a high level of usability.

Ordinances

Currently, the City of Minnetrista has a progressive set of ordinances designed to implement the City's comprehensive plans and future goals. This includes Zoning and Subdivision Ordinances generally. More specifically, the City has adopted ordinances allowing for Planned Unit Developments, natural resource protection, tree preservation, shoreland protection, surface water management, and other related planning goals. The City will continue to proactively monitor their ordinances to ensure the planning goals are being adequately met.

PUD Ordinance (Flexible Development): Minnetrista has been classified partially as a Diversified Rural geographic planning area by the Metropolitan Council in the *2030 Regional Development Framework*. This portion of the City also falls within the Long-



Term Service Area (LTSA) for the regional wastewater treatment system. Pursuant to recent Metropolitan Council action (Business Item 2008-124), the City’s PUD (flexible development) Ordinance will need to comply with the guidelines adopted by the Metropolitan Council. This development ordinance needs to be submitted when the City submits updated/revised official controls after the Update is officially adopted. The City is aware of the need for meeting these guidelines in this ordinance.

Zoning Districts: In order to adequately implement the Comprehensive Plan, the City of Minnetrista has established the following zoning classifications, as defined in the City’s Zoning Ordinance:

- **Agricultural Preserve (AP)** – This district is intended for permanent agricultural uses. Densities are allowed at 1 unit per 40 acres.
- **Agricultural (A)** – The Agricultural District allows for unsewered development at 1 unit per 10 acres.
- **Staged Development (SDD)** – The Urban Reserve and future urban areas in the City of Minnetrista are traditionally zoned as the Staged Development District. The district is similar in nature as the Agricultural District in density (1 unit per 10 acres) but the uses are more interim based is intended to preserve larger tracts of land for areas that may become urbanized in the future.
- **~~Low Density Single Family Residence (R-1)~~R-1 Residential Zoning District** – This is the traditional City of Minnetrista residential district. It allows for a density of ~~up to 2.52~~ – 3 units per acre, with the City reserving the right to approve lower densities when doing so would preserve unique natural features. ~~with a~~The minimum lot size of ~~23,000~~14,500 square feet.
- **Douglas Beach Single Family Residence (RDB)** – Douglas Beach is a unique neighborhood within the City of Minnetrista. The City has designed a zoning district to meet this area’s needs. The minimum lot size is 20,000 square feet.
- **~~Low-Medium Density Single Family Residence (R-2)~~R-2 Residential Zoning District** – This designation is intended for development at a low-medium and medium density between ~~two and three~~2 – 3.5 units per acre with a minimum lot size of ~~47,500~~11,000 square feet.
- **~~R-2 (a) Residential Zoning District~~** – This designation is intended for low-medium density development, and was adopted in response to the 2030 Comprehensive Plan update. Designed for 3 – 3.5 units per acre and a minimum lot size of 9,500 square feet. No additional areas should be zoned in this category.
- **~~Medium Density Single Family Residence (R-3)~~R-3 Residential Zoning District** – The R-3 District allows for development at a density of ~~2.5 to 3.5~~– 8



~~units per acre. This district is intended to accommodate a broader range of housing types and styles, and enhance traditional residential areas between lower and higher densities, with a minimum lot size of 14,000 square feet for single family residences. There is no minimum lot size.~~

- ~~• **Medium Density Multiple and Single Family Residence (R-4)** – This district is intended to allow development of a variety of housing types from single family to townhouses, rowhouses, and other types of low density multi-family units at a density range of 4 – 5 units per acre.~~
- ~~• **High Density Multiple Family Residence (R-5)**~~ **R-5 Residential Zoning District** – This district anticipates a density of 5 – 6 units per acre for townhomes and apartments. This district is intended to create, preserve and enhance areas for multifamily use at higher densities. The minimum net density in this district is 8 units per acre, with no minimum lot size.
- **Office-limited Business (C-1)** – This district is intended to provide a district which is related to and may reasonably adjoin high density or other residential districts for the location and development of administrative office buildings and related office uses which are subject to more restrictive controls.
- **Highway Service Business (C-2)** – The C-2 District is designed to furnish areas served by other retail business districts with a wide range of services and goods which might otherwise be incompatible with the uses permitted in the retail business district.
- **Shopping Center Business (C-3)** – This district is intended to provide an area which may be applied to land in single ownership or unified control for the purpose of developing a planned business center.
- **Restricted Industrial (I)** – The Restricted Industrial District is adopted to provide for areas of general industrial employment.
- **Public (P)** – This district is intended for publicly owned uses.



INSERT ZONING MAP



SCHEDULE OF IMPLEMENTATION (See Implementation Matrix)

~~12-24 months~~

- ~~• Update Zoning and Subdivision Ordinances. This is required to accomplish the following primary objectives:~~
 1. Re-design zoning districts to reflect the changes in development accommodated by the new Comprehensive Plan for future growth areas.
 2. ~~Re-write performance standards that better reflect Minnetrista's expectations for new development, including:~~
 - a. ~~Commercial or mixed-use building and site development;~~
 - b. ~~Residential plat and building design;~~
 - c. ~~Design standards for higher density housing areas.~~
 3. ~~Prepare zoning regulations that more closely address existing development areas, such as rural lot subdivisions of less than 10 acres. Current regulations do not adequately address many of these existing subdivisions.~~
 4. ~~Monitor housing development and building activity to maintain an ongoing understanding of subdivision development and density impacts to ensure that required benchmarks are met without compromising City land use goals (ongoing effort).~~
 5. ~~Develop design standards for density, architecture, site planning, and other standards relating to the development of medium-density housing styles such as twin-homes, townhouses, and similar housing.~~
 6. ~~Develop standards for housing style mix in medium density housing areas, including location and arrangement and mix of single family and attached housing styles.~~

- ~~• Develop a Highway 7 task force and strategy for desired improvements to Highway 7 in western Hennepin County. Improvements in design and capacity to Highway 7 are vital tools in the City's long-range ability to accommodate additional residential growth. This may be a part of a larger Transportation element including road and highway development strategies, as well as opportunities to support transit options.~~

- ~~• Consider joint lobbying options for Highway 7 study and improvements with County and other municipalities.~~

- ~~• Once open, reevaluate potential local traffic impacts of the opening of the new U.S. Highway 12 project through Orono and Long Lake.~~

- ~~• Identify land use impacts and opportunities based on traffic pattern changes due to the Highway 12 project results.~~



~~12–36 months~~

- ~~• Review the City’s Parks and Trail Plan to incorporate areas of anticipated change for the community, as well as to address revisions to the Plan for existing areas as appropriate.~~
- ~~• Continue to monitor infrastructure plans for the community, including Transportation, Sanitary Sewer, Water Supply, and Surface Water Management Plans as necessary to address revised growth model, updating as necessary.~~

~~24-48 months~~

- ~~• With market study data, create a “Marketing Strategy” — how to attract commercial investment, what role the City should play, etc.~~
 - ~~1. Identify existing marketing resources — organizations such as Chamber of Commerce, etc.~~
 - ~~2. Identify specific developers that serve the markets Minnetrista may be looking to address — local neighborhood convenience or commuter and highway traffic along Highway 7.~~
 - ~~3. Identify zoning regulations that will most appropriately address the style and quality of commercial development appropriate for the area.~~

~~24-60 months~~

- ~~• Prepare a series of architectural guidelines for commercial development. While many developers are creative and attentive to architecture, many are not. A lack of attention to this aspect of site development can undermine the City’s planning efforts through the creation of unattractive or plain buildings. Because the downtown area has a good stock of attractive older buildings, and the highway commercial areas have a stock of both good and bad architecture, a simple materials list may not be effective to ensure that future development complements the City’s commercial development goals.~~
- ~~• Quantify public infrastructure needs for the downtown area and develop funding mechanisms for the required infrastructure, including:~~
 - ~~1. City utility improvements;~~
 - ~~2. Stormwater management efforts;~~
 - ~~3. Public open space acquisition and improvements;~~
 - ~~4. Public parking; and~~
 - ~~5. Public street and streetscape improvements.~~



Beyond 60 months

- ~~Prepare a detailed implementation program for future commercial expansion areas along Highway 7. Although much of this area will not be eligible for development for several years, establishing development standards early will help both land developers and City officials understand expectations for these areas. This effort will entail a number of elements, some of which will dovetail with other areas of the community. The following is a list of possible elements:~~
 1. ~~Consider preparation of a market study for the community that better identifies the market area for Minnetrista, including a more specific demographic analysis that census data provides.~~
 2. ~~Focus the market study on underserved commercial markets, as well as growing markets that Minnetrista may be well-situated to serve in the future.~~
 3. ~~Include an element examining the quantity and types of housing that would be supported in the Highway 7 commercial area.~~
 4. ~~Include an analysis of markets that commercial areas in Minnetrista could serve, but would require specific changes in the City's market structure to fill.~~
 5. ~~Consider a shared market approach between Minnetrista and St. Bonifacius due to likely common market interests.~~
 6. ~~Develop a GIS-based mapping summary of property owners, property values, and other information helpful to redevelopment planning.~~
 - 7.1. ~~Identify specific parcels necessary for public and/or private acquisition—particularly key parcels in the initial phases of implementation.~~

