



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	May 17, 2010
Item Name:	Comprehensive Plan Amendment (CPA) application by the Pemtom Land Company
Originating Department:	Planning and Zoning
Presented by:	John Hilgers, Planning Director
Previous Council Action (if any):	
Item Type (X only one):	Consent <input type="checkbox"/> Regular Session <input type="checkbox"/> X Discussion Session <input type="checkbox"/>
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED <i>(Include motion in proper format.)</i>	

Adopt Resolution No. 2010-83, Approving or Denying Comprehensive Plan Amendment Application by Pemtom Land Company.

EXPLANATION OF AGENDA ITEM *(Include a description of background, benefits, and recommendations.)*

BACKGROUND:

The Pemtom Land Company has submitted a Comprehensive Plan Amendment (CPA) application for land including Island View Golf Course and surrounding parcels. The CPA amendment application includes the following components:

1. To include parcels identified as the East Lake Neighborhood (see attached Exhibit 1) into the 2010-2020 development staging timeframe. The current Comprehensive Plan of the City has various staging designations for the East Lake Neighborhood (2010-2020, 2020-2030 and 2030+).
2. To designate the East Lake Neighborhood into the following land use categories (see attached Exhibit 2): Golf Course, Low Density Residential (2-4 units per acre) and Medium Density Residential (4-10 units per acre).

The 2030 Comprehensive Plan, currently in place, was approved by the Metropolitan Council on June 24, 2009. The City began the 2030 Plan update process in late 2007. During the period in which the Comp Plan was being updated (from late 2007 to early 2009) the Pemtom Land Company indicated an interest to incorporate the East Lake Neighborhood into the overall update. They had presented a basic concept of East Lake to the Planning Commission in 2007-2008. Because of where the City was at in the overall update process and for the City to better understand the East Lake neighborhood concept the City did not incorporate the East Lake Neighborhood into the overall Comp Plan update.

Over the last year or so, Pemtom has had a number of workshops with the City Council and staff to discuss the East Lake Neighborhood concept and related issues. In late 2009, the City Council indicated verbal support of a Comprehensive Plan Amendment application to go forward for the East Lake Neighborhood. In voicing their support of an application, the City Council was clear that the East Lake project would need to be financially self-sufficient (in other words, the City will not bond for any required infrastructure that is needed for the project to move forward). Additionally, the City Council wanted to convey to Pemtom the importance of communicating their development concept to Laketown Township and to Carver County (because of the proximity and impacts/opportunities this development could have on Lake Waconia Regional Park).

In reviewing the amendment application, the City is required to adhere to the following State Laws:

1. The City is required to publish and post notice of the hearing for the Amendment application at least 10 days prior to the hearing date. The hearing notice for the April 8, 2010 application was published in the March 25, 2010 *Waconia Patriot*.
2. Provide 60 days notice of hearing and background of amendment request to adjacent units of government. Laketown Township, Waconia Township, Carver County and Independent School District #110 were provided information on this application on January 27, 2010.

Depending on the outcome of the hearing process, recommendation by the Planning Commission, and final decision by the City Council, the amendment application is submitted to the Metropolitan Council for final action.

In reviewing this application, the City must insure that overall growth projections approved in the 2030 Comprehensive plan are maintained. In order to achieve what Pentom is requesting, the City will need to exchange or trade off other areas in the Comprehensive Plan to maintain a no net increase in Metropolitan Council approved housing projections.

REVIEW:

In order for the City to consider the application request, a basic understanding of the East Lake Neighborhood is needed. Based on the data provided in the application, the East Lake Neighborhood will contain the following:

Golf Course:	147 acres	
Low Density Residential:	157 acres @ 2-4 units per acre	= 314 - 628 units
Medium Density Residential:	54 acres @ 4-10 units per acre	= 216 - 540 units
Total Residential Acreage:	211 acres	= 530 - 1,168 units

(The units per acre range are ranges established in the 2030 City of Waconia Comprehensive Plan)

Portion of the East Lake Neighborhood currently in the 2010-2020 staging plan includes:

Low Density Residential:	40 acres @ 2 - 4 units per acre	= 80 - 160 units.
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The net amount of the East Lake Neighborhood project area that needs to be added to the 2010-2020 staging plan:

171 acres	= 450 - 1,008 units
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(obtained by subtracting the total project size from what is already earmarked in the current plan for 2010-2020 development).

Should the Planning Commission and City Council choose to incorporate the entire East Lake Neighborhood project area into the 2010-2020 staging plan, 450 - 1,008 units will need to be allotted from an area that currently has that many units designated for 2010-2020 growth. Staff has reviewed geographic areas of the current 2030 Comprehensive Plan to determine if there are parcels that would be reasonable to exchange staging areas with.

In the SW corner of the City Development Staging Plan, there are approximately 160 acres of land guided for 2010-2020 development. It is situated west of Oak Avenue and north of 102nd Street (see attached Exhibit 3).

This SW area currently in the 2010-2020 staging plan includes:

Low Density Residential:	85 acres @ 2 - 4 units per acre	= 170 - 340 units
Medium Density Residential	30 acres @ 4 - 10 units per acre	= 120 - 300 units
High Density Residential	30 acres @ 8 -22 units per acre	= 240 - 660 units

Park 15 acres

Total Residential Acreage: 145 acres (160 acres incl. the Park) = 530 – 1,240 units

As the City's Comprehensive Plan was developed assumptions were made on when certain transportation improvements would be completed in this SW area. 102nd Street is ultimately slated to become a County Road corridor. It currently exists as a township gravel road.

The City had made assumptions that this update would be completed by 2020. Based on the recently adopted Carver County Transportation Plan, 102nd Street adjacent to this SW area described above will not be upgraded until after 2020. Based on the Carver County Roadway Systems Plan, 102nd Street will be upgraded in two phases. 102nd Street east of Highway 284 is programmed for upgrade between 2010-2020. 102nd Street west of Highway 284 is programmed for upgrading post 2020 (see attached Exhibit 3).

By virtue of this 160 acre area not having at least a base form of paved access off of 102nd Street until after 2020, staff believes it would not be unreasonable to push the staging area back to 2020-2030 for this area. By doing this the City can take the 2010-2020 allotment and exchange it with the East Lake Neighborhood. This would achieve the no net increase in housing allocations from the current Comprehensive Plan.

Staff did review other areas of the Comp Plan to determine whether switching staging areas could be accommodated. The other 2010-2020 staging areas that were looked at in addition to the 160 acre Oak Avenue / 102nd Street area were:

1. Adjacent to Highway 284 south of Waterford: Not recommended for switching the staging area as the majority of this area has been master planned as part of the Waterford subdivision and includes future phases of Waterford where utilities are currently available.
2. Adjacent to 102nd Street east of Highway 284. Not recommended for switching the staging area due to the County timing of the 102nd Street upgrade east of Highway 284 between 2010 and 2020.
3. Southeast of Interlaken along County Road #10 and Little Avenue: Not recommended for switching this staging area. The Southeast Area Lift Station (recently built along County Road 10) can serve this entire area and this area also includes acreage where the City has projected future business / industrial parks as well as additional commercial areas.
4. The Regional Park / Highway 5 area. Not recommended for switching this staging area. This area needs to remain 2010-2020 since it lies between the current City limits and the proposed East Lake Neighborhood. City utilities are readily available in this area (by Legacy Village) and can be extended eastward.

Based on this scenario and for discussion purposes, staff prepared before and after maps switching out the 160 acres in the southwest corner of the City with the East Lake Neighborhood. Exhibit 4 shows the before and after Staging Plan and Exhibit 5 shows the before and after Land Use Map.

Amending the Comprehensive Plan is a policy decision. Should the Planning Commission / City Council be in favor of allowing the East Lake Neighborhood to have a 2010-2020 staging timeframe, staff recommends the rationale previously described as findings to justify the Pentom application approval.

Please contact me if you have any questions - JH

PUBLIC COMMENTS RECEIVED THROUGH THE HEARING PROCESS (APRIL 8, 2010):

Attached please find an e-mail from Dr. Nancy Rajanen, Superintendent of Schools for District #110. In summary, School District #110 has no specific comments at this time.

Attached please find an e-mail from Carver County Planning, Parks and Transportation. Responses to County comments are summarized as follows:

1. Transition Areas – The Township/ County plans do not always mirror City staging areas approved by the Metropolitan Council. It is the City’s responsibility to provide an up to date Comprehensive Plan to achieve the growth projections allocated to the City by the Met Council. This amendment will not be adding numbers to those growth projections. It will be reallocating where those units are built and when.
2. Stormwater Planning – The City Surface Water Management Plan will need to be amended to reflect the proposed changes and land uses to our plan as a result of the East Lake Neighborhood.
3. TMDL (Total Maximum Daily Load / Strategy for Phosphorus and Pollutant Load Reduction) – Acknowledge these comments and will need to be addressed in the Surface Water Management Plan update
4. MLCCS (Minnesota Land Cover Classification System) – The City Acknowledges these comments.
5. Parks / Trails – The City acknowledges these comments and will begin to be addressed during the AUAR (Alternative Urban Areawide Review) process should this amendment process be approved. The AUAR is an environmental and development review process overseen by the Minnesota Environmental Quality Board (EQB) of pre-defined topics including fish and wildlife, water quality, erosion, geologic hazards, traffic, air emissions, solid wastes, odors and noise, visual impacts and impacts on infrastructure and public service.
6. Highways – The City acknowledges these comments and will begin to be addressed during the AUAR process should this amendment process be approved.

RECOMMENDATION:

Following the public hearing on April 8, 2010, the Planning Commission recommended approval of the Comprehensive Plan Amendment on a vote of 4 to 0.

FINANCIAL IMPLICATIONS:		ADVISORY BOARD RECOMMENDATIONS:			
Funding Sources & Uses:		Planning Commission: Recommended approval on a vote of 4 to 0 on April 8, 2010 Parks and Recreation Board Safari Island Advisory Board Other			
Budget Information:					
Budgeted	_____				
Non Budgeted	_____				
Amendment Required	_____	Tabled	_____	Other	_____
Approved Resolution No.	2010-83	Denied	_____	Tabled Ordinance No.	_____

**CITY OF WACONIA
RESOLUTION 2010 – 83
RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT
BY THE PENTOM LAND COMPANY**

WHEREAS, the Planning Commission conducted a public hearing in the Council Chambers of City Hall, 201 South Vine Street, Waconia, Minnesota on Thursday, April 8, 2010 to consider a Comprehensive Plan Amendment application by the Pentom Land Company; and

WHEREAS, the application seeks to include all of the parcels listed below into the 2010-2020 development staging area of the City of Waconia versus multiple timeframes as currently designated in the Comprehensive Plan; and

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07.1320010	07.1320050	07.0080200	07.0071240	07.1320030
07.1320031	07.0180810	07.1320032	07.0070700	07.0180130

WHEREAS, the application proposes land uses of Low Density Residential (2 to 4 units per acre) and Medium Density Residential (4 to 10 units per acre) to the above described parcels as shown on Exhibit A; and

WHEREAS, Independent School District #110, Waconia Township, Laketown Township and Carver County received a 60-day notice to review and comment on the proposed Amendment on January 27, 2010 – ending April 8, 2010. Entities were asked to provide comment through the April 8, 2010 public hearing date; and

WHEREAS, upon discussion, presentation of April 8, 2010 City Staff memo titled “Comprehensive Plan Amendment Application by the Pentom Land Company”, developer presentations and considering public hearing comments, the Planning Commission found the proposed amendment was consistent with maintaining growth projections for the City of Waconia as approved in the 2030 Comprehensive Plan update approved by the Metropolitan Council on June 24, 2009; and

WHEREAS, the Planning Commission recommended approval of the amendment application on April 8, 2010; and

WHEREAS, the City Council has determined that any and all costs associated with implementing and executing required environmental reviews, site and development planning, annexation, utility infrastructure extension and construction and any other processes required to secure future development approvals, relative to the subject property included in this amendment, shall be the responsibility of the Pentom Land Company and/or parties associated with the Pentom Land Company.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Waconia hereby conditionally approves the Comprehensive Plan Amendment application subject to the findings and recommendations of the Waconia Planning Commission as noted above and subject to Metropolitan Council approval and authorizes submittal of the amendment to the Metropolitan Council for final action.

Adopted by the City Council of the City of Waconia this 17th day of May, 2010.

ATTEST: Susan Arntz
Susan Arntz, City Administrator

Roger Lehrke
Roger Lehrke, Mayor

M/ Parpart

Parpart Aye

S/ Bloudek

Millender Aye

Bloudek Aye

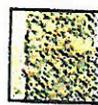
Nash Aye

Lehrke Aye

EXHIBIT A



Date: 07/14/79
 Comp. Plan Amendment
 Updating Land Use
 Plan Map (Figure 3-6)

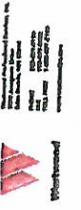
- 
L - LOW DENSITY RESIDENTIAL
- 
M - MEDIUM DENSITY RESIDENTIAL
- 
ISLAND VIEW GOLF COURSE

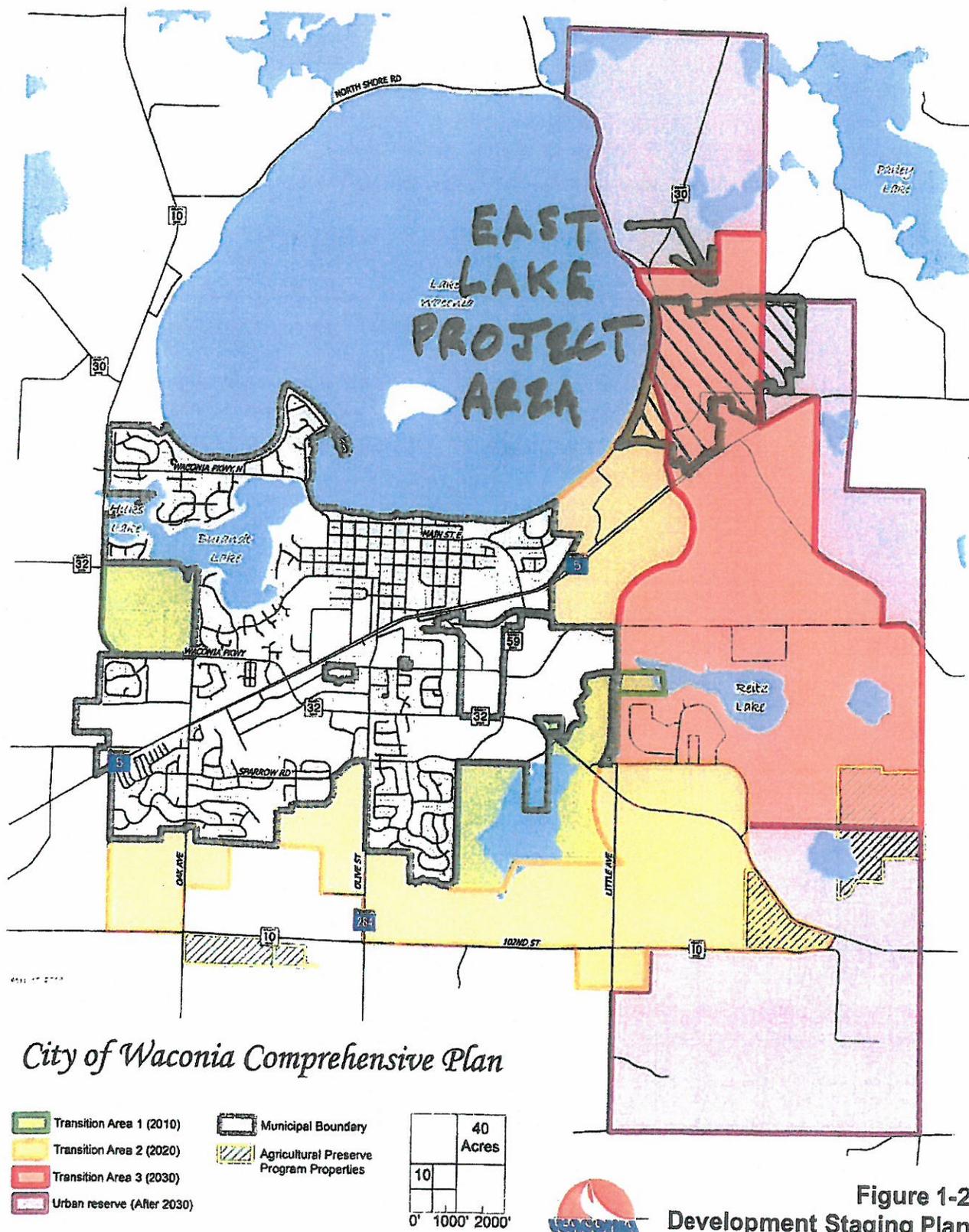
East Lake Neighborhood
 Waukegan, Illinois

Pentom Land Company
 7077 Aragon Drive
 Blue Mound, Wisconsin 53004

Proposed by: Pentom Land Company, Inc.
 Subdivided by: Pentom Land Company, Inc.
 Platted: 1979
 Record Book: 100-1000

This map was prepared by the City of Waukegan, Illinois, and is subject to the City's zoning ordinance. The City of Waukegan, Illinois, is not responsible for the accuracy of the information shown on this map.





City of Waconia Comprehensive Plan

- Transition Area 1 (2010)
- Transition Area 2 (2020)
- Transition Area 3 (2030)
- Urban reserve (After 2030)
- Municipal Boundary
- Agricultural Preserve Program Properties

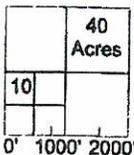


Figure 1-2
Development Staging Plan

EXHIBIT 1



Date: 01/24/20 Sheet 1 of 1
 Drawing: 2001010101.dwg

East Lake
 Neighborhood
 Township, Minnesota

Prepared for:
Pentom Land Company
 707 Augsburg Blvd.
 Eden Prairie, Minnesota 55444

TRANSITION AREA 1 (2010)



Prepared for:
Pentom Land Company
 707 Augsburg Blvd.
 Eden Prairie, Minnesota 55444

Reviewed	DATE

Reviewed	DATE

Approved for the City of Eden Prairie, Minnesota, by the City Council on 01/24/2010. The City Council is hereby approving the proposed plat for the East Lake Neighborhood, Township, Minnesota.

Approved by the City of Eden Prairie, Minnesota, on 01/24/2010. The City Council is hereby approving the proposed plat for the East Lake Neighborhood, Township, Minnesota.



EXHIBIT 2



L - LOW DENSITY
RESIDENTIAL



M - MEDIUM DENSITY
RESIDENTIAL



ISLAND VIEW GOLF COURSE



Date: 01/14/20 Sheet: 1 of 1

Comp Plan Amendment
Updating Land Use
Plan Map (Figure 3-6)

**East Lake
Neighborhood**
Winona, Minnesota

Pentom Land Company
707 Augsburg Drive
Winona, Minnesota 55994

Prepared for:

Name: _____
Address: _____
City: _____
State: _____
Zip: _____

Drawn by:

Name: _____
Date: _____
Scale: _____

Winona County Planning Board
200 North 1st Street
Winona, MN 55993
Phone: 507-538-2200
Fax: 507-538-2201
www.winonacounty.org



EXHIBIT 3

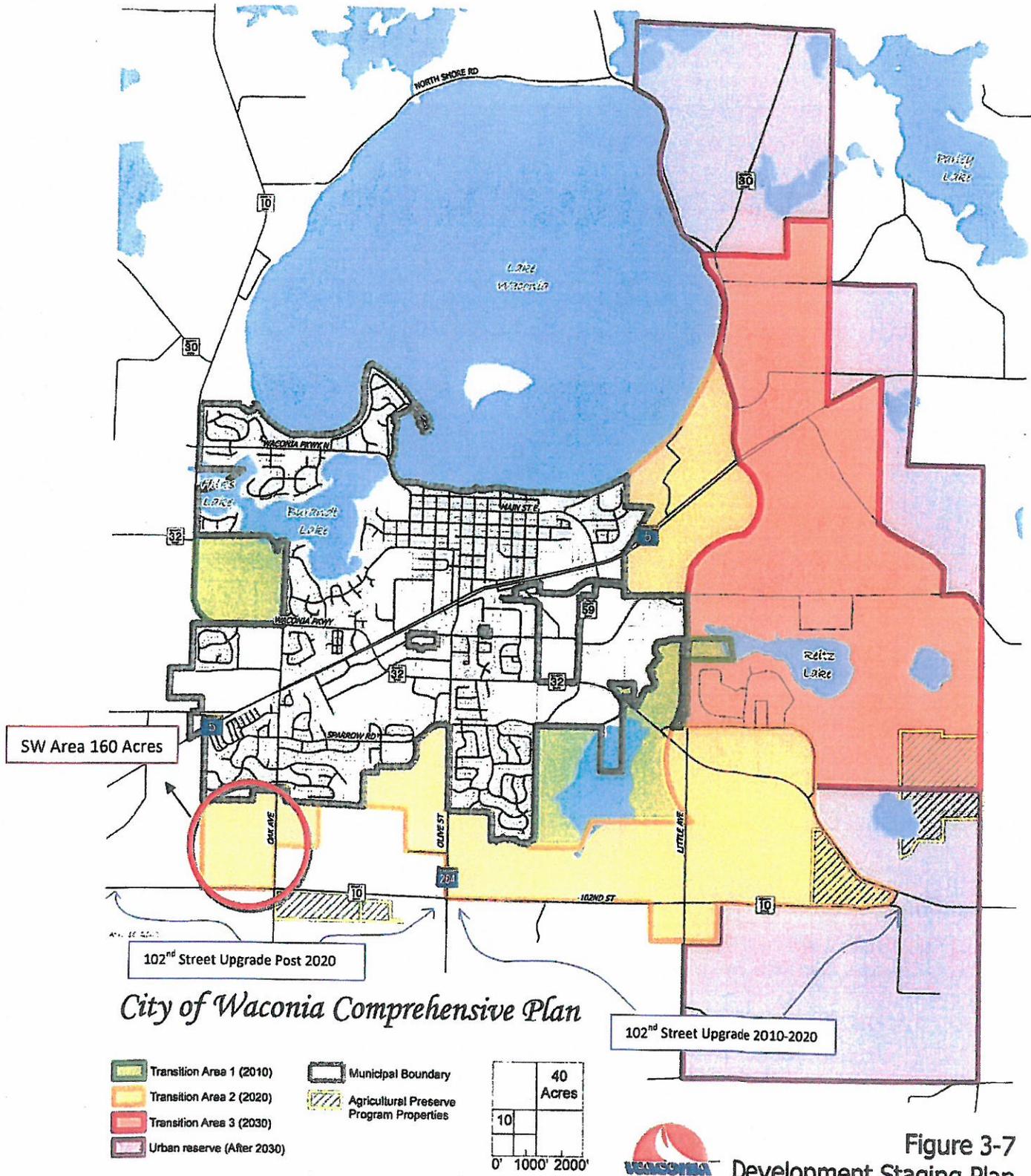
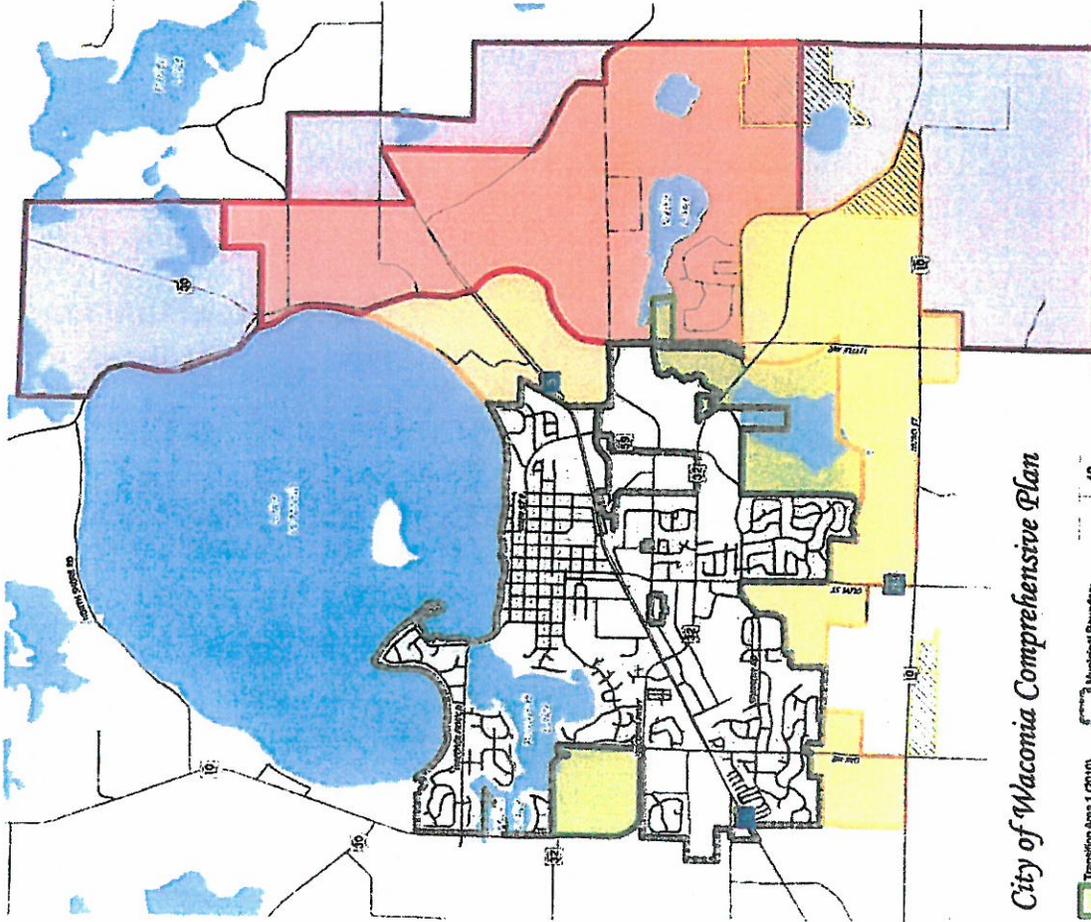


Figure 3-7
Development Staging Plan

EXHIBIT 4

CURRENT COMP PLAN STAGING PLAN



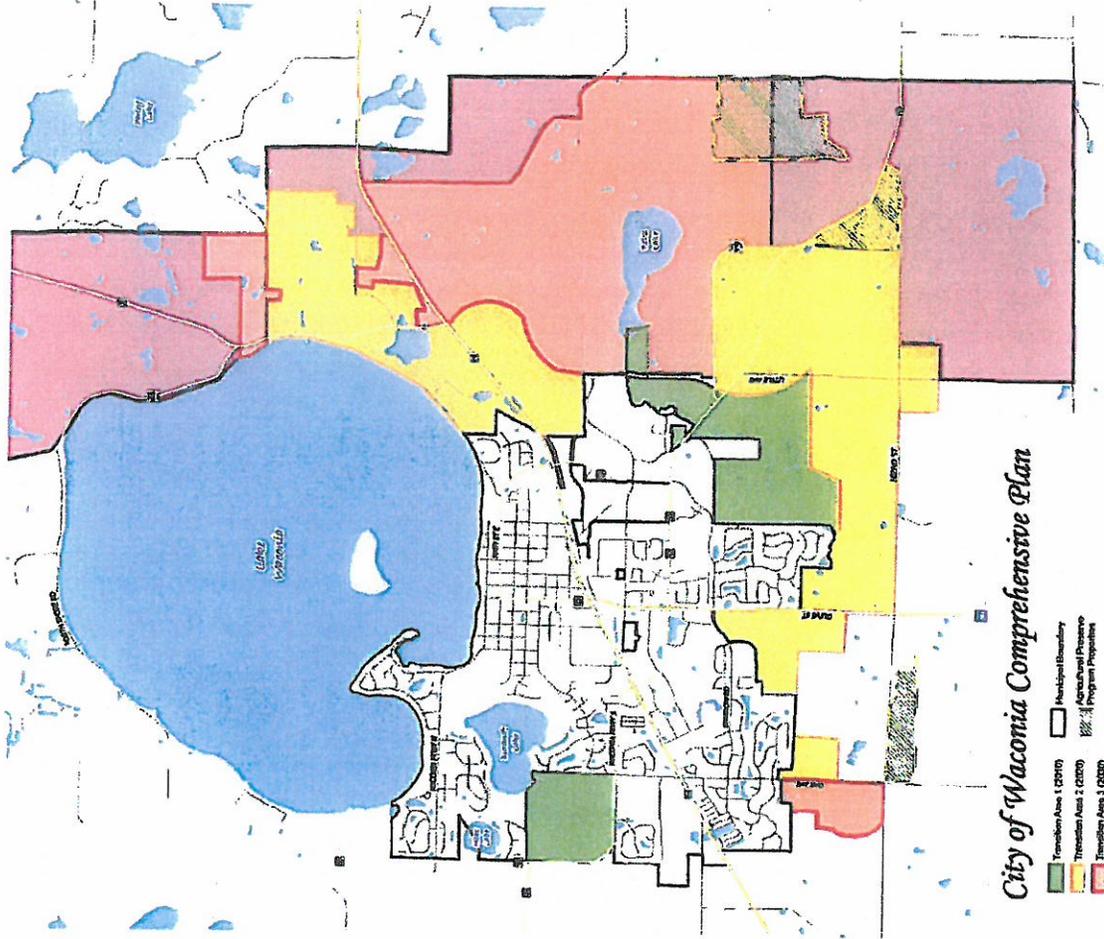
City of Waconia Comprehensive Plan

- Transition Area 1 (2010)
- Transition Area 2 (2020)
- Transition Area 3 (2030)
- Urban Reserve (After 2030)
- Municipal Boundary
- Agricultural Preserve Program Properties

Figure 3-7 Development Staging Plan



POST APPLICATION STAGING PLAN



City of Waconia Comprehensive Plan

- Transition Area 1 (2010)
- Transition Area 2 (2020)
- Transition Area 3 (2030)
- Urban Reserve (After 2030)
- Municipal Boundary
- Agricultural Preserve Program Properties

Figure 3-7 Development Staging Plan



Land Use Analysis and Plan pg. 3-37

City of Waconia

EXHIBIT 5

CURRENT COMP PLAN LAND USE MAP

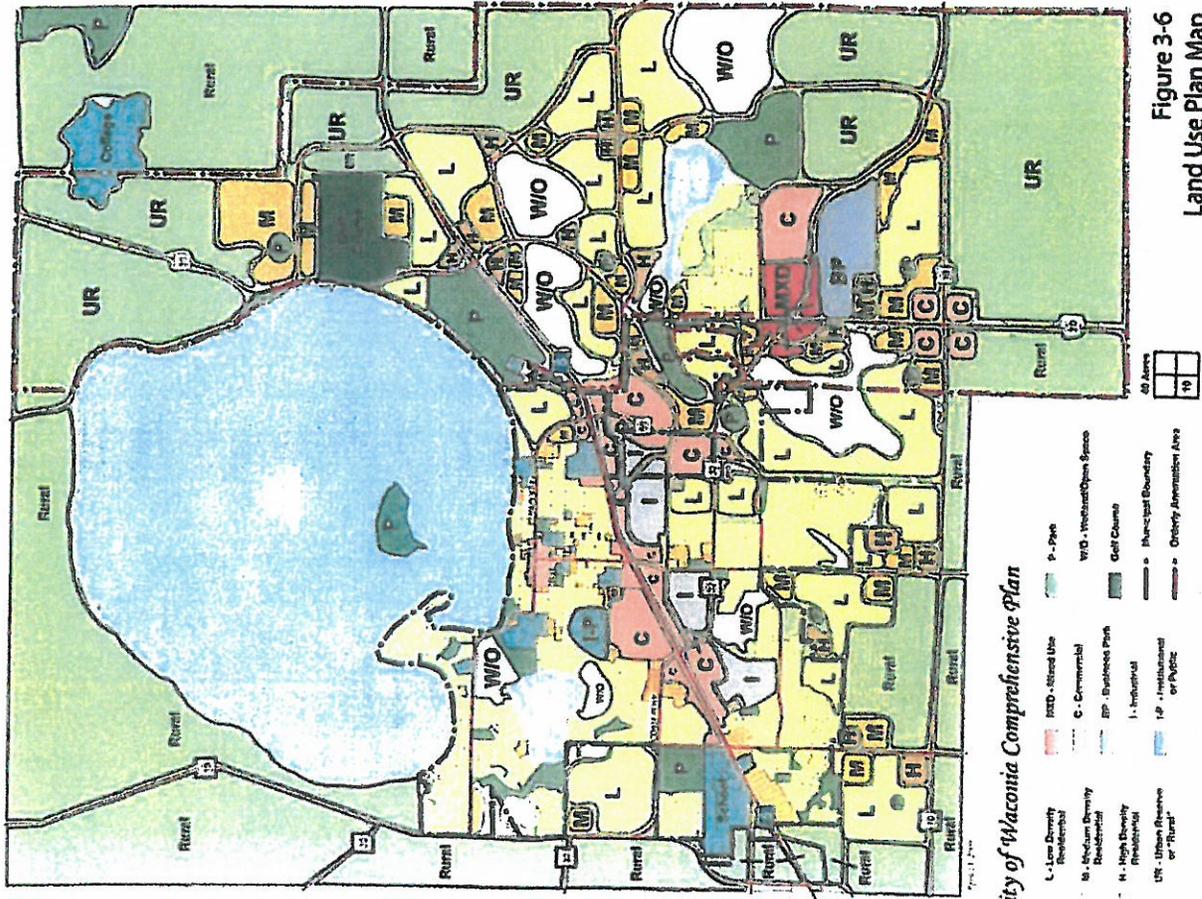


Figure 3-6
Land Use Plan Map

Land use Analysis and Plan pg. 3-29

POST APPLICATION LAND USE MAP

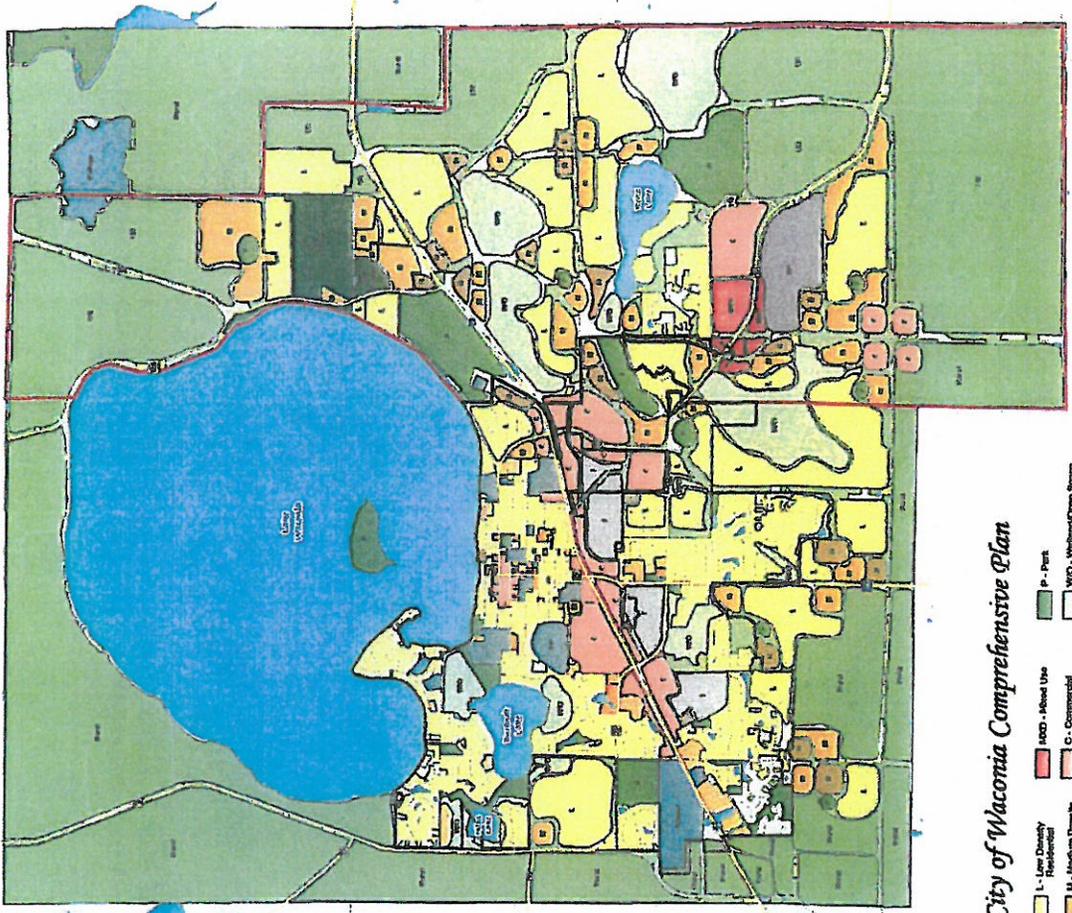


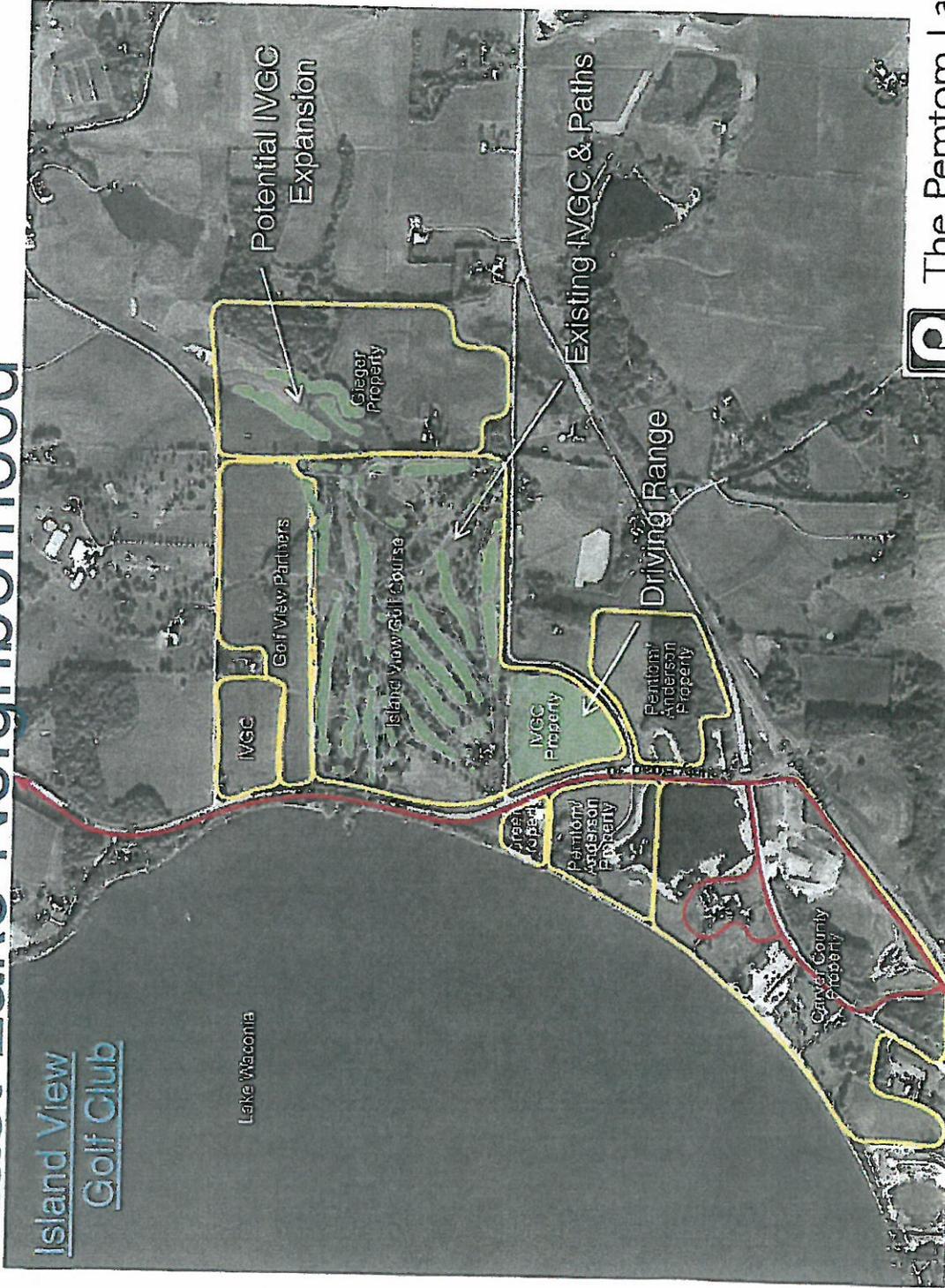
Figure 3-6
Land Use Plan Map



City of Waconia

East Lake Neighborhood

Island View
Golf Club



The Penttom Land Company

June 14, 2010

John Hilgers, Planning Director
City of Waconia
201 South Vine Street
Waconia, MN 55387-1337

RE: City of Waconia East Lake Neighborhood Comprehensive Plan Amendment – Complete
Metropolitan Council Review File No. 20423-2
Metropolitan Council District 4 (Craig Peterson, 651-602-1474)

Dear Mr. Hilgers:

The Metropolitan Council received the City of Waconia's East Lake Neighborhood Comprehensive Plan Amendment (CPA) on May 24, 2010. Council staff finds the City's CPA complete for review.

In accordance with state law, the Council has 120 days to complete its formal review of the CPA or until September 21, 2010. CPA reviews go to the Council's Community Development Committee (CDC), and then to the full Council for action. The tentative schedule has the CPA going to the CDC on July 19, and Council on July 28.

A copy of the draft report will be forwarded to you for your information when the report is mailed out to committee. You and any other community representatives are invited to attend the CDC meeting in order to answer questions and help Council members understand the matter from the community's perspective.

If you have any questions about this review or need further information, please contact Jim Uttley, Sector Representative at 651-602-1361.

Sincerely,



Phyllis Hanson, Manager
Local Planning Assistance

CC: Craig Peterson, Metropolitan Council District 4
Kyle Colvin, Assistant Manager, Engineering Services, MCES
Susan Hoyt, Planning Analyst
Jim Uttley, Sector Representative
Cheryl Olson, Referrals Coordinator

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July 15, 2010

John Hilgers, Planning Director
City of Waconia
201 South Vine Street
Waconia, MN 55387-1337

RE: City of Waconia - Comprehensive Plan Amendment – Final
Metropolitan Council Review File No. 20423-2
Metropolitan Council District 4 (Craig Peterson, 651-602-1474)

Dear Mr. Hilgers:

The Metropolitan Council completed its review of the City of Waconia East Lake Neighborhood Comprehensive Plan Amendment (CPA) at its meeting on July 14, 2010. The Council based its review on the staff's report and analysis (see attached).

The Council found that the City's CPA meets all Metropolitan Land Planning Act requirements, conforms to the regional system plans including transportation, aviation, water resources management, and parks, is consistent with the 2030 Regional Development Framework, and is compatible with the plans of adjacent jurisdictions.

The Council adopted the following recommendations:

1. Authorize the City of Waconia to put its Comprehensive Plan Amendment (CPA) into effect for the proposed East Lake Neighborhood.
2. Finds that the CPA does not change the City's forecasts.

The amendment, explanatory materials supplied and the information submission form will be appended to the City's plan in the Council's files. If you have any questions, please contact Jim Uttley, AICP, principal reviewer and sector representative at 651-602-1361.

Sincerely,



Phyllis Hanson, Manager
Local Planning Assistance

Attachment

cc: Susan Arntz, Waconia City Administrator
Crystal Carlson, MHFA
Tod Sherman, Development Reviews Coordinator, MnDOT Metro Div.
Craig Peterson, Council Member, District 4
Jim Uttley, Sector Representative & Principal Reviewer
Cheryl Olsen, Reviews Coordinator

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C Community Development Committee

For the Metropolitan Council meeting of July 14, 2010

ADVISORY INFORMATION

Date Prepared: June 22, 2010

Subject: City of Waconia Comprehensive Plan Amendment
East Lake Neighborhood
Review File No. 20432-2

Proposed Action

That the Metropolitan Council adopts the attached Review Record, and the following:

1. Authorize the City of Waconia to put its Comprehensive Plan Amendment (CPA) into effect for the proposed East Lake Neighborhood.
2. Finds that the CPA does not change the City's forecasts.

Summary of Committee Discussion / Questions:

Community Development Committee

Council staff Jim Uttley introduced John Hilgers, Waconia Planning Director. There was no discussion. The Committee moved, seconded and passed the proposed recommendations unanimously.

C Community Development Committee

Meeting date: June 21, 2010

ADVISORY INFORMATION

Subject:	City of Waconia Comprehensive Plan Amendment East Lake Neighborhood Review File No. 20432-2
District(s), Member(s):	District 4, Councilmember Craig Peterson
Policy/Legal Reference:	Minnesota Statute Section 473.175
Staff	James P. Uttley, Principal Reviewer (651-602-1361)
Prepared/Presented:	Phyllis Hanson, Manager, Local Plng. Assistance (651-602-1566) Kyle Colvin, Engineering Services Asst. Manager (651-602-1151)
Division/Department:	Community Development / Planning and Growth Management Environmental Services / Engineering Services

Proposed Action

That the Metropolitan Council adopts the attached Review Record, and the following:

1. Authorize the City of Waconia to put its Comprehensive Plan Amendment (CPA) into effect for the proposed East Lake Neighborhood.
2. Finds that the CPA does not change the City's forecasts.

Background

The proposed CPA for the East Lake Neighborhood is located in what is now northwestern Laketown Township, east of Lake Waconia and north east of Lake Waconia Regional Park.

The *2030 Regional Development Framework (RDF)*, as adopted by the Metropolitan Council (Council) in January 2004, identifies Waconia as a "Developing" community.

The Council reviewed and acted on Waconia's 2008 Comprehensive Plan Update (Update) on June 24, 2009 (Review No. 20432-1, Business Item 2009-157). The City has an Orderly Annexation Agreement (OAA) with Laketown Township that includes the area of this Comprehensive Plan Amendment (CPA). The Council's action on the Update, allowed the City to put its plan into effect for lands within the City's existing boundary and for the OAA area in Laketown Township.

The City of Waconia's CPA proposes to change the staging (timing) for development of the proposed CPA area as well as changing residential land use densities for some of the parcels covered by the CPA.

Rationale

The proposed CPA conforms to regional system plans, is consistent with Council policies and is compatible with the plans of other local communities and school districts.

Funding

None

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

Review of the City of Waconia 2008 Comprehensive Plan Amendment East Lake Neighborhood

Review File No. 20423-2, Council Business Item 0621_2010_233

STATUTORY AUTHORITY

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plans (plans) and plan amendments to the Council for review and comment (Minn. Stat. § 473.864, Subd. 2). The Council reviews plans to determine:

- *Conformance with metropolitan system plans,*
- *Consistency with other adopted Plans of the Council, and*
- *Compatibility with the Plans of other local jurisdictions in the Metropolitan Area.*

The Council may require a local governmental unit to modify any plan or part thereof if, upon the adoption of findings and a resolution, the Council concludes that the Plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans (Minn. Stat. § 473.175, Subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary. Each such plan shall be submitted to the Council for review and shall be subject to the approval of the Council as to those features affecting the Council's responsibilities as determined by the Council. Any such features disapproved by the Council shall be modified in accordance with the Council's recommendations (Minn. Stat. § 473.513).

CONFORMANCE WITH REGIONAL SYSTEMS

REGIONAL PARKS

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

The CPA is in conformance with the *2030 Regional Parks Policy Plan (RPPP)*. The comprehensive plan amendment site is adjacent to Lake Waconia Regional Park. Additionally, the Council's 2030 Regional Parks Policy Plan identifies two proposed regional trails that traverse the site. The proposed Lake Waconia Regional Trail will travel north-south to connect Lake Waconia Regional Park to the Dakota Rail Regional Trail and the proposed Highway 5 Regional Trail will travel east-west to connect Lake Waconia Regional Park to Carver Park Reserve.

The plan amendment indicates that an AUAR for the site is forthcoming. Council staff recommends that the following issues be evaluated during site planning and the preparation of the AUAR:

- Site planning for the East Lake Neighborhood provides opportunities to facilitate the development of the Lake Waconia and Highway 5 Regional Trails. The integration of these trails into the development of this area should be coordinated with Carver County Parks.
- The CPA indicates that city utilities exist in the Regional Park/Highway 5 staging area by Legacy Village and could be extended eastward to serve the East Lake Neighborhood. This implies that water and sewer lines would be extended through Lake Waconia Regional Park. The location of these utilities needs to be coordinated with Carver County in order to minimize impacts and disruption to the park.
- The Pentom/Anderson property located on the west side of County Road 30 is adjacent to the north portion of Lake Waconia Regional Park. The Council-approved

master plan for the regional park designates this area for ecological/passive use areas, including nature trails, overlooks, and restored ecological systems. The impacts of the proposed housing development to the regional park, including the potential stormwater impacts to the large pond located in the northeast portion of the park, need to be evaluated.

- The Pentom/Anderson property located on the east side of County Road 30 contains a high-quality maple-basswood forest. As part of the CPA, this parcel has been identified for medium density development. Measures to avoid impacts to this natural resource area, such as cluster development with the preservation of this forested area as open space, should be considered.

TRANSPORTATION

Roads and Transit

Reviewer: Ann Braden, MTS – Systems Planning (651-602-1705) and Steve Mahowald, Metro Transit (612-349-7775)

The CPA is in conformance with the Council's *Transportation Policy Plan (TPP)* and addresses all the applicable transportation and transit requirements of a comprehensive plan.

Aviation

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

The Waconia East Lake Neighborhood CPA is in conformance with the TPP and consistent with Council aviation policy.

WATER RESOURCES MANAGEMENT

Wastewater Service

Reviewer: Roger Janzig, ES – Engineering Services, (651-602-1119)

This CPA proposes accelerated development by adding 340 acres to the 2010-2020 staging areas. Included within this area is 77 acres of post-2030 Urban Reserve, which will add 176 Residential Units to the 2020 and 2030 household projections and 0.048 MGD to the 2020 and 2030 flow projections. The project development area will include a 171 acre golf course, up to 460 low density residential units on 115 acres, and up to 540 medium density residential units on 54 acres. The Metropolitan Disposal System that provides service to this project location has adequate capacity.

Surface Water Management

Reviewer: James Larsen, CD - LPA (651-602-1159)

Carver County indicates that a portion of the CPA area lies within the Carver County Watershed (CCWMO) and is included in the City's 2008 surface water management plan (SWMP) which has been approved by the CCWMO. The remainder is within the Minnehaha Creek Watershed (MCWD) and drains directly to Lake Waconia. The County's position is that any areas draining into the CCWMO will need to meet WMO requirements, and future updates to the City's SWMP will need to address this issue.

Carver County comments also indicate that portions of the CPA land use change area drain to Reitz Lake, Miller Lake, and Burandt Lake. County staff indicates the Reitz and Miller Lake TMDLs currently allocate pollutant load reductions to the City of Waconia based on an average pollutant load per acre and proposed 2020 City land use. County staff indicates this CPA would increase the pollutant load reduction amounts allocated to the City due to the increased acreage being developed prior to the originally planned 2020-2030 development timeframe. County staff further indicate the City will need to address this allocation change and pollutant load reduction strategies in their next SWMP update,

estimated to be due in 2012 (the CCWMO Watershed Management Plan is currently being updated and is scheduled to be completed in 2010.)

CONSISTENCY WITH COUNCIL POLICY

FORECASTS

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

The CPA is consistent with Council’s forecast expectations and consistent with regional policy. This Amendment adjusts development staging in the East Lake Project Area, located east of Lake Waconia. Some land that was designated “urban reserve” (post-2030) or as Transition Area 3 (development during 2020-30) is now guided for golf course or low-density residential development (CPA Submittal Form, question #10) and staged for growth during 2010-2020.

The City expects “no change in community-level forecasts” (CPA Submittal Form, question #8). Council Research staff can agree to this assessment.

While the staging timeline is being advanced in the East Lake area, this possibility was anticipated. Forecast revisions were requested by City of Waconia in February 2006 and were included in a revised System Statement. Metropolitan Council’s currently published forecast accommodates the City’s Comprehensive Plan Amendment. Most of Waconia’s planned growth is currently staged to occur during 2010-2020. Additional forecast revisions are neither requested nor needed at this time.

For informational purposes, Metropolitan Council’s forecast for Waconia is as follows:

Table 1 – Council Forecasts for City of Waconia

	Census	Council Forecasts		
	2000	2010	2020	2030
Population	6,814	10,600	20,000	25,000
Households	2,568	4,500	8,000	10,000
Employment	4,082	7,000	9,900	13,000

2030 REGIONAL DEVELOPMENT FRAMEWORK AND LAND USE

Reviewer: Jim Uttley, CD – Local Planning Assistance, (651-602-1361)

The CPA is consistent with the *2030 Regional Development Framework* for land use. In June 2009, the Council reviewed the City’s comprehensive plan update (Business Item 2008-157) and found that the land use plan was consistent with the RDF for land use. The comprehensive plan included future land use planning for the current municipal area, as well as for land that was planned to be annexed from Laketown Township.

The East Lake Neighborhood CPA is a proposal for sewerred low- and medium-density residential adjacent to the existing Island View Golf Course located east of Lake Waconia and NE of the existing City of Waconia boundary. The entire project area including the existing golf course is 340 acres.

The CPA proposed two types of changes to the City’s 2008 Update: staging and land use/density. Exhibit 4 (map #2) compares the Current Comp Plan Staging Plan with the Post Application Staging Plan. The CPA proposes the entire 340 acres begin to develop by 2020.

Exhibit 5 (map # 3) shows the before and after land uses and changes in densities. The following table compares the land use acreages in the 2008 Update with those proposed in the CPA.

Table 2 – Land Use Comparisons for East Lake Neighborhood CPA

Land Use Designation	All Land Uses		Residential Land Uses	
	Acres		# Units & Density Range	
	2008 CPU	CPA	2008 CPU	CPA
Low Density Residential	56	115	112-224 @ 2-4	230-460 @ 2-4
Medium Density Residential	60	54	240-600 @ 4-10	216-540 @ 4-10
Urban Reserve	77	0		
Golf Course	147	171		
Total	340	340	352-824 on 116 acres = 3.0-7.1 units per net acre	446- 1,000 on 169 acres = 2.6-5.9 units per net acre

The proposed change in staging is primarily a regional wastewater capacity issue, and MCES staff finds the change in staging acceptable. The changes in land use involve a modest expansion of the golf course, a small reduction (6 acres) in the amount of land planned for medium density residential, and an expansion in the amount of land planned for low density residential. The Council’s most recent Plat Monitoring analysis of Waconia shows that the City has a current overall density of 3.75 units per net acre since 2000. Even if the proposed CPA were to develop at the lowest end of the development ranges shown in Table 2 above, the City’s overall net density since 2000 will remain above 3 units per net acre. It should be noted that the City expects development within the CPA area to average at least 3 units per acre.

HOUSING

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

The CPA does not change the housing element in the original submittal, which the Council found fulfills the housing requirements of the MLPA.

WATER SUPPLY

Reviewer: Christopher Elvrum, ES – Water Supply Planning, (651-602-1035)

The CPA is complete and consistent with the WRMP.

ENVIRONMENT

Reviewer: James Larsen, CD - LPA (651-602-1159)

One of the parcels the City proposes to change from single-family to medium-density residential – identified as one of the Pentom/Anderson parcels is indicated by Carver County staff as containing a maple-basswood forest remnant of high quality. Council staff concurs with the County’s recommendation that preservation efforts should be of high importance on this parcel, due to its location adjacent to Lake Waconia Regional Park and the relative rarity of high quality big woods remnants in the metropolitan area. Additionally, the City’s Update states in the Ecology and Environment section of its Parks and Trails Plan element, “the importance of identification, reservation and enhancement of existing valuable natural areas – including major wooded areas within the City for appropriate public use.” This CPA proposal to increase the density on this particular parcel could have the negative environmental impact of increased imperviousness and increased loss of valuable natural resources on the parcel. Council staff urges the City in the indicated forthcoming planned environmental review process to consider all possible

avenues to avoid developmental impacts to this wooded remnant through preservation efforts that could include density transfer, parks dedication, or other.

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

There do not appear to be any compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts. The City sent the CPA to adjacent jurisdictions and school districts on January 27, 2010. No compatibility issues were identified.

ATTACHMENTS

Figure 1 - Location Map showing Regional Systems

Figure 2 - Exhibit 4 Comparison of Current Comp Plan Staging Plan with the Post Application Staging Plan

Figure 3 - Exhibit 5 Comparison of before and after land uses and changes in densities

Figure 1 - Location Map showing Regional Systems

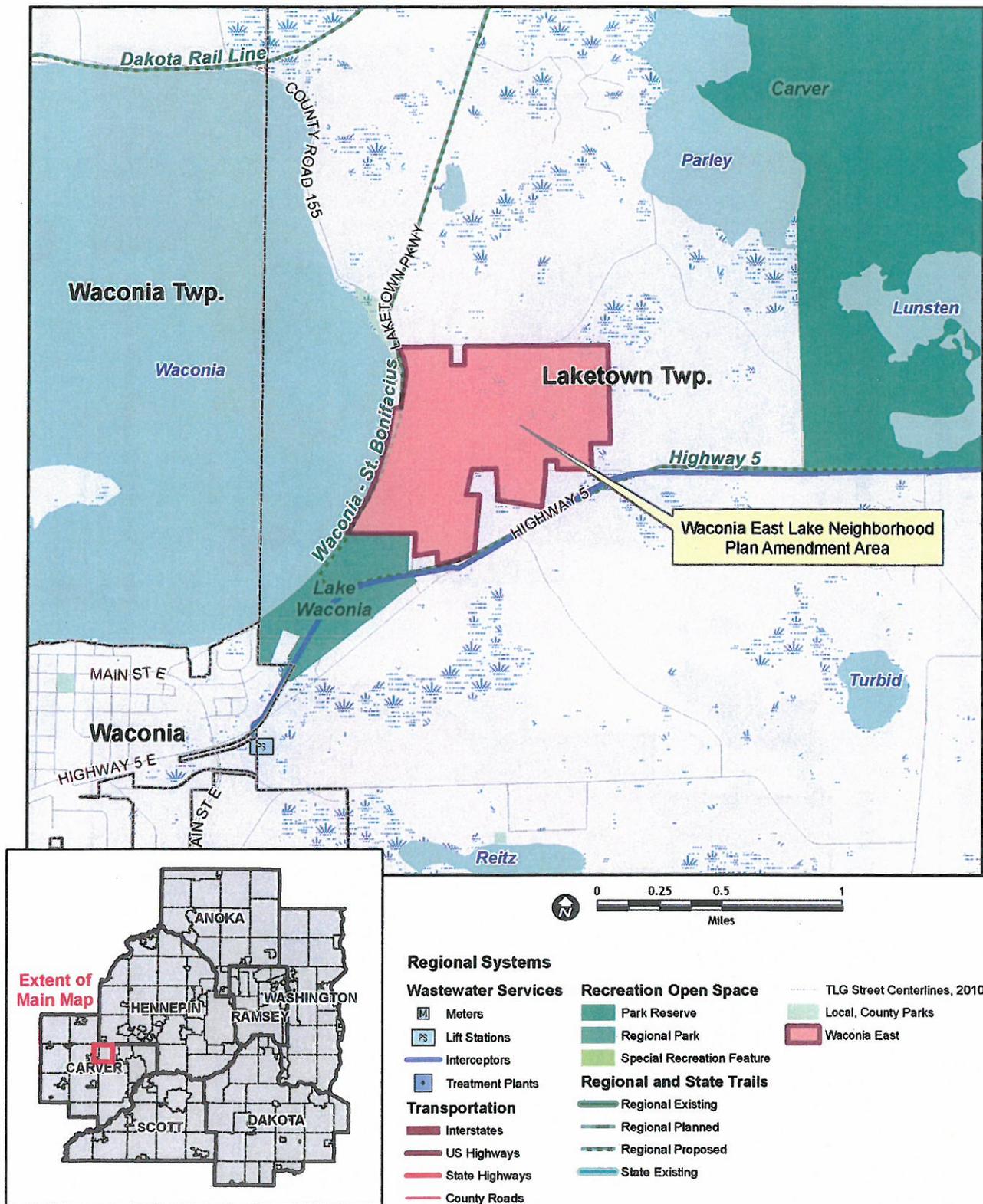


Figure 2 - Exhibit 4 Comparison of Current Comp Plan Staging Plan with the Post Application Staging Plan

