

MINNESOTA STATE DEMOGRAPHER
2012 POPULATION AND HOUSEHOLD ESTIMATES

CARVER COUNTY	POPULATION	HOUSEHOLDS
New Germany, City	372	146
Camden, Township	950	336

DATE: Monday, February 10, 2014

TO: Christine Scottillo, Executive Director
Municipal Boundary Adjustments Unit
Office of Administrative Hearings
State of Minnesota

FROM: Angela R. Torres, Senior Planner (651-602-1566)
Lisa Barajas, Manager (602-602-1895)
Local Planning Assistance
Metropolitan Council

SUBJECT: MBA Docket D-518 New Germany/Camden Township
Information Submission
Review File No. 21205-1
Metropolitan Council District 4, Gary Van Eyll

In accordance with the Memorandum of Understanding between the Metropolitan Council (Council) and the Municipal Boundary Adjustments, Office of Administrative Hearings, State of Minnesota (MBA), Council staff prepares an Information Submission for any contested case hearing within the Twin Cities Metropolitan Area.

The Information Submission presents demographic, land use, environmental, and regional utility information for the jurisdiction(s) involved in the hearing. Most of the information comes from local comprehensive plans and the Council's Metropolitan Development Guide, which includes the *2030 Regional Development Framework* (hereafter Framework) and the Council's metropolitan system plans for Parks, Transportation (including Aviation and Transit), and Water Resources.

The petitioners propose that their 19.2 acres of land be detached from the City of New Germany and annexed to Camden Township. The property in question is located in the southwestern portion of New Germany north of County Road 30. Carver County completes land use planning requirements on behalf of the Townships within the County. The Council reviewed the comprehensive plan updates for New Germany in 2008 and Carver County (Camden Township) in 2010.

Demographic Characteristics

The Council adopted forecasts for cities, townships, and counties in the metropolitan area in January 2004 as part of its Framework. The forecasts extend to 2030 and anticipate the addition of nearly one million people added to the region between 2000 and 2030. In the local comprehensive plans, both the City of New Germany and Camden Township adopted the Council's forecasts for their communities. Those forecasts are shown in Table 1 below.

Table 1. Metropolitan Council Forecasts for the City of New Germany and Camden Township

City of New Germany	2010	2020	2030
Population	620	1,100	1,500
Households	250	450	650
Employment	70	200	300
Camden Township	2010	2020	2030
Population	960	980	1,030
Households	340	370	400
Employment	30	40	50

The City of New Germany's comprehensive plan update, reviewed by the Council on May 14, 2008 (Review File No. 20169-1), did not consider the detachment of land from its jurisdiction. To the contrary, the City's plan outlines two Orderly Annexation Agreements (OAAs), one of which is with Camden Township (OA-1353) and one with Hollywood Township (OA-1354). The Camden Township OAA includes annexation of approximately 872-acres of property adjacent to both the east and west municipal boundaries of the City of New Germany within Camden Township, including land immediately adjacent to the subject property. The Camden Township OAA was executed in 2007. The Council's review found that New Germany's plan was "consistent with the Council's forecasts and with regional policies."

Camden Township's comprehensive plan update, reviewed by the Council on February 24, 2010 (Review File No. 20668-1), did not consider the inclusion of the subject property into the Township. The land within the OAA with New Germany is still under the planning jurisdiction of the County (or Township) until such time as a development comes forward and meets conditions outlined in the OAA.

Regional Policy

The Framework, adopted by the Council in 2004, presents the Council's most recent "vision" for the region. Figure 1 (attached) shows the Framework's geographic planning areas for the proposed annexation area, as well as the surrounding areas. The subject property, located in New Germany, is designated as a Rural Growth Center planning area. Camden Township and Hollywood Township are designated as Agricultural, while the City of Mayer is designated as a Rural Growth Center.

The text of the Framework encourages local communities to accommodate growth in a flexible, connected, and efficient manner. Strategies for all communities include:

- Support land use patterns that efficiently connect housing, jobs, retail centers, and civic uses within and among neighborhoods.
- Encourage growth and reinvestment in adequately sewered urban and rural centers with convenient access to transportation corridors.
- Promote development strategies that help protect and sustain the regional water supply.

Regional Systems

Figure 2 shows the existing and planned regional systems in the vicinity of the subject property. Regional systems include Parks, Transportation (including Aviation and Transit), and Water Resources.

Regional Parks

The subject property is located 0.5 mile south of the Dakota Rail Regional Trail, which is a component of the regional parks system and is governed by the 2030 Regional Parks Policy Plan. The Dakota Rail Regional Trail travels 26 miles from Camden Township to Wayzata and is jointly managed by Carver County and Three Rivers Park District. Additionally, the 2030 Regional Parks Policy Plan identifies a regional trail search corridor through Camden Township that will connect Norwood Young America to Watertown. The alignment of this regional trail has not yet been determined, although the search corridor has been acknowledged in Carver County's comprehensive plan. The proposed municipal boundary detachment is not anticipated to have an adverse impact on the regional parks system.

Transportation

The Council's *2030 Transportation Policy Plan* (TPP) identifies Trunk Highway 7, located approximately 1 mile north of the City, as a principal arterial highway. CSAH 30 and CSAH 33, respectively, provide the primary north-south and east-west routes through the City. These two roads are "A" minor arterial connectors. The subject property falls within the Council's Transit Market Area V, whose service options include dial-a-ride, volunteer driver programs, and ridesharing.

Aviation

Neither Camden Township nor New Germany have regional or private airports located within their jurisdictions. The proposed detachment is not expected to impact the regional aviation system.

Water Resources

The proposed 19.2 acres identified for detachment from New Germany and into Camden Township does not represent a departure from a long term wastewater services standpoint. The City owns, operates, and provides all wastewater treatment services through a City-owned wastewater treatment facility. The City's wastewater plan identifies all developable land areas within the municipal boundary as being included in the service area.

There is an orderly annexation agreement between the Township and the City. The agreement stipulates that in pre-defined areas within the Township surrounding the City, the City has planned for wastewater service expansions when development occurs. As a condition of service the Township land areas would be annexed into the City.

It appears that the request for the subject parcel to detach from the City and place it in the Township, will in essence place it in a situation where it is completely surrounded by property that is either within the City, or within the orderly annexation area. Therefore, in reality, the parcel will still be located in the long-term service area.

Land Use Plan

New Germany

New Germany contains a total of 468.9 acres, of which 8.2% is Residential (Single Family or Multi-Family); 2% is Commercial/Industrial; 15.3% is Public/Semi-Public; and the remaining 74.5% is Agricultural, Rural Residential, vacant, or wetlands. The City's plan for 2030 identifies single family uses as the majority of the total residential land uses within the City while the commercial/industrial land uses accounts for the smallest category of land uses. The largest acreage of the developed land uses are the public and semi-public land uses. Street right of way and park uses contribute the greatest amount of acreage to these land uses. The undeveloped County trail corridor property (10.4 acres) accounts for a major portion of the park land uses.

The City's 2030 Growth Management Plan is based upon the designation of the City as a rural growth center for the following reasons:

- The City provides municipal sewer and water services to existing and planned development within the City,
- The City will allow annexation of township lands for development purposes, provided that municipal services can be provided,
- The County has implemented zoning restrictions to preserve land for agricultural purposes or future development, and
- The City may request the Metropolitan Council to take over the existing wastewater treatment plant.

As a Rural Growth Center, New Germany is anticipated to grow more than it would have as a rural center. Rural Growth Centers are expected by the Council to provide a full range of services, generally around an established core commercial center rather than becoming "bedroom" communities with jobs, schools and services offered elsewhere. Copies of the Council's plan review, the City's 2008 existing land use map, and the City's 2030 future growth management plan are attached (see Figures 3, 4, and 5). Table 2 below compares the City's existing and planned land uses.

**Table 2. Existing and Future Land Uses, City of New Germany
2030 Future Land Uses within Current Municipal Boundaries and Hollywood
Township Orderly Annexation Area No. 1**

Land Use	2006 Existing Land Uses		2030 Planned Land Use*	
	Acreage	Percent	Acreage	Percent
Low Density Res	35.8	7.6%	222.4	35.4%
Medium Density Res	2.9	0.6%	30.5	4.8%
Commercial	1.6	0.3%	1.6	0.3%
Industrial	2.7	0.6%	6.5	1.0%
Mixed Use	5.0	1.1%	7.8	1.2%
Institutional	12.6	2.7%	12.6	2.0%
Park	19.9	4.2%	36.7	5.8%
Open Space (private)	0.0	0.0%	12.0	1.9%
Right of Way ¹	39.4	8.4%	57.9	9.0%
Vacant	106.4	22.7%	0.0	0.0%
Rural Residential	8	1.7%	0	0.0%
Agriculture/Future Residential	200.00	42.7%	149.20	23.7%
Wetlands ²	34.60	7.4%	51.00	8.1%
Open Water, Rivers, Streams ³	0.00	0.0%	42.00	6.7%
Total	468.90	100.0%	629.90	100.0%

*Includes annexation of 161 acres from Hollywood Township (Orderly Annexation Area No. 1) to New Germany

¹ 2030 right of way includes acreage needed for CR 33 and CR 30 (arterial roadways)

² In 2003, includes 16.4 wetlands from Hollywood Township (Orderly Annexation Area No. 1) to New Germany

³ In 2003, includes 42 acre lake from Hollywood Township (Orderly Annexation Area No. 1) to New Germany

The New Germany Comprehensive Plan Update was submitted to the Council for review as required by the Metropolitan Land Planning Act (Minnesota Statutes Section 473.864, Subdivision 2). The Council reviewed the City's plan on May 14, 2008, and found the plan to conform to the regional systems plans for Transportation (including Aviation), and Water Resources Management (wastewater services and surface water management); to be consistent with the Council's Framework and policy requirements for forecasts, land use, individual sewage treatment systems, and water supply; and to be compatible with the plans of adjacent governmental units, affected special districts, and affected school districts.

Camden Township

Camden Township contains a total of 22,006 acres (about 34 square miles) that are primarily rural/agricultural land uses. Nearly 80% of the land within the Township is designated for Agricultural land uses. Of that, about 60% is enrolled in the Agricultural Preserves Program as of 2007 which limits the residential density to 1 unit per 40 acres. A significant amount of the land remains in its natural state with 16% being used for parks and recreation, wetlands, or open water.

The Township is planning to accommodate a small amount of growth, about 60 households through 2030. As such, the Township does not anticipate significant land use change through 2030 outside of the annexation of land to the City of Mayer or the City of New Germany through adopted OAs.

The Township’s existing land use map and the Township’s 2030 future land use plan are attached (see Figures 6 and 7). Existing and planned land uses for the Township are compared in Table 3 below.

Table 3: Existing and Future Land Uses, Camden Township

Land Use Description	2008 (acres)	% of Total	2030 (acres)	% of Total
Mixed Use Residential	16	0.07%	16	0.07%
Commercial	3	0.01%	3	0.01%
Industrial	15	0.07%	14	0.06%
Institutional	5	0%	5	0%
Parks and Recreation	256	1%	256	1%
Rural Residential	895	4%	881	4%
Agricultural	17,435	79%	17,195	78%
Wetlands ¹	2,913	13%	2,898	13%
Open Water ¹	469	2%	469	2%
Transition Area ²	0	0%	269	1%
Total	22,006	100%	22,006	100%

¹ The difference in wetland and open water acreages does not reflect actual wetland loss and all Wetland Conservation Act requirements must be followed.

² Land uses within the transition area shown on the 2030 land use map have been aggregated to create the total shown in this table. For final determination of future land use designations within transition areas, please consult City Comprehensive Plans.

The Camden Township Comprehensive Plan Update was submitted to the Council for review as required by the Metropolitan Land Planning Act (Minnesota Statutes Section 473.864, Subdivision 2) as part of the Carver County Comprehensive Plan Update. The Council reviewed the County’s plan on February 24, 2010, and found the plan to conform to the Council’s regional systems plans for Transportation (including Aviation), Regional Parks, and Water Resources Management (wastewater services and surface water management); to be consistent with the Council’s Framework and policy requirements for forecasts, housing, land use, and individual sewage treatment systems; and to be compatible with the plans of adjacent governmental units, affected special jurisdictions, and affected school districts.

The Township’s plan did not anticipate the inclusion of additional property into its jurisdiction.

Summary

1. The 19.2-acre property proposed for detachment from the City of New Germany and annexation to Camden Township is located in southwestern New Germany. The area is designated in the New Germany Comprehensive Plan Update as Vacant/Farmstead in the Existing Land Use and Low Density Residential (Average of 3 dwelling units/acre) in the Future Growth Management Plan.
2. The Council’s 2030 Regional Development Framework designates the proposed detachment/annexation property as Rural Growth Center. The surrounding parcels in Camden Township are designated as Agricultural.
3. Detachment/annexation of the area covered by this Information Submission would not have an adverse impact on regional systems. However, if the detachment/annexation is approved, the City of New Germany and Camden Township (Carver County) will need to amend their comprehensive plans and submit comprehensive plan amendments to the Council.

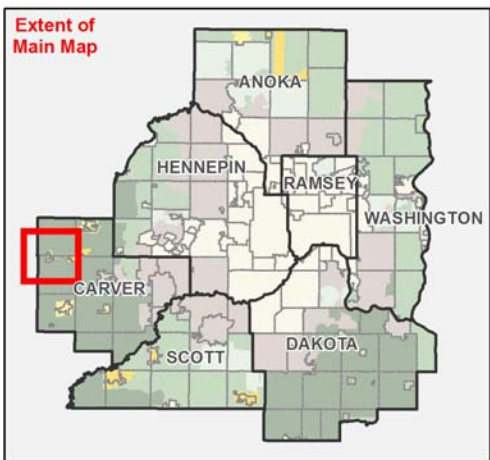
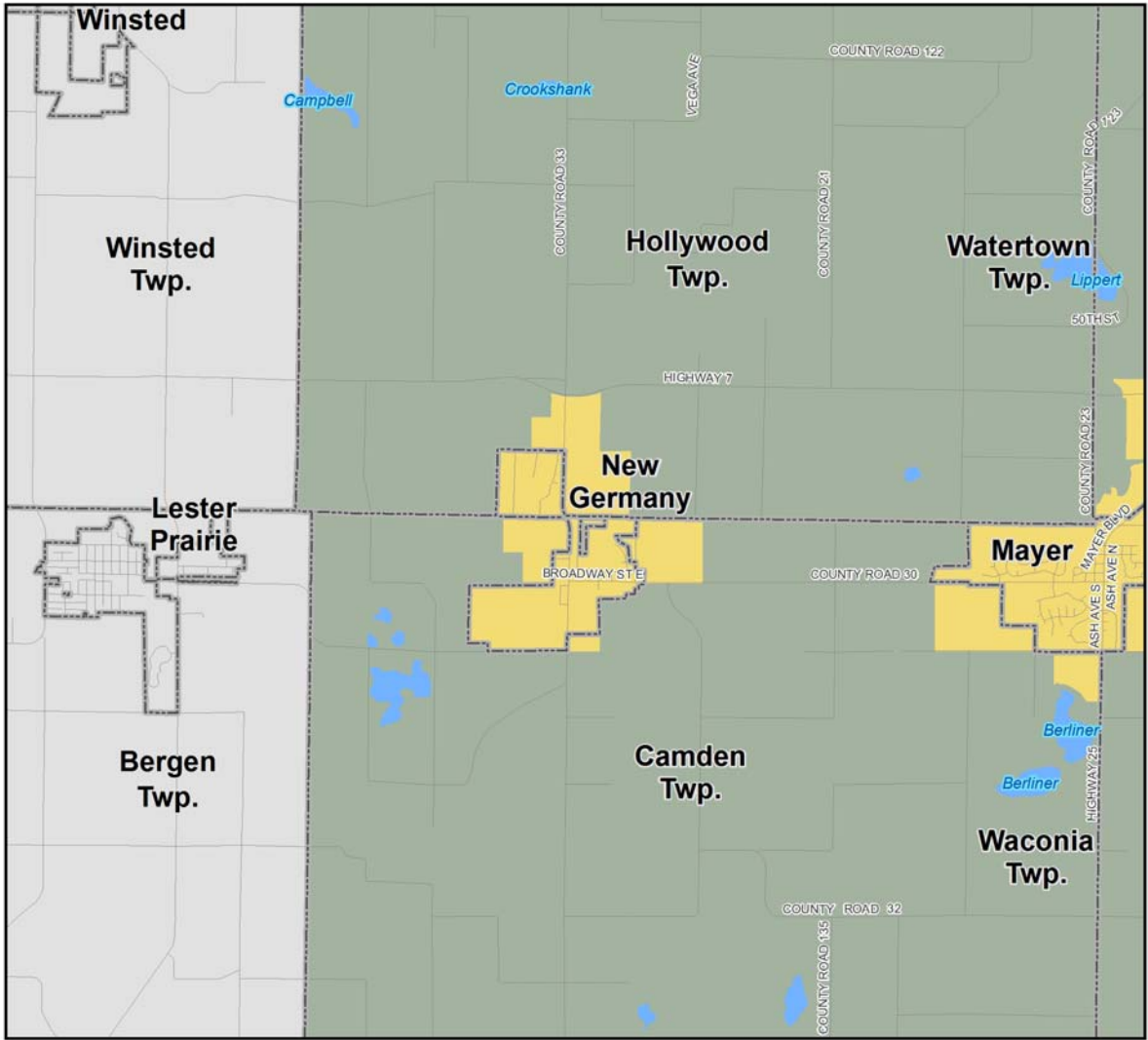
List of Figures

- Figure 1: 2030 Regional Development Framework Planning Areas Map
- Figure 2: Regional Systems Map
- Figure 3: New Germany Comprehensive Plan, Existing Land Use Map
- Figure 4: New Germany Comprehensive Plan, Future Growth Management Plan Map
- Figure 5: New Germany Comprehensive Plan Transition Area Long Term Potential Land Uses Map
- Figure 6: Camden Township Comprehensive Plan, Existing Land Use Map
- Figure 7: Camden Township Comprehensive Plan, Future Land Use Map

List of Attachments

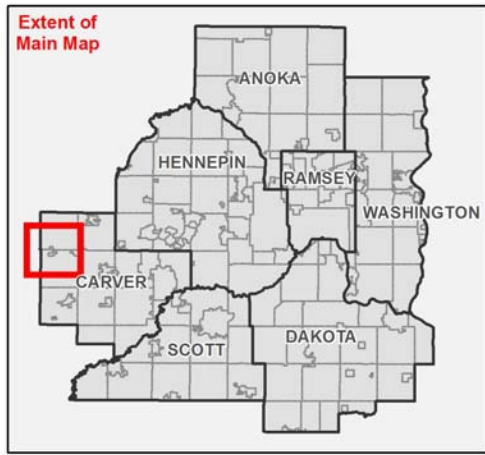
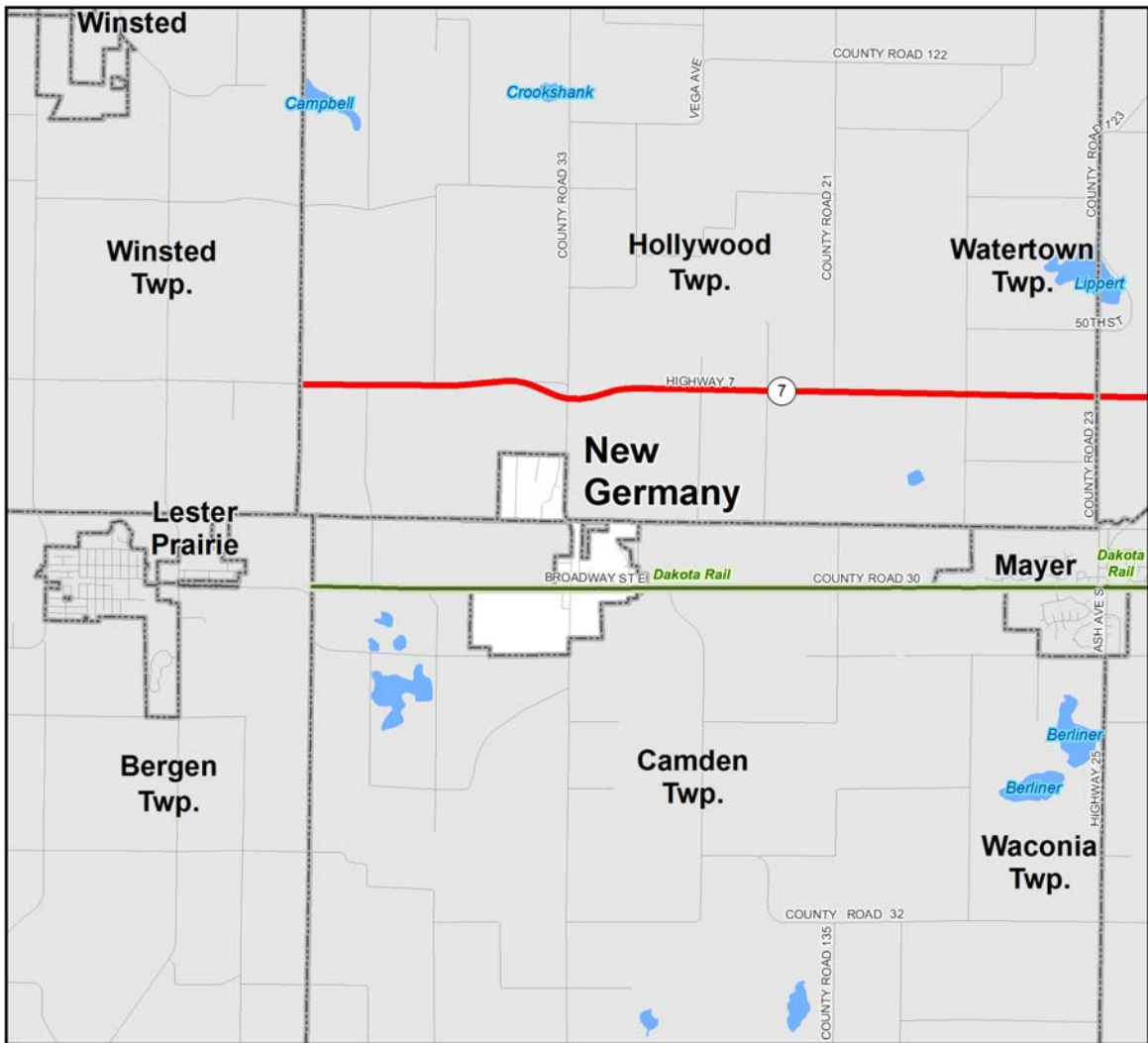
- Attachment 1: Council review report on the City of New Germany 2030 Comprehensive Update, May 14, 2008

**FIGURE 1:
2030 Regional Development Framework Planning Area Designations**



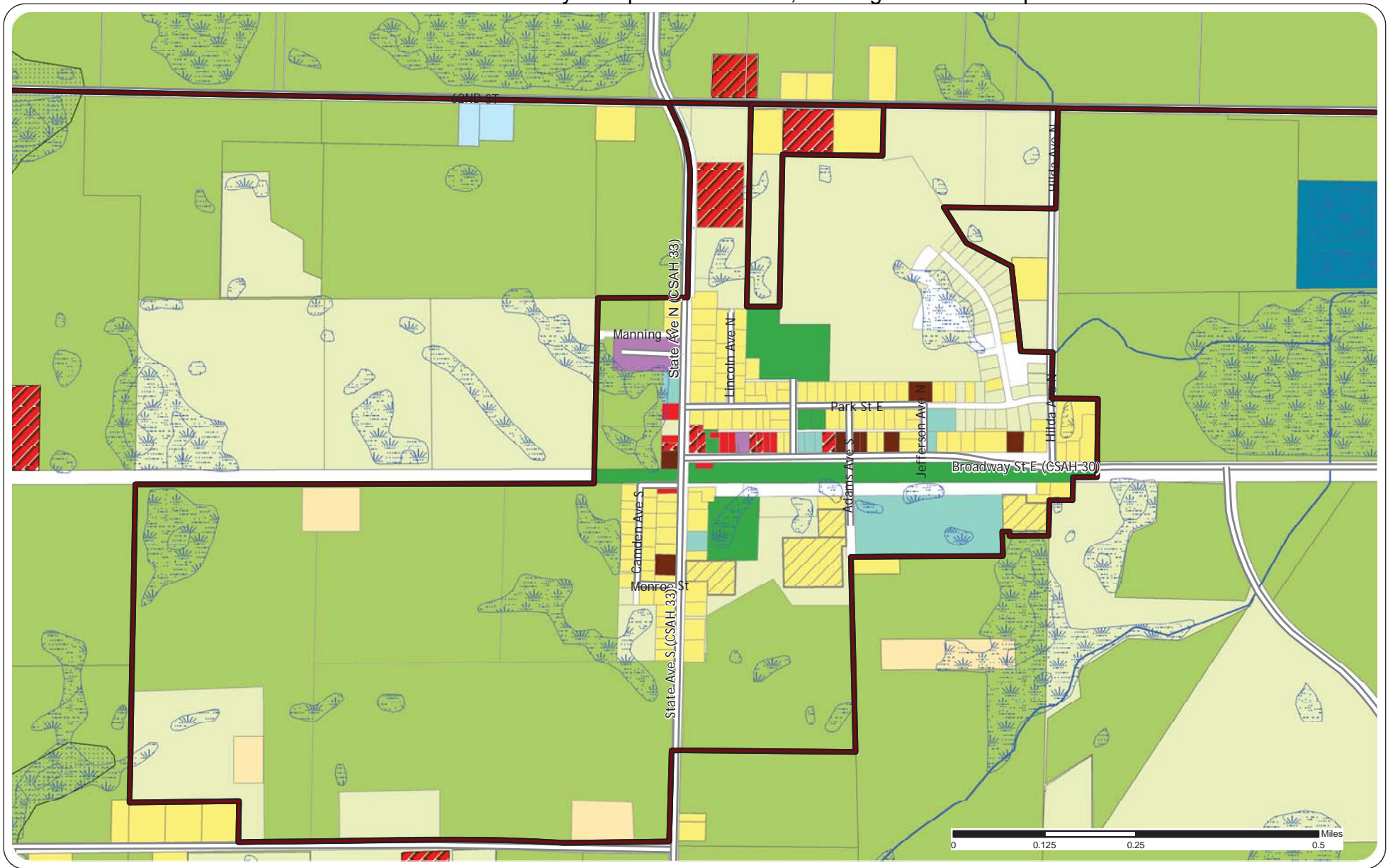
- 2030 Framework Planning Areas - 2011**
- Developed
 - Developing
 - Rural Center
 - Rural Growth Center
 - Diversified Rural
 - Rural Residential
 - Agricultural
 - Non Region
 - NCompass Roads - 2013

**FIGURE 2:
Regional Systems**



- Regional Systems**
- Wastewater Services**
 - Meters
 - Lift Stations
 - MCES Interceptors
 - MCES Treatment Plants
 - Recreation Open Space**
 - Park Reserve
 - Regional Park
 - Special Recreation Feature
 - Regional Trails**
 - Existing
 - Planned
 - Transportation**
 - Interstates
 - US Highways
 - State Highways
 - County Roads
 - NCompass Roads - 2013
 - Airports

FIGURE 3: New Germany Comprehensive Plan, Existing Land Use Map



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Figure 6 - Existing Land Use

City of New Germany

Carver County



Farmstead

Rural Residential

Single Family Residential

Multiple Family Residential

Commercial/Residential

Commercial

Industrial

Institutional

Park

Agricultural

Vacant

Municipal Boundary

NWI Wetlands

Floodplain

Streams



Resource
Strategies
Corporation

Carver County GIS

January 2008

FIGURE 4: New Germany Comprehensive Plan, Future Growth Management Plan Map

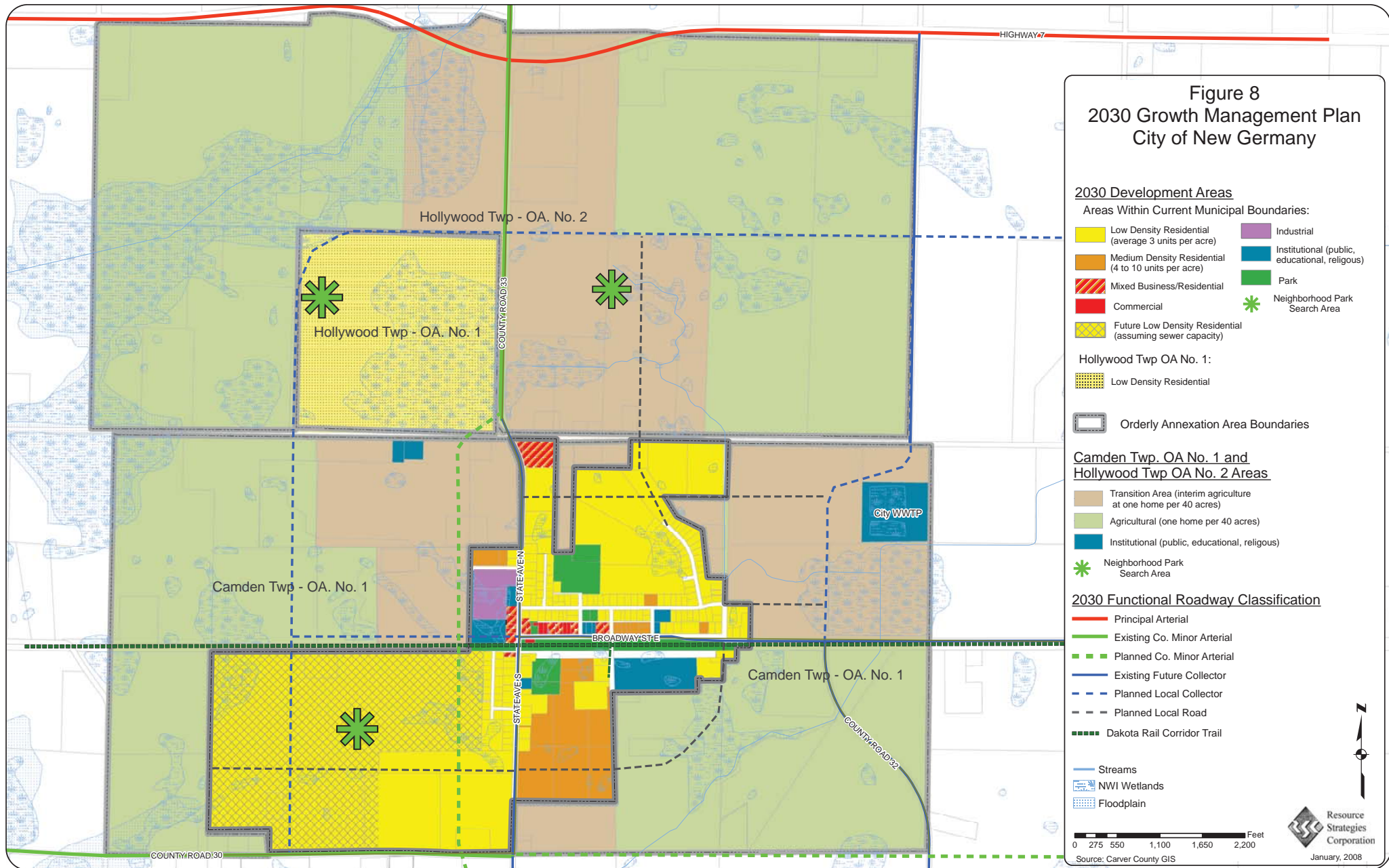


Figure 8
2030 Growth Management Plan
City of New Germany

2030 Development Areas

Areas Within Current Municipal Boundaries:

- Low Density Residential (average 3 units per acre)
- Medium Density Residential (4 to 10 units per acre)
- Mixed Business/Residential
- Commercial
- Future Low Density Residential (assuming sewer capacity)
- Industrial
- Institutional (public, educational, religious)
- Park
- Neighborhood Park Search Area

Hollywood Twp OA No. 1:

- Low Density Residential

Orderly Annexation Area Boundaries:

Camden Twp. OA No. 1 and Hollywood Twp OA No. 2 Areas

- Transition Area (interim agriculture at one home per 40 acres)
- Agricultural (one home per 40 acres)
- Institutional (public, educational, religious)
- Neighborhood Park Search Area

2030 Functional Roadway Classification

- Principal Arterial
- Existing Co. Minor Arterial
- Planned Co. Minor Arterial
- Existing Future Collector
- Planned Local Collector
- Planned Local Road
- Dakota Rail Corridor Trail

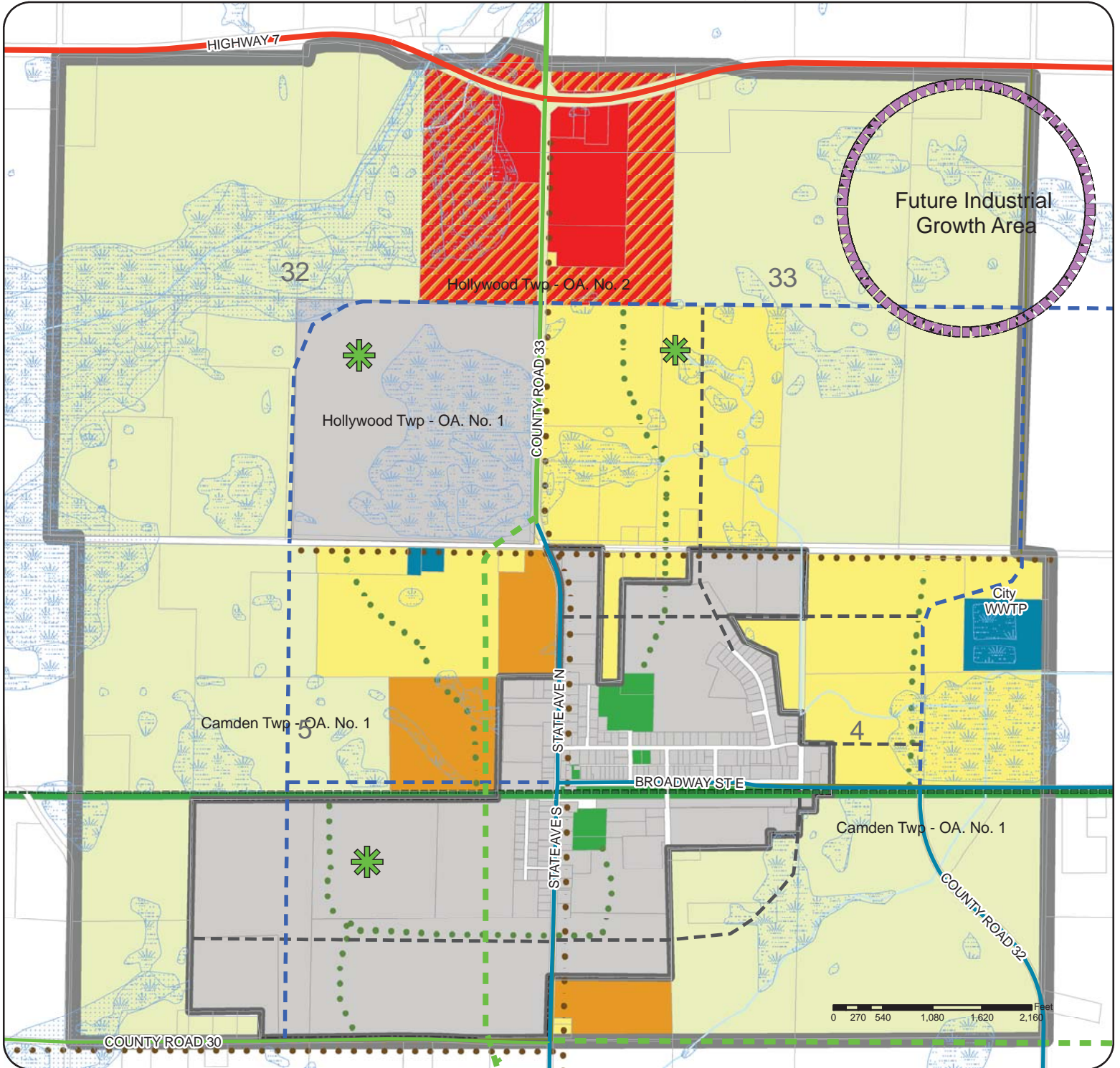
Streams

- NWI Wetlands
- Floodplain

0 275 550 1,100 1,650 2,200 Feet
 Source: Carver County GIS

Resource Strategies Corporation
 January, 2008

FIGURE 5: New Germany Comprehensive Plan Transition Area Long Term Potential Land Uses Map



**Transition Area
Long-term Potential Land Uses**

2030 Functional Classification

**Figure 9
Transition Area
Long Term Potential Land Uses**

- Low Density Residential
- Medium Density Residential
- Commercial
- Mixed Use - Commercial/Residential
- Institutional
- Agriculture/Land Use Not Determined
- ✱ Neighborhood Park Search Area

- Principal Arterial
- Existing Co. Minor Arterial
- Planned Co. Minor Arterial
- Existing Future Collector
- Planned Local Collector
- Planned Local Road

Planned Trails

- Local Trail
- PedBike
- Regional Trail

- City of New Germany and Hollywood Township OAA No. 1
- Camden Twp OAA No. 1 and Hollywood Township OAA No. 2



Source: Carver County GIS

January 2008

FIGURE 6: Camden Township Comprehensive Plan, Existing Land Use Map

EXISTING LAND USE (2008)

The primary land use in the Township is commercial agriculture, but a substantial portion of the land remains in a natural state. The agricultural activities are centered around dairying, livestock, and cash grain farming. The amount of land in farms has remained stable with the number of farms declining due to a reduced number of farms with dairy operations, and changing farm economics.

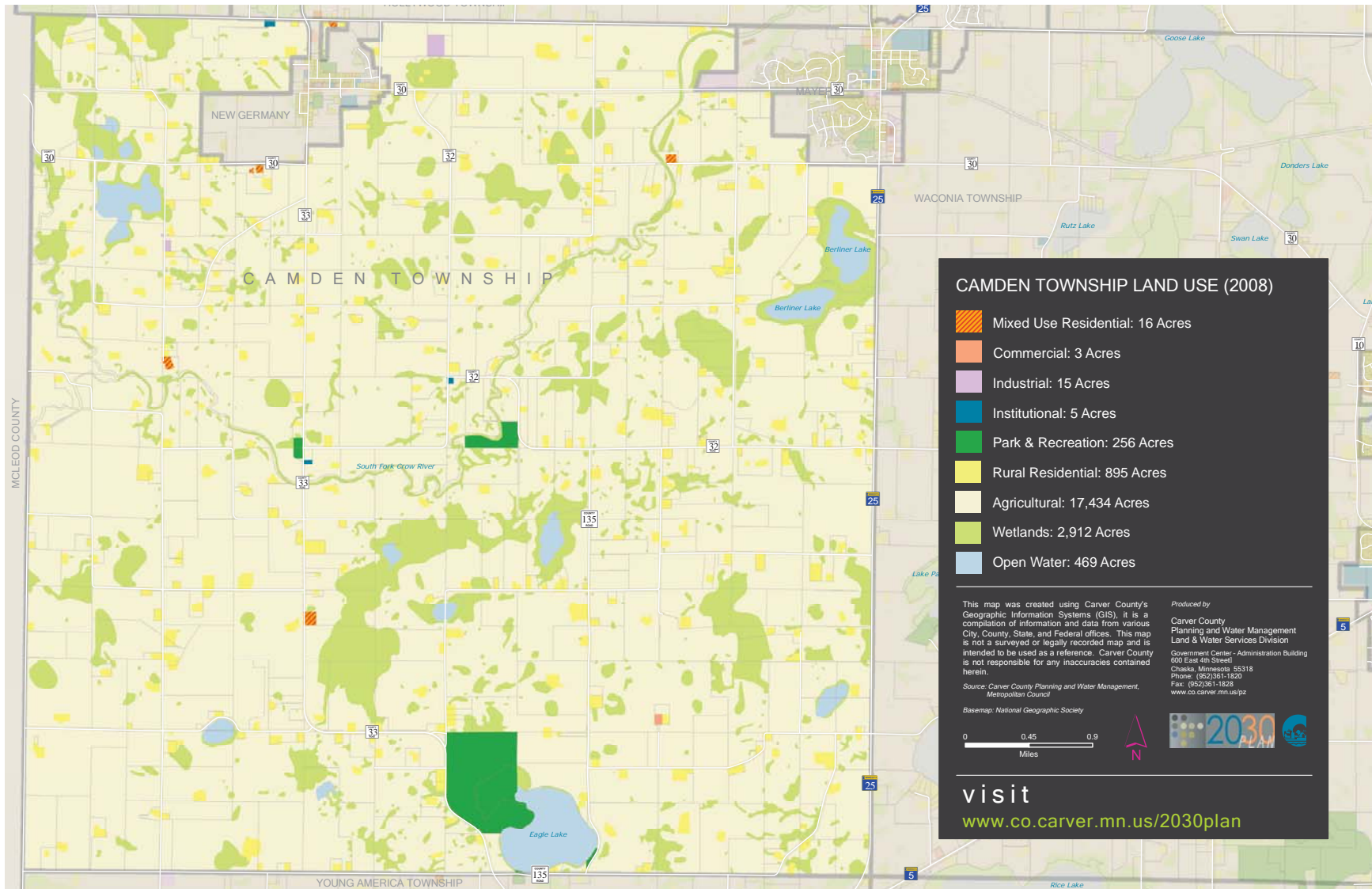
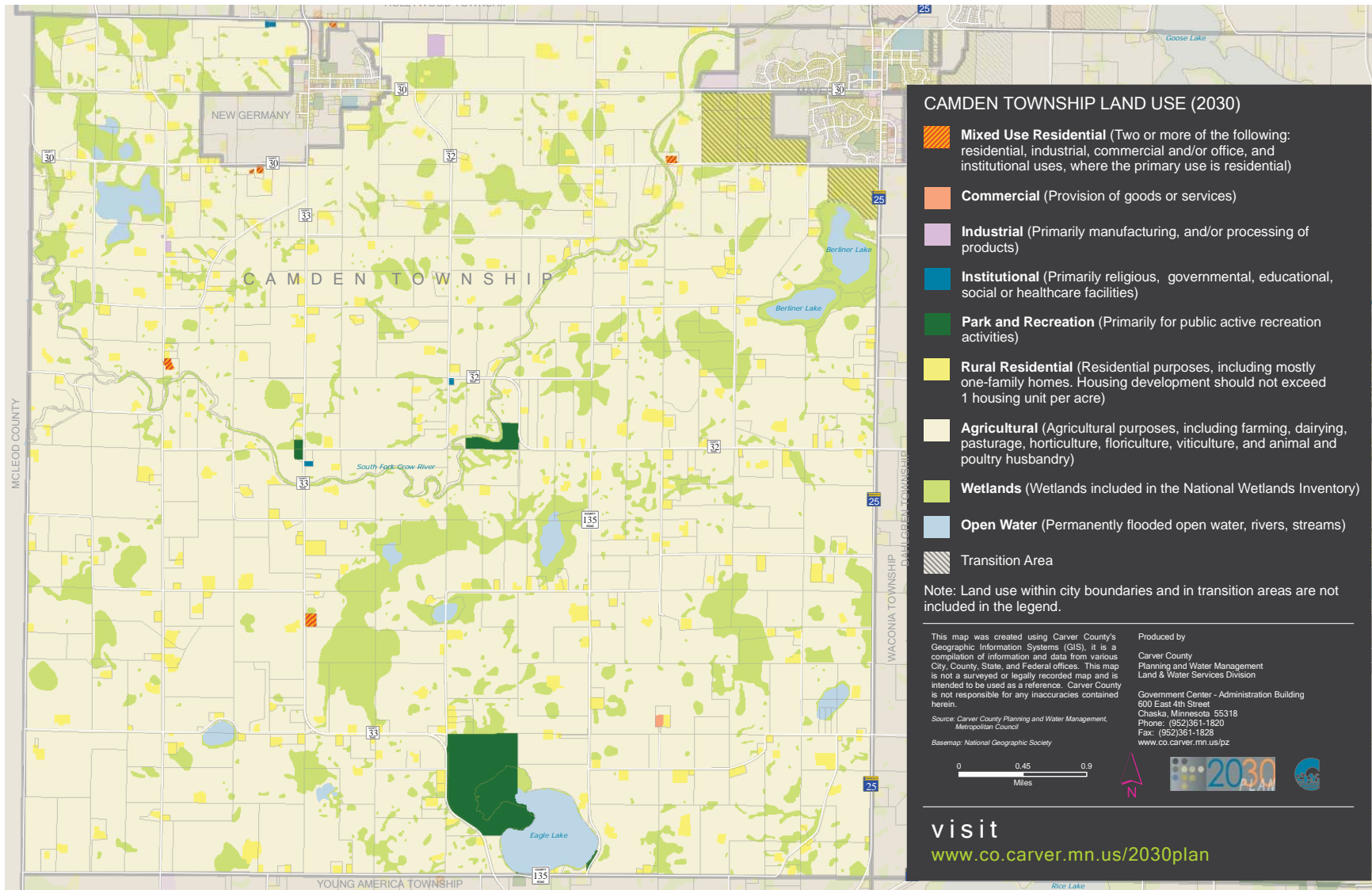


FIGURE 7: Camden Township Comprehensive Plan, Future Land Use Map

PLANNED LAND USE (2030)



CAMDEN TOWNSHIP LAND USE (2030)

- Mixed Use Residential** (Two or more of the following: residential, industrial, commercial and/or office, and institutional uses, where the primary use is residential)
- Commercial** (Provision of goods or services)
- Industrial** (Primarily manufacturing, and/or processing of products)
- Institutional** (Primarily religious, governmental, educational, social or healthcare facilities)
- Park and Recreation** (Primarily for public active recreation activities)
- Rural Residential** (Residential purposes, including mostly one-family homes. Housing development should not exceed 1 housing unit per acre)
- Agricultural** (Agricultural purposes, including farming, dairying, pasturage, horticulture, floriculture, viticulture, and animal and poultry husbandry)
- Wetlands** (Wetlands included in the National Wetlands Inventory)
- Open Water** (Permanently flooded open water, rivers, streams)
- Transition Area**

Note: Land use within city boundaries and in transition areas are not included in the legend.

This map was created using Carver County's Geographic Information Systems (GIS). It is a compilation of information and data from various City, County, State, and Federal offices. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Carver County is not responsible for any inaccuracies contained herein.

Source: Carver County Planning and Water Management, Metropolitan Council
 Basemap: National Geographic Society

Produced by
 Carver County
 Planning and Water Management
 Land & Water Services Division

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visit
www.co.carver.mn.us/2030plan

C Joint Report of the Community
D evelopment and Environment Committees
E For the Metropolitan Council meeting of May 14, 2008

ADVISORY INFORMATION

Date Prepared: April 25, 2008

Subject: City of New Germany 2030 *Comprehensive Plan* Update
Review File No. 20169-1
Tier II Comprehensive Sewer Plan

Proposed Action:

That the Metropolitan Council adopts the attached Review Record and take the following actions:

1. Approves the City's Tier II Comprehensive Sewer Plan;
2. Authorizes the City of New Germany to put its 2030 Comprehensive Plan Update into effect without any plan modifications;
3. Requires that the City of New Germany participate in the Council's plat monitoring program beginning in 2008 and to submit annual reports to the Council as outlined on the Council's website:
<http://www.metrocouncil.org/planning/assistance/resources.htm#plat>;
4. Advises the City that it may alter, expand or improve its sewage disposal system consistent with its approved Tier II Sewer Plan;
5. Advises the City that when the Orderly Annexation Agreements are implemented with surrounding townships, forecast revisions should be discussed with the Council if needed;
6. Advises the City to change the designation of CSAH 30 and CSAH 33 in the Update to "A" minor arterial connectors;
7. Reminds the City to submit a copy of the City Council Resolution adopting its Update to the Council for its records;
8. Reminds the City that Minnesota Statutes 473.864 require it to formally adopt the Comprehensive Plan, along with any required modifications, within nine months after the Council's final action and require the City to submit two copies of the adopted Plan to the Council in a timely manner; and,
9. Reminds the City that it is required to submit any updated ordinances and controls intended to help implement the Plan to the Council upon adoption.

Summary of Committee Discussion / Questions:

Jim Uttley introduced Ann Perry, the planning consultant with Resource Strategies Corporation, who worked with the City to prepare the Update. He presented the item to the Committee.

Community Development Committee Chair Steffen asked Ms. Perry whether New Germany was subject to the outcome of the lawsuit related to expansion of its wastewater treatment plant (WWTP). Ms. Perry responded that it was and that the City's EAW for expansion of the WWTP received no adverse comments from the Pollution Control Agency. Chair Steffen asked about the recommendation related to the designations of CSAH 30 and 33. Uttley responded that the change in the designation applied to the language in the Update only. Member Sanda asked about the Dakota Rail regional trail and whether it was being considered for a future LRT or commuter rail. Uttley responded that it was not.

The Environment Committee asked about the condition of the New Germany WWTP and the schedule for the Metropolitan Council to acquire the plant. Staff informed the committee that the existing condition and size of the plant will require significant improvements. The schedule to acquire the plant has not been determined. Staff is continuing discussions with the city regarding the acquisition details. Motion to accept proposed action numbers 1 and 4 was made, seconded, and passed unanimously by the Environment Committee.

C Community Development Committee

Meeting date: April 21, 2008

E Environment Committee

Meeting date: April 22, 2008

For the Metropolitan Council Meeting of May 14, 2008

ADVISORY INFORMATION

Date:	April 9, 2008
Subject:	City of New Germany 2030 <i>Comprehensive Plan</i> Update Review File No. 20169-1 Tier II Comprehensive Sewer Plan
District(s), Member(s):	District 4, Councilmember Craig Peterson, 651-602-1474
Policy/Legal Reference:	Minnesota Statute Section 473.175
Staff Prepared/Presented:	James P. Uttley, Principal Reviewer, (651-602-1361) Kyle Colvin, Engineering Services Asst. Manager, (651-602-1151)
Division/Department:	Community Development / Planning and Growth Management

Proposed Action

That the Metropolitan Council adopts the attached Review Record and take the following actions:

1. Approves the City's Tier II Comprehensive Sewer Plan;
2. Authorizes the City of New Germany to put its 2030 Comprehensive Plan Update into effect without any plan modifications;
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9. Reminds the City that it is required to submit any updated ordinances and controls intended to help implement the Plan to the Council upon adoption.

Background

The City of New Germany (City) is located in northwestern Carver County, bounded by Camden Township to the south and Hollywood Township to the north. The City of Mayer is located 2 miles to the east. (See Figure 1)

The 2030 *Regional Development Framework* (RDF), as adopted by the Metropolitan Council (Council) in January 2004, identified the City as a "Rural Center" located within a broad "Agricultural" geographic planning area of western Carver County. In May 2007, the City requested the Council change its geographic planning

area designation to “Rural Growth Center” and allow greater growth. On June 13, 2007, the Council agreed to higher forecasts and changed the planning area designation as requested. Figure 2 shows the revised designation and regional systems.

The City submitted its *2030 Comprehensive Plan* (Update) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. 473.175) and the Council’s 2005 Systems Statement requirements.

Rationale

Standard of Review & Findings

1. Does the proposed Plan conform to Regional Systems Plans?

- Regional Parks Yes
- Transportation including Aviation Yes
- Water Resources Management Yes
(Wastewater Services and Surface Water Management)

2. Is the Plan consistent with Metropolitan Council policies?

- Forecasts Yes
- Housing Yes
- 2030 Regional Development Framework and Land Use Yes
- Individual Sewage Treatment Systems (ISTS) Program Yes
- Water Supply

3. Is the Plan compatible with plans of adjacent governmental units and plans of affected special districts and school districts?

Yes

Funding

The Council awarded New Germany a \$20,000 planning grant to help with the preparation of its Update. Fifty percent of the grant has been paid to date; the remainder awaits Council action on the Update and City adoption of the Update following Council action. The Update contemplates but does not commit the Council to future acquisition of the City’s wastewater treatment plant, which would require additional Council action.

Known Support / Opposition

Townships and county support the Update. There is no known opposition.

REVIEW RECORD

Review of the City of New Germany 2030 Comprehensive Plan Update

STATUTORY AUTHORITY

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

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

The Council may require a local governmental unit to modify any plan or part thereof if, upon the adoption of findings and a resolution, the Council concludes that the 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

Parks and Trails

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

The Update is in conformance with the Regional Parks Policy Plan. Council staff commends the City in planning for local trail connections to the regional trail and cooperating with Carver County in locating a trailhead in the City.

Transportation

Roads and Transit

Reviewer: Ann Braden, MTS – Systems Planning, (651-602-1705)

The Update is in conformance with the Transportation Policy Plan and addresses all the applicable transportation and transit requirements.

The nearest principal arterial (metropolitan highway), TH 7, is located approximately one mile north of the City. Only safety improvements are planned to TH 7 through the planning period. CSAH 30 and CSAH 33, respectively, provide the primary north-south and east-west routes through the City. These two roads are described in the Update as minor arterials—they should be more accurately described as “A” minor arterial connectors. The City’s Plan also includes planned local and collector roads to serve future growth.

New Germany lies outside the transit taxing district and therefore has no regular route transit service existing or planned in the City. Rural dial-a-ride service is provided by Carver Area Rural Transit (CART), which is consistent with service options for a Market Area IV community.

Aviation

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

The City’s Update is in conformance with Council aviation policy. The City of New Germany is not within the influence area of any existing or proposed regional system airport; it is within the region’s

general airspace that is to be protected from potential obstructions to air navigation. The New Germany CPU includes a notification requirement to the FAA and MnDOT for proposed tall structures and also a local ordinance for structure height limits.

Water Resources Management

Wastewater Service

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

The Update is in conformance with the Water Resources Management Policy Plan.

The current wastewater treatment plant (WWTP), owned and operated by the City, is nearing capacity. Significant growth cannot occur until the treatment capacity of the WWTP is expanded. The City has proposed a two-phase expansion schedule for its WWTP. The first phase would accommodate projected growth through the year 2030. However, if growth exceeds the forecasts, a second-phase expansion would be required before the year 2030.

The City is requesting that the Council acquire its WWTP. Once the Council agrees to the acquisition of the WWTP, the City will proceed with the first-phase expansion, which will accommodate the 2030 population, household and employment forecasts.

The Update provides sanitary flow projections in 5-year increments. The bases for the projections are also given in the Update and were determined appropriate planning for local services. The City's Update states that its total system flow for 2030 will average approximately 175,000 gallons per day.

The City's Update outlines a rather aggressive I/I reduction program, partly as a result of the Minnesota Pollution Control Agency direction. The City has had problems with excess I/I in the past, resulting in backups into homes and bypass pumping during large rain events. The City's I/I work efforts have included sump pump disconnection programs, smoke/dye testing and televised inspection of its system. In the event that these efforts yield limited success, the City has identified a detailed study it will pursue to better identify sources of I/I within its collection system.

Tier II Comments

The Tier II sewer element of the Update is consistent with Council policies. Upon adoption of the Update by the City, the action of the Council to approve the Tier II Plan becomes effective. At that time the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the approved Tier II Sewer Plan. A copy of the City Council Resolution adopting its Update needs to be submitted to the Council for its records.

The City has identified its efforts to locate and reduce excessive levels of I/I within its system. The Council commends the City's efforts in this area and strongly encourages the City to continue these efforts.

Surface Water Management

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

The City's draft Storm Water Management Plan (SWMP) is consistent with the Council's 2030 Water Resources Management Policy Plan. The City is located within the Carver County Watershed. The Carver County watershed management plan was approved by the Board of Water and Soil Resources in 2001. The Council reviewed and commented on the City's SWMP in August 2007. Council review found the draft SWMP acceptable, but made several recommendations to the County and City for incorporation into the final SWMP. The County has not yet approved the draft SWMP for final adoption and implementation by the City. The following recommendations are offered concerning the City's final SWMP.

- The City should include a description of the City's role in the preparation and implementation of Total Maximum Daily Load (TMDL) determinations for impaired waters in the community.
- The City should include a program to educate local land use decision makers, City Council and Planning Commission, on the connection between land use decisions and water quality impacts. John

Bilotta, Regional Extension Educator with the University of Minnesota Extension should be able to assist the City in this effort.

- The City should review and revise the goals and policies language to be more proactive in the final document, removing phrases like ‘whenever practical or possible’, and incorporating more decisive guidance that can be implemented and monitored.

The City should provide the Council with a copy of its adopted SWMP following final adoption. The City should also supply information to the Council on the date that Carver County approved the plan and the date the City adopted the final plan. If the SWMP is amended or significantly changed in the future, it will need to be resubmitted to the Council for review and comment at the same time it is sent to the Carver County Watershed.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

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

The Update’s forecasts are consistent with the Council’s forecasts as revised by Council action on June 13, 2007. The forecasts in Chapter IV accurately reflect shared expectations for New Germany’s current jurisdiction. When the Orderly Annexation Agreements (OAAs) are implemented with surrounding townships, forecast revisions should be discussed with the Council as needed.

Table 1: Met Council Forecasts as Compared to the City’s Update

	2000		2010		2020		2030	
	Met Council	City	Met Council	City	Met Council	City	Met Council	City
Population	346	346	620	620	1100	1100	1500	1500
Households	143	143	250	250	450	450	650	650
Employment	52	52	70	70	200	200	300	300

*These forecasts represent both total city forecasts and sewered forecasts.

2030 Regional Development Framework and Land Use

Reviewer: Jim Uttley, CD – Local Planning Assistance, (651-602-1319)

The Update is consistent with the Council’s 2030 Regional Development Framework policies for land use. The City’s current (2007) density is 4.5 units per net developable acre. As a Rural Growth Center, New Germany is anticipated to grow more than it would have as a rural center. The forecasts above, while modest, reflect a substantial percentage growth for a community that added only a few homes per decade since the 1950s.

Rural Growth Centers are expected by the Council to provide a full range of services, generally around an established core commercial center rather than becoming “bedroom” communities with jobs, schools and services offered elsewhere.

A land use density analysis (Table 18, page 47 of the Update), indicates that the City has 102 developable net acres of residential land remaining in the existing City limits, which will allow the development of 451 units and result in a net density of 4.4 units per developable acre. The analysis includes a proposed development via annexation in neighboring Hollywood Township. This development, a specialty subdivision for water skiers with a man-made lake at its core, proposes 60 units on 87.6 net acres, for an overall density of 0.7 units per developable acre. Taken as a whole, the plan including existing and planned residential within the existing City limits, plus the Hollywood Township Annexation No. 1, will generate a total of 657 units on 222.4 net acres, for an average overall density of 3.0 units per developable acre.

New Germany's Update proposes by 2030 to add 187 acres of low density residential, 28 acres of medium density, 2.8 acres of mixed-use (1.4 acres - primarily residential and 1.4 acres primarily commercial uses); and 3.8 acres of industrial development. This may be somewhat less than needed to create a well-rounded, full-service community in the longer term. The City may want to revisit this matter later in the future.

The City has Order Annexation Agreements (OAAs) with Camden and Hollywood Townships. The OAAs allow the City to plan for expansion beyond the existing City limits. As planned, the Update (Table 19, page 50) anticipates 1,236 units on 404 net acres with the OAA areas in the two townships, an over net density of 3.1 units per developable acre.

The Update changes the residential land use designations from "single-family" in the old Plan to "low-density" in the Update to provide the opportunity for a greater mix of housing types. The Update is unclear about the density range in the low-density planning district. The Update says

Generally, this land use category accommodates attached and detached single family homes at an overall minimum net density of three units per acre where public sewer and water service is available. The maximum net density within this land use designation is four units per acre. [Emphasis added]

Two paragraphs later, the Update goes on to note:

Generally, the existing zoning district that is applicable to the low density land use category is R-1 single family district that allows a minimum 10,000 sq. ft. lot size and the planned unit development district.

A 10,000 sq. ft. lot will result in an overall density of approximately 4 units per acre.

The Update's "medium-density" district permits a density range of 4 to 10 units per net developable acre. Residential development is also permitted in a new "mixed-use" district, which has no minimum density but allows up to 10 units per acre as the maximum density (possibly higher if part of a planned unit development).

The Council recommends that communities plan for a defined minimum density rather than leave it open ended, but in this case, even if the 1.4 acres planned for mixed-use residential expansion through 2030 were to be developed at less than one unit per acre, the overall community density will remain above 3 units per acre consistent with Council policy.

Housing

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

The Update is consistent with the Council's housing policy and meets the affordable housing planning requirements of the MLPA. The Update acknowledges the City's share of the region's affordable housing need for the 2011-2020 decade of 11 affordable units. To provide opportunities to meet that need, the Update identifies approximately 30.5 acres of land that will be available for medium density residential development (4-10 units an acre). The existing zoning ordinance allows for 16 units per acre as the maximum density for medium residential development. The City is strongly encouraged to consider maintaining that maximum density in its 2030 plan as the higher the density that is allowable, the more opportunity the City will have to allow housing developed to be affordable. The Update also identifies an additional 52 acres designated as a long-term potential medium density land use through an Orderly Annexation Agreement with Camden Township. The City is advised that if annexations occur prior to 2020, the City's share of the region's affordable housing need will be recalculated and may increase.

The Update also provides the implementation tools and programs the City will use to promote opportunities to address its regional fair share housing need. The Update indicates the City is committed to continue working with the Carver County Community Development Agency to identify low- and moderate-income housing needs. The City participated with the Carver County CDA in 2007 in the development of the 2007 Carver County Housing Study. The Update also indicates the City will pursue opportunities with Minnesota Housing and other organizations to maintain housing

affordability in the community and to accommodate additional new affordable units. New Germany is a participant in the LCA Local Housing Incentives Program.

Individual Sewage Treatment Systems (ISTS) Program

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

The Update is consistent with Council policy relative to ISTS. The Update indicates that there are no ISTS remaining in service within the portion of the City served by sanitary sewers. Any ISTS in lands surrounding the current City boundaries is currently under the oversight of the County's ISTS management program, and will continue to be even if the City annexes the property. ISTS oversight will be seamless by the County.

Water Supply

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

The City's water supply plan (WSP) is consistent with the policies of the Council's Water Resources Management Policy Plan. The city's WSP includes a 2030 projected water demand of 54.75 million gallons per year. In order to meet this projected demand, the city has planned for one additional FIG well, with a production capacity of approximately 300 gallons per minute. The city calculated the average residential per capita demand over the past 5 years to be 34.61 gallons/day. The WSP indicates that the city has several conservation measures in place, including time of day watering restrictions, bill inserts, and media releases. The Council recommends the city continue to implement its existing conservation measures and to continue to assess other conservation opportunities.

Resource Protection

Reviewer: Jim Uttley, CD – Local Planning Assistance, (651-602-1319)

Historic Preservation

The Update contains a section on Historic Preservation as required by the MLPA. It indicates that there are no sites either in the City or surrounding area that are listed in the Register of National Historic Places but says that the City will work with State and County Historical Societies to identify, publicize and preserve other historic sites.

Solar Access Protection

The Update contains a section on Solar Access Protection as required by the MLPA.

Aggregate Resources Protection

The Update's Aggregate Resources Protection section indicates that the City and surrounding area are devoid of aggregate resources.

PLAN IMPLEMENTATION

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

The Update includes a description of:

- Capital Improvement Program Yes
- Zoning Code Yes
- Subdivision Code Yes
- ISTS Codes No, not applicable (handled by County)
- Housing Implementation Program Yes

The Update contains a 5-year CIP, a copy of the existing zoning districts and map, and a description of possible future changes. There are no specific changes in ordinances identified as needed to implement the Update; but the City intends to evaluate its land use controls following adoption of the Update. The City is reminded that it must submit copies to the Council of any changes made to any of the above noted documents within 30 days of their adoption.

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

The City submitted the *2030 Comprehensive Plan* Update to adjacent local units of government, school district, county and special districts for comment in October 2006. New Germany received responses from the two townships and school district indicating that they had no comments on the Update. Both townships were involved in the City's planning effort and signed Orderly Annexation Agreements with the City.

Carver County, which also serves as the watershed management organization for most of the County, provided a seven-page letter of comments on December 17, 2007. The City addressed suggested changes or responded to County questions. The Update reflects changes to the draft Update that the County reviewed.

DOCUMENTS SUBMITTED FOR REVIEW:

City of New Germany 2030 Comprehensive Plan, dated January 2008

ATTACHMENTS

- Figure 1: Location Map with Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Future Guided Land Use, 2010-2030
- Figure 4: Existing and Planned Land Use Table in 5-year Stages

FIGURE 1: LOCATION MAP WITH REGIONAL SYSTEMS
 City of New Germany

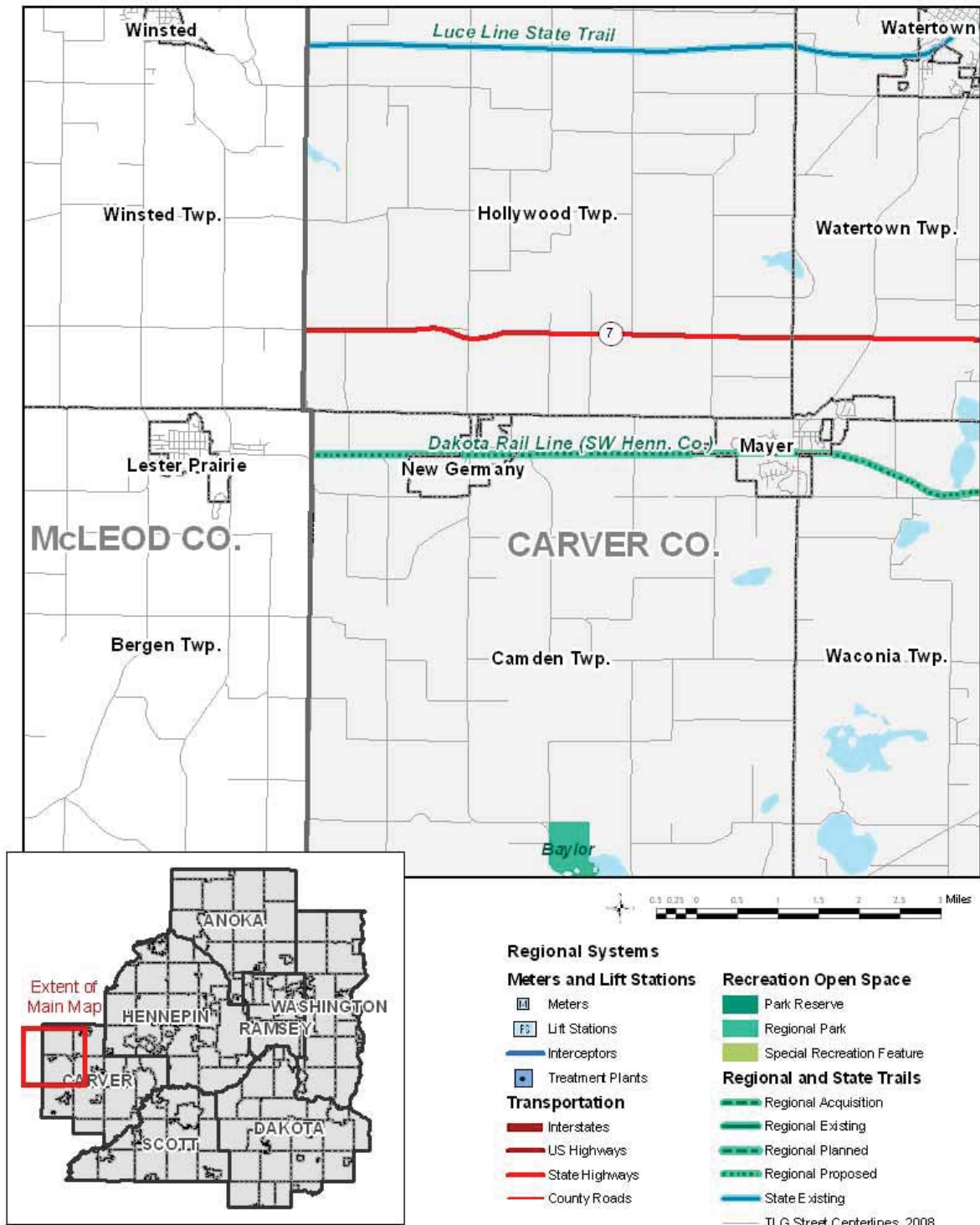
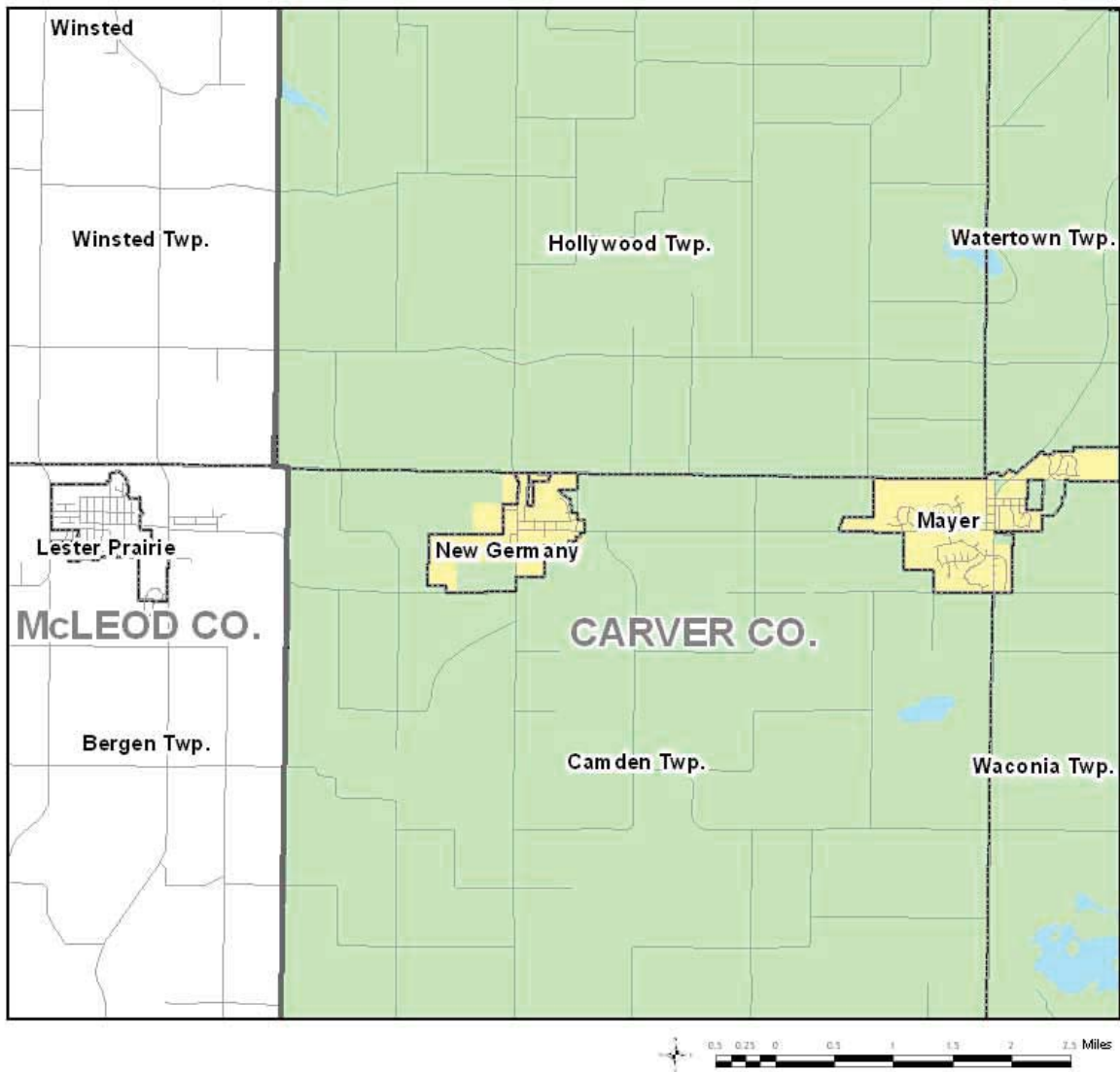


FIGURE 2: 2030 REGIONAL DEVELOPMENT FRAMEWORK PLANNING AREAS
 City of New Germany

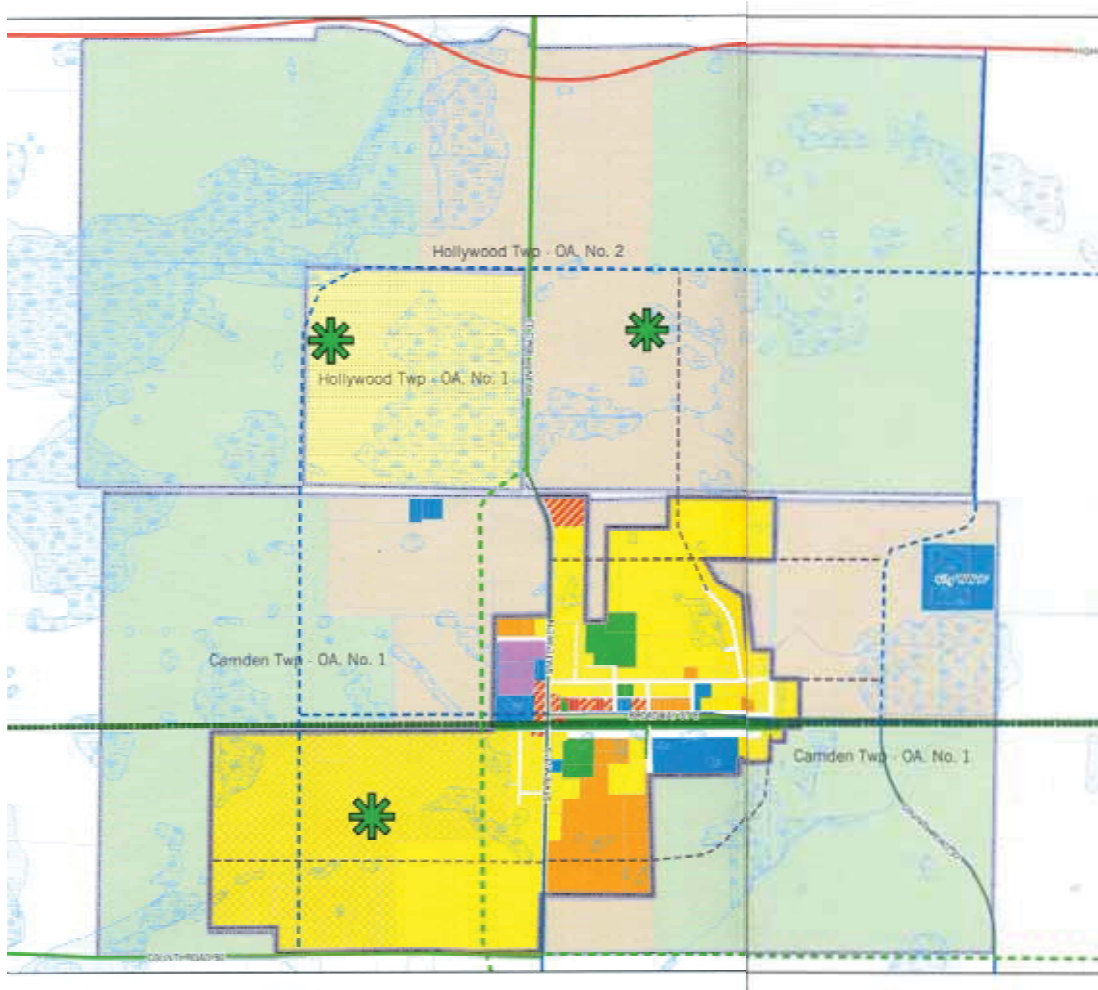


Regional Development Framework

2030 Framework Planning Areas

- Agricultural Area
- Developed Area
- Developing Area
- Diversified Rural
- Non-Council Area
- Rural Growth Center
- Rural Residential

FIGURE 3: FUTURE GUIDED LAND USE, 2010-2030
City of New Germany



2030 Growth Management Plan
City of New Germany

2030 Development Areas

Areas Within Current Municipal Boundaries:

- Low Density Residential (average 3 units per acre)
- Medium Density Residential (4 to 10 units per acre)
- Mixed Business/Residential
- Commercial
- Future Low Density Residential (assuming sewer capacity)
- Industrial
- Institutional (public, educational, religious)
- Park
- Neighborhood Park Search Area

Hollywood Twp OA No. 1:

- Low Density Residential

Orderly Annexation Area Boundaries

Camden Twp, OA No. 1 and
Hollywood Twp OA No. 2 Areas

- Transition Area (inferior agriculture at one home per 40 acres)
- Agricultural (one home per 40 acres)
- Institutional (public, educational, religious)
- Neighborhood Park Search Area

2030 Functional Roadway Classification

- Principal Arterial
- Existing Co. Minor Arterial
- Planned Co. Minor Arterial
- Existing Future Collector
- Planned Local Collector
- Planned Local Road
- Dakota Rail Corridor Trail

- Streams
- NWI Wetlands
- Floodplain



FIGURE 4: EXISTING AND PLANNED LAND USE TABLE IN 5-YEAR STAGES
CITY OF NEW GERMAN Y

Existing and Planned Land Use Table (in acres)

Within Urban Service Area	Allowed Density Range Housing Units/Acre		Existing (2000)	2010	2015	2020	2025	2030	Change 2000-2030
	Minimum	Maximum							
Residential Land Uses									
Low Density Residential	3	4	35.8	91.5	166.7	196.3	214.2	223.1	187.30
Medium Density Residential	4.1	10	2.9	2.9	11.3	22.9	30.5	30.5	27.60
High Density Residential			0	0	0	0	0	0	0
Mixed Use Primarily Residential*			1	1	1	2.4	2.4	2.4	1.40
C/I Land Uses									
	Est. Employees/Acre								
Commercial	NA		1.6	1.6	1.6	1.6	1.6	1.6	0
Industrial	NA		2.7	6.5	6.5	6.5	6.5	6.5	3.8
Office	NA		0	0	0	0	0	0	0
Mixed Use Primarily C/I*	NA		4	4	4	5.4	5.4	5.4	1.4
Extractive	NA		0	0	0	0	0	0	0
Public/Semi Public Land Uses									
Institutional			12.6	12.6	12.6	12.6	12.6	12.6	0
Parks and Recreation			19.9	21.9	26.9	32.4	35.6	36.7	16.8
Open Space			0	6	12	12	12	12	12
Roadway Rights of Way			39.4	41.7	48.2	53.1	55.8	56.9	17.5
Utility			0	0	0	0	0	0	0
Railroad			0	0	0	0	0	0	0
Airport			0	0	0	0	0	0	0
Subtotal Sewered			119.9	189.7	290.8	345.2	376.6	387.7	267.8
Outside Urban Service Area									
	Minimum lot size	Maximum lot size	Existing (2000)	2010	2015	2020	2025	2030	Change 2000-2030
Rural Residential 2.5 acres or less			8	8	0	0	0	0	-8
Rural Residential 2.5 -10 acres			0	0	0	0	0	0	0
Rural Residential 10-40 acres			106.4	92.7	61.4	6.8	0	0	-106.4
Agricultural 40+ acres			200	195.3	184.9	184.9	160.2	149.2	-50.8
Subtotal Unsewered			314.4	296	246.3	191.7	160.2	149.2	-165.2
Undeveloped									
Wetlands			34.6	42.8	51	51	51	51	16.4
Open Water, Rivers and Streams			0	21	42	42	42	42	42
Total			468.9	549.5	630.1	629.9	629.9	629.9	

* For Mixed Use categories include information regarding the estimated minimum and maximum housing density ranges and acres/percentage of residential use.