

WEST LAKELAND TOWNSHIP, MINNESOTA

COMPREHENSIVE PLAN



Approved Final Draft

1/14/2019

Prepared by

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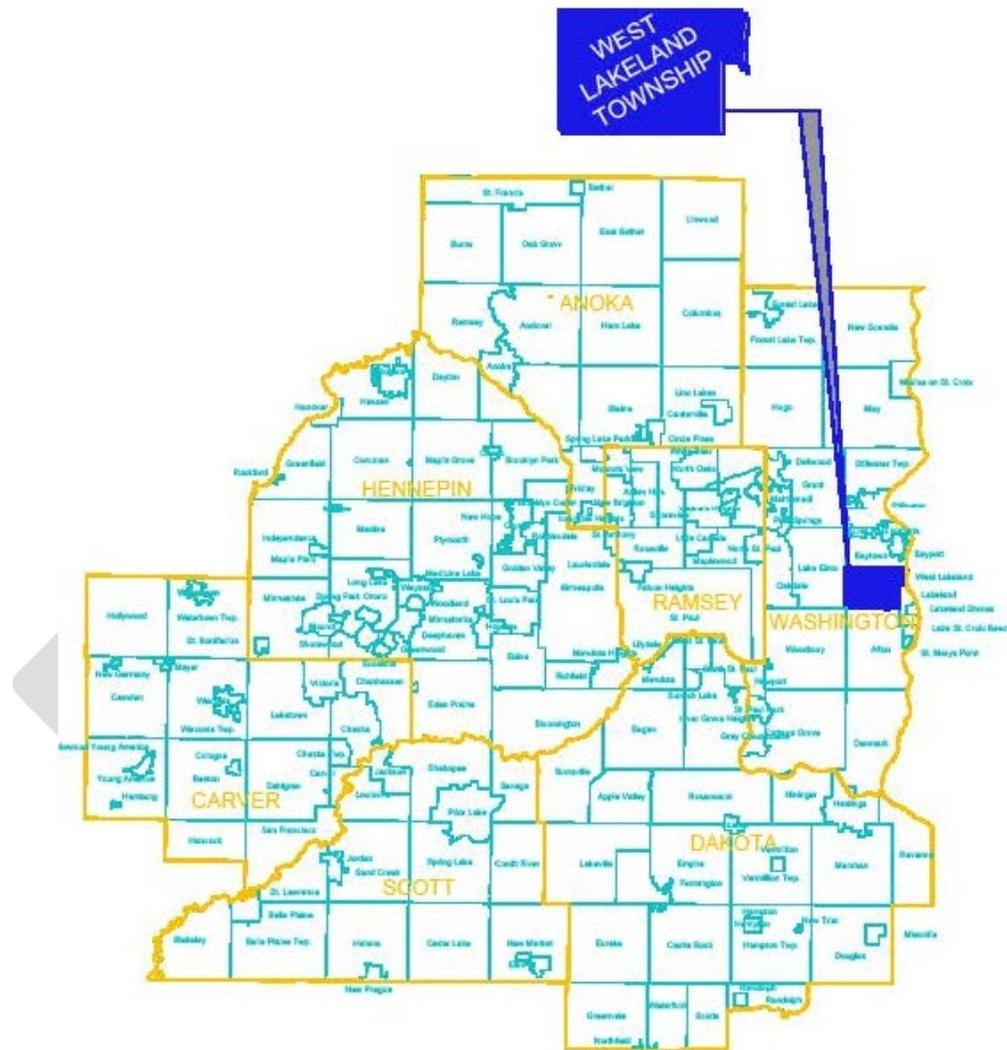
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Introduction

West Lakeland Township is a rural residential Township located along the St. Croix River in east central Washington County, as shown Figure 1. The community is proud of the unique lifestyle enjoyed by its residents. The goals of the residents expressed through this Comprehensive Plan include to continue and to encourage this unique rural lifestyle, to preserve a rural environment, and to limit the need for urban services.



TWIN CITIES METROPOLITAN AREA
POLITICAL BOUNDARIES 2000
(SOURCE: METRO GIS DATA FINDER)

FIGURE 1- WEST LAKELAND TOWNSHIP

The Township is governed by an elected three member board, meeting monthly in public session. Part time staff includes a Township attorney, consulting engineer, building inspector, clerk, deputy clerk, recording secretary and treasurer. Additional services are contracted from Washington County, neighboring communities, and the private sector as required.

By State Statute, West Lakeland Township is required to prepare and submit a Comprehensive Plan. The local Comprehensive Plan is a public document that describes how that community views future development over a specified planning period.

1. Authorization

This Comprehensive Plan is prepared pursuant to the Metropolitan Land Planning Act, Minnesota Statutes Section 473.175 and Sections 473.851 to 473.872. Major metropolitan systems are not altered by the contents of this Plan, nor are any major changes in Township policy presented.

2. Community Overview

When Minnesota became a state in 1858, and townships were being organized, Lakeland Township was proposed to extend from Stillwater to Afton on Lake St. Croix. However, there were already several communities established along the St. Croix River, with most people living in Baytown Village (Bayport) and Shanghai Cooley (Lakeland). Both communities' citizens objected to going to other places to vote or do business.

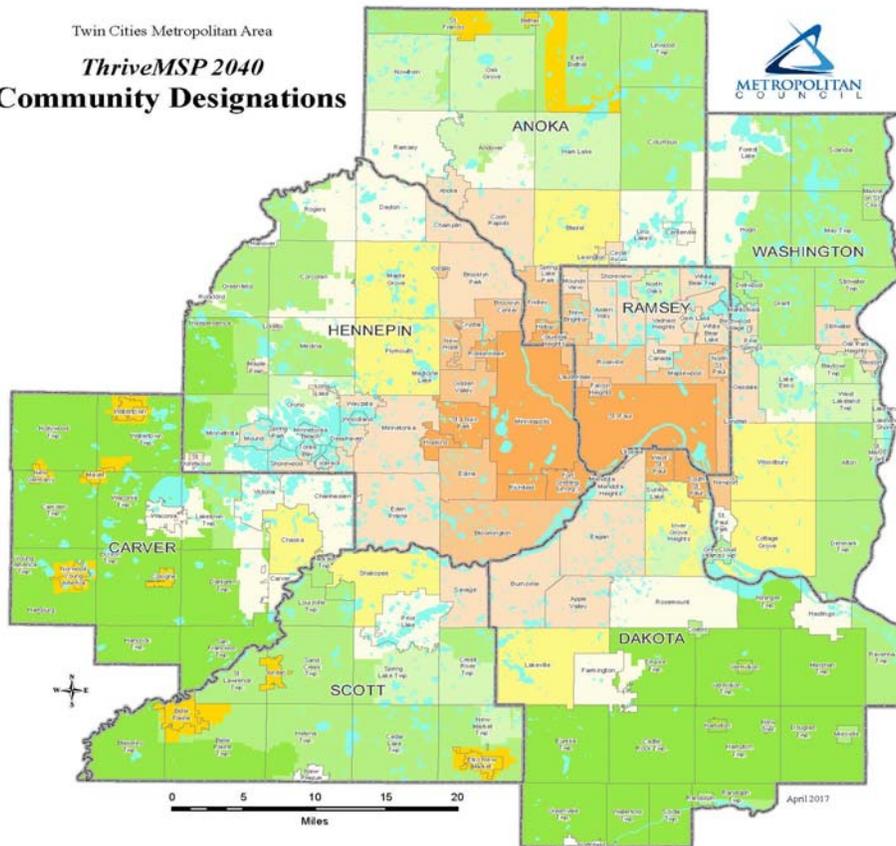
The Township formation committee came up with a compromise: the north half of the Township became Baytown and the south half Lakeland. Lakeland was organized as a Township October 20, 1858.

When Lakeland incorporated as a village in July of 1950, West Lakeland was organized as a Township. The village kept the developed land and the new Township became strictly rural. West Lakeland remained agricultural in character until the 1960's, bringing in additional single family homes for those who desired a rural lifestyle. Divided by Minnesota State Highway 12, the newly created Township of 8,400 acres was populated by small farms and rural homes of area residents on large, self contained lots. Older homes characteristic of the St Croix Valley remain in the area. Much of its history, however, is shared by its neighbors. The residents and farms have contributed much to the unobstructed lifestyle of the Township. This rural life is one which allows the area residents to enjoy the benefits

of a rural community close to an urban center. All residents can enjoy the atmosphere of open space and the rural pace important to Minnesota's high quality of life through loosely knit neighborhoods, decentralized in nature, with curved paved streets and rolling terrain. It is a family community, close to urban centers, but with the benefits of rural living.

The Metropolitan Council considers West Lakeland a Rural Residential community, as illustrated in Figure 2. As such a community, the intent is to maintain limited density, unsewered large lots while managing water and other natural resources within the Township boundaries. The overall density expectation for Rural Residential is 1-2.5 acre lots existing and 1 unit per 10 acres where possible. The target density for this classification, and as supported by Township ordinances, is 2.5 acre lots. The Township residents support and encourage that classification of our community. The land use policies of the Township support this designation. The Township promotes best management practices for stormwater management, habitat restoration, and natural resource conservation in development plans and projects.

Twin Cities Metropolitan Area
ThriveMSP 2040
Community Designations



Community Designations

Urban Service Areas	Rural Service Areas	County Boundaries
Urban Center	Rural Center	City and Township Boundaries
Urban	Diversified Rural	Lakes and Rivers
Suburban	Rural Residential	
Suburban Edge	Agricultural	
Emerging Suburban Edge		

Hanover, New Prague, Northfield, and Rockford are outside the Council's planning authority.

FIGURE 2 -METROPOLITAN AREA

3. Population Analysis

The population of West Lakeland Township has been growing steadily, with a slowing of growth in the more recent years. The residents and population forecasters, therefore, continue to see the Township as essentially rural with a low density beyond the year 2040. Indeed, this is the goal of the residents. Population forecasts supplied by the Metropolitan Council and from Census data indicate the following figures for West Lakeland Township

TABLE 1 - POPULATION ANALYSIS

Year	Population	Households	Density (persons per acre)	Households per Acre	Employment
1970	772	186	0.09	0.02	10
1976	1,128	305	0.13	0.04	50
1980	1,315	350	0.16	0.04	50
1990	1,500	450	0.18	0.05	50
2000	3,542	1,093	0.42	0.13	75
2010	4,054	1,286	0.48	0.15	232
2020	4,500	1,400	0.50	0.17	320
2030	4,500	1,480	0.49	0.18	350
2040	4,500	1,500	0.47	0.18	370

At these predicted rates, the average density for the Township at maximum predicted households will be well within any limits necessary to maintain the rural character of the Township. Continuing slow growth assures the rural atmosphere will remain. The Township expects slow growth and can accommodate this growth without providing urban services.

The Township is a bedroom community for families of area residents coexisting with a small amount of nonresidential uses. The majority of the residents live in individual single family homes. Most of these homes are on a minimum lot size of two and one-half acres. Lots without homes are also platted and available. Future land use will continue along these same lines. Homes will predominate as they have done in the past. Commercial activities are limited by zoning ordinance. For detailed results of the 2010 census, see Table 6.

4. Economic Analysis

West Lakeland Township, at present, is economically stable. The Township is primarily dependent upon employment from outside the community.

The Township's income is derived from property taxes, interest on invested reserves, and fees for services. Most of the residents are employed outside the

Township, with commercial enterprises within the community remaining very few and small.

The Township has some limited areas zoned commercial and neighborhood commercial. Some of these areas have established business areas and some are expected to have business growth driven by influences such as Interstate 94. The intent is that the uses in these areas have limited impact on the neighboring residential areas and will not require urban services such as municipal water and sewer.

The Township government has remained capable of meeting its financial requirements with current funding sources. Any future capital needs will be met with existing funding sources.

5. Major Development Issues

An assortment of circumstances outside of the Township's jurisdiction currently influences the Town Board's ability to plan and zone as a truly autonomous unit. The intent to be an influential meaningful body of government is important to both the Town Board and the community. It is important as part of a need to maintain grassroots control close to the residents themselves. As of this time, the following items still substantially affect the Township's ability to self-govern.

a) Pre-Existing Nonconforming Commercial Uses

The following nonconforming uses in the Township existed prior to the current zoning ordinance:

Stillwater Towing *	Hardrives Asphalt	Black's Nursery
Children's Farm*	St Croix Montessori	Sharp Auto Parts
Liquid Transport	Roettger Welding	Bryan Rock
Aggregate Industries*	Tiller Corporation *	

* currently outside the commercial zone

There is no plan to phase out these preexisting uses as they are widely dispersed and not an excessive burden on the Township. The Township has elected to limit future commercial development to presently commercially zoned areas

b) Interstate 94

Interstate Highway 94, operated by the Federal Highway Administration and the Minnesota Department of Transportation lies largely on the southern border of West Lakeland Township, following the route of old US Highway 12. West Lakeland hosts a State rest area, a State truck weigh station, a State bicycle trail, and a State

maintained frontage road which could serve a large portion of the commercial zone of the Township. It is reasonable to assume that commercial pressures will continue along this corridor.

c) Airport Facilities

There are no airport facilities in West Lakeland Township except the eighty (80) acres owned but currently unused by the Metropolitan Airports Commission adjacent to the Lake Elmo Airport. The major part of this airport lies in Baytown Township, outside the zoning authority of West Lakeland. The Township, furthermore, does not endorse expansion of this facility. Airport overlay, noise and safety zones also impact the planning decisions in the Township. The Township will consider future rezoning in other than developed residential sites in the above-mentioned areas to reduce friction between uses.

Lake Elmo Airport is a general aviation airport whose major runways run generally northwest/southeast (14/32) and southwest/northeast (4/22), referenced in Figure 3. Landings and takeoffs from the northwest/southeast runway can affect residents of the Township. At present the airport primarily supports general aviation propeller aircraft, although small jet aircraft have used the airport.

West Lakeland Township recognizes that the Metropolitan Airport Commission plans includes expansion and improvement for the Lake Elmo airport as documented in the final 2035 Lake Elmo Airport long term comprehensive plan adopted by MAC September 2016. However, the township has concerns about the details in the plan.

[Link to MAC Lake Elmo Airport 2035 LTCP](#)

[Link to MAC Lake Elmo Airport Environmental Assessment](#)

The Township will comply with the Federal Aviation Administration and the Minnesota Department of Transportation regulations restricting the height of structure that could affect navigable airspace. The Township will incorporate provisions in its revised codes and ordinances to control these structures.

The eastern edge of West Lakeland is adjacent to the St. Croix River. The St. Croix River is one of 60 lakes or rivers in the metropolitan area that are designated as seaplane use areas by MN/DOT. Lake Elmo, which lies approximately three miles west of West Lakeland, is also designated as a seaplane use area. The Township will adopt safety controls as appropriate.

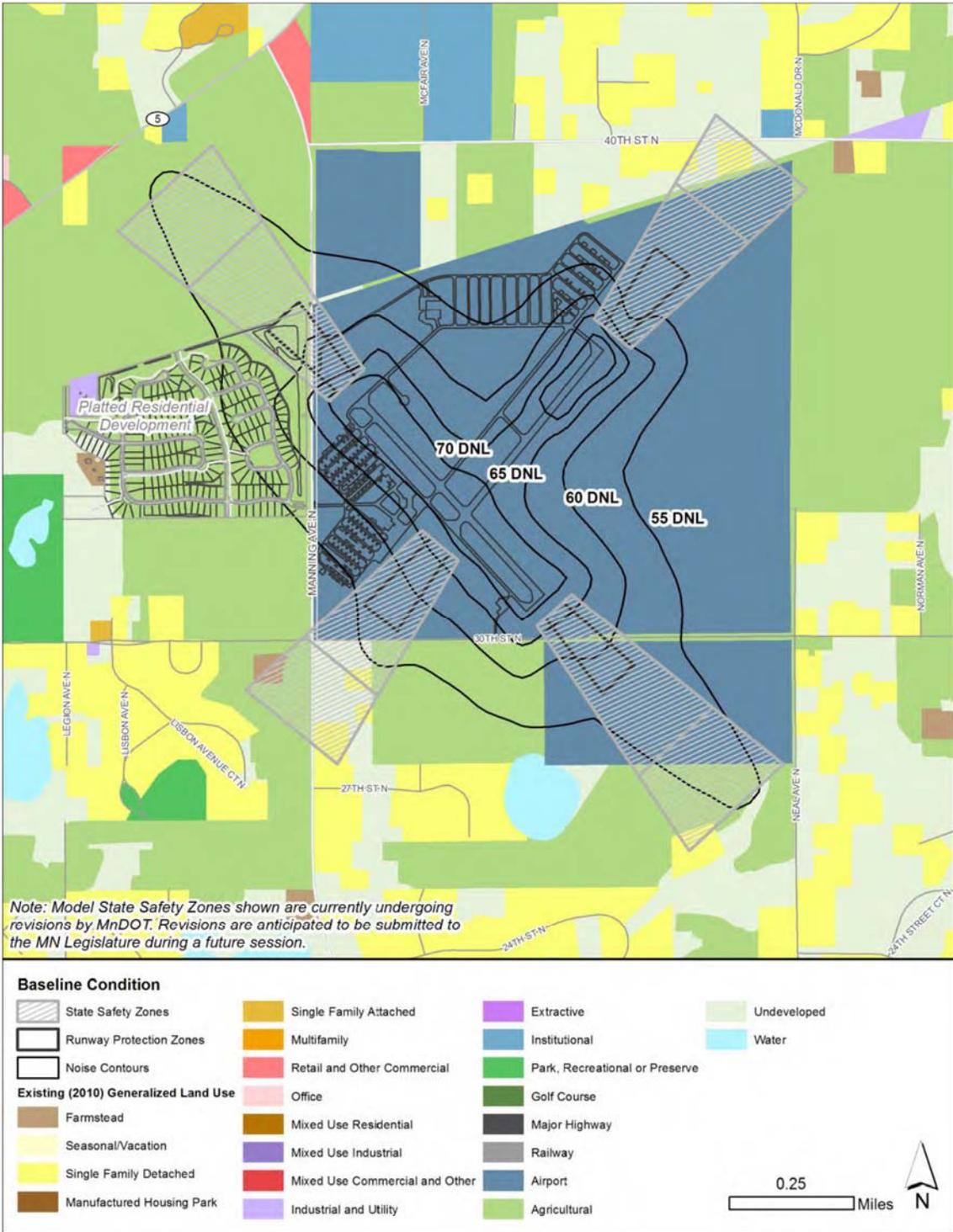


FIGURE 3 - CURRENT AIRPORT RUNWAY PROTECTION ZONES, MODEL STATE SAFETY ZONES AND NOISE CONTOURS

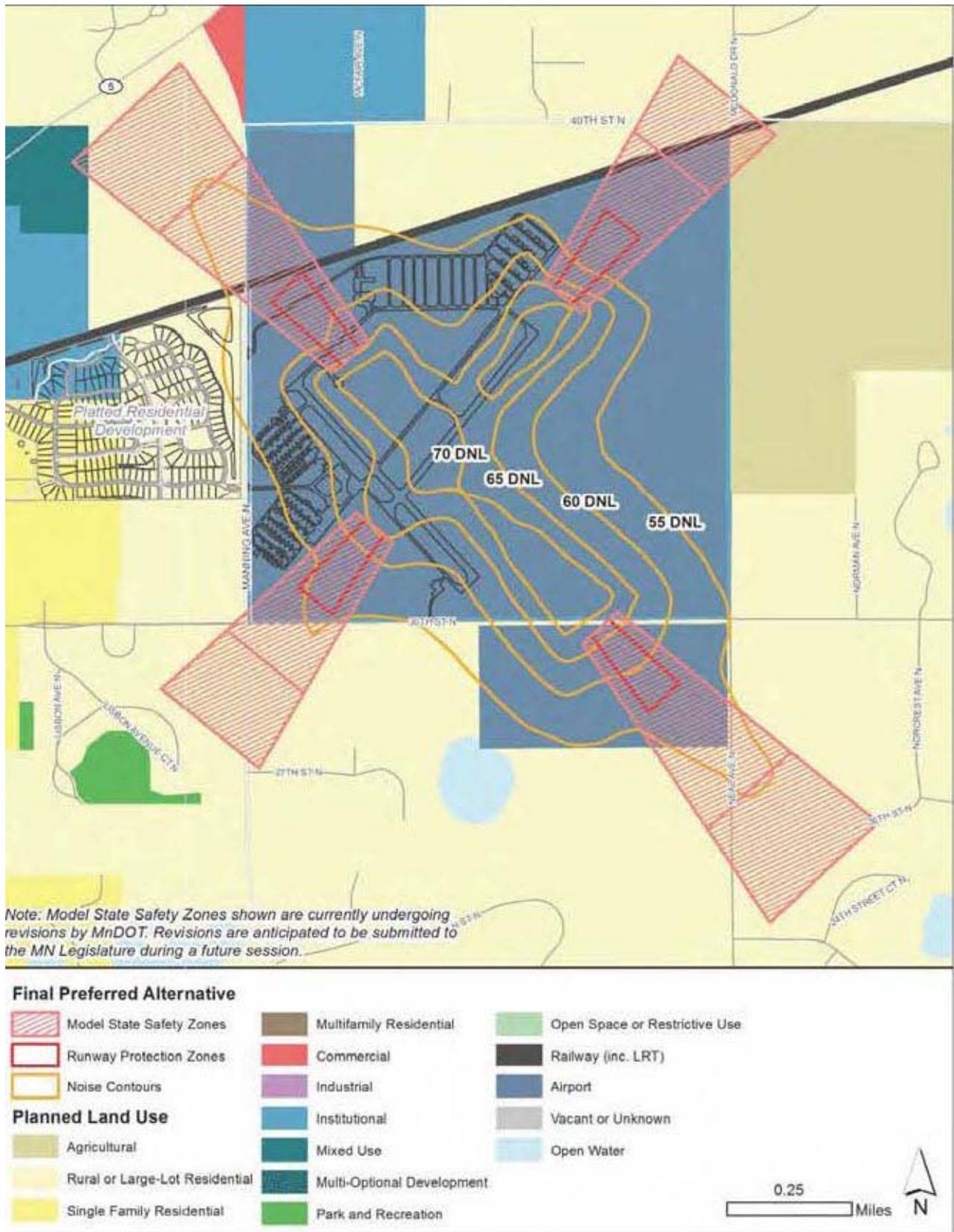


FIGURE 4 – MAC PREFERRED ALTERNATIVE RUNWAY PROTECTION ZONES, MODEL STATE SAFETY ZONES, AND NOISE CONTOURS

d) Scenic River Designation

A small portion of land in West Lakeland Township is regulated as to development by qualifying for St. Croix Scenic River designation. The established, mandated development ordinances are explicit as to land use both at present and in the future. These ordinances have been adopted by the Washington County Board of Commissioners for use throughout the County.

e) Zoning

As of January 1, 2017, the Township took over West Lakeland land use responsibilities from Washington County except for Shoreland Management Areas, mining, Floodplain, subsurface Sewage Treatment Systems, the Lower St Croix River Bluffland and Shoreland Management. Some of the area along the I-94 corridor has been zoned Commercial by the Township since 1957 (See Figure 9).

6. Agricultural Trends

The Township's location near a rapidly developing metropolitan area has placed development pressures on landowners. Agriculture use is encouraged within the Township, and as such, is an allowed use in all zones, but is no longer separate zone within the Township. In addition to the remaining farmland, some residents are using smaller acreages for individual recreational farming. It is the Township's intention to structure its policies so that each farmer may have the maximum assistance in holding land for agricultural purposes for as long as possible. With a commitment from the farmers and the Township, ordinances will be encouraged to allow continuing agricultural practices on suitable acreage. Reasonable measures to encourage the preservation of the agricultural land areas will be taken.

7. Land Use Plan

The land use plan in the following paragraphs provides the major purposes for this Comprehensive Plan. The environment is the most valuable resource the Township has to offer its residents and it wishes to see the character and the quality of the land preserved. These paragraphs provide the intent behind current land use ordinances and serve as a guide for making future planning and zoning decisions.

a) Existing Land Use

The major purpose of the land in West Lakeland Township is as rural residential large lots for single family homes. Rural residential land use is defined by the Township as a single family home on a minimum of two and one half acres. The need for public

facilities is to be kept to a minimum. These homes are to be as self-sufficient as possible by providing on site sewer and water. Private wells are permitted by Minnesota Department of Health. A portion of the Township lies within a Well Advisory Area, see Figure 5, due to the ground water pollution originating in neighboring communities. Minnesota Department of Health has established special requirements for water wells located in this area. Private on-site septic systems require soil tests and percolation studies before Washington County will permit them. Periodic inspections and pumping of holding tanks are also required by Washington County.

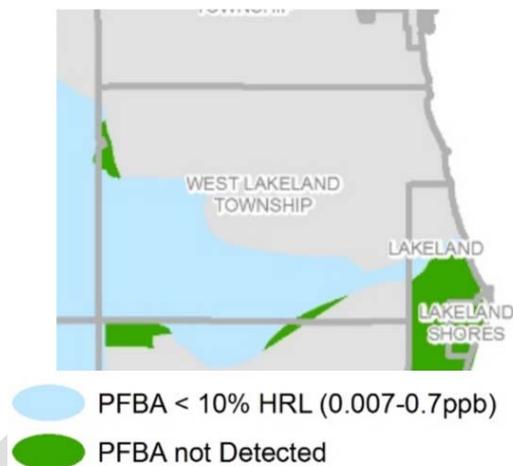


FIGURE 5 -WELL ADVISORY AREA

Other land uses in West Lakeland Township include agriculture and compatible commercial operations such as mining/extraction. The mining operations provide construction material while providing income and employment opportunities for the landowner, the Township, Washington County and the State of Minnesota. After mining is complete, the land will be reclaimed and put to its best use.

TABLE 2 – GENERALIZED LAND USE

Land Use	Acres	Percent of Total
Undeveloped/Agriculture	1285	16%
Airport	81	1%
Mining/Extraction	702	9%
Commercial	114	1%
Recreational/Open Space	481	6%
*includes park, recreational or preserve and golf course		0%
Bayport Wildlife Area	249	3%
Single Family Residential	5015	62%
* includes zoned single family, not yet developed		0%
Total	7972	100%

Existing Land Use Categories:

Undeveloped/Agriculture – Agriculture and Undeveloped lands make up approximately 16% of the Township area. Agriculture and undeveloped land uses includes farms and vacant parcels

Airport – There are no airport facilities in West Lakeland except the eighty (80) acres owned but currently unused by the Metropolitan Airports Commission adjacent to the Lake Elmo Airport. The major part of this airport lies in Baytown Township, outside the zoning authority of West Lakeland.

Mining/Extraction – Mining and extraction operations within the Township are concentrated along the eastern boundary of the Township as well as north of Highway 94. The mining operations provide construction material while providing income and employment opportunities for the landowner, the Township, Washington County and the State of Minnesota. After mining is complete, the land will be reclaimed and put to its best use.

Commercial – Commercial uses are authorized by conditional use permit and are outlined in the Land Use section of this plan.

Recreational/Open Space – Recreational uses include areas such as the Lucy Winton Bell Athletic fields, West Lakeland Storage Sites for water runoff and drainage and acreage owned by the Belwin Foundation

Bayport Wildlife Area – The Bayport Wildlife area is 451.5 acres, part of which is in West Lakeland Township, under the auspices of the Minnesota Department of Natural Resources located on County Road 24. The major emphasis is to manage for a variety of woodland and grassland wildlife. The area consists of 72% grassland/agricultural land, 27% woodland and a small amount of wetland.

Single Family Residential – Land us in West Lakeland Township consists primarily of large lot single family residential land uses with agriculture uses. Additional uses may be permitted under conditional use, as described in the Land Use section of this plan.

Landfills are inconsistent with a long range residential land use plan and are not permitted. A landfill, as defined as any type of disposal facility designed for the purpose of storing solid waste, such as, but not limited to, garbage, refuse, industrial waste, fly ash and hazardous waste as described in the Washington County Waste Management plan is not in harmony with the Township’s goal of a rural residential character.

Future land use will continue along these same lines. Single family homes will predominate as they have done in the past. The Town Board, moreover, has established the two and one half acre lot with one buildable acre as the minimum permissible lot size. The Metropolitan Council predicts that slow residential growth will continue.

TABLE 3 - FUTURE GENERALIZED LAND USE

Land Use	Acres	Percent of Total
Undeveloped/Agriculture	41	1%
Airport	81	1%
Mining/Extraction	899	11
Commercial	326	4%
Recreational/Open Space	408	5%
*includes park, recreational or preserve and golf course		0%
Bayport Wildlife Area	249	3%
Single Family Residential	5968	75%
* includes zoned single family, not yet developed		0%
Total	7972	100%

Note: The Future Land Use Table Land Uses are the same as the Current Land Use descriptions.

b) Natural Resource Areas

Important natural resources available to the Township include the land itself, St. Croix River, and numerous wetlands. The quality of the soils for residential development is generally suitable. Constraints to building are in those areas of high or

steep slopes, identified in Figure 6. While it is possible to build in these areas, consideration must be made to the limitations of the site.

A final constraint to building is in the drainage ways running through the Township. Protection of wetlands and drainage ways restrict development and are important to the Township when development plans are reviewed. Easements for the surface water management are obtained by, but not limited to, the following organizations: Valley Branch Watershed, Middle St Croix Water Management Organization, and Washington County.

d) Aggregate Resources

Mining is managed by Washington County. Within the township, other than in the Highway Commercial Zone, the existing mining operations are pre-existing nonconforming uses.

Dolomite and aggregate are considered to be valuable resources. Existing mining operations will be encouraged to be retained for as long as economically viable.

Most of the land suitable and economical to mine is already owned by mining companies. Only four undeveloped areas of the Township remain as possible mining locations, as shown in Figure 7. All other areas are either developed or previously had the gravel extracted. Additional mining may be considered where economically feasible and no conflicting land use exist.

e) Land Use Policies and Plan

The Township is primarily to be a rural residential zoning district, see Figure 8, along with small commercial areas. This zoning classification allows single family homes on two and one-half acres with 160 feet of frontage on a public road. The lots are to be created when described by platting or simple subdivision to Washington County and West Lakeland Township standards.

Lots will be permitted only if soil tests show that the particular parcel will be able to maintain an on-site sewage disposal system for the foreseeable future. When soils are not suitable or other constraints (such as surface water management) are encountered, larger lots may be required.

Development must not aggravate water surface runoff or flooding problems within the lot or to neighbors. Appropriate development will provide adequate buildable lots, properly constructed, hard surfaced public roads, utility and drainage easements, and buried utilities. Subdivision and development ordinances are adopted to ensure the attainment of these goals. West Lakeland's intent is to provide an opportunity for

landowners to establish a single residential site while protecting, preserving and enhancing the rural environment and lifestyle.

The responsibility to establish a buildable lot lies with the developer of the site, not the purchaser or the Township. The requirements for a plan and any individual lots are provided in the Township codes.

The zoning ordinances encourage some agricultural, open space and conservation practices throughout the Township. It also accommodates broader agricultural practices consistent with hobby farming on parcels of 5 or more acres. If desired by the landowner, the Township will support the Metropolitan Agricultural Preserve Program.

The Township's goal is to encourage and preserve the rural open space nature of the area despite a growing population and additional development. Within the Single Family Estate Zone, the allowed uses are residential and agricultural. The Township may recognize other appropriate uses through a process of conditional use permits.

The commitments and obligations of each party are detailed in the specific conditional use permit. The Township will grant land use variations by individual parcel application. This allows the residents legal and economic protections, while preserving open space and agricultural use.

Examples of allowed uses by a conditional use permit in the Neighborhood Commercial Zone include, but are not limited to: Bakeries; Banks, Savings and Loan Associations and other Financial Institutions; Barber Shops/Beauty Shops; Business Offices; Coffee Shops; Day Care Centers; Drug Stores; Golf Driving Ranges; Essential Services - Government Buildings, Storage, and Uses; Essential Services - Utility Substations; Florists; Insurance Sales Offices; Optical Stores; Park and Ride, Plant Nurseries; Self Service Storage Facilities; Transit Stops/Shelters; Places of Worship; Public Recreation Facility; Real Estate Sales; Schools (i.e. Dance, Karate); Soda Fountain and Ice Cream Stores; Small Arts and Crafts stores providing specialty products for sale; Veterinary Clinics. Allowed uses within the Highway Commercial Zone with a conditional use permit include, but not limited to: Balloon Ports – Commercial; Convenience Food Store; Essential Services - Government Buildings, Storage, and Uses; Essential Services - Utility Substations; Medical/Dental Clinics; Mining/Extraction-Related Industries; Motor Vehicle Service Stations (Automobile)/Parts; Car Wash; Physical Fitness Center; Plant Nursery/Sales; Restaurants; Self Service Storage Facilities; Drive-through Restaurants; Veterinary Clinic; Wireless Communication Facility. The uses are allowed through a conditional use permit to ensure the best fit with the residential community.

The future land use policy for the Township is to remain consistent with these allowed uses and retain single family residential housing as the primary land use of the Township.

Present land use includes the broadest category of use as Single Family Estates. Within the Single Family Estates zone, allowed or conditional uses include residential uses, recreational areas, including the Bayport Wildlife Area or Lucy Winton Bell Athletic fields, Mining, and undeveloped areas and agricultural uses. The following uses are permitted within this district with the issuance of a Conditional Use Permit: Agricultural Business – Seasonal; Essential Services - Government Uses, Building, and Storage; Essential Services - Utility Substation; Certain Home Occupations; Cemeteries; Day Care Facility; Golf Course; Place of Worship; Public Recreation Facility; Schools; Horse Training Facility, Private (under 10 horses); Livestock and Livestock Operations (over 11 animal units).

Steep Slopes Areas

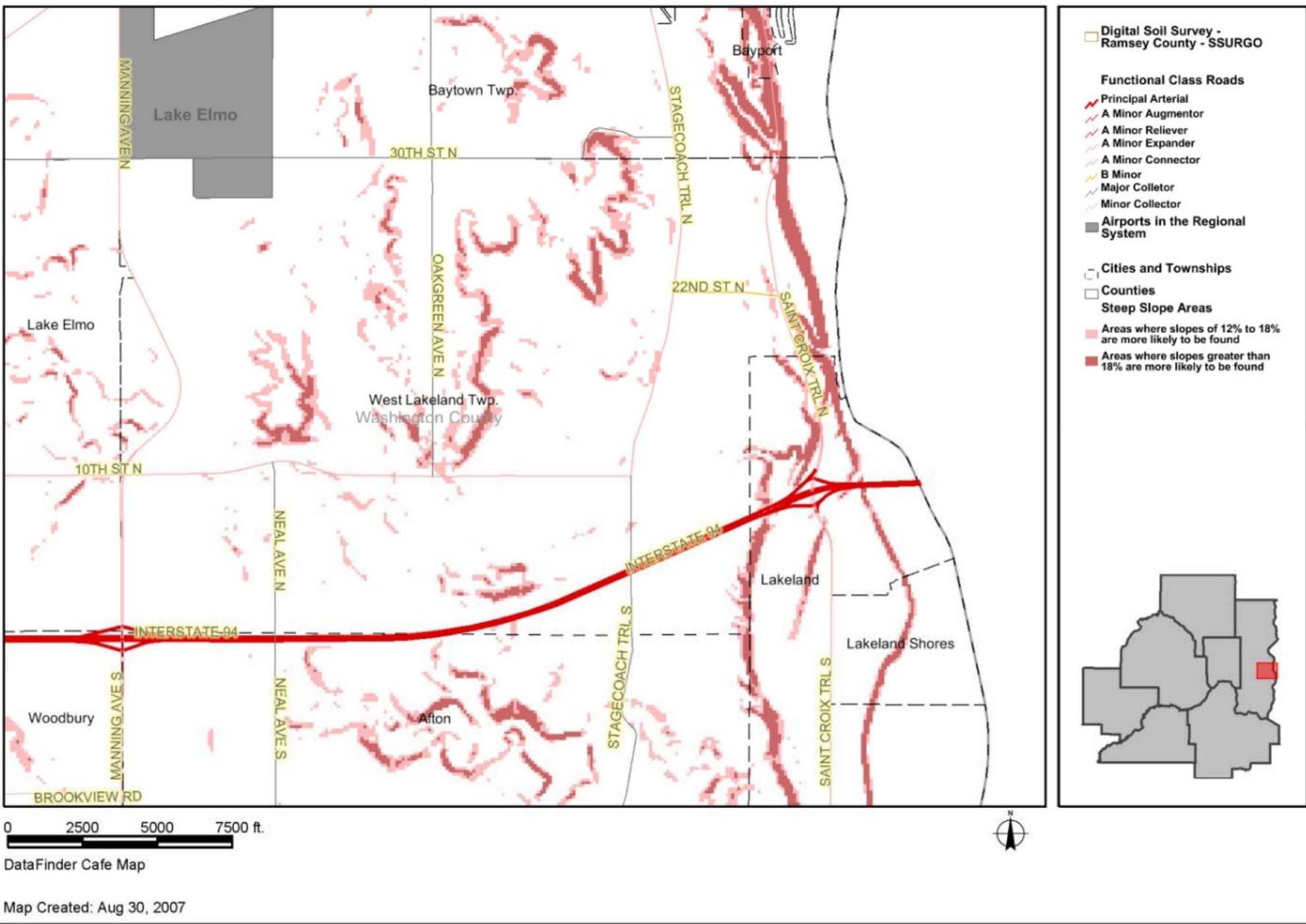
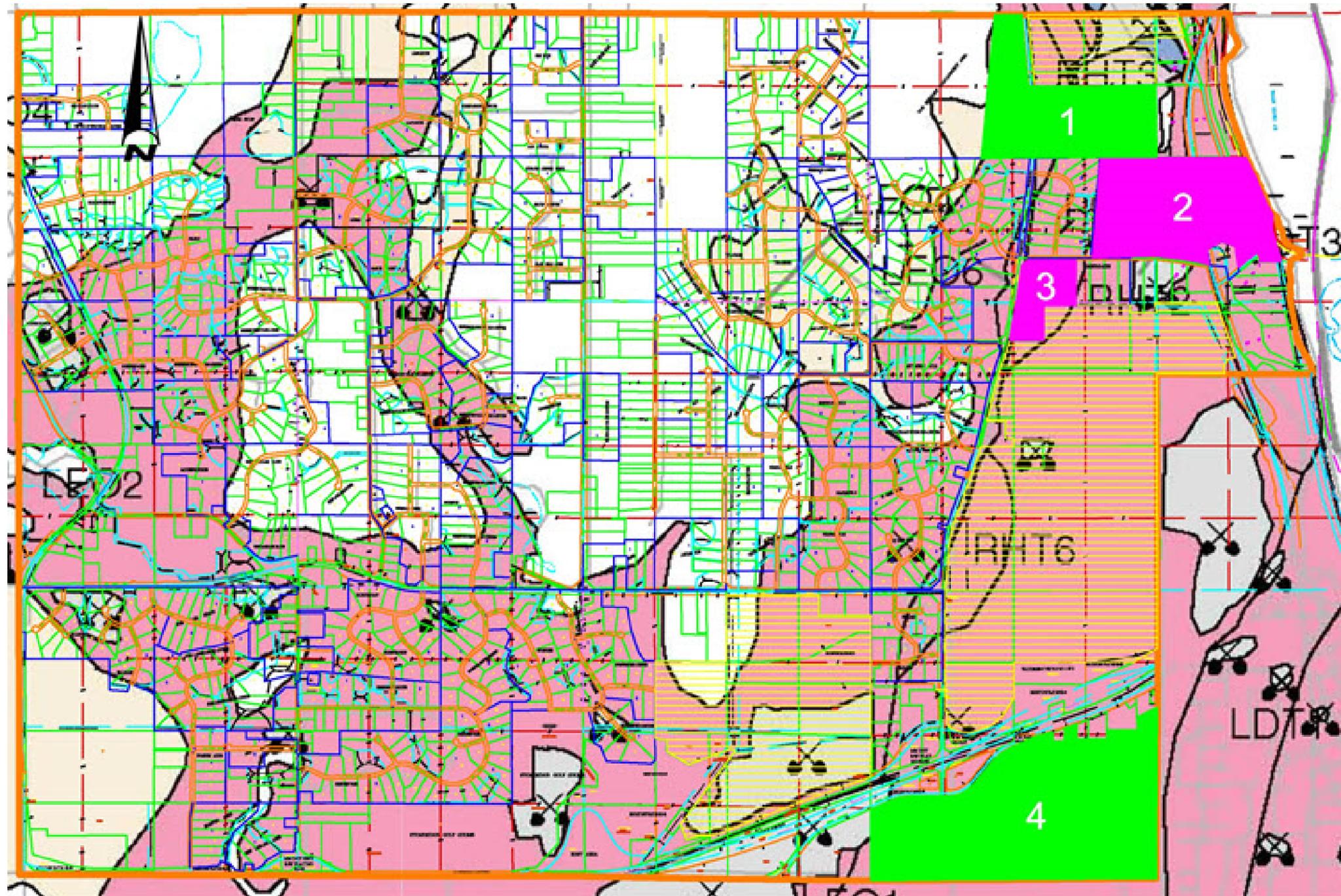


FIGURE 6 - STEEP SLOPE AREAS



Area Presently Owned By Mining Companies (939 Ac.±)
 Area of Possible Gravel Deposits Per Minnesota Geologic Survey

POSSIBLE AREAS OF OPEN SPACE CONTAINING GRAVEL DEPOSITS

<p>1 - Bayport Wildlife Area - 115 Ac.±</p> <p>3 - 28 Ac.± (Small)</p>	<p>2 - 132 Ac.± (40 Ac.± Within St. Croix River Overlay District)</p> <p>4 - 267 Ac.± (Belwin Foundation - Permanent Conservation Area)</p>
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FIGURE 7 - POTENTIAL MINING AREAS

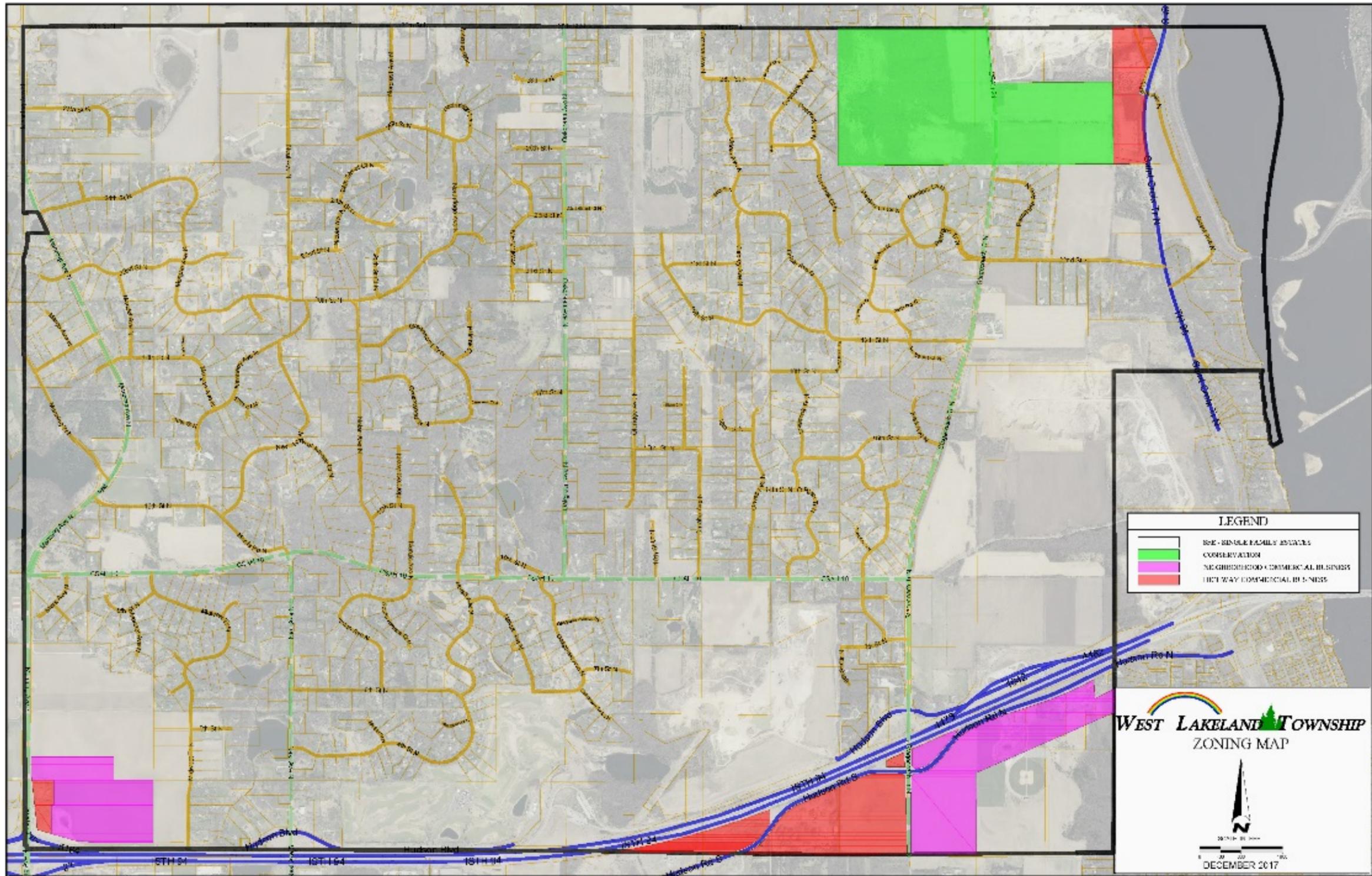


FIGURE 8 - ZONING

Figure 9 - Existing Land Use

West Lakeland Township

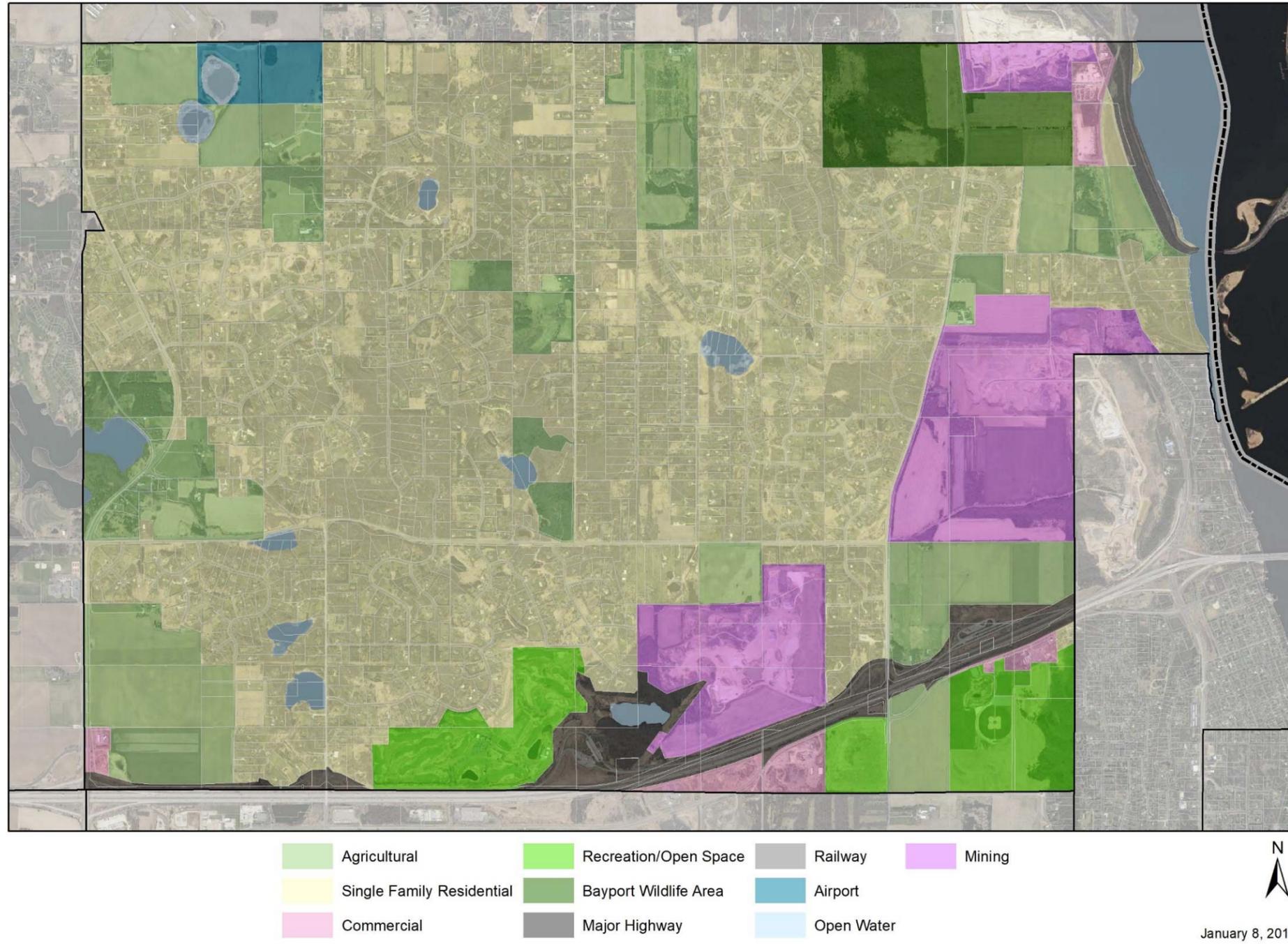


FIGURE 9 - PRESENT LAND USE

Figure 10 - Future Land Use

West Lakeland Township

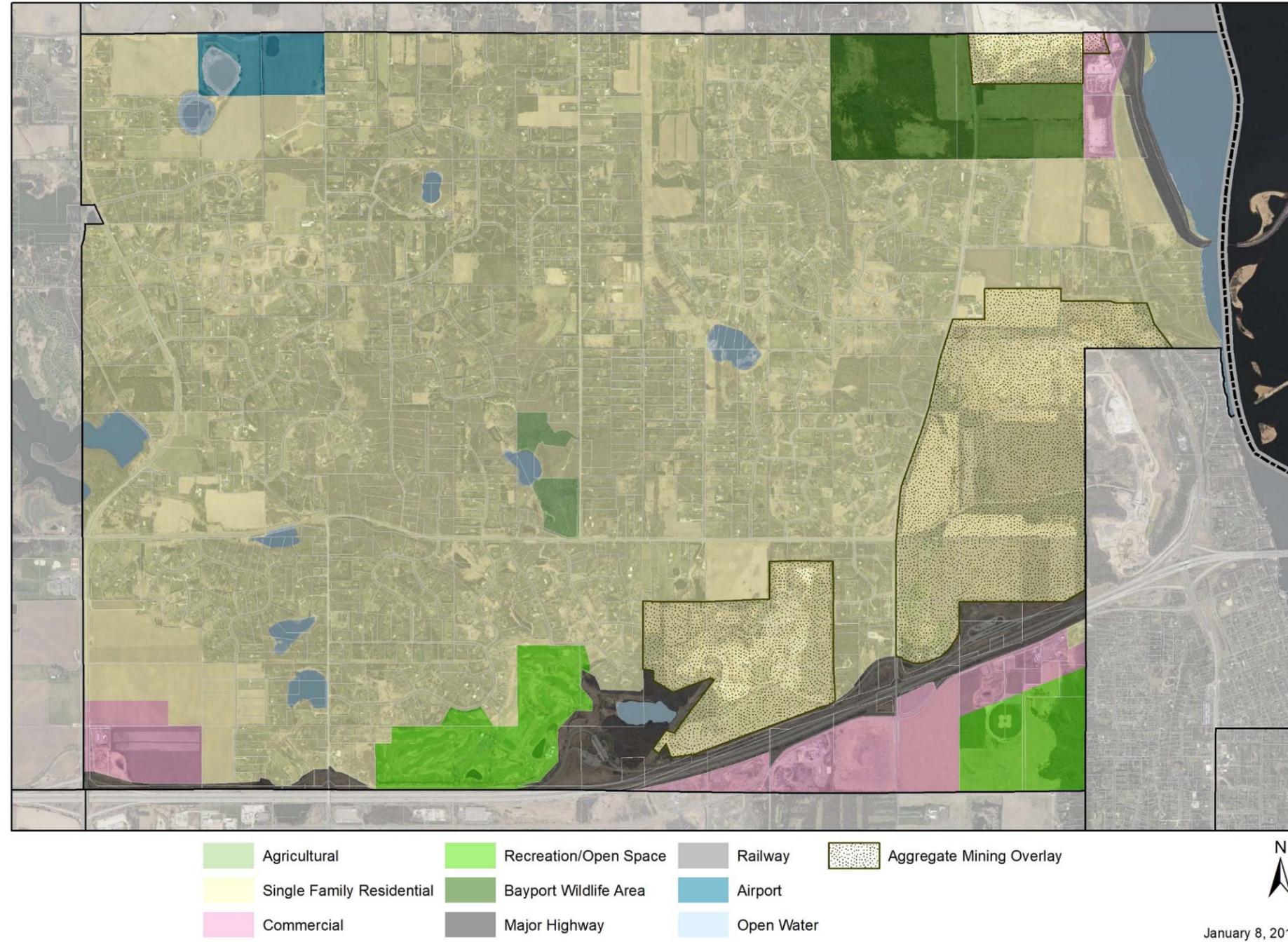


FIGURE 10 - FUTURE LAND USE

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f) Land Use Summary

The most important use of land in the Township is to provide homes for residents and their families. Some future commercial development will provide more jobs for residents within our own community. Home occupations, through properly granted conditional use permits, will provide some of this economic opportunity. People are important, and the land use plans are devised so that each resident may make the maximum use of the land while preserving its character and rural atmosphere for the whole community, see Figure 9. Innovation and individuality are important when developing land within these guidelines.

At present there exists approximately 1,200 acres of agricultural or underdeveloped land within the residential zone of West Lakeland Township. Of this undeveloped acreage, the Township estimated approximately 480 acres being developed other than residential. Additional land currently or projected for mining is intended to be reclaimed for residential land in the future. At an estimated density of one homesite per four acres (due to steep terrain, wetlands, and additional necessary roads in remaining areas.) this would leave approximately 300 residential home sites available. At present development rates, this would leave the Township fully developed beyond 2040. These estimates are based on maximum development, and do not include those properties which could remain underdeveloped (i.e. agricultural or large estates), see Figure 9.

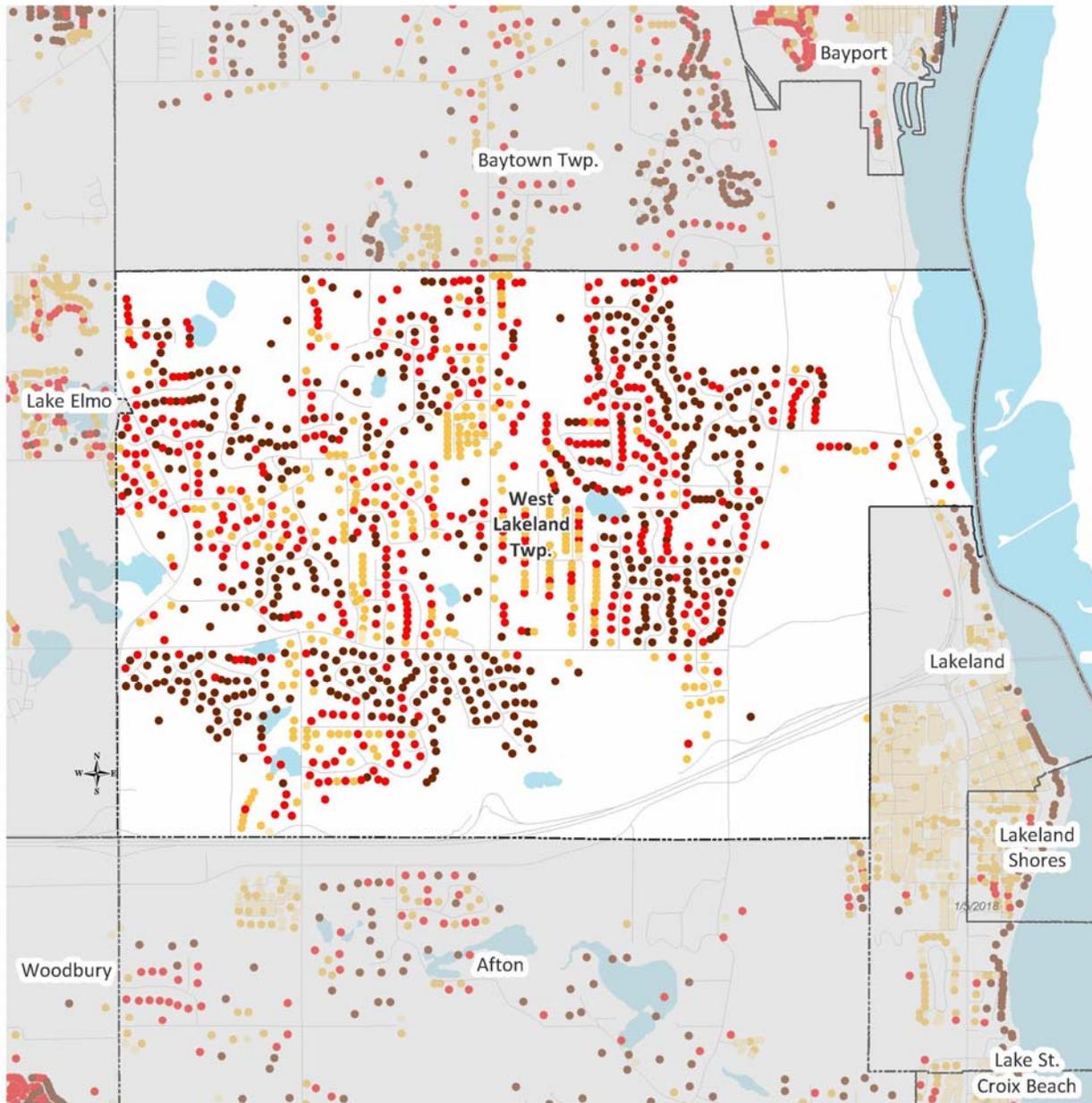
8. Housing Plan

Existing homes are primarily single family owner occupied and of moderate age. Currently, there are approximately 1,300 housing units in the Township. With the current development trend, the Township should reach full development within the next 20 to 40 years. Rental housing is minimal in the Township. Illustration of housing values is at Figure 12.

Providing for affordable housing is addressed through home owner programs facilitated through Washington County. Consistent with the larger plans of the Metropolitan Council, West Lakeland remains with minimal growth and low density. Of the Region's total need for affordable housing for 2021 to 2030 of 37,000 units, West Lakeland's allocation of need is zero units. As a result, the estimated potential of 80 new households in West Lakeland Township will develop at market value.

Owner-Occupied Housing by Estimated Market Value

West Lakeland Twp.



1 in = 0.73 miles



Source: MetroGIS Regional Parcel Dataset, 2016 estimated market values for taxes payable in 2017.

Note: Estimated Market Value includes only homesteaded units with a building on the parcel.

FIGURE 11 – OWNER OCCUPIED HOUSING

The township, according to the 2016 Metropolitan Council Housing Stock Estimates, has 1,336 resident owned units and 15 rental units. The estimate further indicates that 60 households may be cost burdened. The presumption is that most of these 60 household are retirees, living on a fixed income in owner occupied housing with limited home expenses. There are a number of senior living options in adjacent communities or in close proximity to West Lakeland Township

Total housing units ¹ = 1,351

Total households ² = 1,310

Table 1 Affordability in 2016 ³

Units affordable to households with income at or below 30% of AMI	Units affordable to households with income 31% to 50% of AMI	Units affordable to households with income 51% to 80% of AMI
0	1	9

Table 2 Tenure in 2016 ⁴

Ownership units	Rental units
1,336	15

Table 3 Housing Type in 2016 ¹

Single-family units	Multifamily units	Manufactured homes	Other housing units
1,351	0	0	0

Table 4 Publicly Subsidized Units ⁵

All publicly subsidized units	Publicly subsidized senior units	Publicly subsidized units for people with disabilities	Publicly subsidized units: All others
0	0	0	0

Table 5 Housing Cost-Burdened Households in 2016 ⁶

Income at or below 30% of AMI	Income 31% to 50% of AMI	Income 51% to 80% of AMI
8	52	70

FIGURE 12 – HOUSING AFFORDABILITY

(Source Metropolitan Council Local Planning Handbook, <https://lphonline.metc.state.mn.us/>)

West Lakeland Township does not provide any independent programs to address the potential of cost burdened households, but relies on larger units of government to address this need. The Township Board and Township Ordinances in no way limit or restrict home rehabilitation loans and/or grants to be made to its low or moderate income residents through the Washington County Community Development Agency (CDA) and/or local lending institutions.

Additional resources are available through the Minnesota Housing (MHFA), the state’s primary affordable housing lender, coordinates the Consolidated RFP. Washington County serves as the allocating agency for residents of West Lakeland Township. Vacant property can be addressed through the Land Bank Twin Cities’ “First Look” program, however vacant property has not been, nor is expected to be, an issue for West Lakeland Township. Programs for homeowners, such as first time home buyer credit, home buyer education and “fix up” programs are available to

residents through the Minnesota Housing, or Minnesota Housing Finance Agency. West Lakeland Township in no way restricts the residents ability or opportunity to access these or other available programs.

Housing values are above the area average, and most residents take pride in their homes and maintain them with care. The Town employs a building inspector who, along with the Township Board, monitors the condition of the housing stock. Universal building codes have been adopted to ensure quality housing stock. The Building Inspector or Township Board investigates complaints with regard to the standard of the housing stock and takes appropriate course of action. Current methods of addressing these complaints have been satisfactory.

West Lakeland wishes to retain the single family residential development and the rural character of the Township. To that end, the Township supports the following housing policies:

- Single family detached homes will be the preferred type of housing, with no restriction on dwelling square footage.
- Individual property owners will be encouraged and required to maintain or rehabilitate existing homes where needed to meet code and ordinance requirements.
- Washington County and regional programs that meet the residential needs of a diverse and/or aging population through home improvement and housing assistance programs will be supported.
- The Township will support the County and it's Housing and Redevelopment Authority (HRA) to meet the need for senior housing.
- Home occupations will be regulated so as not to create problems with adjoining land uses.

9. Public Facilities

The rural self-sufficient nature of the Township is interpreted as meaning the Township will allow the residents to provide for themselves as much as possible. Some basic services, however, are necessary in any town or community, such as roads, road maintenance, and arrangements for police, fire protection, and emergency medical services. These services are contracted as outlined in Section 15.

Other services, however, are unnecessary for the lifestyle established in the community. These services are more than can be expected in a rural environment. It is the Township's intention to delay the provision of these services as long as possible, if providing them at all.

10. Transportation Plan

The existing transportation facilities consist of a network of public roads with one Interstate Freeway, one State Highway, five County collector routes, and various Township roads connecting the developments and residences. Interstate 94 passes through the Township in an east/west direction serving commuter traffic to and from St. Paul. All of the public roads are paved. It is required by ordinance that roads built as part of a plat or subdivision are designed and constructed to County and Township standards and dedicated to the Township.

The major purpose of the roads in the Township is to serve the residents by connecting them with major thoroughfares and neighboring urban centers. The Township roads are maintained at Township expense. There has been an ongoing effort to locate development off these major thoroughfares in the interest of safety and aesthetics.

The Township has developed a future road plan that shows possible extensions of Township roads, Figure 14.

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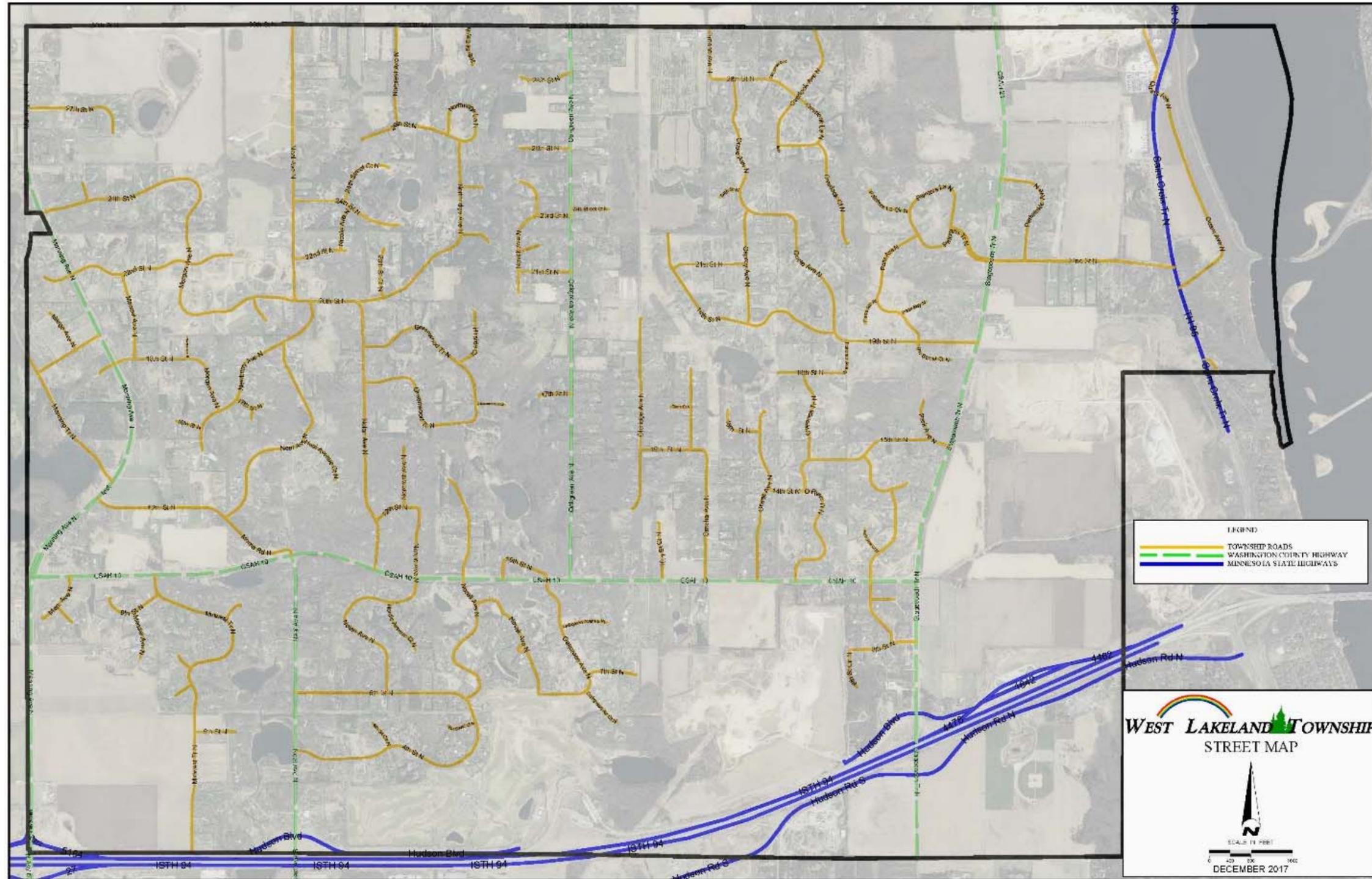


FIGURE 13 - CURRENT STREET MAP

Washington County Updated its estimates of average daily traffic volumes for the arterials and collectors in Washington County for its 2040 Comprehensive Plan. The map below, figure 15, shows 2016 traffic volumes at selected locations on County roadways in West Lakeland Township. The existing number of lanes is presented in figure 16.

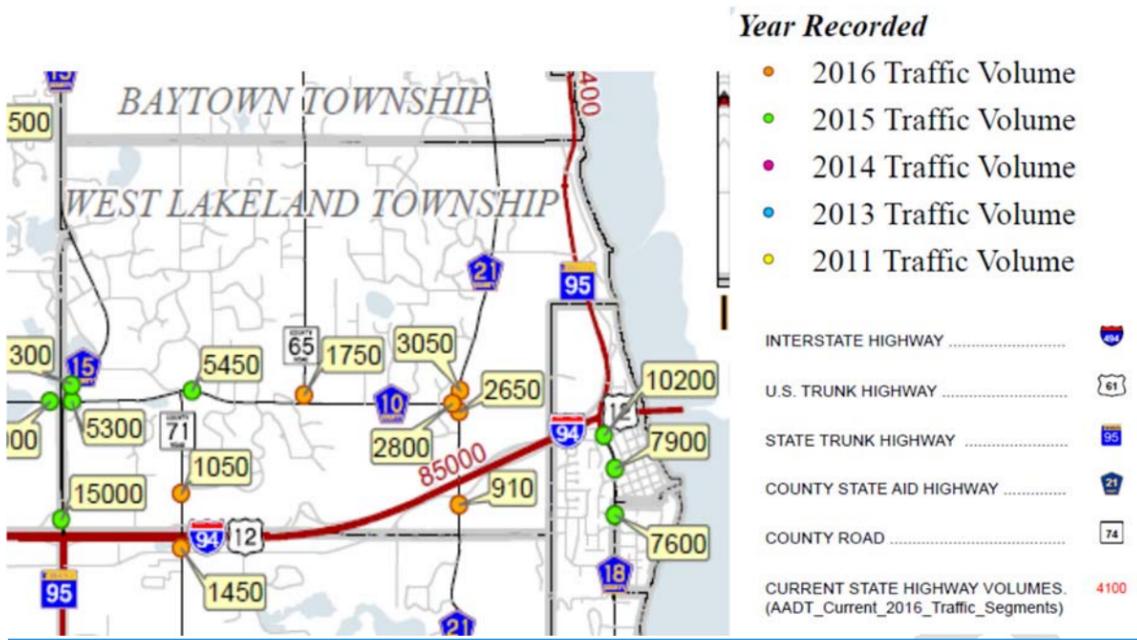


FIGURE 15 - 2016 ANNUAL AVERAGE DAILY TRAFFIC VOLUMES

Data Source: Washington County Public Works Department

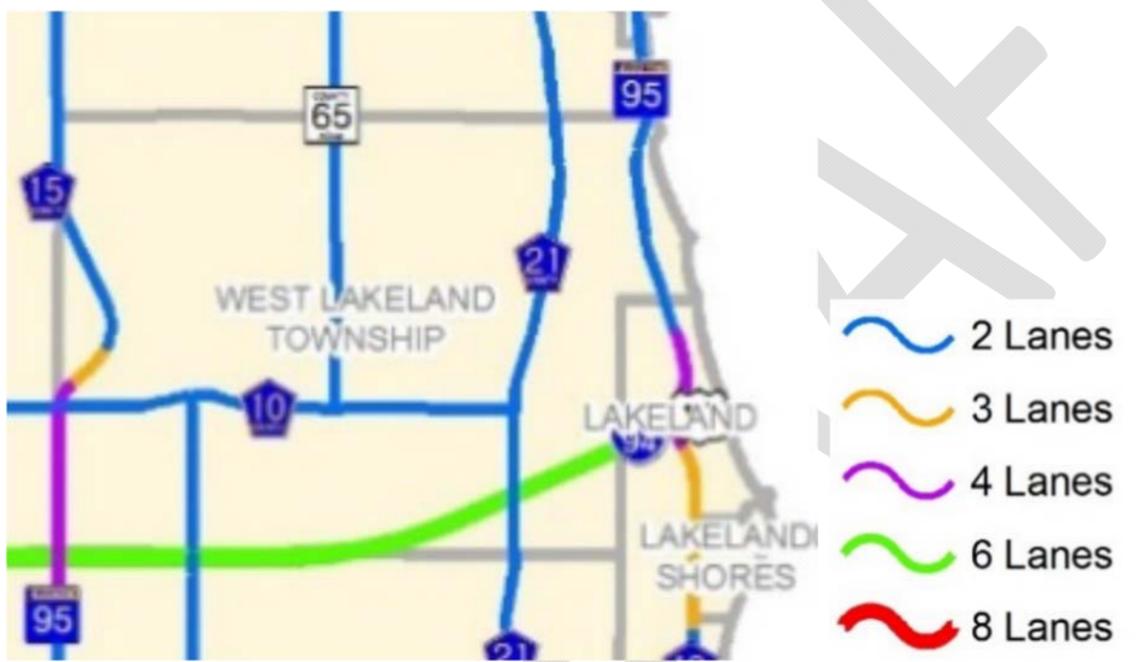


FIGURE 16 - 2017 ROADWAY LANES

Data Source: Washington County Public Works Department

2040 Forecast Traffic Volumes are shown on Figure 17. Comparing 2016 traffic volumes with forecasted 2040 volumes, Washington County predicts an increase on all county roads in West Lakeland Township. The most substantial increases are seen on CSAH15, 15000 to 21000, and CSHA 21, 3050 to 4600. Washington County has recently started the design process for the CSAH21 (Stagecoach Trail) Project from I-94 to 56th Street North in Oak Park Heights. The southern part of the project is in West Lakeland Township.



FIGURE 17 - 2040 FORECAST TRAFFIC VOLUMES

Data Source: Washington County Public Works Department

The road system in West Lakeland Township includes several different functional classifications. Interstate 94 is a Principal Arterial, and one of the heaviest traveled roads in the Metropolitan area. Highway 36, another Principal Arterial, runs east/west about three miles north of the Township. Principal Arterials are generally the most heavily traveled roads in the area; they are designed to carry longer trips at higher speeds with minimal local access. With the exception of Interstate 94 and Manning Avenue, all roads in the Township are two lane roads.

Regional Transportation System - Functional Class Roads

West Lakeland Twp.

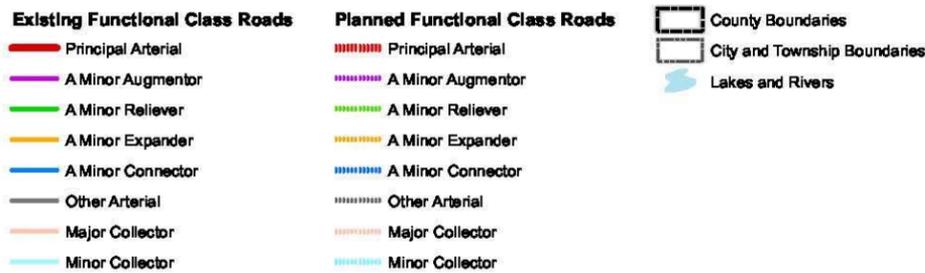
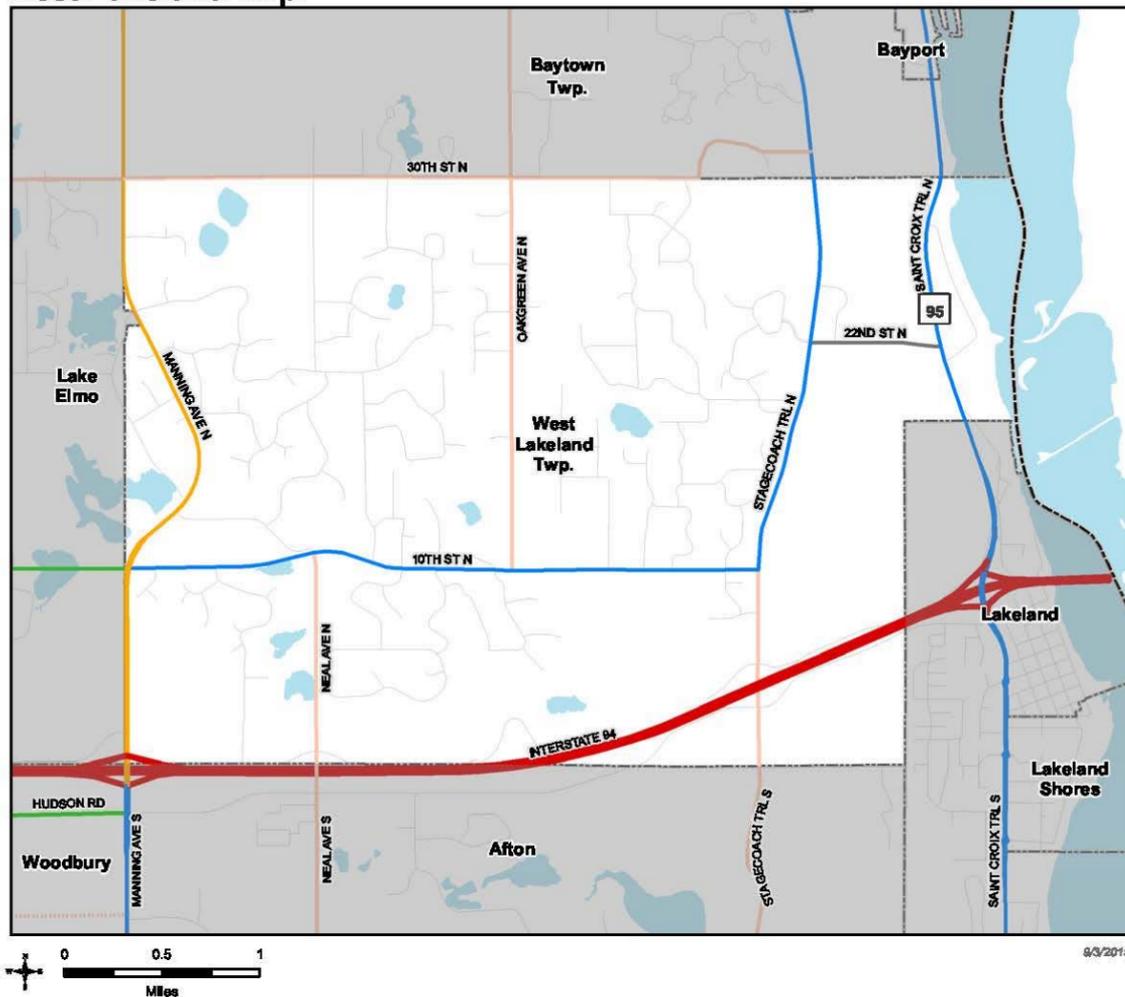


FIGURE 18 - ROAD FUNCTIONAL CLASSIFICATION

West Lakeland also includes two types of "A" minor arterials, expanders and connectors. Expanders include County State Aid Highways 15 to provide through traffic for areas with development. Connectors include County State Aid Highway 10 and 21 and State Trunk Highway 95, linking cities outside the developed area. The Township Road Network is considered by the Township as a single Traffic Analysis Zone (TAZ), a subset of the 1-94 East TAZ as identified by the Metropolitan Council.

TABLE 4 -TAZ FORECAST DATA

TAZ Forecast Data, source: Metropolitan Council

Household Estimates					Population Estimates				
TAZ	2010	2020	2030	2040	TAZ	2010	2020	2030	2040
2403	27	29	32	34	2403	91	86	89	90
2404	223	238	257	265	2404	693	708	712	707
2405	254	270	291	299	2405	751	805	807	798
2406	447	509	519	510	2406	1456	1535	1444	1350
2407	46	53	56	56	2407	149	161	156	148
2408	183	192	207	213	2408	561	575	571	559
2409	97	102	111	116	2409	329	306	307	305
2447	6	7	7	7	2447	14	21	19	18

Persons Per Household Estimate					Population in Group Quarters Estimate				
TAZ	2010	2020	2030	2040	TAZ	2010	2020	2030	2040
2403	3.37	2.966	2.781	2.647	2403	0	0	0	0
2404	3.108	2.975	2.77	2.668	2404	0	0	0	0
2405	2.957	2.981	2.773	2.669	2405	0	0	0	0
2406	3.257	3.016	2.782	2.647	2406	0	1	1	1
2407	3.239	3.038	2.786	2.643	2407	0	1	1	1
2408	3.066	2.995	2.758	2.624	2408	2	2	2	3
2409	3.392	3	2.766	2.629	2409	0	0	0	0
2447	2.333	3	2.714	2.571	2447	0	0	0	0

Estimate of population in section of TAZ					Estimate of Employment				
TAZ	2010	2020	2030	2040	TAZ	2010	2020	2030	2040
2403	91	86	89	90	2403	1	1	1	1
2404	693	708	712	707	2404	33	71	77	78
2405	751	805	807	798	2405	11	14	16	16
2406	1456	1536	1445	1351	2406	33	48	54	58
2407	149	162	157	149	2407	51	64	72	85
2408	563	577	573	562	2408	78	100	107	108
2409	329	306	307	305	2409	18	15	16	15
2447	14	21	19	18	2447	8	7	8	9

The principal arterials and the minor arterials in the Township should be sufficient to handle existing and future development within the Township for the next twenty years, since the majority of the Township is already developed. The Metropolitan Council's Regional 2040 Transportation Policy Plan indicates that as of 2030, there are no congested highways in the Township. The plan does indicate congestion on I-94 and marks it as medium-high for operating priority and park and ride priority, and as a high priority Interregional Corridor.

The Township will work with the State of Minnesota and Washington County to assure that Minor Arterials in the Township are protected and upgraded as needed to handle additional traffic.

a. Access Management

West Lakeland Township works with Washington County to regulate the number of access points to the County roads and regarding access onto State and U.S. Highways. In order to promote a safe and efficient transportation system, spacing and access guidelines are incorporated into the Townships subdivision regulations. These guidelines describe access spacing on principle arterials, minor arterials, collectors and local roads. The land use associated with proposed access points also determine the appropriate spacing.

Category	Area or Facility Type	Typical Functional Class	Public Street Spacing		Signal Spacing
			Primary Full-Movement Intersection	Secondary Intersection	
4 Principal Arterials in the Twin Cities Metropolitan Area and Primary Regional Trade Centers (Non-IRCs)					
4AF	Non-Interstate Freeway	Principal Arterials	Interchange Access Only (see Section 3.2.7 for interim spacing)		Interim
4A	Rural		1 mile	1/2 mile	See Section 3.2.5
4B	Urban/Urbanizing		1/2 mile	1/4 mile	1/2 mile
4C	Urban Core		300-660 feet, dependent upon block length		1/4 mile
5 Minor Arterials					
5A	Rural	Minor Arterials	1/2 mile	1/4 mile	See Section 3.2.5
5B	Urban/Urbanizing		1/4 mile	1/8 mile	1/4 mile
5C	Urban Core		300-660 feet, dependent upon block length		1/4 mile
6 Collectors					
6A	Rural	Collectors	1/2 mile	1/4 mile	See Section 3.2.5
6B	Urban/Urbanizing		1/8 mile	Not Applicable	1/4 mile
6C	Urban Core		300-660 feet, dependent upon block length		1/8 mile
7 Specific Area Access Management Plans					
7	All	All	By adopted plan		

FIGURE 19 - STREET SPACING FOR NON-IRC

Category	Area or Facility Type	Typical Functional Class	Public Street Spacing		Signal Spacing
			Primary Full-Movement Intersection	Secondary Intersection	
1 High-Priority Interregional Corridors & Interstate System (IRCs)					
1F	Interstate Freeway	Principal Arterials	Interchange Access Only		⊘
1AF	Non-Interstate Freeway		Interchange Access Only (see Section 3.2.7 for interim spacing)		See Section 3.2.5 for Signalization on Interregional Corridors
1A	Rural		1 mile	1/2 mile	
1B	Urban/Urbanizing		1/2 mile	1/4 mile	
1C	Urban Core		300-660 feet dependent upon block length		
2 Medium-Priority Interregional Corridors					
2AF	Non-Interstate Freeway	Principal Arterials	Interchange Access Only (see Section 3.2.7 for interim spacing)		See Section 3.2.5 for Signalization on Interregional Corridors
2A	Rural		1 mile	1/2 mile	
2B	Urban/Urbanizing		1/2 mile	1/4 mile	
2C	Urban Core		300-660 feet, dependent upon block length		1/4 mile
3 Regional Corridors					
3AF	Non-Interstate Freeway	Principal and Minor Arterials	Interchange Access Only (see Section 3.2.7 for interim spacing)		Interim
3A	Rural		1 mile	1/2 mile	See Section 3.2.5
3B	Urban/Urbanizing		1/2 mile	1/4 mile	1/2 mile
3C	Urban Core		300-660 feet, dependent upon block length		1/4 mile

FIGURE 20 - STREET SPACING IRC

b. Transit

West Lakeland Township is designated by the Metropolitan Council as Transit Market Area V. As such, there is no regular route transit service existing or planned for the Township. This area is determined to be not well suited for fixed route service. Service options for Market Area V include dial-a-ride, volunteer driver programs, and ridesharing. Transit Link is the Twin Cities’ dial-a-ride minibus or van service for the general public, where regular route transit service is not available. Transit Link which is provided by the Metropolitan Council and is available to all residents within West Lakeland Township.

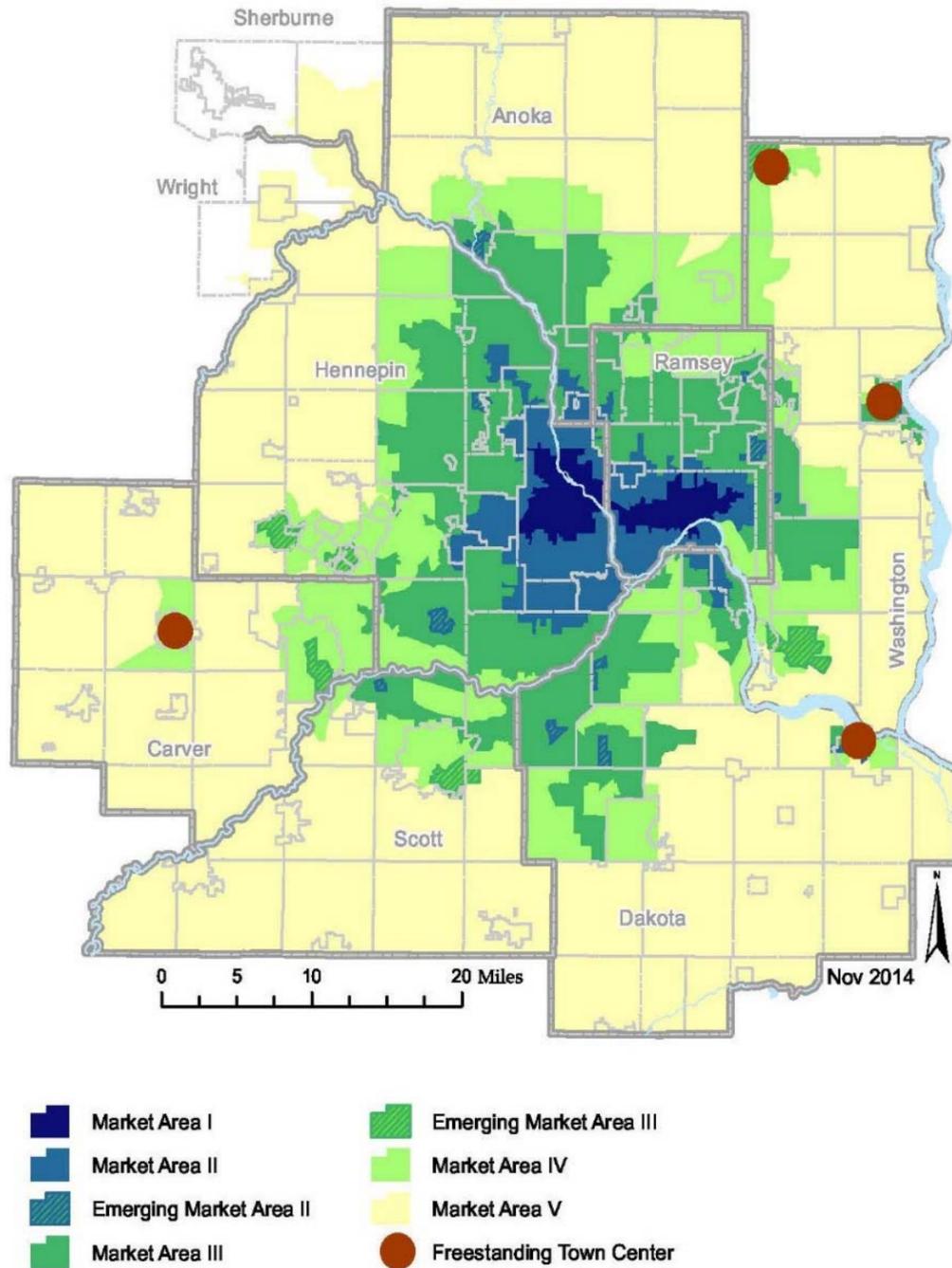


FIGURE 21 - TRANSIT MARKET AREAS

c. Freight

Commercial trucking is a primary mode of transportation for the movement of goods within and through the county. Washington County highways are designated trucking routes, designed, and constructed to accommodate and support the transport of freight by truck. The sites that generate significant truck volumes are the gravel quarries along CSAH 21, Stagecoach Trail. The requirements within the Conditional Use Permits for the quarry operations focus the traffic to the major arterials, thereby reducing the impact on Township roads.

d. Bicycle Trails

West Lakeland has not created nor maintains any bicycle or walking trails in the Township. There is a Tier 2 Regional Bicycle Transportation Network (RBTN) corridor within the Township as shown in Figure 22. There is an existing bicycle/pedestrian path, located on the north side of I-94, maintained and regulated by the State of Minnesota Department of Transportation (MnDOT), that is available for general all-purpose use. The existing path is consistent with ‘Tier 2 Alignments’ as indicated within the 2040 Transportation Policy Plan (2040 TPP) Chapter 7, Regional Bicycle Transportation Network (RBTN). In addition, bicycle facility treatments within the Township include wide paved shoulders which may be considered the most feasible treatment. The Township has no present plans to extend or expand the existing path or add additional paths.

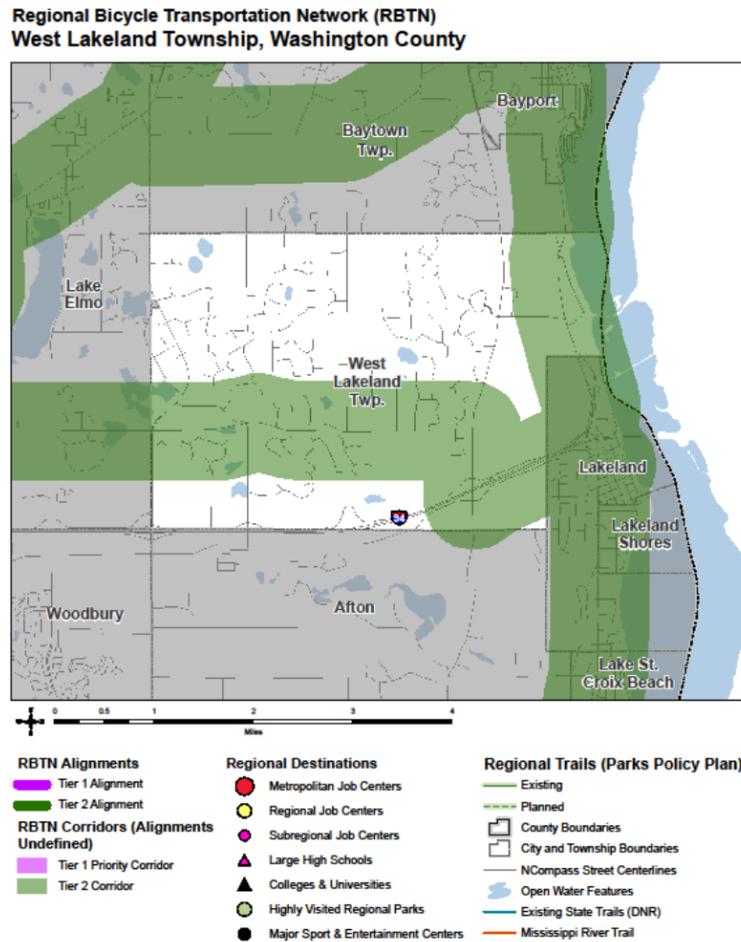


FIGURE 22 - REGIONAL BIKE TRAIL NETWORK

11. Waste Water Management – Sub Surface Septic Treatment Systems

All of the properties in West Lakeland Township rely on Subsurface Septic Treatment systems (SSTS). Individual site reviews and detailed soil testing information is essential for new systems in proposed developments. Washington County requires on-site verification of soil conditions for each proposed parcel in a subdivision, as well as for each new or replacement SSTS permit application.

In 1972 Washington County adopted and implemented an ordinance regulating the location, design, installation, use and maintenance of subsurface sewage treatment systems in all of the unincorporated areas of the county. The ordinance has been revised several times to include the minimum requirements which meet or exceed Minnesota Pollution Control Agency standards. The current SSTS ordinance (Ordinance 206) updated June 2018 incorporates the most recent MPCA regulations (Minn. Rules Chapter 7080-7083). This ordinance is in effect in West Lakeland Township and is enforced by Washington County.

The key requirement of the County’s SSTS ordinance as implemented in the Township is that all new lots must have adequate area for both a primary and back-up drainfield. Without soil borings confirming suitable areas for both drainfields, the Township will not approve a proposed subdivision.

Washington County administers the SSTS in the Township in accordance with the mandates in Minnesota Statutes 115.55 and Minnesota Rules Chapter 7082, including the inspection of SSTS to meet state requirements. Homeowners are required to have these systems pumped no less than once every three years. The County permits, inspects and enforces maintenance of these systems as part of the SSTS ordinance.

The Metropolitan Council provided the map below showing the locations of individual SSTS in the Township. Washington County estimated that there were 1310 SSTS in West Lakeland Township at the end of 2015. Washington County’s Comprehensive Plan, Wastewater Section, includes a map of all noncompliant SSTS orders issued from 2012 to 2017.

Because of its rural nature, with large lots and widely spaced homes, West Lakeland Township has no plans to incorporate municipal sewer into its Wastewater Management Plan.

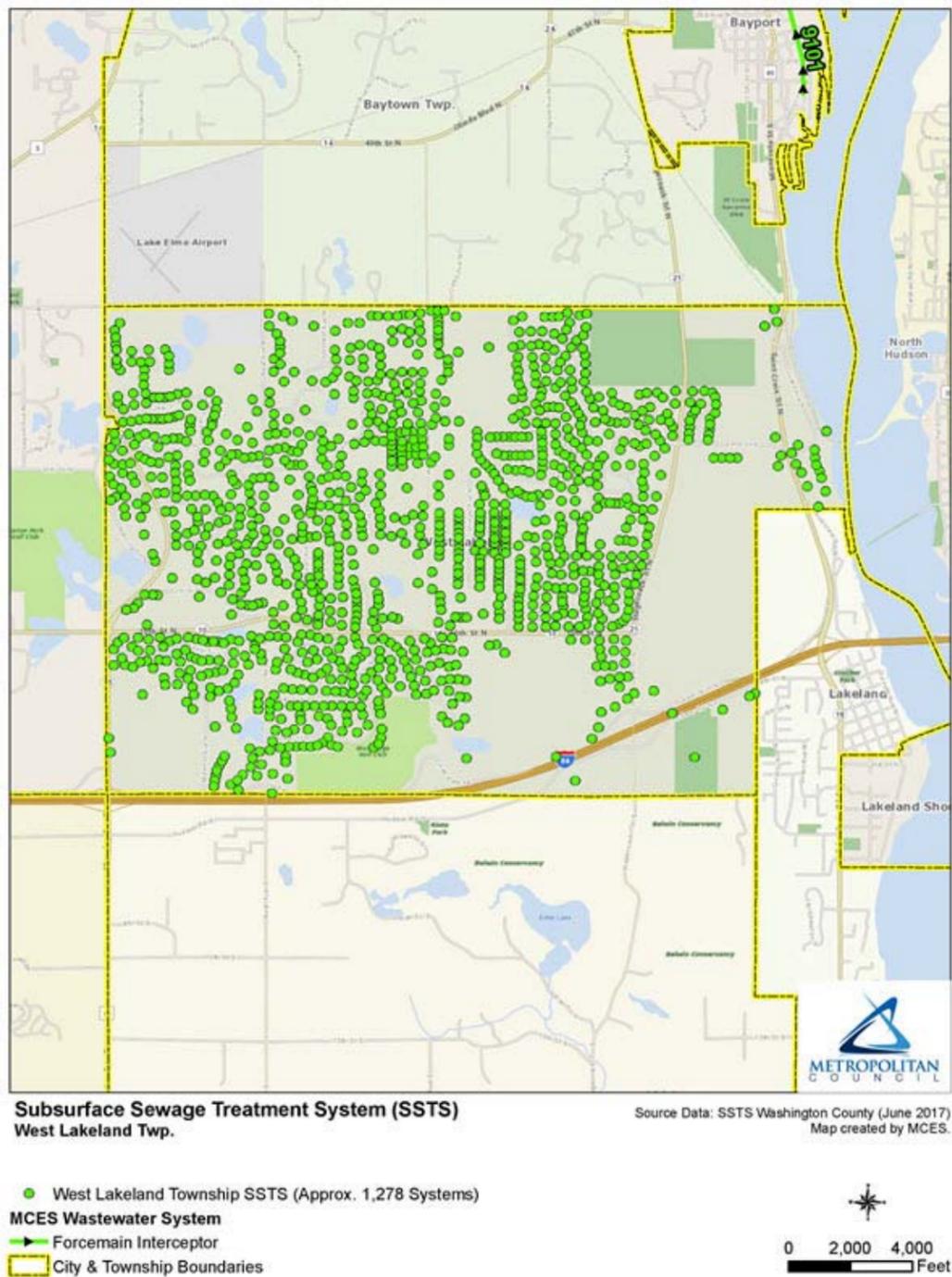


FIGURE 23 – SUBSURFACE SEWAGE TREATMENT SYSTEMS (SSTS)

12. Local Surface Water Management Plan - Requirements

a) Executive Summary

The Township of West Lakeland's Local Surface Water Management Plan summarizes the existing drainage system and drainage patterns that occur within the Township along with detailing the hydrologic and hydrogeologic systems. Goals, policies, and implementation approaches for addressing surface water and groundwater management efforts are also outlined in the plan.

The Township of West Lakeland has developed this plan to comply with the Minnesota Statute and the performance standards set forth by the Middle St Croix Watershed Management Organization (MSCWMO) and the rules of the Valley Branch Watershed District (VBWD). This plan shall serve as a guide for development and redevelopment within the Township of West Lakeland as well as for implementation of future public improvements within the Township.

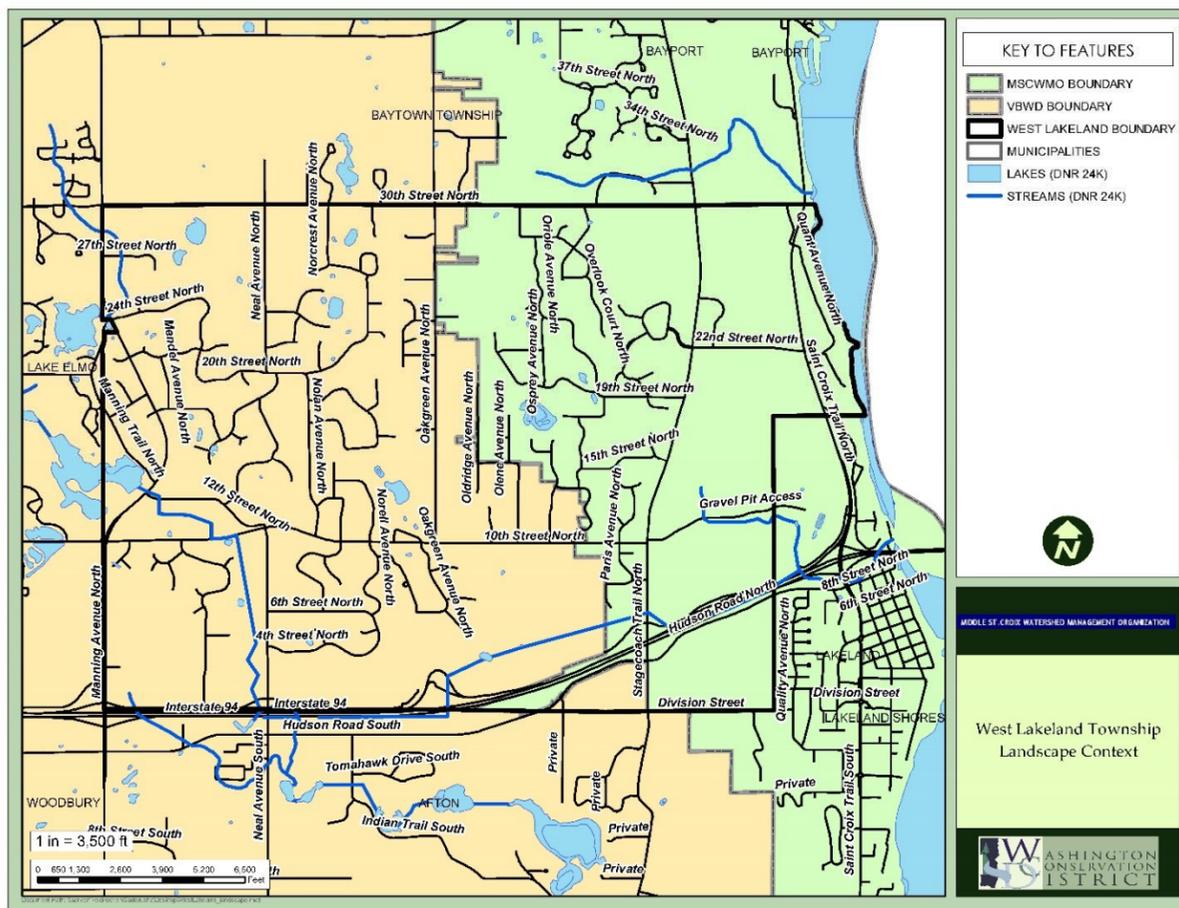


FIGURE 24- WEST LAKELAND LANDSCAPE MAP

b) Related Studies, Plans, Reports, Agreements and Ordinances

a. 2015 – 2025 Middle St Croix Water Management Plan

The Middle St. Croix Watershed Management Organization Watershed Management Plan was completed in September 2015. The Plan provides an inventory and assessment of water and natural resources and identifies several key issues. These include stormwater runoff, erosion control, public education and wetland management. The Plan identifies goals, policies and implementation actions targeting these issues, and establishes regulatory standards to be enforced. Member communities are to refer projects to the MSCWMO for full review when project review trigger activities listed in Section 7.1.1 of the 2015-2025 MSCWMO Watershed Management Plan are proposed. The MSCWMO elected not to issue development permits. Instead, member communities are responsible for implementation and enforcement of watershed management standards within the MSCWMO boundaries.

The MSCWMO is formed through a joint powers agreement with the Township of West Lakeland signed on February 7, 2006. West Lakeland Township is part of a ten-member community that appoints one manager and one alternate from each community to sit on the MSCWMO board. The Joint Powers Agreement (JPA) requires that the Township develop a Local Water Management Plan that is approved by the WMO board. Under the agreement the Township of West Lakeland will use its official controls to enforce requirements and performance standards of the MSCWMO.

To be consistent with the MSCWMO Watershed Plan, the Township must establish this enforcement authority in the Township Code.

Any person undertaking an activity within the MSCWMO will have their project referred to the watershed by West Lakeland Township for project review. The MSCWMO does not apply specific rules to projects, but rather reviews projects based on the policies and performance standards contained in Section 7 of the MSCWMO Watershed Management Plan. Project proposers should be aware that a West Lakeland Township permit cannot be issued until the applicant has met the policies and performance standards contained in the MSCWMO plan. West Lakeland Township can submit any project for MSCWMO review, however variances and building permits cannot be granted to projects until this review has occurred for the following project descriptions:

- i. Any project undertaking grading, filling, or other land alteration activities which involve movement of 100 cubic yards of earth or removal of vegetation on greater than 10,000 square feet of land.
- ii. Any project that creates or fully reconstructs 6,000 square feet or more of impervious surface.
- iii. All major subdivisions or minor subdivisions that are part of a common plan of development. Major subdivisions are defined as subdivisions with four or more lots.
- iv. Any project with wetland impacts, grading within public waters, grading within buffers or within 40-feet of the bluff line.
- v. Development projects that impact two or more of the member communities.

- vi. New or redevelopment projects within the St. Croix Riverway that require a building permit that add 500 square feet of additional impervious surface.
- vii. Any project requiring variance from the current local impervious surface zoning requirements for the property.

In its review of applications, the MSCWMO applies performance standards for rate control, runoff volume management, water quality, erosion and sediment control, and wetland protection. The MSCWMO performance standards can be accessed at www.mscwmo.org.

b. 2015 – 2025 Valley Branch Watershed District Plan

The Valley Branch Watershed District Watershed Management Plan was completed in 2015. The Plan includes goals, policies and strategies for protection of water and natural resources within the district. This Plan also identifies strategies to protect groundwater, wetlands and streams. Incorporated into the plan are 36 separate, individual watershed management plans.

The VBWD and its permitting program are established under the authority of the Watershed Act, Minnesota Statute 103D. The Board of Managers that govern the district are appointed by the Washington County Commissioners. The Township is required by Statute 103B.235 to adopt the VBWD Watershed Management Plan as approved by the VBWD Board of Managers through its Local Surface Water Management Plan. This plan adopts the VBWD Watershed Management Plan findings and requirements.

The Valley Branch Watershed District adopted revised rules in December 2013. The rules were an update and revision from the VBWD's 2007 rules. The 2015 VBWD Watershed Management Plan describes the implementation of the VBWD Rules and Regulations (2013, as amended), which specify the requirements and performance standards that must be met by projects requiring a VBWD permit.

Any person undertaking an activity for which a VBWD permit is required must submit an application to the watershed district, which will be reviewed by the watershed for consistency with their rules.

General activities which require a VBWD permit include:

- i. Land alterations, such as grading or filling (including re-development projects), which disturb, remove or cover surface vegetation or other surfaces of one acre or more;
- ii. All projects which create a new and/or fully-reconstructed impervious surface area of 6,000 square feet or more;
- iii. All work within the waters and floodplain of the VBWD;
- iv. All projects which result in a discharge of municipal or industrial water or wastewater to a surface water drainage system;
- v. All subdivisions, plats, developments, and lot line modifications;
- vi. All projects which result in lake, stream, wetland, or pond augmentation;
- vii. All projects which impact a wetland.

Note: the Valley Branch Watershed District is the Local Governmental Unit (LGU) responsible for administering the Wetland Conservation Act (WCA) within the VBWD, except the LGU responsible for administering the WCA on state land is the agency with responsibility for the land.

In its review of applications, the VBWD imposes performance standards for rate control, runoff volume management (soil dependent and watershed dependent), water quality when volume management facilities are not feasible, erosion and sediment control requirements, wetland regulation, floodplain management, and groundwater management. The VBWD rules can be accessed at www.vbwd.org.

c. 2014 – 2024 Washington County Groundwater Plan

Since 2003 Washington County has exercised its authority to prepare and adopt groundwater plans through Minnesota Statutes 103B.255, which provides a mechanism for counties to set priorities, address issues, and build local capacity for the protection and management of groundwater. An updated county groundwater plan was approved by BWSR in August 2014 and adopted by the board of commissioners in September 2014. The Groundwater Plan provides a countywide framework, issues, policies and strategies to address existing and future groundwater issues – related to both groundwater quality and groundwater quantity. It is intended to compliment and coordinate with other state, regional, county and local planning efforts, including wellhead protection planning, Township comprehensive planning and watershed management planning.

d. 2004 St. Croix Basin Phosphorus Based Water Quality Goals

The St. Croix River is a National Wild and Scenic River, and a resource of national, state, and local concern. Efforts to manage the water quality in the river may impact future land use and land development activities within West Lakeland Township as well as other communities within the St. Croix River Basin.

The St. Croix Basin Water Resources Planning Team identified water quality degradation of the St. Croix River as a significant issue. Increased urbanization and agricultural activities in the St. Croix River Watershed are predicted to lead to continued decline in the river's water quality. To prevent this degradation, the St. Croix Basin Water Resources Planning Team established a goal to reduce nutrient loading to the St. Croix River Basin by 20%. The Township will also manage land use to remain rural in character, which will help to protect the St. Croix River and its associated bluffs and natural resources.

e. Washington County Shoreland Ordinance

The Washington County Development Code includes official controls for the purposes of regulating shoreland areas in unincorporated portions of the County. The County regulates vegetation alterations, topographic alterations including grading and filling, and placement and design of roads, driveways and parking lots. Additionally, the County requires buffer strips around all natural environment lakes and streams and type 3, 4 and 5 wetlands. The County code also regulates forest management, agricultural use, structure placement, and subdivisions within shoreland areas.

f. West Lakeland Township Ordinance Section 9 Erosion Water Management and Land Alteration

In 2016 the Township revised Ordinance Section 9 Erosion, Water management and Land Alteration that adopts both watershed management organizations requirements into local land use controls and permitting processes. The Township shall inform builders, developers and other project applicants that the VBWD has a permit program and rules, and the MSCWMO has performance standards and project review requirements. All qualifying applicants will be referred to either the VBWD or the MSCWMO for review and comment according to the provisions of this Plan. The Township will require VBWD permit or MSCWMO review results indicating all performance standards have been met, prior to issuing Township permits.

The Township will collaborate with the VBWD and the MSCWMO on water management issues, including providing technical staff and input at appropriate meetings, functions, and trainings. The Township will also notify the VBWD and MSCWMO of capital or street improvement project priorities prior to the start of design and consider designs for projects located in close proximity to waterbodies or natural areas to increase beneficial habitat, wildlife and recreational uses.

c) Township Review Process

The Township of West Lakeland has limited staff and resources related to the zoning process. Given this circumstance, the Township utilizes the Township Planning Commission, Township staff, consultants, and outside agency personnel to support the review process. The Clerk advises applicants through the zoning process by providing direction for all necessary Township and/or regulatory agency approvals. When necessary, the Clerk will consult with other Township staff, consultants, and regulatory agencies to determine application viability or schedule a pre-application meeting before advising the applicant on next steps. Refer to West Lakeland Township Ordinances Sec 9.9. for implementation standards and triggers.

The following is a general description of the Township review process:

- 1) Initial Township Contact – An applicant will contact the Clerk to begin the review process. From there, the Clerk will direct the applicant to the appropriate Township staff, consultant, agency, organization, or commission to start the review process of the application. Pre-application Meeting – In some cases, the Clerk may choose to schedule a pre-application meeting due to factors relating to the project. Typical conditions include complexity, project scale, and location (such as in the Township's Shoreland District or in a floodplain). The pre-application meeting typically includes the applicant and/or representatives along with a multitude of outside entities depending on the application type. These representatives may include the Township Engineer, Township Planner, the Middle St Croix Watershed Management Organization, the MN DNR, and/or the US Army Corp of Engineers. The Clerk may also invite other regulatory agencies as necessary for individual projects. These invitations will be determined by the Clerk based on their understanding of the project.
- 2) Staff/Consultant Review – Township staff can provide an initial review of the application to determine the appropriate staff review and subsequent approval process. Staff will also advise the applicant as needed regarding Watershed review. Any project meeting the review requirements of the Watershed Management Plan shall be directed to the WMO for review.
- 3) Township Council Review – The Township shall consider all projects requiring its review and shall consider input and recommendations from staff, commissions, and consultants as well as input from the WMO and other agencies when appropriate.

Township Approval – The Township will not approve projects requiring outside agency approval until their written approval has been attained.

d) Land Use

a. Location

The Township of West Lakeland lies along the eastern border of Washington County. The Township is bordered on the north by Baytown Township, on the west by the City of Lake Elmo, on the east by the St Croix River, on the south by the City of Lakeland and The City of Afton. Existing and future land uses are addressed in Chapter 7 of this plan.

b. Shoreland

The Valley Branch Watershed District and Washington County implement shoreland rules and ordinances within the Township. Washington County Shoreland Ordinances comply with the Minnesota Department of Natural Resources Standards and Criteria for the Lower St Croix National Scenic Riverway (NR2200-2202). Additional shoreland and buffer requirements are established and implemented by the watershed management organization through the Township review process.

c. Floodplain

Washington County maintains and enforces Floodplain ordinances in West Lakeland Township. The Ordinances comply with the rule and regulations of the National Flood Insurance Program codified as 44 Code of Federal Regulations Parts 59-78, as amended, so as to maintain the Township’s eligibility in the National Flood Insurance Program. Statutory authorization for local level regulation to minimize flood losses delegated by MN Statutes Chapter 103F and Chapter 462.

d. Physical Environment

i. Climate and Precipitation

The climate of West Lakeland Township is consistent with the climate for the Seven County Twin Cities Metropolitan Area. The summers are relatively short in duration with a seasonal mean temperature of 70 degrees Fahrenheit (°F). The ground is usually covered with snow from late fall to early spring. Average annual snowfall accumulation is 56 inches. Average annual temperature and total annual precipitation at the Minneapolis/St Paul Airport are 46.2° F and 30.61 inches, respectively.

Thirty-year average monthly temperature and precipitation data for Stillwater, Minnesota are summarized in the table below:

Month	Temperature (°F)	Precipitation (in)
January	13.4	0.88
February	17.5	0.76
March	30.5	1.72
April	46.2	2.93
May	57.1	3.74
June	67	4.42
July	71.3	4.3
August	69.2	4.81
September	60.5	3.72
October	47.8	2.81
November	32.3	1.9
December	17.6	1.43
Annual Mean Temp and Precipitation	44.2	33.42

Source: Compiled by National Weather Service and National Climatic Data Center for years (1981-2010).

FIGURE 25 - TEMPERATURE AND PRECIPITATION DATA

ii. Surficial Hydrogeology and Soils:

The geology of West Lakeland Township is typified by layers of glacial outwash and till ranging from 50 to 150 feet thick overlying bedrock. The surface materials are characterized primarily by glacial drift and outwash materials that were deposited by the St Croix phase of the Superior Ice Lobe, a glacier that advanced from the Lake Superior Basin and receded about 12,000 years ago. These materials are often referred to as red sandy drift. These materials create an ideal environment for building structures and septic systems as they are well drained. However, their ability to hold moisture is not ideal and results in high water usage for landscaping.

iii. Bedrock Geology:

The bedrock of West Lakeland Township is primarily part of the Tunnel Township and Wonewoc Sandstone Groups. These are both quartz sandstone formations and are relatively close to the surface due to uplift associated with the Cottage Grove fault line.

iv. Recharge Areas:

In referencing the August 2005 study “Integrating Groundwater and Surface Water Management in South Washington County”, the Township of West Lakeland primarily lies in a discharge area within Washington County. In this area of Washington County, the western portion is the primary location for groundwater recharge while the eastern portion (in the West Lakeland Township area) acts as a discharge area into the St Croix River.

v. Upland Resources:

The pre-settlement vegetation in West Lakeland Township was dominated by oak savanna and oak openings, with smaller areas of hardwood forest and prairies. Much of this original vegetation has been replaced as a result of agricultural or residential land use. Very few areas of relatively natural vegetation remain today within West Lakeland Township. These areas were identified by the Minnesota DNR’s Natural Heritage Program. The areas include a high grade oak savanna woodland area on the east side of the Township. Other natural and scenic resources of West Lakeland Township include the steep topography near the lakes and St. Croix River, and the aggregate resources in the eastern portion of the community near the St. Croix River bluffs.

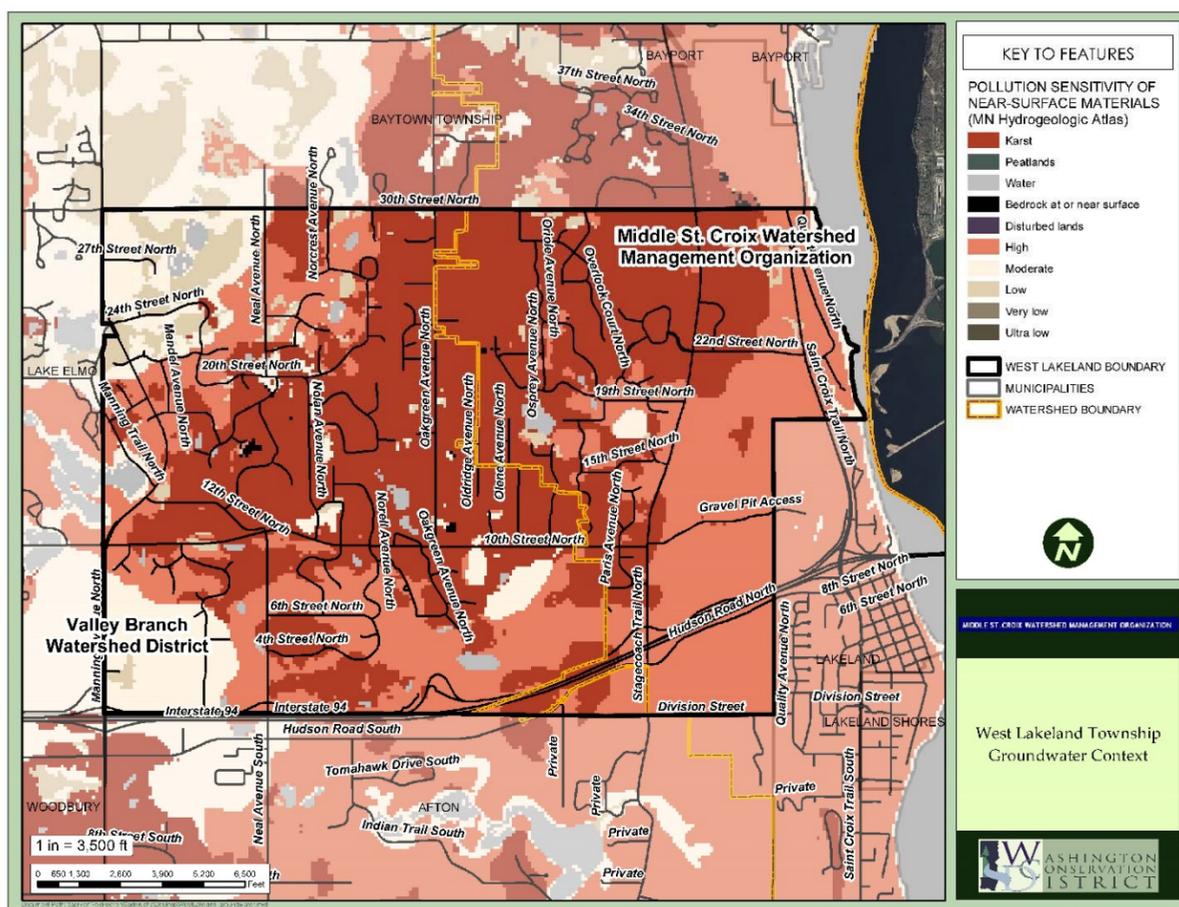


FIGURE 26 - WEST LAKELAND GROUND WATER

e) Hydrologic System

West Lakeland Township is located entirely within the HUC 8 Lower St. Croix Watershed. Within this area, surface water flows to two watersheds- Valley Branch Watershed District and the Middle St. Croix Watershed Management Organization.

The Valley Branch Watershed drains to Valley Creek, an Outstanding Resource Value Water. The Watershed District includes a number of sub-watersheds that drain to landlocked basins (lakes or wetlands), as well as sub-watersheds that drain to Valley Creek. The major sub-watershed basins within the VBWD that are located within West Lakeland Township include Horseshoe Lake, Tiller Pit, Mergens Pond, and Rest Area Storage Pond. Subwatershed analysis reports for all of these subwatersheds are included in the Valley Branch Watershed District 2015-2025 Watershed Management Plan. The Watershed District has classified lakes in the District for management. The classified lakes within West Lakeland Township include Horseshoe Lake a medium priority shallow lake and Mergens Pond, low priority wetland. The Rest Area Storage Pond is managed by VBWD as a storm water management pond.

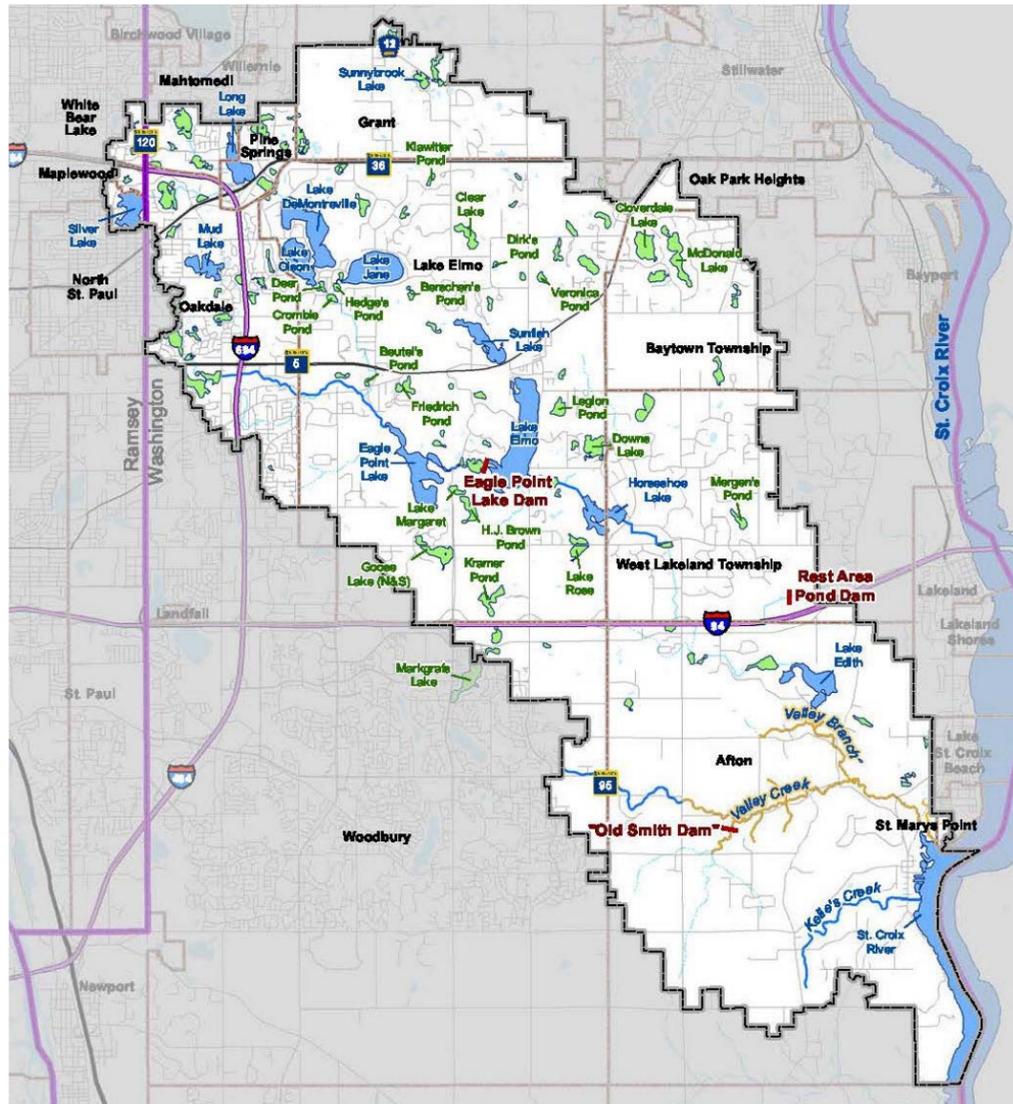


FIGURE 27 - VALLEY BRANCH WATERSHED DISTRICT

The Middle St. Croix Watershed hydrologic system flows to three distinct areas (moving from the central portion of the Township to the West): 1. An area of small wetlands, most of which are land locked, 2. An area of small of perennial and ephemeral streams that flow parallel to the St. Croix River, and 3. An area that flows to directly to Lake St. Croix.

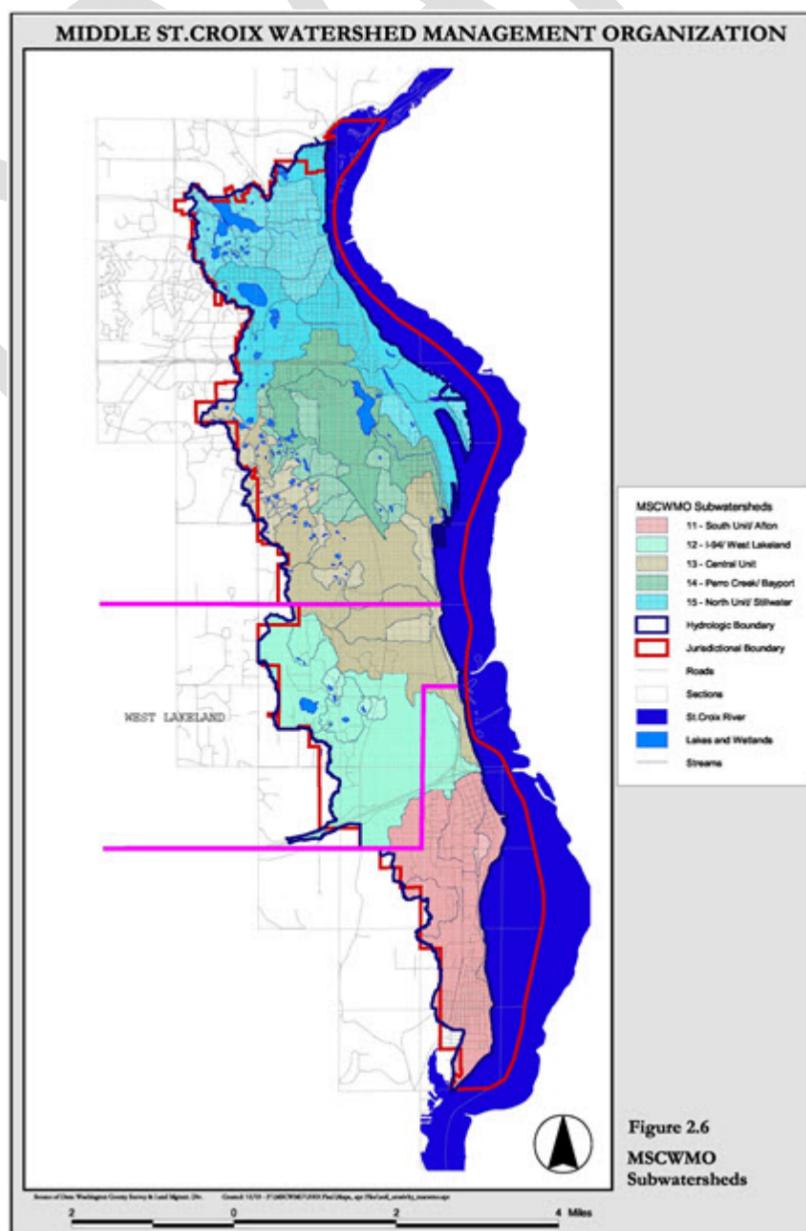


FIGURE 28 - MIDDLE ST CROIX WATER MANAGEMENT DISTRICT

The central portion of the Township includes McKean’s Pond, a DNR protected wetland and the Eastern most side of the Township includes areas that directly flow to Lake St. Croix. The MSCWMO has completed a subwatershed analysis within catchments along the St. Croix River bluffs that discharge stormwater directly to Lake St. Croix.

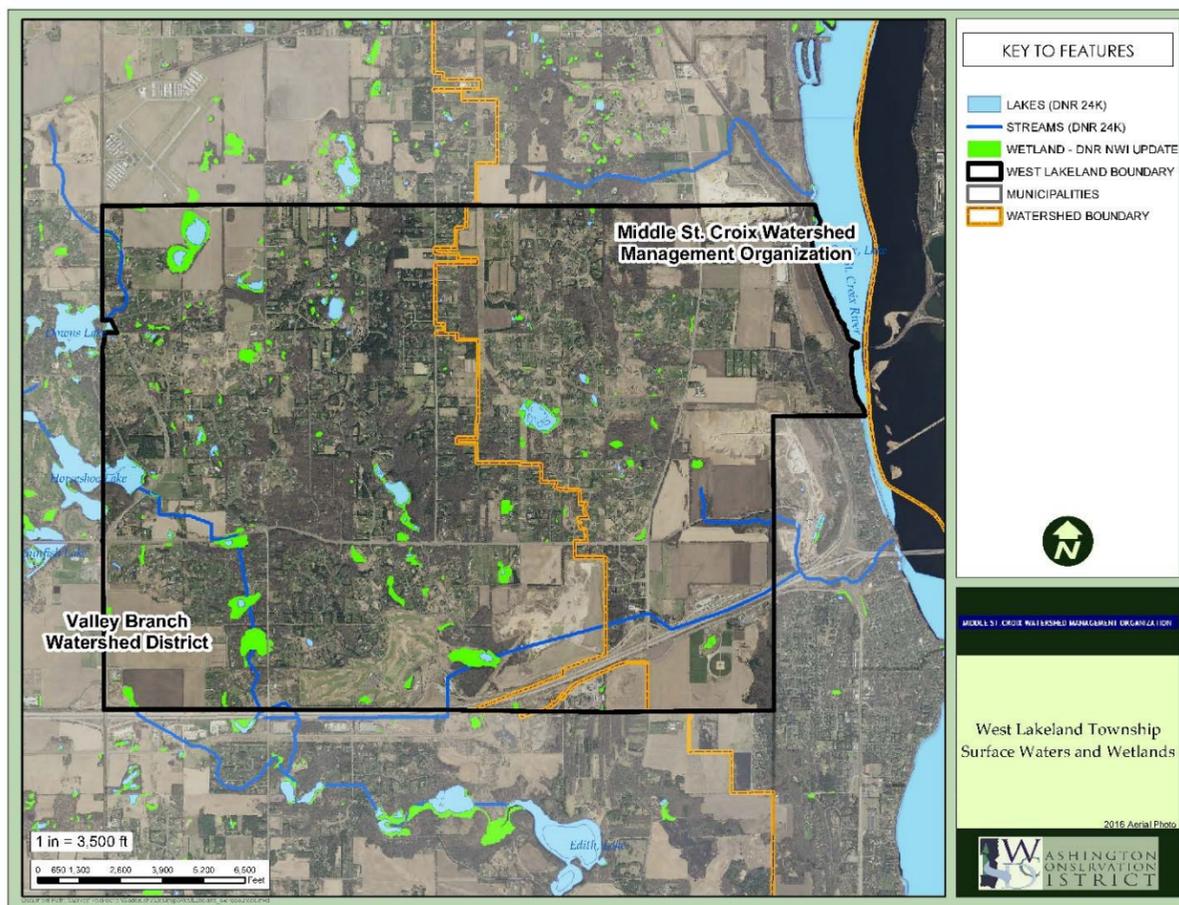


FIGURE 29 - SURFACE WATERS AND WETLANDS

f) Primary Water Bodies

a. Horseshoe Lake

Horseshoe Lake is classified as a shallow lake by the Minnesota Pollution Control Agency (MPCA). Horseshoe Lake currently meets the MPCA’s water quality standards for shallow lakes and is not included among the MPCA’s list of impaired waters in Minnesota.

b. Lake St. Croix

The St Croix River is a tributary of the Mississippi River that stretches for 164 miles originating in Wisconsin and serving as the border between Wisconsin and Minnesota for a short stretch. The river has been designated as a National Scenic Riverway. West Lakeland Township is entirely within the Lake St. Croix watershed.

c. Wetlands

West Lakeland Township contains numerous wetlands. Wetlands provide many important benefits including storage areas for excess water during times of flooding; filtration of sediments and nutrients before they enter local rivers, streams, and groundwater; important fish and wildlife habitat; and public recreation and landscape aesthetics. West Lakeland Township’s wetlands provide the majority of water storage within both the watersheds.

Additionally, the wetland west of Stagecoach, south of 19th Street Court and north of the cul-de-sac at the end of Park Avenue is considered one of highest ranking wetlands in terms of biological diversity.

g) Storm Water Systems

Storm water management within the Township is a mix of culverts, ditches, storm sewer, rain gardens, drainage swales, retention ponds, and other miscellaneous drainage structures. A majority of storm water flows discharge to wetlands or basins that infrequently overflow or outlet. The VBWD has conducted the following detailed subwatershed analyses within West Lakeland Township: Horseshoe Lake, Rest Area Pond, Mergens Pond, and Bay Lake. The subwatershed analyses are available on the VBWD websites. The MSCWMO has also conducted a detailed subwatershed analysis along the eastern most side of the Township where stormwater flows directly to Lake St. Croix. The Lake St. Croix Direct Discharge South subwatershed analysis is available on the MSCWMO website.

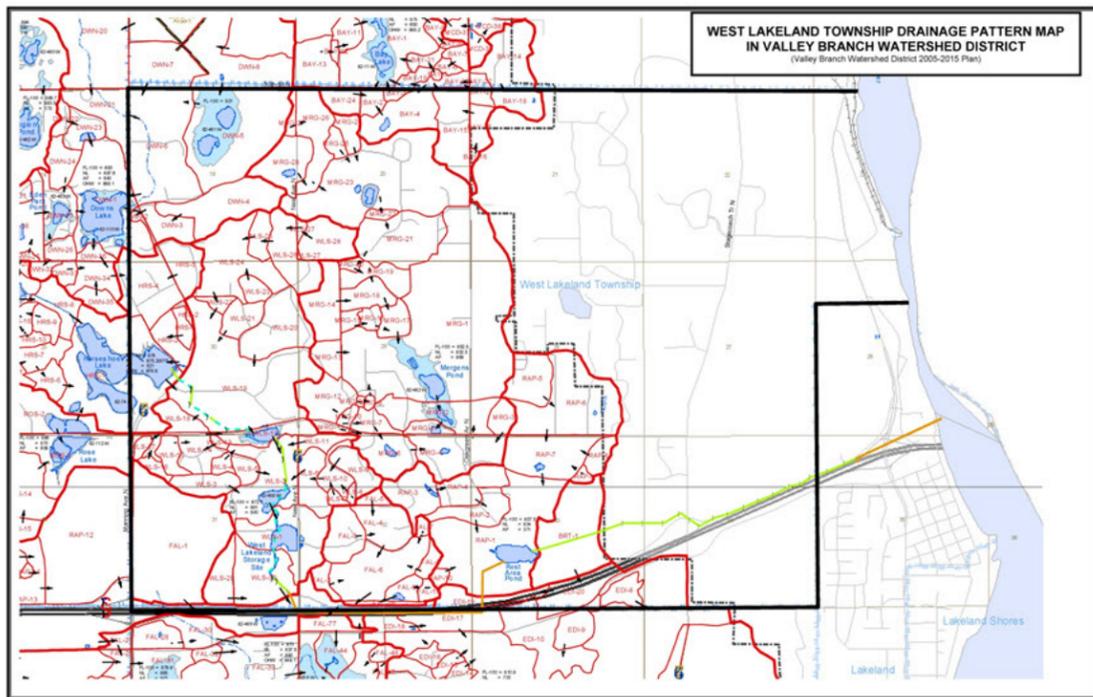


Figure 30 - Drainage Map

a. Reports

i. Bay Lake Subwatershed Analysis

The VBWD classified and will manage Bay Lake as a Low Priority waterbody. The report lists water quality improvement programs within the subwatershed through macrophyte management efforts. This report is one part of the overall watershed restoration plan within the Township of West Lakeland. The Township will work collaboratively with the VBWD to implement practices to improve water quality.

[Link to VBWD Watershed Management Plan – Bay Lake](#)

ii. Horseshoe Lake Subwatershed Analysis

Specific water quality implementation tasks for Horseshoe Lake are based on the 2015 WRAPS study, and include monitoring the water quality, cooperating with the surrounding communities to manage macrophytes (aquatic plants), cooperating with the MDNR to perform fishery surveys, promoting Washington County financial assistance programs for noncompliant or non-functioning subsurface sewage containment systems (SSTS), working with 3M to evaluate the feasibility of expanding water reuse in Tartan Park, continuing to implement its Rules and Regulations. The VBWD Rules address water quality performance standards for development and redevelopment projects, as well as required vegetated buffers around VBWD lakes, streams, and wetlands. The Township will work with the VBWD and surrounding communities to implement practices to improve water quality.

[Link to VBWD Watershed Management Plan – Horseshoe Lake](#)

iii. Lake St Croix Direct Discharge South Subwatershed Analysis

This analysis identifies potential water quality improvement BMP retrofits within the subwatershed to reduce phosphorous discharges and address the State water quality impairments for Lake St. Croix. This report is *one part* of the overall watershed restoration plan within the Township of West Lakeland. The Township will work collaboratively with the WMO to implement practices to meet the Lake St. Croix TMDL.

[Link to VBWD Watershed Management Plan – Lake St Croix Direct Discharge](#)

iv. Mergens Pond Subwatershed Analysis

The VBWD classified and will manage Mergens Pond as a Low Priority waterbody due to the lack of public access and likelihood of it being classified as a wetland by the Minnesota Pollution Control Agency (MPCA). The water quality of Mergens Pond is generally poor. The VBWD will cooperate with other entities to monitor the water quality of Mergens Pond. The Township will work with the VBWD to continue to implement its Rules and Regulations address water quality.

[Link to VBWD Watershed Management Plan – Mergens Pond](#)

v. Rest Area Pond Subwatershed Analysis

The VBWD classified and will manage Rest Area Pond as a Stormwater Pond. The VBWD will cooperate with other entities to monitor the water quality of the Rest Area Pond as needed. The VBWD will continue to contract with the Washington Conservation District (WCD) and other entities to monitor the water quality of the outflow from Rest Area Pond as part of its continuous outflow monitoring of Rest Area Pond. The VBWD will continue to implement its Rules and Regulations in the Rest Area Pond watershed with the cooperation on the Township.

b. Drainage Patterns – General Drainage

West Lakeland Township regional drainage patterns split into two areas. The Western side of the Township, within the VBWD generally drains to the south. The eastern half within the MSCWMO generally drains to the east toward the St Croix River. However, drainage patterns within West Lakeland Township vary depending on the location within the Township. The majority of the Township drains internally to basins that infrequently discharge

c. Hydraulic Modeling

When designing components of a drainage system, the Township must designate the criteria to be used to evaluate proposed designs. The criteria selected will have a direct impact on system capacity of the Township and the risk of localized flooding. While there has not been a hydrologic model created for the Township of West Lakeland, the following shall be used when designing and evaluating the level of risk associated with drainage improvements

d. Storm Water Design

The 24-hour duration, NOAA Atlas 14, Volume 8 will be used for overall sub-watershed planning within the Township of West Lakeland. The rainfall depths for storms associated with various return periods is shown in the table below. This criterion is consistent with the MSCWMO standards.

TABLE 5 - STORM WATER DESIGN RATES

Return Period	Rainfall Depth (Inches)
1-yr	2.5”
2-yr	2.8”
5-yr	3.5”
10-yr	4.2”
50-yr	6.2”
100-yr	7.2”

The choice of a system sizing is largely an economic rather than a technical decision. For instance, a culvert designed to convey flow from the 50-yr rainfall event is likely to be larger and more costly than one designed for the 10-yr event. Accordingly, the Township may choose to use design criteria that fits a given condition (i.e. use a larger event to design critical components with higher flood risks and lesser events to design low risk components). The Township should deliberately consider the level of service desired on a case-by-case basis when it chooses the recurrence interval used in any construction project. The minimum design storm for local collection system evaluation and design will be a 10-yr return period event. Local drainage systems will generally be designed using the Rational Formula.

Any new construction, development, or redevelopment has the potential of increasing runoff rates and volumes. Development and redevelopment must include facilities to provide water quality treatment and control runoff at or below existing rates and volumes as required by the VBWD and MSCWMO. Variances from plan standards may be considered if computations can be provided to the Township Engineer’s satisfaction that demonstrates no adverse upstream or downstream effects will result from the proposed system. Variance requests may also be subject to VBWD or MSCWMO review.

h) Water Resource Related Pollutant Sources

a. Existing Sources

West Lakeland does not have public water infrastructure and it is not in the Township’s long term plans to provide public water. Pollution of water resources in the West Lakeland Township area consists of both non-point and point sources. Non-point pollution sources are mainly from agriculture and low density residential housing areas. While individually these two sources are a minor factor, however a cumulative influence causes their sources to be multiplied to a significant issue. Factors within the non-point source category include soil erosion, chemical fertilizers, pesticides, construction site erosion, gully and stream channel erosion, and street and alley runoff. Point source pollution is currently limited to TCE and PFOA contamination of the ground water sources for the Township of West Lakeland.

i. TCE Contamination

The TCE contamination originated in Baytown Township northwest of West Lakeland Township. The pollutant source was a metal working facility. The contamination plume was originally discovered within the Stillwater Prison well system in 1988. Since 1988, the Minnesota Department of Health (MDH) and the Minnesota Pollution Control Agency (MPCA) have been investigating and cleaning up Trichloroethylene (TCE) contamination in groundwater. On May 6, 1988, the MDH issued a "Well Advisory" now known as a "Special Well Construction Area," (SWCA) for parts of Baytown Township and West Lakeland Township, and the city of Bayport in response to the discovery of volatile organic chemical (VOC) contaminants in private wells in the area. The advisory placed special restrictions on the construction of new wells within the well advisory boundary and required that well owners conduct additional water testing prior to completing and placing a well into service.

ii. PFAS Contamination

Perfluoroalkyl substances (PFAS) are a group of chemicals that have been used in many different products, such as non-stick and stain- and water-resistant coatings. PFAS wastes were disposed of in landfills in Washington County. Some of the PFAS got into surface waters in Oakdale and Lake Elmo. A stormwater project completed in the early 1990s carried the PFAS into Horseshoe Lake and the southwest corner of West Lakeland Township, where it reentered the groundwater. Sampling efforts by MDH and MPCA are focused in this area and to the east-southeast to locate all wells where two different PFAS (PFOS and PFOA) exceed the state's drinking water values. The sampling will expand outward to areas where PFAS levels are below those values and a regular monitoring schedule will be set up to track the plume.

Plans to address the need to address the PFAS contamination of the water system in the East Metro area in the long term are being developed under the oversight of the Minnesota Department of Natural Resources and Minnesota Department of Pollution Control.

b. Impaired Water List

The St Croix River is a National and Scenic Riverway that was listed as impaired for nutrients in 2008 with a TMDL study performed in 2012. The 2012 TMDL Implementation identified phosphorous load reductions from both the Valley Branch Watershed District and the Middle St Croix Watershed, which is where West Lakeland Township is located. The Lake St. Croix Direct Shout Subwatershed Analysis performed by the MSCWMO for a portion of the Township of West Lakeland identified both the needed phosphorous reduction within the subwatershed along with target practices to complete the reduction. The recommended practices within the subwatershed plans should be considered one part of an overall watershed restoration plan that also includes redevelopment and new development volume control requirements, erosion and sediment control requirements; inspection, maintenance and operation of existing stormwater quality practices; ongoing education and outreach, voluntary incentive programs and technical design assistance for private landowners. The Township and MSCWMO work collaboratively and independently on all of these factors.

The Township has adopted and implemented the Minimal Impact Design Standards (MIDS) along with revised ordinances to meet state requirements for development near special waters, of which the St Croix River qualifies.

c. Potential Future Pollutant Sources

Future pollutant sources could result from either point or non-point sources. There are multiple possibilities for such events to occur.

One possibility is an uncontrolled spill. This could occur from a significant number of situations due to the proximity of the Xcel Energy plant, the railroad system, and the major transportation thoroughfares in close proximity to the Township of West Lakeland. West Lakeland Township does not have a separate containment and clean-up plan. If a spill does occur, the Township would follow the recommendations of the Minnesota Division of Homeland Security and Emergency Management which request local authorities to call 911 when there is a threat to life or property. The Minnesota Duty Officer will be notified if there is a public safety or environmental threat and/or if state agency notification is required. Once contacted, the Township will follow direction given by the State Duty Officer.

Another potential pollutant source is non-point contamination from chloride. Road salt is the preferred method of de-icing roads in the surrounding communities and there have been studies to indicate rising chloride levels in surface waters throughout the metro area.

i) Goals and Policies

a. Water Quantity

Water Quantity – Minimize property damage, expenses and inconvenience associated with periodic flooding of the St Croix River and Perro Creek and from large storm water and snow melt runoff events

Water quantity concerns in West Lakeland Township include periodic flooding of properties along the St Croix River due to high river elevations as well as localized flooding due to heavy rainfall and snow melt events.

i. River Flooding

River flooding has occurred periodically in the community. Major flooding events on the St Croix River have occurred in 1952, 1965, 1969, 1997, and twice in 2001. It is anticipated that the St Croix River will continue to see flooding on a periodic basis. Accordingly, the Township encourages river front owners to stabilize the shoreline in front of their homes to minimize erosion and other property damage that is associated with river flooding. The Township shall continue to repair any damage incurred to Township property due to flooding. In addition, for any structures that are located in the flood plain, the Township encourages property owners to consider either elevating existing structures or to flood proof to an elevation above the 100 year flood level. The Township also regulates all new and reconstruction projects within the flood plain.

ii. Localized Flooding

The Township is aware of a number of locations where localized flooding has been an issue during the spring thaw and major rain events. The Township has recently completed a draft drainage analysis report that identified the major drainage concerns within the Township. This report has already been used during the 2017 infrastructure improvement project to mitigate 3 of the areas identified in the report. Moving forward, the Township will continue to pursue resolutions to the remaining drainage issues during major improvement projects and possibly as stand-alone projects. From time-to-time, the Township may also partner with other agencies or local communities to evaluate and address flooding issues.

iii. Storm Water Runoff

The volume, rate, and quality of storm water runoff are directly related to soil types, land slope, and surface coverage. The type of surface coverage is related to the land use. Impervious surfaces have less detention storage, deliver water faster downstream, and have larger negative impacts on water quality than pervious surfaces. Controlling the impervious area reduces the impacts of urbanization. The Township presently has a land use ordinance with maximum impervious surface requirements based upon zoning district.

Collecting and managing the runoff prior to discharge to downstream conveyance systems and water resources mitigates the impact of urbanization. Examples include infiltration swales, rain gardens, detention areas, drainage structures, etc. This approach to water quantity management also relates directly to water quality, erosion control, and land development strategies.

The Township is an MS4 permitted community. With this designation, the Township has increased responsibilities in regards to storm water runoff that include education, inspections, record keeping, and BMP maintenance. In accordance with Ordinance Chapter 48 Stormwater Management the Township requires that all construction projects which include grading, take necessary measures to control runoff by allowing no increase in volume for the 2, 10, and 100-year rainfall events and, in some cases, mitigate existing localized flooding issues. Middle St Croix Watershed Management Organization requirements relating to storm water quantity controls will also be followed as required. By keeping pace with regulations and management of runoff, the goals of this plan can be met.

b. Water Quantity Policies

- i. The Township will continue to require review by the Middle St Croix Watershed Management Organization Policies and Performance Standards for volume, rate, and flood control measures when performance standard triggers are met or exceeded.
- ii. The Valley Branch Watershed District will continue to enforce its permitting authority in accordance with its rules.
- iii. The Township will perform and implement all requirements associated with the recent MS4 designation. Time period deadlines are indicated in the Township's permit and will be completed within each time frame.
- iv. The minimum building elevation (lowest floor elevation) for all new structures must be a minimum of 2 feet above the established 1 percent Annual Chance Flood level. The 1 percent Annual Chance Flood elevation for the St Croix River in West Lakeland Township is 692. The corresponding minimum building elevation is 694.
- v. Increased volumes of runoff due to development should be minimized by limiting impervious cover and by requiring infiltration of storm water in accordance with applicable Township and watershed standards.
- vi. Per Township Code, property owners must maintain runoff control and infiltration practices in good working order, to function as intended at the time of approval.

c. Water Quality Policies

- i. Proposed developments will be required to comply with Township code and WMO regulations and standards to avoid water quality impacts on receiving waters and mitigate with appropriate best management practices (BMPs) in accordance with Section 7.0 of the 2015-2025 MSCWMO Watershed Management Plan and Township Ordinance.

- ii. The Township will implement its land use plan, and zoning and subdivision ordinances to protect shoreland areas and lake water quality, and work with the VBWD to achieve lake management goals.
- iii. The Township will coordinate development reviews with the WMOs. The Township supports the Valley Branch Watershed District's goals for managing lakes in the Township.
- iv. The Township will continue to cooperate with Washington County to manage shoreland areas under the Washington County Shoreland Ordinance, which has been approved by the Minnesota DNR.
- v. The Township will support the WMOs effort to promote information/education efforts to reduce nutrient loadings to lakes and wetlands.

d. Erosion and Sediment Control Policies

- i. Erosion control plans shall be required for grading activities in accordance with applicable Township and WMO standards.
- ii. The Township will implement the Middle St Croix Watershed Management Organization Policies and Performance Standards regarding erosion and sediment control for new construction and reconstruction when required to do so in accordance with the MSCWMO Management Plan Section 7.3.
- iii. The Township will perform all applicable requirements per the Townships MS4 permit and Construction Site Storm Water Program.
- iv. The Township may, at its discretion, require an Erosion and Sediment Control Plan review and approval for land disturbing activities that do not require a review from the MSCWMO.
- v. The Township will support the WMOs erosion control education and inspection efforts.

e. Wetland Protection Policies

- i. The Township will support the Watershed Organizations' Wetland Management Plans. These plans include functions and values assessments of the wetlands in the Township, and wetland management requirements.
- ii. The Township will continue to contract with the Washington Conservation District to provide wetland management services to the Township.
- iii. The Township supports Watershed Management Organization requirements for pretreatment of stormwater prior to discharge into all wetlands and will enforce these requirements throughout the Township.
- iv. The Township supports VBWD and MSCWMO requirements for wetland buffers based on the functions and values assessments and wetland classifications identified in the WMO Wetland Management Plans and will enforce these requirements.
- v. Wetlands that have not been inventoried will be required to complete a functions and values assessment as a part of the development application. VBWD and MSCWMO rules regarding wetland management will be applied based on the results of the assessment and the wetland classification.

f. Information and Education Policies

- i. The Township shall support the WMOs and other water resource management organizations in their public information efforts.
- ii. The Township will provide guidance to the MSCWMO and the East Metro Water Resources Education Program (EMWREP) for technical, policy and general education messages and programs on water resources and land use related topics.
- iii. The Township will also encourage Township staff and councils to attend relevant educational events and include applicable EMWREP educational announcements, articles and events in member community newsletters and on websites

g. Maintenance and Inspection Policies of Stormwater Facilities and Water Level Structures

- i. The Township has an annual inspection and maintenance schedule of ditches and crossings that is consistent with MS4 requirements.
- ii. The Township will schedule inspections for 20% of the inventoried ditches and crossings as required by MS4.
- iii. The Township will develop a repair and maintenance plan upon completion of the scheduled inspections and will implement and budget for this plan on an annual basis. The Township has no plans for future public projects and doesn't own any facilities; therefore, the Township does not have a Capital Improvement Plan.
- iv. The Township will street sweep annually, and when necessary, Township streets and roads.
- v. The Township will collaborate with the MSCWMO to track, inspect and maintain water quality improvement practices so they provide their designated benefits.

h. Groundwater Protection Policies

- i. The Township shall promote proper well abandonment when old wells are taken out of service and will collaborate with the WMOs and Washington County to identify, prioritize, and address failing septic systems and seal abandoned wells.
- ii. The Township will promote alternatives to conventional storm water detention to enhance groundwater recharge through infiltration.
- iii. The Township will encourage water conservation techniques primarily in respect to lawn watering. The Township Ordinance provides for an odd/even day watering ban.
- iv. The Township shall encourage the use of alternative landscape techniques and materials to reduce dependency on groundwater supplies.
- v. The Township supports the fundamental goal in the Washington County Groundwater Plan which states “Protect the economic and environmental values groundwater provides through coordinated, intergovernmental efforts in research and assessment; policies; political influence; regulation; education; and consultations and technical assistance.”
- vi. The Township will collaborate with the WMOs and Washington County to implement the actions of the 2014-2024 Groundwater Plan.
- vii. West Lakeland is within the North and East Metro Groundwater Management Area (GWMA), designated by the Minnesota DNR. The North and East Metro GWMA include all of Washington County, all of Ramsey County, and a portion of Anoka and Hennepin Counties. The GWMA Plan will guide the DNR’s efforts to manage groundwater appropriations sustainably in this area over the next five years. The Plan establishes sustainability goals to help appropriation permit holders plan for their future water use and ensure that groundwater supplies remain adequate to meet human needs while protecting lakes, streams and wetlands.

j) Finance – Establish Funding Sources to Finance Water Resource Management Activities

The Township of West Lakeland does not have a specific funding source set aside for storm water management, however, the Township uses the following sources to complete storm water related projects:

- 1. Property Taxes – General taxation is the most common revenue source used to finance government services. Using property taxes has the effect of spreading the cost over the entire tax base of the community.
- 2. Development Charges/Requirements – Fees or installation requirements for new development or redevelopment can be instituted so serve those specific developments.
- 3. Grants – The Township has received matching grant funds in the past for the installation of storm water management projects. While this resource can be a nice supplemental fund to any project, relying on grants is not considered a sound financial practice.

k) Implementation

Implementation is a process which starts with adopting the MSCWMO Watershed Management Plan, the Valley Branch Watershed District Watershed Management Plan and then the West Lakeland Township Local Surface Water Management Plan. After adoption, recommended actions will follow. The table below summarizes the implementation schedule. Procedures for amending the plan are discussed too.

TABLE 6 - IMPLEMENTATION SCHEDULE

	2018	2019	2020	2021	2022	2023	2024	2025
Enforce stormwater ordinances	X	X	X	X	X	X	X	X
Issue and manage permits in MSCWMO	X	X	X	X	X	X	X	X
Inspect roads and ditches	X	X	X	X	X	X	X	X
Maintain roads and ditches	X	X	X	X	X	X	X	X
Annual street sweeping	X	X	X	X	X	X	X	X
Erosion control inspections	X	X	X	X	X	X	X	X
Education and outreach	X	X	X	X	X	X	X	X
Provide a board manager for MSCWMO	X	X	X	X	X	X	X	X

Participate in TCE and PFOA meetings	X	X	X	X	X	X	X	X
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13. Parks and Open Space Plan

The Township does not actively seek out land for public use nor does it discourage its creation, but relies on large lots for open space to maintain its rural character. Easements for public roads, drainage, and such are currently the only public land in the Township controlled or obtained by the Township. However, the neighboring City of Lake Elmo holds the Lake Elmo Regional Park Reserve, owned and operated by Washington County, and nearby City of Afton contains the Afton State Park. The Department of Natural Resources maintains a Bayport Wildlife Management Area in the Township.

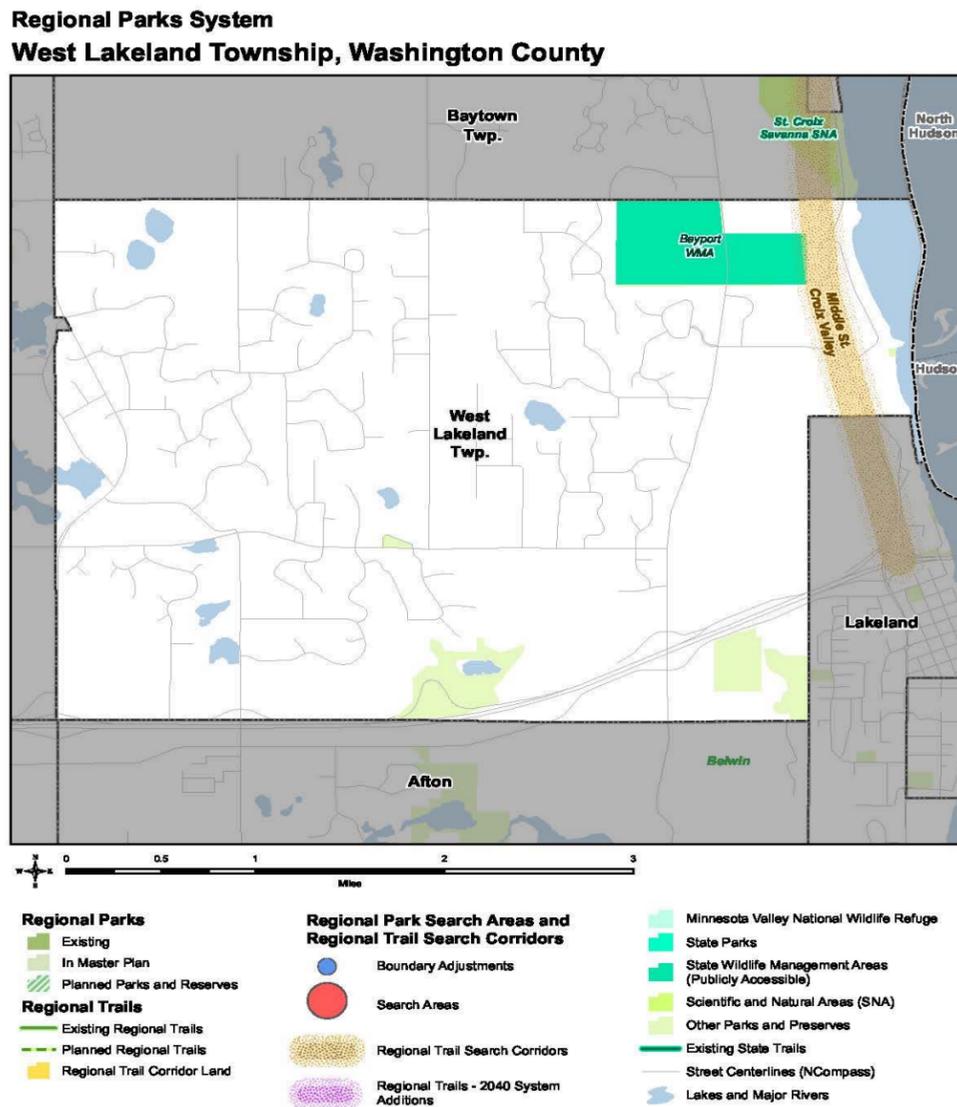


FIGURE 31 - PARKS

These facilities provide ample, close recreational land. With its low density and large lots, further public land in the Township would not be required. Also, the Town Board has voiced its desire to remain with a 2.5 acre lot size for the foreseeable future, thus making a public land policy nonessential. Moreover, the Valley Branch Watershed District, in planning of the Main Stem Water Management System, has included rights to some ninety acres in West Lakeland Township through easement or purchase to serve as a holding site for water runoff and drainage. These holding areas (West Lakeland Storage Sites - see Figure 29) provide an opportunity for fishing to local residents. With this acquisition, those acres will be held in trust for the public. An additional 80 acres owned by Belwin Foundation in the southeast part of the Township has been granted a conditional use permit to operate the Lucy Winton Bell Recreational Facility, providing baseball and soccer fields for local sports teams. This use increases recreational opportunities in the Township and neighboring communities. No state or regional parks, or local trails exist within the Township.

The St Croix Valley Regional Search Trail Corridor is located within the Township (see Figure 22). The planned multiple use trail, once fully developed, will link downtown Afton, Afton State Park, St Croix Bluff Regional Park, Point Douglas County Park and Regional Trail, and Carpenter Nature Center into Washington County's trail system. The trail will also provide vital connections to local trails, parks, schools, and businesses. Planning for this trail is managed by Washington County.

The wide paved shoulders are available in areas of the township for pedestrian use. There are no dedicated pedestrian walkways in West Lakeland Township.

14. Miscellaneous Public Facilities or Services

The rural self-sufficient nature of the Township is interpreted as meaning the Township will allow the residents to provide for themselves as much as possible. Some basic services, however, are necessary in any town or community, such as roads, road maintenance, and arrangements for police, fire protection, and emergency medical services. Other services, however, are unnecessary for the lifestyle established in the community. These services are more than can be expected in a rural environment. It is the Township’s intention to delay the provision of these services as long as possible, if providing them at all. Specific services are addressed in the following paragraphs.

Public facilities or services continue to be obtained from neighboring communities. These necessary services include police protection, fire protection, public schools, and Township administrative services. Any additional public services are, for the most part, considered non-essential for a small, residential community. Police protection is adequately provided by the Washington County Sheriff’s Department. The Township is crossed by major County roads along which much of the development has been previously centered. Moreover, the limited density estimated for West Lakeland Township does not warrant the cost of providing additional enforcement. In addition, fire protection has been contracted to the neighboring City of Bayport. The service has been more than satisfactory to the residents. Like police protection, the cost of maintaining a purely Township service would result in a cost burdensome to the Township. It is the policy of the Township to continue with these methods for obtaining police, fire protection, as well emergency medical services. The expense will be covered by contracts, fees or a per use cost to be covered by the residents.

The Township is fully included within the boundaries of Independent School District 834. The primary public schools serving the Township include Stillwater Area High School, Oakland Middle School, St. Croix Preparatory Academy, Andersen Elementary School, Lake Elmo Elementary School and Afton Lakeland Elementary School. Schools are supported by property taxes paid by the residents and with other public funds. It is not in the plans of the School District nor the Township to extend school facilities into the Township itself. Facilities located outside West Lakeland’s physical boundaries will be more than adequate for the Township and are in keeping with the School District’s future planning.

Township administrative services have been provided on a part time basis by elected, appointed or contracted officials. Current personnel include a part time clerk, deputy clerk, treasurer, attorney, engineer, and a building inspector. As long as the Township chooses to continue a policy of minimal public services and controlled growth, full time services will not be necessary.

15. Energy and Solar Access

The Township is committed to protecting solar access for its residents, and the Township assures solar access by its combination of land use controls, including zoning ordinance and subdivision regulations. In addition, the overall density allowed within the Township as well as height restrictions assures unimpeded solar access to all. The solar generation potential is shown in figure 34. State and Federal programs are available to township residents to assist in solar implementation.

Community ¹	Gross Potential (Mwh/yr)	Rooftop Potential (Mwh/yr)	Gross Generation Potential (Mwh/yr) ²	Rooftop Generation Potential (Mwh/yr) ²
West Lakeland Township	20,226,491	228,528	2,022,649	22,852

FIGURE 32 – POTENTIAL SOLAR GENERATION

(Source Metropolitan Council Local Planning Handbook, <https://lponline.metc.state.mn.us/>)

**Gross Solar Potential
West Lakeland Township, Washington County**

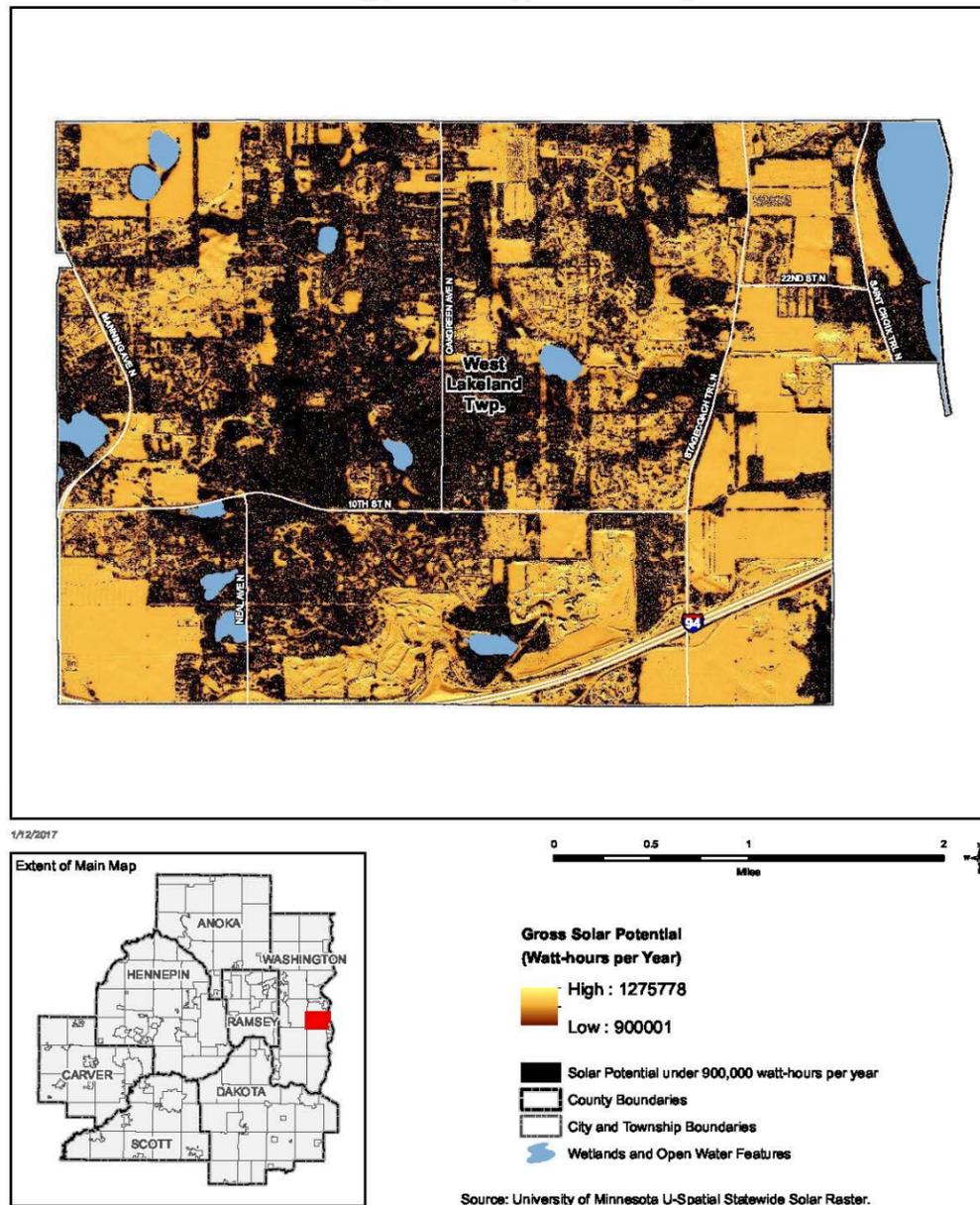


FIGURE 33 – GROSS SOLAR POTENTIAL

Geothermal heating will be considered as part of private home construction as requested. Wind power generators are also controlled through zoning ordinances. New emerging technologies will be reviewed and considered as needed.

16. Historic Preservation

West Lakeland Township understands the importance of preserving its heritage, and supports preservation of cultural, architectural, and historic sites. The Township will continue to work with the Washington County Historical Society to further protect and preserve aspects of its historical records.

17. Implementation

The policies presented in this plan are implemented through a series of Township Ordinances. Current procedures and policies are deemed sufficient to identify and address any issues that may arise. No substantial additions to infrastructure or services are determined to be required, so no capital improvement plan is proposed at this time. Specific budgetary requirements will be developed or revised as identified and approved at the annual town board meeting.

18. Conclusion

West Lakeland Township is a small, rural community, proud of its unique lifestyle and independence. This Plan reflects the independent, grassroots spirit governing the Township. It reflects the desires and goals of the residents in that it was prepared and approved by volunteer citizens, not outside professionals. The West Lakeland Plan reflects the basic desire to be self-governing, free of outside influence, with primary direction coming from the residents themselves.

The Township is a small Township, with a strong emphasis on citizen involvement. Planning and Zoning are done by volunteer residents. It is important to the Board and the residents to keep the decisions as close to the people as possible. For this reason, the Town Board has chosen to prepare its own Comprehensive Plan and has chosen to remain independent in its thinking. It is a community for the residents, and thus the Town Board wishes to continue offering the residents a high involvement in the decision-making process.

TABLE 7 - CENSUS DATA

General Characteristics	Number	%	US %
Total population	4,046		
Male	2,021	50%	49.20%
Female	2,025	50%	50.80%
Median <u>age</u> (years)	42.5		37.2
18 years and over	1,484	36.70%	76.00%
21 years and over	1,396	34.50%	71.60%
62 years and over	239	5.90%	16.20%
65 years and over	163	4.00%	13.00%
One race	3,977	98.30%	97.10%
White	3,758	92.90%	72.40%
Black or African American	38	0.90%	12.60%
American Indian and Alaska Native	15	0.40%	0.90%
Asian	148	3.70%	4.80%
Native Hawaiian, Other Pacific Islander	1	0%	0.20%
Some other race	17	0.40%	6.20%
Two or more races	69	1.70%	2.90%
Hispanic or Latino (of any race)	83	2.10%	16.30%
Household population	4,044	100%	97.40%
Group quarters population	2	0%	2.60%
Average household size	3.15		2.58%
Average family size	3.33		3.14%
Total housing units			
Occupied housing units	1,283	100.00%	88.60%
Owner-occupied housing units	1,255	97.80%	65.10%
Renter-occupied housing units	28	2.20%	34.90%
Vacant housing units	0		11.40%
Social Characteristics			
Population 21 years and over	1,319	32.60%	36.90%
High school graduate or higher			87%
Bachelor's degree or higher			30%
Civilian veterans (pop 18 years and over)	187	6.20%	8.00%
Disability status (pop 5 years and over)	222	5.40%	12.50%
Foreign born	225	5.40%	13.20%
Male, Now married, except separated (population 15 years and over)	1,087	62.90%	49.80%
Female, Now married, except separated (population 15 years and over)	1,089	68.10%	46.40%

Economic Characteristics

In labor force (pop 16 years and over)	2,128	66.10%	63.50%
Mean travel time to work in minutes	24.6		26.1
Median Household Income (dollars)	\$161,903		\$55,322
Median Family Income (dollars)	\$126,442		\$67,871
Families below poverty level	16	1.50%	11.0%
Individuals below poverty level	106	3.30%	15.1%

Housing Characteristics

Single family owner occupied homes	1,255	97.80%	63.60%
Median Value (dollars)	\$435,300		\$184,700
Median of Selected Monthly Owner Costs			
with a mortgage (dollars)	\$2,237		\$1,491
Not mortgaged (dollars)	\$696		\$462

(X) – not applicable

Source: 2016 (factfinder.census.gov)

TABLE 8 - ACRONYMS

AMI – Adjusted Median Income
BMP – Best Management Practice
BWSR -Board of Water and Soil Resources
CDA – Community Development Authority
DNR – Department of Natural Resources
EMWREP – East Metro Water Education Program
HRA - Housing and Redevelopment Authority
HUC8 – 8 Digit Hydraulic Unit
IRC – International Residential Code
JPA – Joint Powers Agreement
LCTP – Long Term Comprehensive Plan
LGU – Local Government Unit
MAC – Metropolitan Airport Commission
MDH – Minnesota Department of Health
MHFA – Minnesota Housing Finance Agency
MIDS – Minimal Impact Design Standards
MN/DOT – Minnesota Department of Transportation
MPCA – Minnesota Pollution Control Association
MSCWMO - Middle St. Croix Watershed Management Organization -
NOAA – National Oceanic and Atmospheric Association
NPDES - National Pollutant Discharge Elimination System
ORVW - Outstanding Resource Value Waters
PFAS – Perfluoroalkyl Substance
PFOA – Perfluorooctanoic Acid
RBTN - Regional Bicycle Transportation Network

SSTS – Subsurface Sewage Treatment System
TAZ - Traffic Analysis Zone
TCE – Trichloroethylene
TP - Total Phosphorus
TPP - Transportation Policy Plan
TSS - Total Suspended Solids
VBWD - Valley Branch Watershed District
VOC – Volatile Organic Chemicals
WMO - Watershed Management Organization
WRAPS - Watershed Restoration and Protection Strategies
WCD – Washington Conservation District

TABLE 9 - REFERENCED LINKS

Valley Branch Watershed Management Plan – Bay Lake Area Subwatershed
http://www.vbwd.org/watershed_management_plan_2015-2025/docs/2015-2025%20Watershed%20Management%20Plan/Subwatershed%20Management%20Plans/Section5_28.pdf
Valley Branch Watershed Management Plan – Horseshoe Lake Subwatershed
http://www.vbwd.org/watershed_management_plan_2015-2025/docs/2015-2025%20Watershed%20Management%20Plan/Subwatershed%20Management%20Plans/Section5_15.pdf
Valley Branch Watershed Management Plan – Lake St Croix Direct Discharge South Subwatershed
http://www.mscwmo.org/subwatershed-assessments
Valley Branch Watershed Management Plan – Mergens Pond Subwatershed
http://www.vbwd.org/watershed_management_plan_2015-2025/docs/2015-2025%20Watershed%20Management%20Plan/Subwatershed%20Management%20Plans/Section5_32.pdf
Valley Branch Watershed Management Plan – Rest Area Pond Area Subwatershed
http://www.vbwd.org/watershed_management_plan_2015-2025/docs/2015-2025%20Watershed%20Management%20Plan/Subwatershed%20Management%20Plans/Section5_17.pdf
MAC Lake Elmo Airport 2035 LTCP
https://metroairports.org/General-Aviation/Airports/Lake-Elmo.aspx
MAC Lake Elmo Airport Environmental Assessment
https://metroairports.org/General-Aviation/Lake-Elmo-Environmental-Assessment/Documents-and-Links.aspx

TABLE 10 - REVIEW BY ADJACENT AND IMPACTED JURISDICTIONS

Jurisdiction	Notification	Comments Received
Afton	June 30, 2018	Deadline passed
Baytown Township	June 30, 2018	No comment – September 5, 2018
Woodbury	June 30, 2018	Comments Received -August 27, 2018
MN DoT	June 30, 2018	Comments Received – August 8, 2018
Lake Elmo	June 30, 2018	Deadline Passed
Lakeland	June 30, 2018	Deadline Passed
Washington County	June 30, 2018	Comments Received – September 18, 2018
Middle St Croix Watershed Management District	June 30, 2018	Comment Received – November 13, 2018
Valley Branch Watershed District	June 30, 2018	Deadline Passed
MN DNR	June 30, 2018	Comments Received
Metropolitan Airport Commission	June 30, 2018	Comments Received – November 9, 2018
School District 834	June 30, 2018	No Comment
National Park Service	June 30, 2018	Deadline Passed
St Croix Scenic Riverway	June 30, 2018	Deadline Passed

DRAFT

West Lakeland Township

January 14, 2019

7:00 p.m.

Oak-Land Middle School

Present: Chairman Dan Kylo, Supervisor Steven Ebner, Supervisor Dave Schultz; Carrie Seifert, Clerk; Jennifer Samec, Deputy Clerk; Ms. Marsha Olson, Treasurer; Ms. Viet Hahn Winchell, Township Attorney

Public Hearing for Variance on Minimum Lot Size

Chairman Kylo called to order a public hearing to consider an application from Mr. James Tobin for a variance from Section 5.3.1 of the Town Code requiring a 2.5-acre minimum lot size to allow a lot size of 0.1 acres at 7:02 PM. This is a continuation of an earlier hearing, tabled at Mr. Tobin's request. There is a current easement between this property and the neighboring property in Lake Elmo. The purpose of creating the outlot is to allow the property to be transferred in lieu of maintaining the easement. A developer's agreement, as well as an agreed upon lot description, were determined to be minimum requirements before the town board would consider the variance. These documents are still pending. The board has a signed extension request by Mr. Tobin, allowing the consideration of this request to extend beyond the 60-day time limit. Chairman Kylo moved to table the public hearing until the terms of the lot transfer are completed. Seconded by Supervisor Schultz, the motion carried.

Chairman Kylo closed the public hearing at 7:11 PM.

Call to Order

Chairman Kylo called the meeting to order at 7:11 PM. Chairman Kylo welcomed back Ms. Winchell.

Approval of the Minutes

The board reviewed the minutes of the December 2018 regular meeting. Supervisor Ebner moved to approve the minutes with minor corrections. Seconded by Supervisor Schultz, the motion carried.

Treasurer's Report:

Ms. Olson presented the treasurer's report for December 2018. The report reflected \$250,330 in receipts and \$66,082 in expenses. Current township assets are recorded as \$2,078,530. Supervisor Schultz moved to approve the report and pay the invoices as presented by the clerk. Seconded by Supervisor Ebner, the motion carried.

Public Comment

Mr. John Beulow addressed the board with concerns on the standards of the roads in the township. The majority of the township's roads were constructed in the mid 1960's, and these roads are nearing the age of repair. He suggested that the standard of construction be monitored closely as these roads are repaired.

Comprehensive Plan

Mr. Mark Votava, Planning Commission chairman, presented the final draft of the 2040 Comprehensive Plan for West Lakeland Township. The time of public comment and comment from neighboring municipalities and concerned agencies has expired, and the planning commission has reviewed the comments and acted accordingly. Mr. Votava presented a summary of the plan, and a

West Lakeland Township

January 14, 2019

7:00 p.m.

Oak-Land Middle School

draft resolution for the board to document the final approval. He requested the board consider this resolution, and direct the board authorize the transmission of the plan to the Metropolitan Council

After discussion, Chairman Kylo moved to sign the draft resolution and direct the plan be submitted for Metropolitan Council review. Seconded by Supervisor Shultz, the motion carried.

Tree Maintenance

Supervisor Schultz noted the estimated cost to remove the diseased oak trees from township property on 13th Street as between \$7,500 and \$11,000. It is best done before the spring growing season. This level of tree maintenance was not specifically identified in the current budget. Supervisor Schultz also noted that the diseased ash trees will also need to be addressed in the near future.

Election Judges:

Supervisor Ebner moved to sign the resolution appointing the slate of election judges for the March 2018 town board election. Seconded by Chairman Kylo, the motion carried.

Old or New Business

Chairman Kylo noted that the February Meeting will include a presentation of water management practices in light of the current water contamination issues. by Mr. Steven Nelson Bolton & Menk Engineering

It was noted that the November meeting is currently scheduled for Veteran's day. As a national holiday, this meeting may need to be rescheduled.

Adjourn

Having no further business, Supervisor Schultz moved to adjourn the meeting. Seconded by Supervisor Ebner, the motion carried. Chairman Kylo adjourned the meeting at 8:07 PM.

Respectfully Submitted,



Elizabeth A. Vance
Secretary



PLANNING COMMISSION MEETING

November 15, 2018

Present: Mark Votava, Betsy Vance, Brian Krafthefer, Sean Flaherty, Ed Gorman, Del Miske, Supervisor Steve Ebner

Call to Order

Mr. Votava called the meeting to order at 7:00 PM

Approval of the Minutes

Mr. Gorman moved to approve the minutes of the October 2018 meeting with minor corrections. Seconded by Mr. Krafthefer, the motion carried.

Draft Comprehensive Plan

Mr. Votava reported out on the actions of the subcommittee, noting that the comments received from the Metropolitan Council, Middle St Croix Valley Watershed District, Washington County and Metropolitan Airports Commission have been addressed. Baytown, Stillwater Area Public Schools and Woodbury responded with no comments. Remaining work includes reviewing the table of acronyms, and references to figures within the text.

The draft was reviewed by the planning commission and will be submitted as an updated draft to the Metropolitan Council for review.

Vacation of Street Easements

The board requested the planning commission review vacating easements for streets that have not been constructed. The potential for a street in those locations may no longer be valid. The street easements for review include 11th Street off Norcrest, 13th Street between Norell and Norcrest, and 15th Street off Omaha. The consensus was that there was little or no potential of a street on 11th Street. Concern was raised over the vacation of 13th Street, should there ever need to be a reason to connect Norell to Norcrest. The current cul de sac is longer than the current design standards allow. Concern was raised with the vacation of 15th street in that it might create a land-locked lot. It was recommended the board ask for a legal review of how the easement would impact the two adjacent lots, in that it is between two subdivision plats. Mr. Flaherty moved, seconded by Mr. Gorman, to recommend the board vacate 11th Street, retain the easement for 13th Street request legal review on 15th Street to determine the impact on the lots. The Motion carried, with Mr. Krafthefer casting a nay vote.

Lake Elmo Joint Airport Zoning Board

The town board would like to have representation from the Planning Commission as part of the Joint Airport Zoning Board (JAZB). Mr. Krafthefer volunteered to serve as an alternate.

Next Meeting

The next meeting is scheduled for Dec 20th. Topics currently on the agenda include continuation of discussion of the street vacation, and evaluation of candidates for planner for the Township.

Adjourn:

Mr. Gorman moved to adjourn the meeting. Seconded by Mr. Flaherty, the motion carried. Mr. Votava adjourned the meeting at 8:55 PM.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Elizabeth A. Vance".

Elizabeth A. Vance
Secretary

DECENNIAL PLAN UPDATE RESOLUTION AUTHORIZING SUBMITTAL TO THE
METROPOLITAN COUNCIL

TOWN OF WEST LAKELAND

RESOLUTION R-2019-2

WHEREAS, Minnesota Statutes section 473.864 requires each local governmental unit to review and, if necessary, amend its entire comprehensive plan and its fiscal devices and official controls at least once every ten years to ensure its comprehensive plan conforms to metropolitan system plans and ensure its fiscal devices and official controls do not conflict with the comprehensive plan or permit activities that conflict with metropolitan system plans; and

WHEREAS, Minnesota Statutes sections 473.858 and 473.864 require local governmental units to complete their "decennial" reviews by December 31, 2018; and

WHEREAS, the Town Board, Planning Commission, and the Comprehensive Plan Committee have prepared a proposed Comprehensive Plan intended to meet the requirements of the Metropolitan Land Planning Act and Metropolitan Council guidelines and procedures; and

WHEREAS, pursuant to Minnesota Statutes section 473.858, the proposed Comprehensive Plan was submitted to adjacent governmental units and affected special districts and school districts for review and comment on June 30, 2018 and the statutory six-month review and comment period has elapsed; and

WHEREAS, the Planning Commission has considered the proposed Comprehensive Plan and all public comments, and thereafter submitted its recommendations to this Council/Board; and

WHEREAS, the Town conducted a public hearing(s) on March 5, 2018 relative to the adoption of the proposed Comprehensive Plan; and

WHEREAS, the Town Board has reviewed the proposed Comprehensive Plan and those recommendations, public comments, and comments from adjacent jurisdictions and affected districts; and

WHEREAS, Minnesota Statutes section 473.858 requires a local governmental unit to submit its proposed comprehensive plan to the Metropolitan Council following recommendation by the planning commission and after consideration but before final approval by the governing body of the local governmental unit.

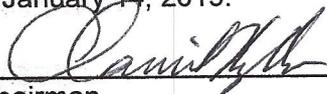
WHEREAS, based on its review of the proposed Comprehensive Plan and Planning Commission and staff recommendations, the Town Board is ready to submit its proposed plan to the Metropolitan Council for review pursuant to Minnesota Statutes section 473.864; and

NOW THERE, BE IT RESOLVED BY THE TOWN BOARD OF WEST LAKELAND, MINNESOTA, AS FOLLOWS:

1. The Town Clerk is directed to distribute said Comprehensive Plan to the Metropolitan Council by February 1, 2019 pursuant to Minnesota Statutes section 473.864.

DECENNIAL PLAN UPDATE RESOLUTION AUTHORIZING SUBMITTAL TO THE
METROPOLITAN COUNCIL

Adopted by the Town Board of West Lakeland on January 14, 2019.



Chairman

Attest:



Clerk

MIDDLE ST. CROIX WATERSHED MANAGEMENT ORGANIZATION

455 Hayward Avenue, Oakdale MINNESTOA 55128
Phone 651.330.8220 x22 fax 651.330.7747 www.mscwmo.org



November 8, 2018

Stephen Ebner
Supervisor West Lakeland Township
P.O. Box 447
Lake Elmo, MN 55042

Dear Mr. Ebner,

In accordance with Minnesota Statutes Section 103B.235, subdivision 3, MSCWMO staff have reviewed the draft West Lakeland Township Local Surface Water Management Plan received September 24, 2018.

At its November 8, 2018, meeting, the Middle St. Croix Watershed Management Organization Board of Managers has conditionally approved West Lakeland Township draft Local Surface Water Management Plan (the Plan). Please address the following conditions:

Plan revisions adequately address comments in the Metropolitan Council review transmitted September 24, 2018.

Plan revision recommendations provided directly to the Township and necessary to conform with the standards and policies of the MSCWMO Watershed Management Organization.

Please re-submit the revised draft plan to MSCWMO staff review.

If you have any questions regarding MSCWMO's conditional approval, please feel free to contact me at (651) 330-8220 ext. 22.

Sincerely,

A handwritten signature in blue ink that reads "Mikael Isensee".

Mikael Isensee, CPESC
Administrator

MIDDLE ST. CROIX WATERSHED MANAGEMENT ORGANIZATION

455 Hayward Avenue, Oakdale MINNESTOA 55128
Phone 651.330.8220 x22 fax 651.330.7747 www.mscwmo.org



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Sincerely,

A handwritten signature in blue ink that reads "Mikael Isensee".

Mikael Isensee, CPESC
Administrator



Community of West Lakeland Township

2040 Comprehensive Plan Update

Adjacent and Affected Jurisdiction Review and Comment Form

Date: June 30, 2018

To: Afton, Baytown Township, Lake Elmo, Lakeland, Woodbury, Washington County, 834- Stillwater, Middle-St. Croix Watershed Management, Valley Branch Watershed District, MnDot, MnDNR, MAC, National Park Service; SCSR

Per Minnesota Statute [473.858 Subd. 2](#) and the Metropolitan Council, we are distributing the proposed West Lakeland Township 2040 Comprehensive Plan Update for your review and comment. The 2040 Comprehensive Plan Update can be found here:

https://westlakeland.govoffice2.com/index.asp?SEC=E62D3533-1196-49D7-8CC8-F78A4B762926&Type=B_BASIC

The West Lakeland Township Plan was authorized for distribution at the May, 2018 West Lakeland Township Board Meeting.

It is respectfully requested that you review the proposed 2040 Comprehensive Plan Update and send any comments or indication of no comment to PO Box 447, Lake Elmo, MN 55082 by December 14, 2018. Your earlier consideration and response would be greatly appreciated! Please be advised that email response is also acceptable and may be sent to townclerk@westlakeland.govoffice2.com.

In the event that there are questions regarding the Comprehensive Plan Update, or if additional information is needed, please contact Mark Votava (651-436-8993, markvotava@yahoo.com) or Steve Ebner (srebner61@gmail.com 651-436-6482)

On behalf of West Lakeland Township, we would like to thank you in advance for your assistance and prompt response.

Cordially,



Carrie Seifert
Town Clerk

Adjacent or Affected Jurisdiction Name: MN DNR

Please check the appropriate box:

- We have reviewed the proposed Plan Update, do not have any comments, and are therefore waiving further review.
- We have reviewed the proposed Plan Update and offer the following comments (attach additional sheets if necessary)

The mission of the Minnesota Department of Natural Resources is to work with citizens to conserve and manage the state's natural resources, to provide outdoor recreation opportunities and to provide for commercial uses of natural resources in a way that creates a sustainable quality of life. With these things in mind, we appreciate the opportunity to provide comments on West Lakeland Township's draft 2040 Comprehensive Plan. We respect the city's commitment to see the character and quality of the land preserved. The following comments outline other ways to further these goals:

Policies to Protect wildlife. Consider adding policies that take wildlife into consideration. To enhance the health and diversity of wildlife populations, encourage landowners to retain natural areas or restore areas with native species. One larger area is better than several small "islands" or patches; and connectivity of habitat is important. Animals such as frogs and turtles need to travel between wetlands and uplands throughout their life cycle. Consult [DNR's Best Practices for protection of species](#) and [Roadways and Turtles Flyer](#) for self-mitigating measures to incorporate into design and construction plans.

Examples of more specific measures include:

- Preventing entrapment and death of small animals especially reptiles and amphibians, by specifying biodegradable erosion control netting ('bio-netting' or 'natural netting' types (category 3N or 4N)), and specifically not allow plastic mesh netting. (p. 25)
- Providing wider culverts or other passageways under paths, driveways and roads while still considering impacts to the floodplain.
- Including a passage bench under bridge water crossings. (p. 17) because typical bridge riprap can be a barrier to animal movement along streambanks.
- Curb and stormwater inlet designs that don't inadvertently direct small mammals and reptiles into the storm sewer. (p. 24). Installing "surmountable curbs" (Type D or S curbs) allows animals (e.g., turtles) to climb over and exit roadways. Traditional curbs/gutters tend to trap animals on the roadway. Another option is to install/create curb breaks every, say, 100 feet (especially important near wetlands).
- Using smart salting practices to reduce impacts to downstream mussel beds, as well as other aquatic species.
- Fencing could be installed near wetlands to help keep turtles off the road (fences that have a j-hook at each end are more effective than those that don't).

Community Forestry. The loss of tree canopy due to threats such as emerald ash borer and oak wilt has negative impacts on the health and environment of many Minnesota cities, and a planned community forest can provide numerous community benefits. Your plan calls for preserving tree canopy. We recommend conducting a city-wide tree inventory as the first step to achieving a resilient community forest. The second step is developing a community forestry management plan that includes strategies for managing trees, especially ash, and encouraging a diverse tree canopy on private and public lands. It would be worth mentioning in the narrative of the comprehensive plan if West Lakeland has developed a plan for the township's forestry needs as part of an overall strategy to meet its environmental goals and policies.

Conservation Planning. Including more information on the steep slope map, such as wetlands, waterways and native plant communities would help people visualize the resources described in the text. The DNR supports including data from the Natural Heritage Information System (NHIS) in the Comprehensive Plan. We recommend that the plan include goals and strategies to address how rare species

and plant communities will be protected. Two data layers useful for land use and conservation planning include the MBS Native Plant Communities and the MBS Sites of Biodiversity Significance. GIS shapefiles of these data layers can be downloaded from [the Minnesota Geospatial Commons](#). The DNR recommends avoidance of these ecologically significant areas, especially MBS Sites of Outstanding or High Biodiversity Significance and DNR Native Plant Communities with a conservation status rank of S1 (critically imperiled), S2(imperiled), or S3 (vulnerable to extirpation). We recommend that Comprehensive plans include a map of both of these layers and a list of the types of native plant communities documented within the plan's boundaries.

For further conservation planning and to ensure compliance with the Minnesota endangered species laws, the DNR encourages communities to check the NHIS Rare Features Data for known occurrences of state-listed species. The NHIS Rare Features Data contains nonpublic data and can only be accessed by submitting a License Agreement Application Form for a GIS shapefile or by submitting a NHIS Data Request Form for a database printout. Both of these forms are available at [the NHIS webpage](#). For more information on the biology, habitat use, and conservation measures of these rare species, please visit [the DNR Rare Species Guide](#). NHIS training includes rules for using/displaying nonpublic data in public documents.

Links: MBS Sites of Biodiversity Significance
http://www.dnr.state.mn.us/eco/mcbs/biodiversity_guidelines.html
MBS Native Plant Communities
<http://www.dnr.state.mn.us/npc/index.html>

Native Species. Policies can be added that encourage landowners plant native flowers, grasses, shrubs and tree species. Species such as monarchs rely on these plants, and it does not take many plants to attract butterflies, other beneficial pollinators as well as migrating and resident birds. Adding more native plants into landscaping, not only enhances the health and diversity of pollinators and wildlife populations, these plants can also help filter and store storm water – other goals in your plan. For more information consult DNR's [pollinator page](#). Plant lists and suggestions for native plants can be incorporated into:

- o Residential yards
- o Along ponds and waterways.
- o Along the edges of ballfield complexes.
- o Shorelines

Groundwater. Your community is within the North and East Metro Groundwater Management Area (GWMA). We suggest you include the following information in your plan:

West Lakeland is within the North and East Metro Groundwater Management Area (GWMA), designated by the Minnesota DNR. The North and East Metro GWMA includes all of Washington County, all of Ramsey County, and a portion of Anoka and Hennepin Counties. The GWMA Plan will guide the DNR's efforts to manage groundwater appropriations sustainably in this area over the next five years. The Plan establishes sustainability goals to help appropriation permit holders plan for their future water use and ensure that groundwater supplies remain adequate to meet human needs while protecting lakes, streams and wetlands.

Snowmobile Trails. Consider discussing or showing snowmobile trails in the plan. State-supported grant-in-aid trails connect your community to an extensive network of trails throughout the state. Including the trails on inventories would raise awareness of this recreational activity. The snowmobile GIA Program webpage below also has more information on the program and funding.
https://www.dnr.state.mn.us/grants/recreation/gia_snowmobile.html

Reviewer: Martha Vickery, regional coordinator, DNR Lands and Minerals Division

Date: 12/18/18

Signature of Reviewer _____



Community of West Lakeland Township

2040 Comprehensive Plan Update

Adjacent and Affected Jurisdiction Review and Comment Form

Date: June 30, 2018

To: Afton, Baytown Township, Lake Elmo, Lakeland, Woodbury, Washington County, 834- Stillwater, Middle-St. Croix Watershed Management, Valley Branch Watershed District, MnDot, MnDNR, MAC, National Park Service; SCSR

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The West Lakeland Township Plan was authorized for distribution at the May, 2018 West Lakeland Township Board Meeting.

It is respectfully requested that you review the proposed 2040 Comprehensive Plan Update and send any comments or indication of no comment to PO Box 447, Lake Elmo, MN 55082 by December 14, 2018. Your earlier consideration and response would be greatly appreciated! Please be advised that email response is also acceptable and may be sent to townclerk@westlakeland.govoffice2.com.

In the event that there are questions regarding the Comprehensive Plan Update, or if additional information is needed, please contact Mark Votava (651-436-8993, markvotava@yahoo.com) or Steve Ebner (srebner61@gmail.com 651-436-6482)

On behalf of West Lakeland Township, we would like to thank you in advance for your assistance and prompt response.

Cordially,



Carrie Seifert
Town Clerk

Adjacent or Affected Jurisdiction Name: MN DNR

Please check the appropriate box:

- We have reviewed the proposed Plan Update, do not have any comments, and are therefore waiving further review.
- We have reviewed the proposed Plan Update and offer the following comments (attach additional sheets if necessary)

The mission of the Minnesota Department of Natural Resources is to work with citizens to conserve and manage the state's natural resources, to provide outdoor recreation opportunities and to provide for commercial uses of natural resources in a way that creates a sustainable quality of life. With these things in mind, we appreciate the opportunity to provide comments on West Lakeland Township's draft 2040 Comprehensive Plan. We respect the city's commitment to see the character and quality of the land preserved. The following comments outline other ways to further these goals:

Policies to Protect wildlife. Consider adding policies that take wildlife into consideration. To enhance the health and diversity of wildlife populations, encourage landowners to retain natural areas or restore areas with native species. One larger area is better than several small "islands" or patches; and connectivity of habitat is important. Animals such as frogs and turtles need to travel between wetlands and uplands throughout their life cycle. Consult [DNR's Best Practices for protection of species](#) and [Roadways and Turtles Flyer](#) for self-mitigating measures to incorporate into design and construction plans.

Examples of more specific measures include:

- Preventing entrapment and death of small animals especially reptiles and amphibians, by specifying biodegradable erosion control netting ('bio-netting' or 'natural netting' types (category 3N or 4N)), and specifically not allow plastic mesh netting. (p. 25)
- Providing wider culverts or other passageways under paths, driveways and roads while still considering impacts to the floodplain.
- Including a passage bench under bridge water crossings. (p. 17) because typical bridge riprap can be a barrier to animal movement along streambanks.
- Curb and stormwater inlet designs that don't inadvertently direct small mammals and reptiles into the storm sewer. (p. 24). Installing "surmountable curbs" (Type D or S curbs) allows animals (e.g., turtles) to climb over and exit roadways. Traditional curbs/gutters tend to trap animals on the roadway. Another option is to install/create curb breaks every, say, 100 feet (especially important near wetlands).
- Using smart salting practices to reduce impacts to downstream mussel beds, as well as other aquatic species.
- Fencing could be installed near wetlands to help keep turtles off the road (fences that have a j-hook at each end are more effective than those that don't).

Community Forestry. The loss of tree canopy due to threats such as emerald ash borer and oak wilt has negative impacts on the health and environment of many Minnesota cities, and a planned community forest can provide numerous community benefits. Your plan calls for preserving tree canopy. We recommend conducting a city-wide tree inventory as the first step to achieving a resilient community forest. The second step is developing a community forestry management plan that includes strategies for managing trees, especially ash, and encouraging a diverse tree canopy on private and public lands. It would be worth mentioning in the narrative of the comprehensive plan if West Lakeland has developed a plan for the township's forestry needs as part of an overall strategy to meet its environmental goals and policies.

Conservation Planning. Including more information on the steep slope map, such as wetlands, waterways and native plant communities would help people visualize the resources described in the text. The DNR supports including data from the Natural Heritage Information System (NHIS) in the Comprehensive Plan. We recommend that the plan include goals and strategies to address how rare species

and plant communities will be protected. Two data layers useful for land use and conservation planning include the MBS Native Plant Communities and the MBS Sites of Biodiversity Significance. GIS shapefiles of these data layers can be downloaded from [the Minnesota Geospatial Commons](#). The DNR recommends avoidance of these ecologically significant areas, especially MBS Sites of Outstanding or High Biodiversity Significance and DNR Native Plant Communities with a conservation status rank of S1 (critically imperiled), S2(imperiled), or S3 (vulnerable to extirpation). We recommend that Comprehensive plans include a map of both of these layers and a list of the types of native plant communities documented within the plan's boundaries.

For further conservation planning and to ensure compliance with the Minnesota endangered species laws, the DNR encourages communities to check the NHIS Rare Features Data for known occurrences of state-listed species. The NHIS Rare Features Data contains nonpublic data and can only be accessed by submitting a License Agreement Application Form for a GIS shapefile or by submitting a NHIS Data Request Form for a database printout. Both of these forms are available at [the NHIS webpage](#). For more information on the biology, habitat use, and conservation measures of these rare species, please visit [the DNR Rare Species Guide](#). NHIS training includes rules for using/displaying nonpublic data in public documents.

Links: MBS Sites of Biodiversity Significance
http://www.dnr.state.mn.us/eco/mcbs/biodiversity_guidelines.html
MBS Native Plant Communities
<http://www.dnr.state.mn.us/npc/index.html>

Native Species. Policies can be added that encourage landowners plant native flowers, grasses, shrubs and tree species. Species such as monarchs rely on these plants, and it does not take many plants to attract butterflies, other beneficial pollinators as well as migrating and resident birds. Adding more native plants into landscaping, not only enhances the health and diversity of pollinators and wildlife populations, these plants can also help filter and store storm water – other goals in your plan. For more information consult DNR's [pollinator page](#). Plant lists and suggestions for native plants can be incorporated into:

- o Residential yards
- o Along ponds and waterways.
- o Along the edges of ballfield complexes.
- o Shorelines

Groundwater. Your community is within the North and East Metro Groundwater Management Area (GWMA). We suggest you include the following information in your plan:

West Lakeland is within the North and East Metro Groundwater Management Area (GWMA), designated by the Minnesota DNR. The North and East Metro GWMA includes all of Washington County, all of Ramsey County, and a portion of Anoka and Hennepin Counties. The GWMA Plan will guide the DNR's efforts to manage groundwater appropriations sustainably in this area over the next five years. The Plan establishes sustainability goals to help appropriation permit holders plan for their future water use and ensure that groundwater supplies remain adequate to meet human needs while protecting lakes, streams and wetlands.

Snowmobile Trails. Consider discussing or showing snowmobile trails in the plan. State-supported grant-in-aid trails connect your community to an extensive network of trails throughout the state. Including the trails on inventories would raise awareness of this recreational activity. The snowmobile GIA Program webpage below also has more information on the program and funding.
https://www.dnr.state.mn.us/grants/recreation/gia_snowmobile.html

Reviewer: Martha Vickery, regional coordinator, DNR Lands and Minerals Division

Date: 12/18/18

Signature of Reviewer _____

August 8th, 2018

Carrie Seifert
Town Clerk
West Lakeland Township
P.O. Box 447
Lake Elmo, MN 55042

SUBJECT: CPA18-066
West Lakeland Township 2040 Comp Plan
West Lakeland Township, Washington County

Dear Ms. Seifert:

Thank you for the opportunity to review the West Lakeland Township 2040 Comprehensive plan. MnDOT's staff has reviewed the document and has the following comments:

Traffic:

Figure 13 – Future Street Map: This map shows a number of new connections to state owned roads. Please involve MnDOT early in the planning stages if any of these plans move forward. MnDOT will have to determine if any new connection is warranted due to traffic, safety, or other concerns and coordination will be needed to determine the design. This will be especially important with any new access to TH95.

Please contact Kaare Festvog at 651-234-7814 or kaare.festvog@state.mn.us if you have any questions about these comments.

Review Submittal Options:

MnDOT's goal is to complete the review of plans within 30 days. Submittals sent in electronically can usually be turned around faster. There are four submittal options. Please submit either:

1. An electronic .pdf version of the plans. MnDOT can accept the plans via e-mail at metrodevreviews.dot@state.mn.us provided that each separate e-mail is less than 20 megabytes.
2. A compact disc with the plans in .pdf format. The disc can be sent to:

MnDOT – Metro District Planning Section
Development Reviews Coordinator
1500 West County Road B-2
Roseville, MN 55113

3. A .pdf version of the plans sent to MnDOT's external shared workspace site located at: <https://mft.dot.state.mn.us>. Please contact MnDOT development review staff gain access to the shared workspace site. Also, please send a note to metrodevreviews.dot@state.mn.us indicating the file name and stating that the plans have been submitted on the shared workspace site.
4. If you are unable to send the plans electronically, please submit a set of full size plans to the above address.

If you have any questions concerning this review, please contact me at 651-234-7788.

Sincerely,

Jennifer Wiltgen
Principal Planner

Copy sent via E-Mail:

Buck Craig, Permits

Jeff Rones, Design

Bryce Fossand, Water Resources

Ashley Roup, Right-of-Way

Cameron Muhic, Bike-Ped

Russ Owen, Metropolitan Council

Kaare Festvog, Traffic

John Tomkins, Freight

Mackenzie Turner-Bargen, Bike-Ped

Cameron Muhic, Bike-Ped

Ryan Coddington, Area Engineer



Board of Commissioners

Fran Miron, District 1
Stan Karwoski, District 2
Gary Kriesel, Chair, District 3
Jack Lavold, District 4
Lisa Weik, District 5

September 18, 2018

Carrie Seifert, Town Clerk
P.O. Box 447
Lake Elmo, MN 55082

RE: Review of the draft West Lakeland Township Comprehensive Plan

Dear Ms. Seifert,

Washington County appreciates the opportunity to review the draft West Lakeland Township Comprehensive Plan. These comments are intended to be supportive and constructive in nature. The county recognizes the township's authority to adopt its plan and commends the township on the work performed to-date.

County staff from the departments of Administration, Public Health and Environment, and Public Works, and staff from the Washington County Community Development Agency have reviewed the draft plan. Comments are included as an attachment to this letter.

The comments provided are intended to identify opportunities to improve the draft plan, and provide additional information or context. The comments should be construed as suggestions for the township to consider as it works to finalize its comprehensive plan.

Again, we appreciate the opportunity to review the draft West Lakeland Township Comprehensive Plan and look forward to working with the township to create a common vision for the future of the county.

Sincerely,

A handwritten signature in blue ink that reads "Gary Kriesel".

Commissioner Gary Kriesel
Washington County Board Chair

A great place to live, work and play...today and tomorrow

Government Center • 14949 62nd Street North • P. O. Box 6 • Stillwater, MN 55082-0006
Telephone: 651-430-6001 • Fax: 651-430-6017 • TTY: 651-430-6246

www.co.washington.mn.us

Washington County is an equal opportunity organization and employer

Washington County Comments

Draft West Lakeland Township Comprehensive Plan

Overall

- Some of the maps are challenging to read and interpret. Examples include Possible Areas of Open Space Containing Gravel Deposits (page 16), Figure 7 – Zoning (page 17), Figure 8 – Present Land Use (page 18), Figure 9 – Future Land Use (page 19), Figure 12 – Current Street Map (page 25), and Figure 13 – Future Street Map (page 26). Please consider taking measures to improve the clarity of these maps for increased readability.

Land Use Plan

- Page 11-12: Section 7(a) provides a brief description of drinking water sources in the township (private wells only) but does not provide additional information on some of the unique challenges the township faces. Consider adding a separate section, or adding to an existing section (#13?), to provide additional details regarding groundwater resources in the township. Among these include:
 - A map which shows the Special Well Construction and Boring Area (consider updating to this nomenclature instead of “Well Advisory Area” as indicated on page 11).
 - Acknowledgement that the township lies within the Department of Natural Resources North and East Metro Groundwater Management Area (GWMA).
 - The two types of groundwater contamination found within the township: Perfluoro alkyl substances (PFAS) and trichloroethylene (TCE).
 - The number of individual well advisories that have been issued within the township.
 - Existing ordinance which requires testing for homes within the TCE plume.
- Both Washington County and the Minnesota Department of Health can be a resource for data or text related to these issues.

Housing Plan

- Page 21: The county encourages the township to reconsider the statement that affordable housing, “is an urban public service that is inconsistent with the rural nature of the Township.” Affordable housing can be single family homes affordable to households at 80% or 60% of Area Median Income found in rural areas. Currently 80% AMI is \$71,900 and 60% AMI is \$58,580 annual household income. The home price affordable to households earning that \$71,900 (80% AMI) is \$234,500. Affordable housing can also be single story attached homes such as properties owned by the Washington County Community Development Agency (CDA) located in rural Forest Lake and Scandia. Although the Allocation of Need is zero, the community may still benefit from the development of affordable housing to help cost burdened households or to help residents with changing incomes stay in the community.
- Page 24: Please change Housing and Redevelopment Authority to Community Development Agency.
- Page 24: The county appreciates the township’s support for the CDA’s housing programs to develop senior housing.
- Page 24: The county suggests including specific references to CDA home improvement and housing assistance programs, especially for single family homes: Home Improvement Loan Program, Septic System Loan Program, Homestretch Homebuyer Education program, and Foreclosure Counseling program.

Transportation Plan

- Page 29: The classifications in paragraph two for County State Aid Highway (CSAH) 15, CSAH 10, and CSAH 21 are incorrect. CSAH 15 should be classified as an A-Minor Expander, CSAH 10 an A-minor Connector, and CSAH 21 an A-Minor connector/collector.
- Page 31: Consider matching Washington County's Access Spacing Guidelines table found on page 5-41 of the Washington County draft 2040 Comprehensive Plan.
- Page 36: The map of the Regional Bicycle Transportation Network (RBTN) shown is outdated. The segments on 10th Street North and Stagecoach Trail North are Tier 2 alignments. The segment along Hudson Road is a Tier 2 corridor, not an alignment.

Waste Water Management – Sub Surface Septic Treatment Systems

- Page 37: Please update reference to the county's Subsurface Sewage Treatment Systems (SSTS) ordinance as Ordinance 206. It was recently updated in June, 2018.
- The Metropolitan Council may ask the township to include information or discussion about "nonconforming systems or systems with problems." Consider referencing the county's comprehensive plan, wastewater section, which includes a map of all known replacement orders from 2012-2017.

Parks and Open Space Plan

- Page 54: Washington County owns and operates Lake Elmo Regional Park Reserve.
- Page 54: Please rename Lake Elmo Regional Park to Lake Elmo Regional Park Reserve.

Energy and Solar Access

- Pages 57-59: The county is encouraged by West Lakeland's commitment to assure solar access for its residents through land use controls. In addition, it is exciting to see the township consider alternative energy sources, with a willingness to review and consider new emerging technologies. The county looks forward to partnering with the township where and when opportunities arise to create a more sustainable region.

Healthy Communities *Please note: The city does not specifically include a Healthy Communities component in its draft comprehensive plan, but it is a component of the Resiliency and Sustainability chapter of the draft Washington County Comprehensive Plan.*

- The county is encouraged by the township recognizing healthy assets and opportunities within their community. These include:
 - Collaboration with the state and local Governments to support and maintain the Regional Bicycle Transportation Network (RBTN).
 - Wide paved shoulders to encourage residents to be physically active.
- Areas for consideration to promote health include the following:
 - Access to healthy food, goods and services for all residents.

**West Lakeland Township Draft 2040 Comprehensive Plan Review
MAC Review Items (comments due November 14, 2018)**

Chapter 5, Major Development Issues

Airport Facilities, subsection (c)

c) Airport Facilities

There are no airport facilities in West Lakeland Township except the eighty (80) acres owned but currently unused by the Metropolitan Airports Commission adjacent to the Lake Elmo Airport. The major part of this airport lies in Baytown Township, outside the zoning authority of West Lakeland. The Township, furthermore, does not endorse expansion of this facility. Airport overlay, noise and safety zones also impact the planning decisions in the Township. The Township will consider future rezoning in other than developed residential sites in the above-mentioned areas to reduce friction between uses.

Lake Elmo Airport is a general aviation airport whose major runways run generally northwest/southeast (14/32) and southwest/northeast (4/22), referenced in Figure 3. Landings and takeoffs from the northwest/southeast runway can affect residents of the Township. At present the airport primarily supports general aviation propeller aircraft, although small jet aircraft have used the airport.

West Lakeland Township recognizes that the Metropolitan Airport Commission plans includes expansion and improvement for the Lake Elmo airport as documented in the final 2035 Lake Elmo Airport long term comprehensive plan adopted by MAC September 2016. However, the township has concerns about the details in the plan.

The Township will comply with the Federal Aviation Administration and the Minnesota Department of Transportation regulations restricting the height of structure that could affect navigable airspace. The Township will incorporate provisions in its revised codes and ordinances to control these structures.

The eastern edge of West Lakeland is adjacent to the St. Croix River. The St. Croix River is one of 60 lakes or rivers in the metropolitan area that are designated as seaplane use areas by MN/DOT. Lake Elmo, which lies approximately three miles west of West Lakeland, is also designated as a seaplane use area. The Township will adopt safety controls as appropriate.

Comment: *Consider providing a link to MAC Lake Elmo Airport 2035 LTCP and Environmental Assessment documentation for readers to reference*

LTCP: <https://metroairports.org/General-Aviation/Airports/Lake-Elmo.aspx>

EA: <https://metroairports.org/General-Aviation/Lake-Elmo-Environmental-Assessment/Documents-and-Links.aspx>

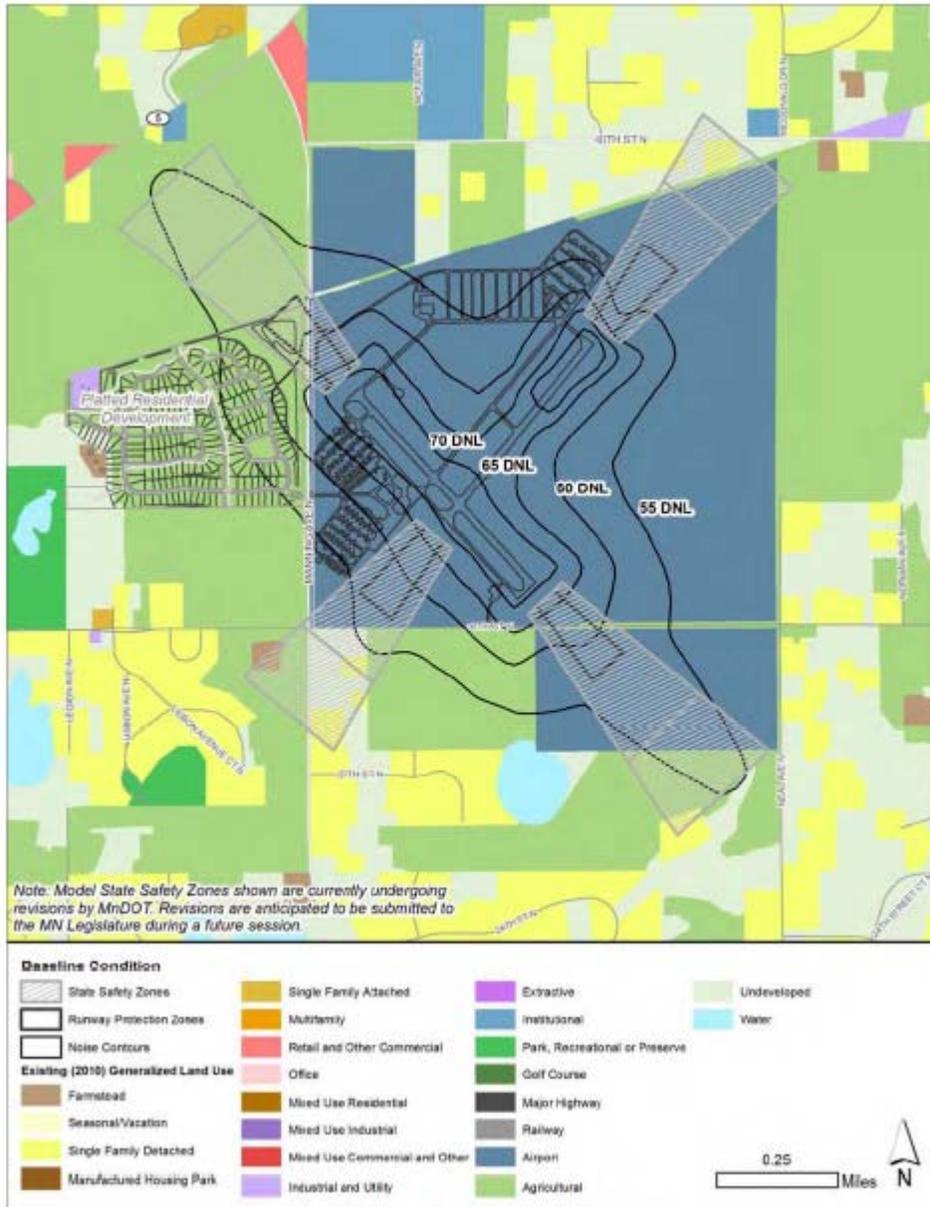


FIGURE 3 - CURRENT AIRPORT OVERLAYS

Comment: Consider changing title from "Current Airport Overlays" to "Current Airport Runway Protection Zones, Model State Safety Zones, and Noise Contours".

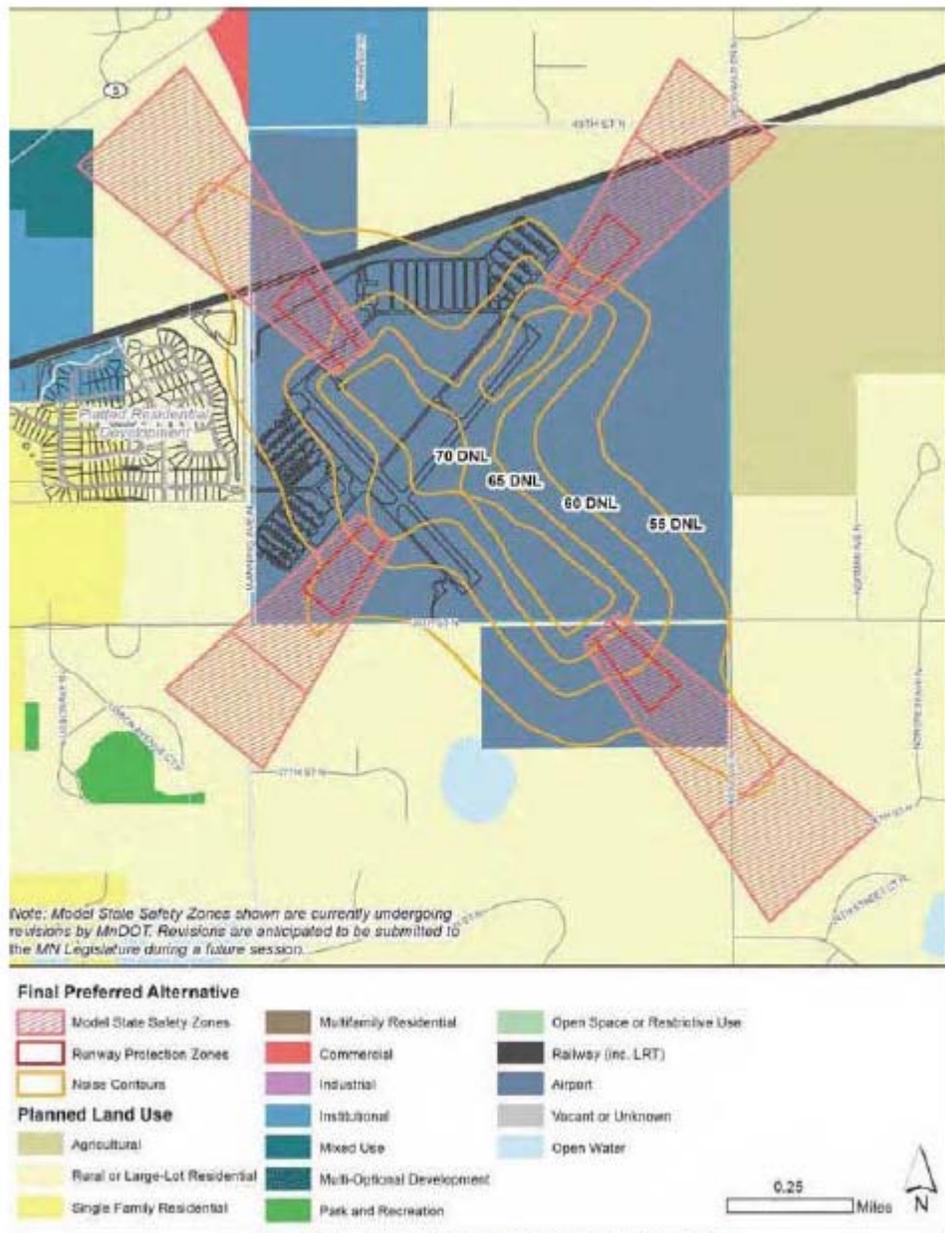


FIGURE 4 – MAC PROPOSED AIRPORT OVERLAYS

Comment: Consider changing title from “MAC Proposed Airport Overlays” to “MAC Preferred Alternative Runway Protection Zones, Model State Safety Zones, and Noise Contours”.

Chapter 7, Land Use Plan

Figure 8, Present Land Use

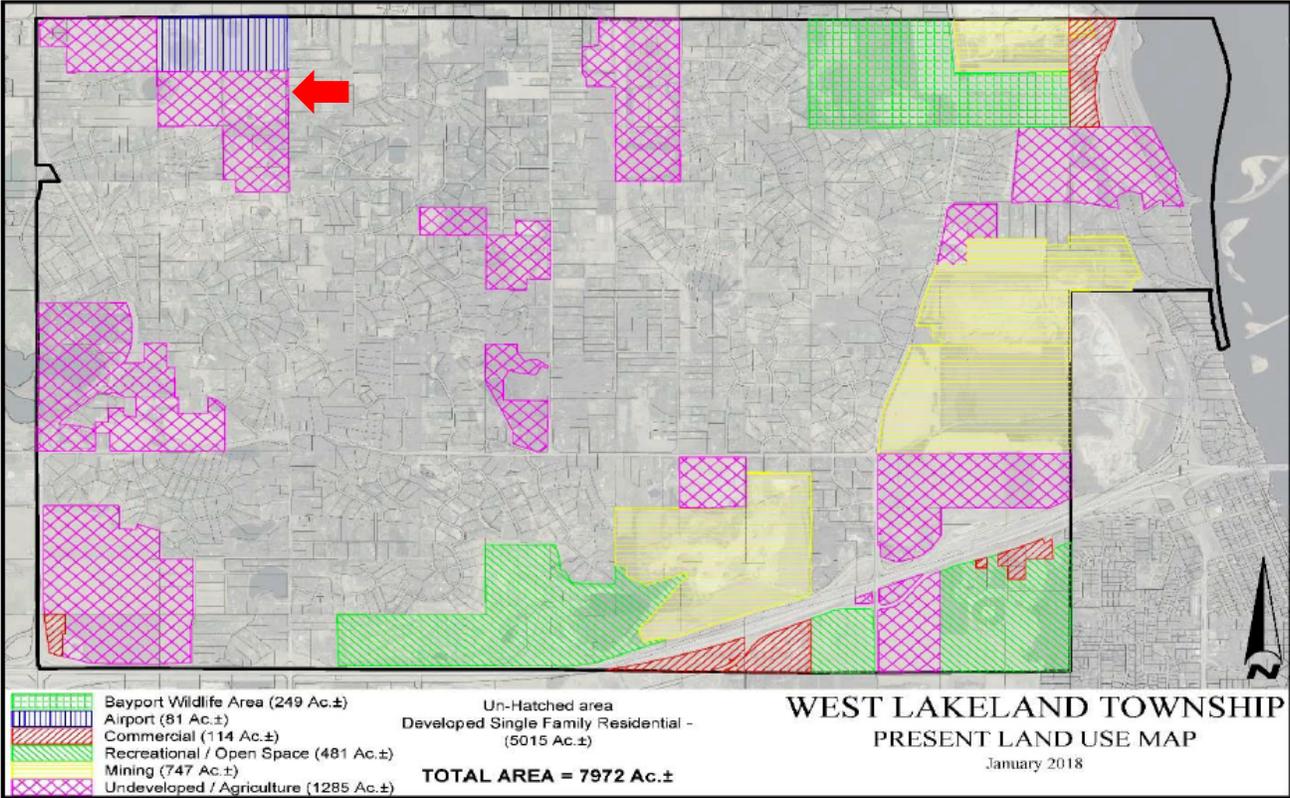


FIGURE 8 - PRESENT LAND USE

Comment: *Confirm that present land use immediately south of MAC-owned property is undeveloped /agriculture vs. single family residential*

Chapter 10, Transportation Plan

Figure 13, Future Street Map

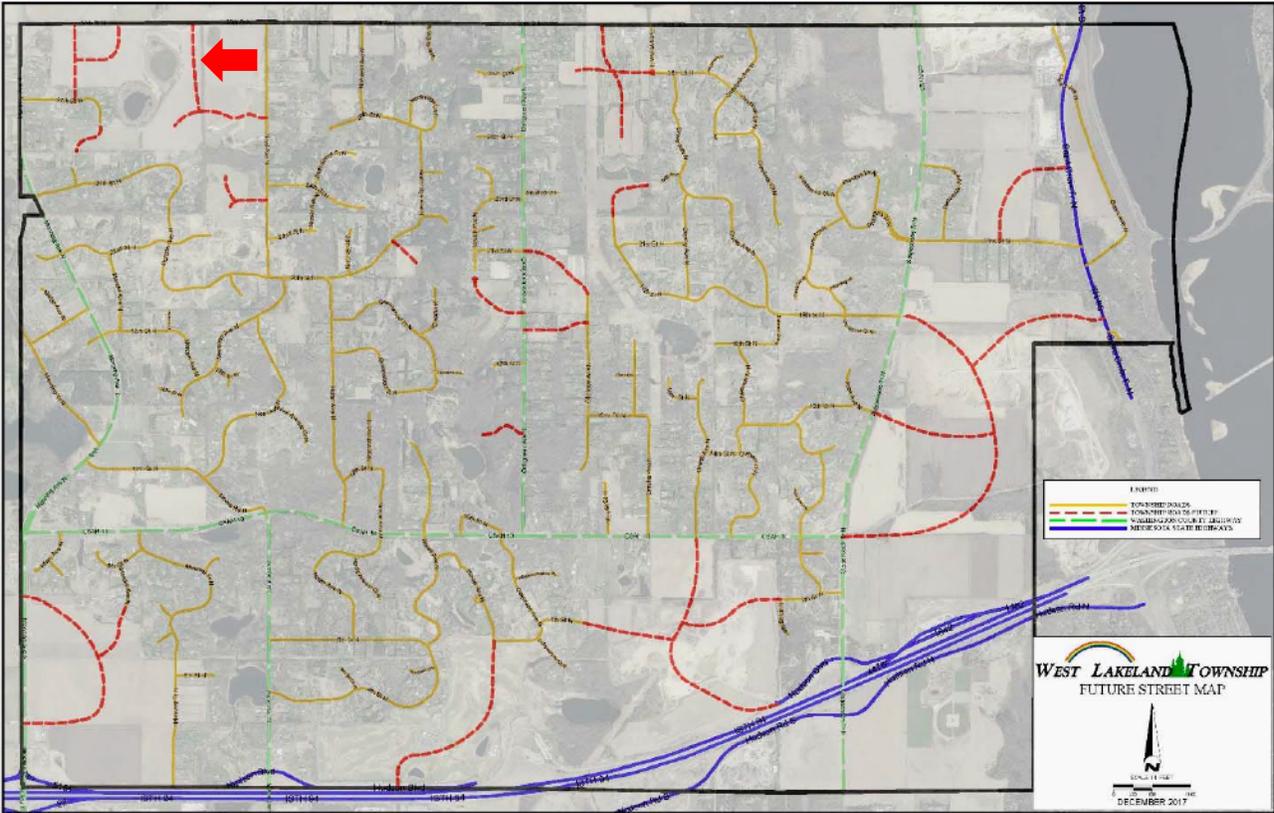


FIGURE 13 - FUTURE STREET MAP

Comment: Please show MAC’s proposed realignment of 30th Street N between Manning Ave. and Neal Ave. Also, the future north/south township road shown on MAC property will require further coordination.

Figure 16, 2040 Forecast Traffic Volumes



FIGURE 16 - 2040 FORECAST TRAFFIC VOLUMES

Comment: Please confirm that the future average daily traffic volumes shown for 30th Street N south of Lake Elmo Airport (200) are correct.

**West Lakeland Township Draft 2040 Comprehensive Plan Review
MAC Review Items (comments due November 14, 2018)**

Chapter 5, Major Development Issues

Airport Facilities, subsection (c)

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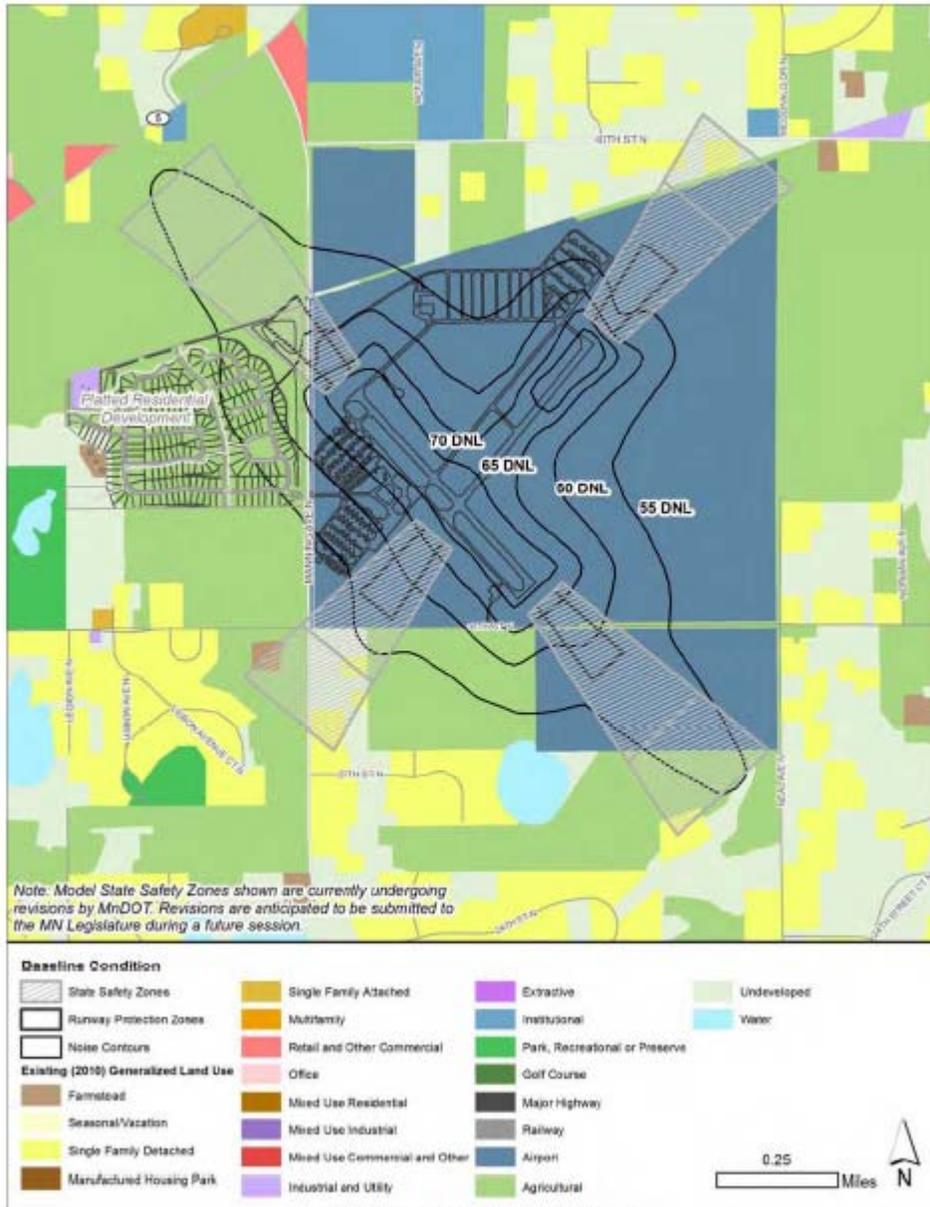


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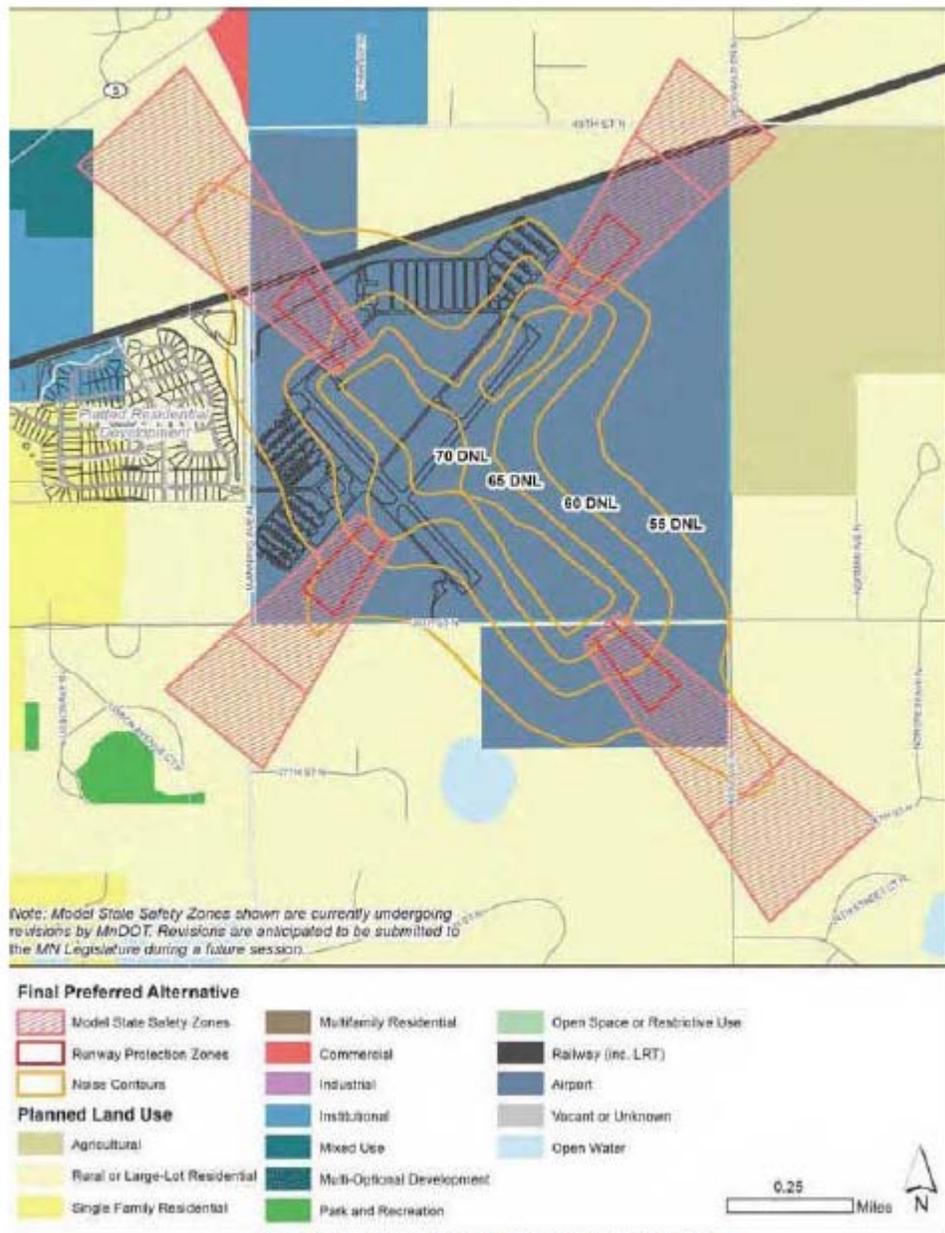


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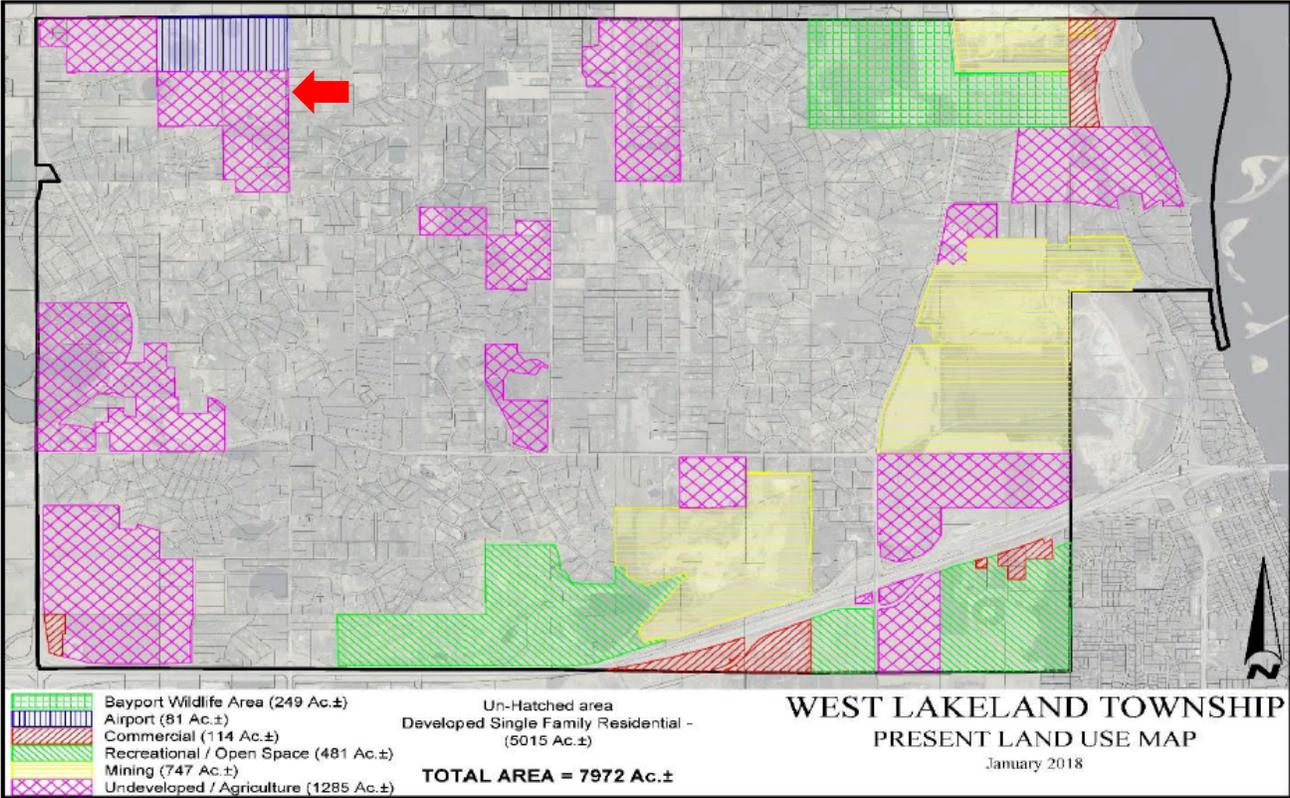


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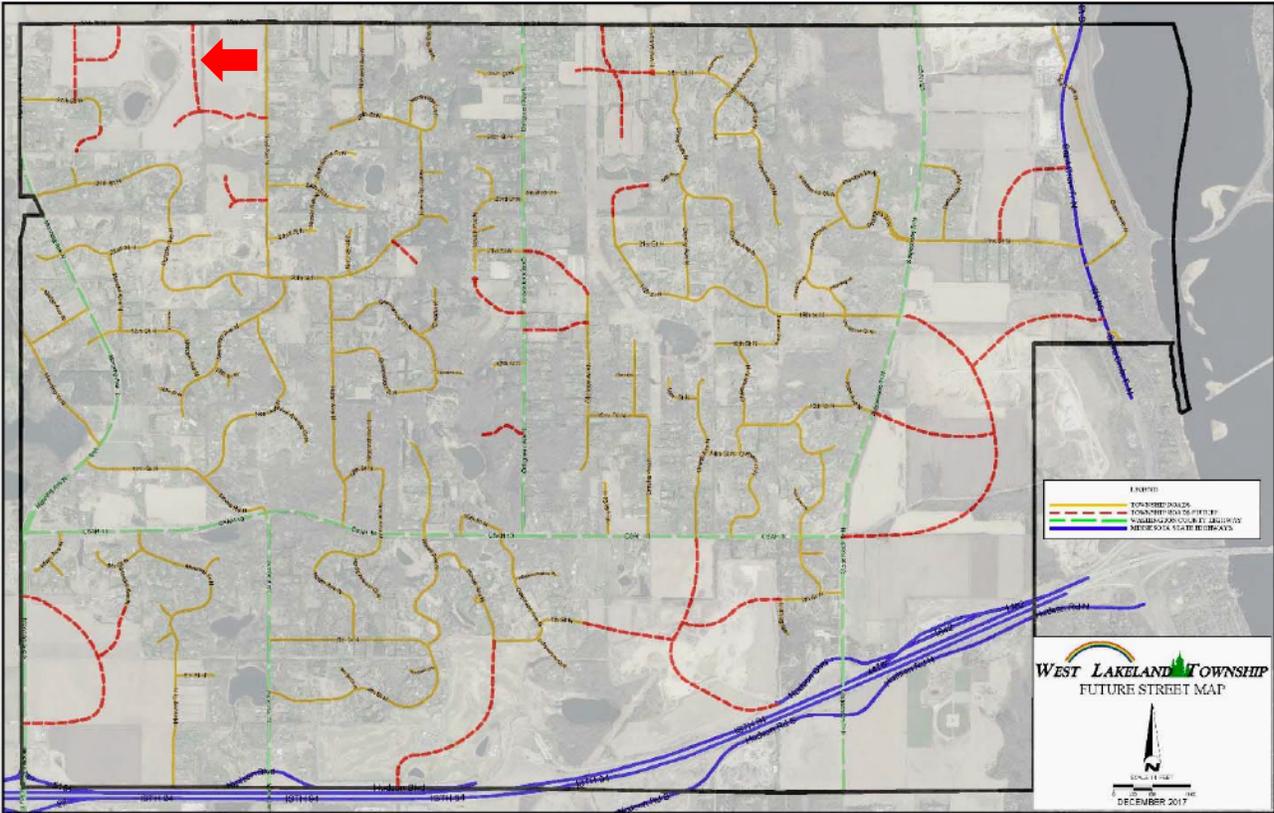


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8301 Valley Creek Road • Woodbury, MN 55125-3330 • woodburymn.gov
(651) 714-3500 • TDD (651) 714-3568 • FAX (651) 714-3501

August 27, 2018

Carrie Seifert
Town Clerk
West Lakeland Township
PO Box 447
Lake Elmo, MN 55082

submitted via e-mail

RE: Draft 2040 Comprehensive Plan

Dear Ms. Seifert:

The City of Woodbury has reviewed West Lakeland Township's draft 2040 Comprehensive Plan.

Thank you for noting the "need to address the PFOA contamination of the water system in the East Metro area". Woodbury shares this concern and we look forward to participating in regional groundwater policy discussions with representatives of West Lakeland Township, including continued participation in the Washington County Municipal Water Coalition.

Please feel free to contact me via karl.batalden@woodburymn.gov or (651) 414-3438 with any questions or concerns that you may have.

Woodbury's draft 2040 Comprehensive Plan may be viewed via http://www.woodburymn.gov/departments/planning/draft_2040_comprehensive_plan.php.

Regards,

A handwritten signature in blue ink, appearing to read "Karl Batalden".

Karl Batalden,
Housing and Economic Development Coordinator

cc: Mark Votava
Steve Ebner