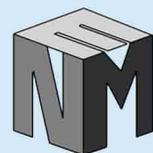


2030

ELKO NEW MARKET

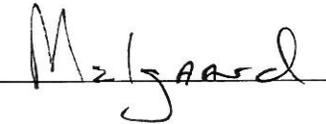
comprehensive plan

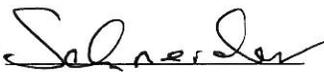
FEBRUARY 25, 2010



**CITY OF ELKO NEW MARKET
SCOTT COUNTY, MINNESOTA**

RESOLUTION NO. 10-17

Motion By 

Seconded By 

**A RESOLUTION ADOPTING THE 2030
ELKO NEW MARKET COMPREHENSIVE PLAN**

WHEREAS, the City of Elko New Market is required by Minnesota Statutes and the Metropolitan Council to adopt and update its Comprehensive Plan on a periodic basis; and

WHEREAS, the City Council, City Staff and the Planning Commission prepared a draft Comprehensive Plan intended to meet the requirements imposed by Minnesota Statutes and the Metropolitan Council's guidelines;

WHEREAS, the City conducted public hearings relative to the adoption of the Comprehensive Plan; and

WHEREAS, the Planning Commission considered the Comprehensive Plan and all public comments, and thereafter submitted its recommendations to the City Council; and

WHEREAS, pursuant to Statute the Comprehensive Plan was distributed to affected governmental units for review and comment, and the statutory time period for comment has elapsed; and

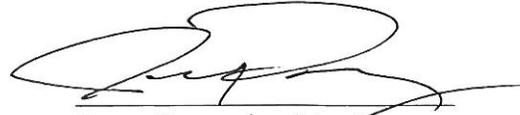
WHEREAS, the City Council reviewed recommendations and public comments, including comments from neighboring jurisdictions and affected governing bodies and has reviewed the Comprehensive Plan; and

WHEREAS, the City Council preliminarily approved and distributed the Comprehensive Plan to the Metropolitan Council for review, comment and approval pursuant to Minnesota Statutes; and

WHEREAS, the Metropolitan Council officially completed its review of the 2030 Comprehensive Plan and authorized the City to put its Comprehensive Plan into effect in a letter dated January 28, 2010.

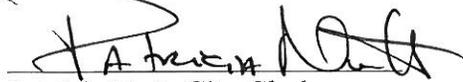
NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elko New Market hereby formally adopts and puts into effect the Elko New Market 2030 Comprehensive Plan.

PASSED, ADOPTED AND APPROVED this 25th day of February, 2010.



Jason Ponsonby, Mayor

ATTEST:



Patricia Nutt, City Clerk

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PREFACE

In April of 2005, the Cities of Elko and New Market and New Market Township/Scott County jointly approved the Southeast Scott County Comprehensive Plan. Since the plan's adoption, the Cities of Elko and New Market have merged into the combined City of Elko New Market (formally on January 1, 2007).

Recognizing the recent adoption and current validity of the 2005 Plan, it is the intention of the City of Elko New Market to essentially adopt the Southeast Scott County Comprehensive Plan as the "Elko New Market Comprehensive Plan" with few substantive changes. In this regard, the City of Elko New Market wishes to formally thank all those involved in the preparation of the 2005 Southeast Scott County Comprehensive Plan including officials and supportive staff of Scott County, New Market Township and the former Cities of Elko and New Market.

The City of Elko New Market acknowledges that the growth projections included in this plan were determined, in large part, prior to the recent economic downturn and subsequent reduction in development activity. Recognizing that fluctuations in development activity are not uncommon, the included projections are considered valid from a long term planning perspective.

Also to be noted is that the following plans are separate documents and are included in this plan by reference:

- Transportation Plan
- Park and Trail Plan
- Water Supply Plan
- Wastewater Collection System Plan
- Stormwater Management Plan

CHAPTER I - INTRODUCTION

In May of 2003, the Census Bureau announced that Scott County ranked as the eighth fastest growing county in the United States.¹ The Twin Cities Metropolitan Area as a whole is expected to grow by 471,000 households and 966,000 people by the year 2030.² The southeast corner of Scott County is experiencing this wave of growth, which has already reached the communities north of the City of Elko New Market including Burnsville, Savage, Shakopee, and Lakeville. For Elko New Market (formerly independent Cities of Elko and New Market) and New Market Township combined (Study Area), building permits for over 1,000 dwelling units have been issued since 1990. This is compared to an average of only 39 units being built each decade for the thirty years prior to this time.³ The number of dwellings constructed in the 1990s grew by 400% over the previous decade,⁴ and nearly three-quarters (73%) of this development has taken place in the past five years alone (since 1998)⁵.

With growth comes a multitude of issues which local officials must manage in order to maintain the desirability of a community. Issues include both those that may be problematic in nature, as well as potential opportunities that should not be overlooked. As the previous years have changed the physical appearance of the area, local officials are seeking the opportunity to proactively shape the future of their communities to capitalize on the benefits and minimize the negative issues associated with growth. The multi-jurisdictional nature of many of the issues associated with growth can be managed and shaped to everyone's benefit through cooperative working relationships among stakeholders and decision makers of the area and larger region.

Many of the issues brought about by the occurrence of rapid growth affect the community as a whole, and do not follow strict political boundaries. Officials from the many political jurisdictions within the Study Area acknowledge the fact that the community includes many local units of government and exists within a larger regional metropolitan community. In recognition of the many interdependencies and financial implications for public services brought about by growth and development in the region, this Plan, like the 2005 Southeast Scott County Comprehensive Plan, has been prepared in recognition of the many area stakeholders.

While the growth occurring in the southeast corner of Scott County brings potential benefits, such as more housing options, greater economic opportunities, a higher tax base, and more jobs, it also brings challenges. The ability to provide public services (roads, parks, stormwater ponds, wastewater treatment, etc.) to a growing residential population is one of the more demanding situations faced by rapidly growing communities. Those within southeast Scott County are of no exception. Additional infrastructure and public service needs also require

¹ US Department of Commerce, "Texas County Fastest-Growing in Nation," US Census Bureau, Apr. 29, 2004, <<http://www.census.gov/Press-Release/www/2003/cb03-65.html>>.

² 2030 Regional Development Framework, Metropolitan Council, Adopted Jan. 14, 2004, p. 2.

³ Minnesota Department of Administration, 2000 Census, May 2003, <<http://www.lmic.state.mn.us/datanetweb/php/census2000/c2000.html>>.

⁴ See also 2000 Census.

⁵ "Building Permit Trends Between 1990 and 2002 in Scott County and Surrounding Cities." Focus Group Meeting – Growth Pressures, Population & Housing, March 6, 2003.

careful consideration, such as improved roads, preserved transportation routes, park development, expanded recreational and commercial service opportunities, and diversified housing options.

Southeast Scott County features rolling topography and a rural atmosphere which attracts new residents to the area. The management of growth and development, while preserving and maintaining the features that attract people here, is an important function of the planning process. Through the planning process, a Natural Resource Inventory was completed, so that as growth occurs, information is available to encourage preservation of the very features that make the area attractive to both new and existing residents.

1. ANALYSIS AREA, STUDY AREA AND JURISDICTION OF PLAN

A. Analysis Area

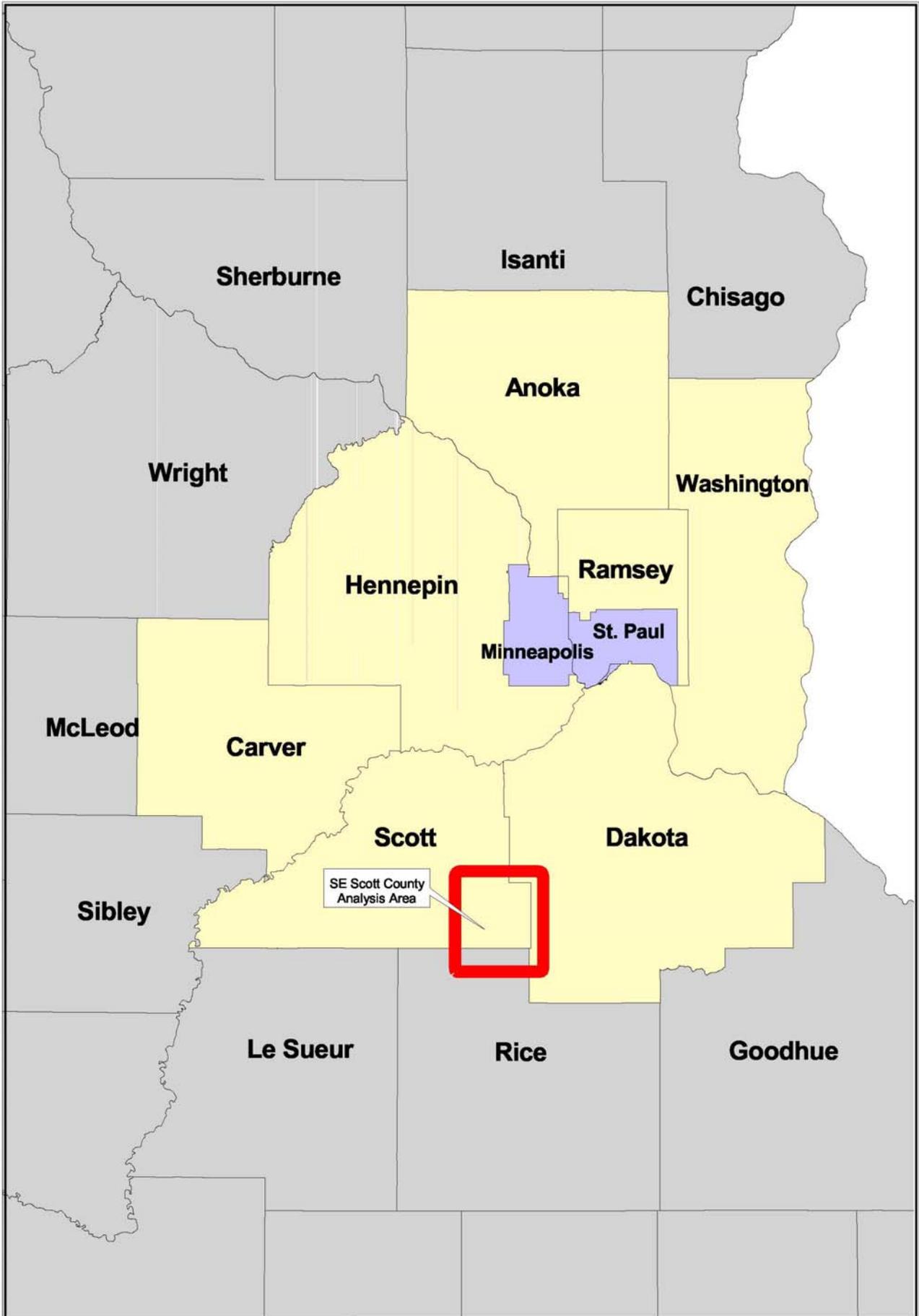
The "Analysis Area" for the Elko New Market Comprehensive Plan reiterates that of the 2005 Southeast Scott County Comprehensive Plan and includes areas within Scott, Dakota, and Rice Counties. Within Scott County, it includes the City of Elko New Market, New Market Township in its entirety, the southern portion of Credit River Township, the eastern portion of Cedar Lake Township, and the southeast corner of Spring Lake Township. Within Rice County, the northern portion of Webster Township and the northeastern corner of Wheatland Township were included, and in Dakota County, the southwest corner of the City of Lakeville, the western portion of Eureka Township, and the northwest corner of Greenvale Township were included for analysis purposes. *Figure 1* illustrates this "Analysis Area." While the legal jurisdictions of this Plan are contained wholly within Scott County, portions of Dakota and Rice Counties were studied in order to gain a better understanding of existing conditions and potential impacts from growth to the areas surrounding southeast Scott County.

B. Study Area

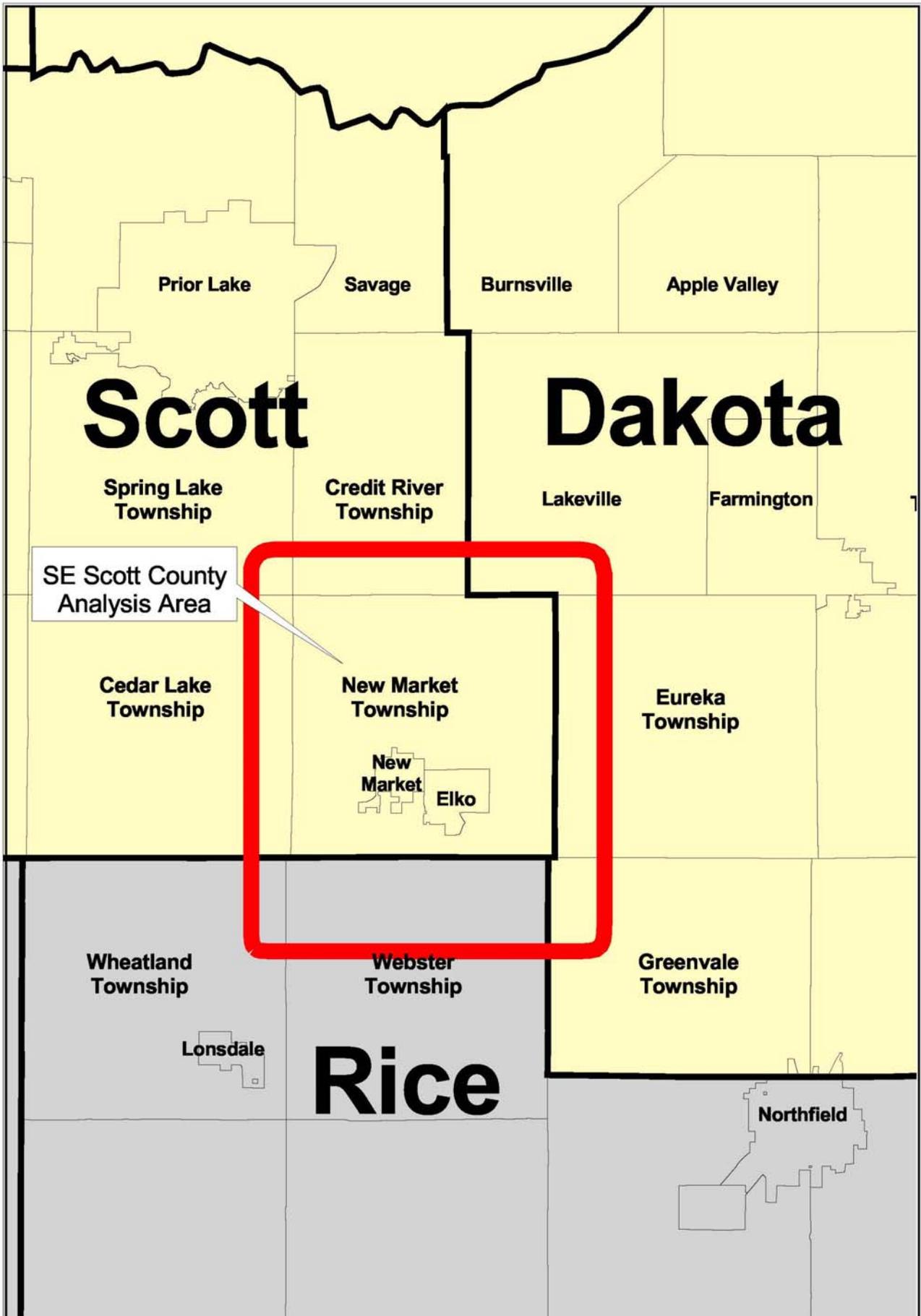
Included in the Analysis Area is the "Study Area" which is wholly within Scott County. *Figure 1*, *Figure 2* and *Figure 3* identify the Analysis Area and its relationship to the Metropolitan Area and I-35 corridor within Scott, Rice, and Dakota Counties.

C. Plan Jurisdiction – Elko New Market and Unincorporated Areas of Scott County

It is important to note that this Plan is legally binding only within the City of Elko New Market. This Plan will be adopted in its entirety by the City of Elko New Market and recognized by Scott County in their 2030 Comprehensive Plan Update.



SE Scott County
Analysis Area

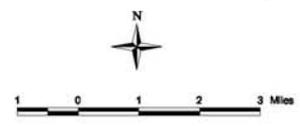


SE Scott County
Analysis Area

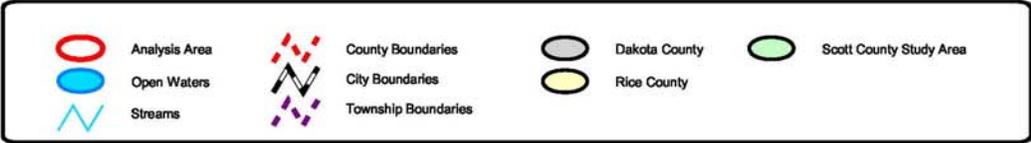
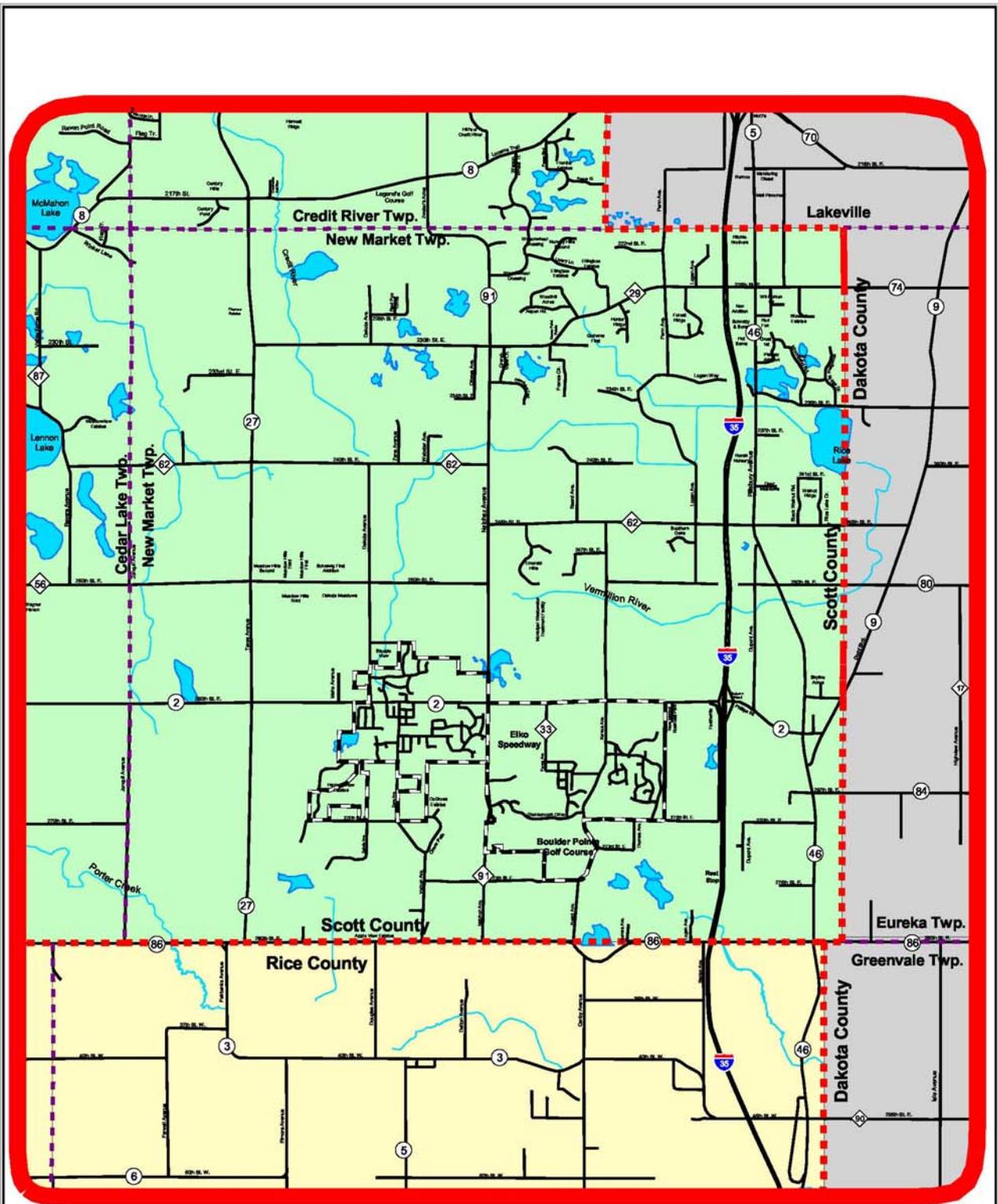
City of Elko New Market
601 Main St
New Market, MN 55054

Relationship of Analysis Area
to Scott, Rice, and Dakota Counties

Elko New Market Comprehensive Plan
2008
Figure 2



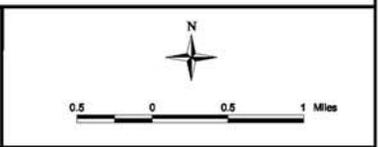
Prepared By: Scott County Planning Department
Source: Scott County GIS Department, Dakota County GIS Department,
Rice County Planning Office, MN Department of Natural Resources



City of Elko New Market
 601 Main St
 New Market, MN 55054

Prepared By: Scott County Planning Department
 Source: Scott County GIS Department, Dakota County GIS Department,
 Rice County Planning Office, MN Department of Natural Resources

Analysis Area
 Elko New Market Comprehensive Plan
 2008
 Figure 3



2. ELKO NEW MARKET COMPREHENSIVE PLAN

A. Purpose

This Comprehensive Plan is part of an ongoing planning effort to guide growth and development within the City of Elko New Market and lands expected to be part of the City at some future point. The Plan is intended to be general, but not too general, specific, but not too specific. It establishes concepts, principles, relationships, and patterns that will serve as a guide for decision making. This allows the Plan to be interpreted more broadly than a zoning ordinance, for example, which is interpreted and enforced as regulations. To remain viable the Plan must be flexible and dynamic, not static. It will have to respond to change, as well as guide it. It will need to be amended periodically to keep it fresh and current, but each change must be evaluated on its merits. For the jurisdictions within the Study Area, this Plan serves several purposes.

B. Goals

One of the primary purposes of any comprehensive plan is to document a representation of the goals and values for the community as established throughout a planning process. This is a visioning process. This Plan documents the goals and policies for the City of Elko New Market and takes into account the goals of the larger region, as well as the impact the goals and policies have on neighboring jurisdictions and related agencies (e.g. school districts). More specifically, the Plan identifies goals and policies for physical development in the areas of land use, housing, transportation, natural resources, parks and open space, surface and stormwater management, water supply, sanitary sewer and sewage treatment systems, economic development, and intergovernmental cooperation. As the planning area is within the larger Twin Cities Metropolitan Area, this Plan must be consistent with the policy directions and strategies identified in the Metropolitan Council's 2030 Regional Development Framework.

C. Provision of Services and Management of Growth

Main elements of this Plan focus on the need to provide services associated with growth, and the desire to maintain a high quality of life in the community as growth continues at a very rapid pace. This Plan also includes as a major element the need to manage anticipated growth on a multi-jurisdictional level. By working together, neighboring communities can best deal with the issues of growth they are facing so that goals and policies of one community do not have an adverse affect on the adjacent community, and the benefits of growth may be shared by all.

The City of Elko New Market is designated as a Rural Center Planning Area in the Metropolitan Council's 2030 Regional Development Framework. The 2030 Regional Development Framework allows Rural Centers who are interested in growth to have the opportunity to be designated as Rural Growth Centers, which provides an alternative to scattered development in the rural area.

The City of Elko New Market requests the geographic planning area designation of Rural Growth Center. This is based on its desire to accept a share of the region's projected growth as represented through a recent wastewater treatment plant expansion and active participation in the development of this Plan. To be postured for continued growth, the City has or is in the process of developing the necessary plans and ordinances to implement this Plan and

accommodate growth in an orderly, fiscally responsive manner. The goals within this Plan are consistent with the Metropolitan Council's policy directions and strategies for Rural Growth Centers related to growth and land use, transportation, housing, and natural resources. As provided for in the 2030 Regional Development Framework, the Cities are interested in working with the Metropolitan Council to utilize regional investments and incentives to help them accommodate growth.

D. Communication Tool

The Comprehensive Plan serves as a communication device between decision-makers, units of government, agencies, and property owners. It helps to guide these stakeholders in making land use decisions by providing information about the area of intended changes as established in the planning process. For this reason, the need for updating this Plan on a regular basis is significant. Communication of up to date information is essential in order to utilize this Plan for the purpose of guiding future development.

E. Legal Basis for Ordinances

The Comprehensive Plan provides the legal basis for the establishment of ordinances to carry out this Plan. The City of Elko New Market is responsible for land use and planning within its corporate city limits. Scott County is the land use authority for the township areas of the County. Scott County Townships are active participants in the public hearing process by providing recommendations to the Scott County Planning Commission, Board of Adjustment, and County Board. The jurisdictions with land use authority within the Study Area will utilize the Comprehensive Plan to establish, carryout, and modify ordinances, such as those for zoning and subdivision, as well as more specific plans such as the capital improvements or park plans.

CHAPTER II – COMMUNITY BACKGROUND INFORMATION

While this section is not mandatory, according to statute, it is an important part of a Comprehensive Plan. This portion of the Plan provides historic and current baseline information regarding population changes and other demographic information. It helps to establish the current nature of the community and its development history. Through this greater understanding of the community, projections for anticipated growth and future needs may be established. The Comprehensive Plan also becomes a historical document of the community, providing a “snap shot” of the current situation, so that future planning endeavors have a strong base of information and an understanding of how the community has grown and changed.

1. HISTORIC DEVELOPMENT OF ELKO NEW MARKET AREA

The historic events surrounding the development of a community are an important part of providing baseline information in the planning process. In order to best plan for the future, it is important to understand not only the current community, through demographic information or current land use, for example, but also its past. Understanding the history of the community can help to establish the nature of its character. This greater understanding can be utilized to create or maintain a sense of place which is unique to that particular community. It may also provide an indication of locations and or physical elements that should be taken into consideration as further development occurs. These could be areas that have historic or cultural significance, which should be preserved, or they could be sites that may present development constraints (the site of an old dump for example). An analysis of historic events may provide clues as to the reasons that particular types of land uses are present, or are missing from a community (a public school for example). Knowledge of historic events that have occurred may provide an indication of what the community will accept in terms of new development concepts; knowledge of historic patterns of development within the larger region may also present an indication of the future within the smaller community.

A. Former City of New Market

It was during the early years of Scott County settlement that the former City of New Market began to develop into a community. German and Prussian emigrants first established the area known as Jackson (later the name would change to New Market), and by 1865, it was incorporated into a City whose social and civic activities were centered around the German Catholic Church. The incorporated area of the City initially included 320 acres, with only 6 blocks (approximately 17 acres) being developed before 1898. By the late 1870s, the City included a post office, general stores, and several other businesses. A hotel was built in the 1890s. The City also had its own public school, which was closed in 1916, when the private parish school was opened. New Market was booming by the turn of the century, due in some part to the grain elevator and train station located in nearby Elko, which brought business activities into the area.

By 1944, the City of New Market had grown to include approximately 50 acres of developed land; an area which included only 15% of the City's incorporated limits. Interstate 35 was constructed in the late 1960s, which provided an entirely different mode of transportation into and out of the community. While a general store remained in operation until 1970, the advent of better transportation corresponded with the dwindling of business activity in New Market. Automobiles provided an easy method of transportation to larger shopping centers to the north. Even with the decline of businesses, construction of residential dwellings began to grow in the 1960s and 1970s. A moratorium on building due to lack of sewer capacity in the early 1980s halted virtually any new construction for a period of approximately five years.⁶ After cooperatively building a sewer system at the headwaters of the Vermillion River located in New Market Township with the neighboring City of Elko in 1987, construction of housing again began to rise by the end of the 1990s. Between 1990 and 2002, 330 single-family homes were built. Of this construction, 98% occurred after 1998.⁷ As new housing construction boomed, the 320 acres of land initially incorporated as the City of New Market filled. Between 1997 and 2003, a period of only 6 years, the developed area of the City of New Market expanded by nearly 50% to include approximately 790 acres. This is compared to a rate of growth (developed area) of 66% for the first 46 years of the City's existence.

B. Former City of Elko

Even with its proximity, development of the former City of Elko was quite dissimilar to that of New Market. In 1902, the Chicago-St. Paul Railroad platted the community which would later become the City of Elko. While the community grew around the railroad and other businesses in the village, it was not incorporated until 1949 when there was a dispute over the issuance of liquor licenses with the Township Board.⁸ While neighboring New Market was predominately a German Catholic community, the population of Elko included a large number of Scandinavian Lutherans. Elko had its own public school, perhaps due to the fact the New Market public school regularly included Catholic religious education in its coursework, and was primarily taught in German. The Elko public school merged with Lakeville in the 1950s, leaving the Elko/New Market community without a public school (the New Market public school had already closed in 1916).

The Elko Speedway opened in 1964 and continues to attract people into the area.⁹ With the departure of the railroad from the city in 1977¹⁰ and the construction of Interstate 35 in the 1960's, business activity slowly dwindled as it did in neighboring New Market. Elko also experienced a growth in housing construction between 1960 and 2000 (with the exception of the 1980's during the moratorium). Until the later part of the 1990's, housing construction in Elko surpassed that in New Market.¹¹ From 1990 to 2002, 183 single-family homes have been built, with 82% of the growth occurring since 1998.¹²

⁶ "New Market: Sleepy Town Ready to Awaken Again" Prior Lake American, 8/17/1987, Section 2 page 13.

⁷ "Building Permit Trends Between 1990 and 2002 in Scott County and Surrounding Cities." Focus Group Meeting – Growth, Pressures, Population & Housing, March 6, 2003.

⁸ "Elko is Newest Village", Shakopee Valley News, 10/13/1949.

⁹ "Tiny Town Traces Roots to Days of Railroad", Prior Lake American, 8/24/1987, Section 2, page 15.

¹⁰ Dahlgren, Shardlow and Uban, Inc, Comprehensive Plan, Cities of Elko & New Market, 1996, p. 4.

¹¹ See also 2000 Census.

¹² "Building Permit Trends Between 1990 and 2002 in Scott County and Surrounding Cities." Focus Group Meeting, March 6, 2003.

C. City of Elko New Market

In October of 2005, City officials from Elko and New Market first met to discuss a possible merger. Recognizing potential financial benefits from such action, the City Councils of the two cities commissioned a study to examine potential impacts. Following a series of public meetings, a referendum was held on March 21, 2006 to consider the potential merger. The residents of the two cities voted overwhelmingly (84 percent) to approve the merger which formally became effective on January 1, 2007.

2. AREA FEATURES

A. Cultural Resources

There are several types of sites within the Analysis Area that are significant and should be considered in this Comprehensive Plan. Three sites are listed on the National Register of Historic Places, indicating their historical significance within the community or larger region. These sites are:

- The Wencil Kajer Farmstead, located on County Hwy. 2 in New Market Township.
- The New Market Hotel and Store, located on Main Street in the City of Elko New Market.¹³
- The Church of the Annunciation (Catholic), located in Webster Township, Rice County, adjacent to and visible from Interstate 35.¹⁴

Cemeteries are often considered historic or cultural landscapes that justify preservation. There are several cemeteries within the Analysis Area.¹⁵

- St. Nicolas Cemetery – Section 28, New Market Township (along with St. Nicolas Church in the City of Elko New Market).
- West Christiania – Section 13, New Market Township.
- Annunciation – Section 12, Webster Township, Rice County (along with Church of the Annunciation).
- Hazelwood Lutheran Cemetery – Section 1, Webster Township, Rice County (North of Hazelwood on County Road 46).
- Solor Lutheran Cemetery – Section 9, Webster Township, Rice County.
- St. Johns Cemetery - Section 5, Webster Township, Rice County.

¹³ National Park System, National Register of Historic Places, May 2003, <<http://www.nr.nps.gov>>.

¹⁴ Minnesota Historical Society, Minnesota's National Register Properties, June 25, 2003, <<http://nrhp.mnhs.org/>>.

¹⁵ Rootsweb.Com, June 27, 2003, <[ftb://ftp.rootsweb.com/pub/usgenweb/mn](ftp://ftp.rootsweb.com/pub/usgenweb/mn)>.

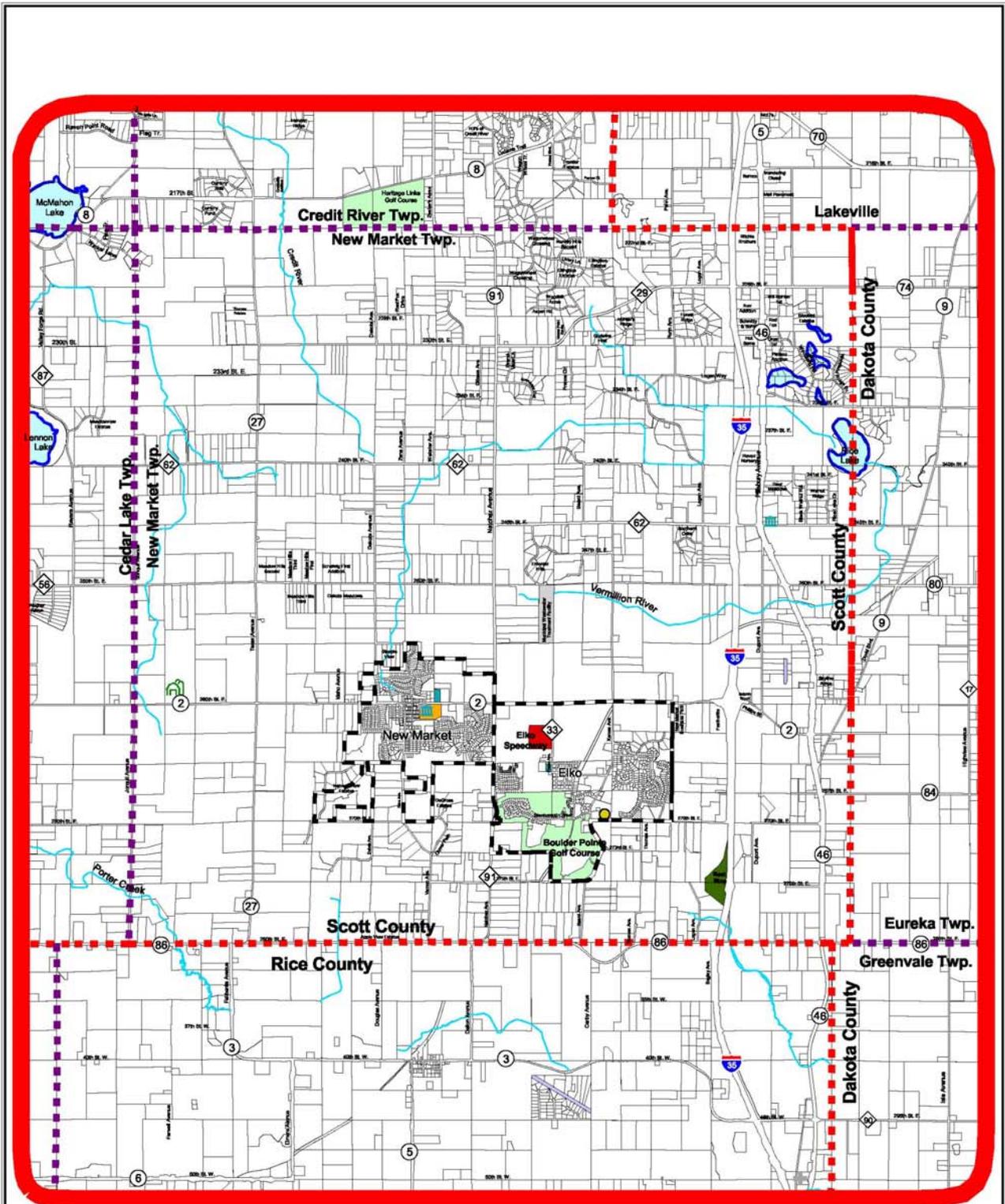
Significant landscapes, views, or vistas provide a sense of place to a community, but are often overlooked as a resource. The landscape of New Market Township is typically gently rolling hills dotted with farmsteads historically, and in more recent years with developments comprised of large lots and homes. The highest point in Scott County, with an elevation of 1225 feet, is located in southeast Elko New Market on Xerxes Trail. It is locally known as "Pete's Hill," and is the location of a City water tower. Along with the property housing the City's water tower, it is also commonly used by area residents as a location for recreational dirt bike riding, although no physical improvements have been made.

Elko Speedway is a high-banked, 3/8-mile, paved oval track located south of County Road 2, between County Road 91 and France Avenue. The Speedway has had a rich racing history since its inception in 1964, and has become the premier racing facility in the area. 2003 marked the 18th year that Elko Speedway has been affiliated with the National Association for Stock Car Auto Racing or NASCAR. The Speedway maintains standards high enough to be one of only 90 short tracks across the country to be sanctioned by NASCAR and fly the banner of the Weekly Racing Series Presented by Dodge. Elko Speedway has experienced tremendous growth in the past 12 years. Since 1991, the Speedway has seen spectator counts almost triple, competitor car counts increase 5 times, and corporate sponsorship involvement up dramatically. *Figure 4* illustrates highlighted features within the Analysis Area.

Cultural Resources Goals

The following goals have been identified by the City of Elko New Market relative to Cultural Resources:

1. Identification and Preservation - Identify, then work to protect, aesthetic, cultural, and historic community resources.
2. Library - It is of high importance to investigate and evaluate opportunities for joint participation in an area-wide library.
3. Public Facilities - Assure healthy and safe facilities for staff and customers.
4. Utilization of Notable Features as an Attraction – Identify and enhance notable feature resources to draw people and business/industry to the area.
5. The historic character of the community should be recognized in future development and redevelopment efforts.
6. Develop/Expand Library – Develop a library sufficient in size and flexibility to provide services accessible and responsive to public needs and to enable staff to carry out their functions.



Analysis Area	County Boundaries	Airstrip	Elko Speedway	Cemetery	Pete's Hill
Open Waters	City Boundaries	Golf Course	New Market Church	Church	Round Barn
Streams	Township Boundaries	City Hall	Highway Rest Area		
		Wastewater Treatment Facility			

<p>Prepared By: Scott County Planning Department Source: Scott County GIS Department, Dakota County GIS Department, Rice County Planning Office, MN Department of Natural Resources</p>	<p>City of Elko New Market 601 Main St New Market, MN 55054</p>	<p>Area Features SE Scott County Comprehensive Plan Update Elko New Market Comprehensive Plan 2008 Figure 4</p>	
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B. Aggregate Resources

The 2030 Regional Development Framework includes a policy (number 4) relating to working with local and regional partners to reclaim, conserve, protect and enhance the region's vital natural resources. Aggregate (sand, gravel and crushed rock) has been identified as a resource vital to the area. This is because regional transportation systems and the building industry need large volumes of aggregate for construction and maintenance. Despite the importance of the resource, the Metropolitan Area is losing access to its aggregate resources and rapidly depleting the supply.

To deal with this issue, the Minnesota Legislature directed each local unit of government in the Metropolitan Area to amend its local comprehensive plan to address issues related to aggregate, when such resources are present in the community (Minn. Stat. 473.859). This is a step toward preserving sources of aggregate for the future; however, it is expected that additional protections and incentives are needed to ensure their continued availability.¹⁶

Figure 5 identifies the locations of aggregate within the Study Area according to the Minnesota Department of Natural Resources Division of Land and Minerals.

Aggregate Resources Goals

The following goals have been identified by the City of Elko New Market relative to aggregate.

Based on the mandate of State Statute 473.859, the following goal¹⁷ was developed to address the removal of aggregate within the Study Area. The City acknowledges that inherent conflicts may occur between the need for extracting this aggregate resource, the rights of private property owners to develop their land, and the need for the orderly extension of public utilities. This Plan establishes the policy of encouraging the extraction of aggregate resources whenever possible, based upon the following goal:

1. Preserve And Protect Non-Metallic Mineral Deposits – Identify significant deposits of non-metallic minerals (sand, gravel, and aggregate), and where appropriate, consider preservation and protection for future access and resource based activities that provide for a diverse, regional, and sustainable economy and environment.

3. SCHOOLS

Figure 6 identifies the independent school districts that exist within the Analysis Area. County Road 91 roughly divides the City into two different districts. Generally, residents east of County Road 91 are part of the Lakeville School District, and residents west of County Road 91 are part of the New Prague School District.

The New Prague School District recently constructed a 700 student elementary school (Eagle View Elementary) on the west side of the City. This property will also be able to accommodate a middle school in the future. The City of Elko New Market has expressed interest in partnering with the School District on joint park facilities.

¹⁶ See also 2030 Regional Development Framework, p. 15.

¹⁷ See also "Scott County, Elko, New Market & New Market Township Project Area Goals," Goal Formulation, Sept. 25, 2003.

Table 1 identifies the Study Area public school district enrollment figures. Table 2 identifies the ages of children within each of the communities within the Study Area. According to the Lakeville School District Superintendent, the pace that growth occurs is an important issue, as it takes the district a minimum of three years to create a permanent solution to facility needs. Developing accurate projections is imperative in maintaining community confidence in the district's ability to plan and fund their needs. The Superintendent also indicated that there might be a potential future need for an elementary school in Scott County in the future.¹⁸

District	2000	2001	2002	2003	2004	Rate of Increase/Decline 2000 – 2004
Lakeville	9113	9389	9845	10048	10398	14%
New Prague	2503	2509	2655	2703	2866	15%
Prior Lake	4502	4646	5025	5219	5530	23%
Jordan	1262	1316	1345	1374	1474	17%
Northfield	3629	3835	3903	3875	3791	4%

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Age	New Market (former)	Elko (former)	New Market Township	Total
Under 5 years	32	54	236	322
5 to 9 years	23	50	306	379
10 to 14 years	13	48	315	376
15 to 17 years	11	14	159	184
18 and 19 years	6	5	61	72

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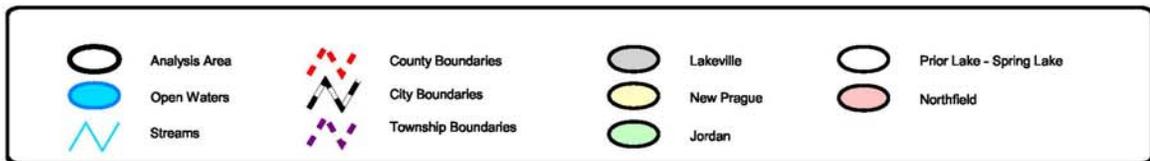
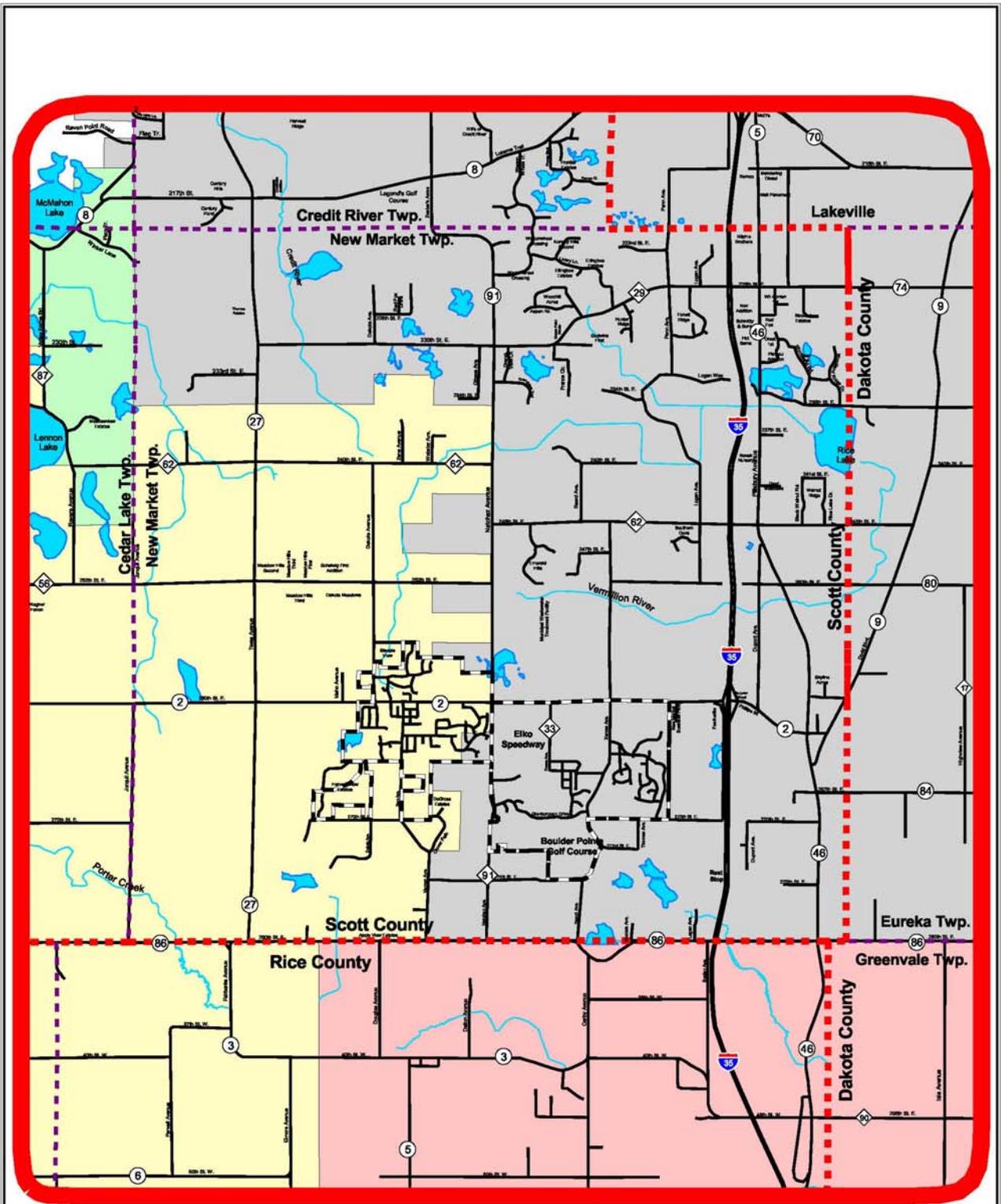
Holy Cross LNMV recently opened a new school building to combine all grades at one location.²¹ Located in Section 6 in Webster Township (on the southwest corner of Rice County Road 3 and 37th Street West), this school has an enrollment of 225 to 250 students, including preschool and grades kindergarten through 8th. The facility has been planned to allow for an eventual enrollment of up to 600 students. The former St. Nicholas School building will be retained by the local parish, and there are currently no future plans for the building.

¹⁸ "Lakeville Area Schools," Focus Group Meeting – Assessment of Services and Cost Issues, Mar. 13, 2003.

¹⁹ Minnesota Department of Education, "School and District Information," May 12, 2004, <http://education.state.mn.us/html/intro_mde_analysis.htm>.

²⁰ See also 2000 Census.

²¹ Kalina Marvin, Vicki, Principal Holy Cross LNMV Schools. Phone Interview. May 13, 2004.

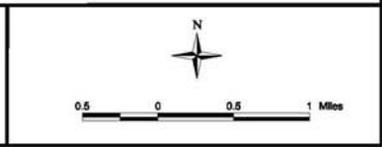


City of Elko New Market
 601 Main St
 New Market, MN 55054

Prepared By: Scott County Planning Department
 Source: Scott County GIS Department, Dakota County GIS Department,
 Rice County Planning Office, MN Department of Natural Resources

School Districts
 SE Scott County Comprehensive Plan Update

Elko New Market Comprehensive Plan
 2008
 Figure 6



A. Schools Goals

The following goals have been identified by the City of Elko New Market relative to schools:

1. Encourage the development of schools in the Elko New Market area.
2. Work with the Lakeville and New Prague School Districts to find suitable locations for future schools.
3. Review opportunities to coordinate school development with joint city/school district park and recreation facilities.

CHAPTER III – GROWTH MANAGEMENT

1. GROWTH MANAGEMENT GOALS

The following goals have been identified by the City of Elko New Market to guide decisions related to growth management and urban expansion:

1. Cooperatively Manage Growth
 - Work together among jurisdictions to cooperatively manage growth by utilizing the availability of infrastructure to promote fiscally responsible growth and rejecting premature development.
 - Encourage intergovernmental development review to assure all entities are addressing responsibilities.
 - Discuss growth management in terms of a “public service area” where growth will be expected, allowed, or limited due to the availability of services, instead of in terms of annexations or a growth boundary.
2. Financing of Infrastructure for New Development
 - Implement the strategies for managing growth included in this Plan, requiring developers to pay for all direct costs associated with development.
 - Require developers to provide some of the financing for the indirect costs associated with new development based on a “fair share” concept.
 - Establish a plan for recovery of costs presently outside the City limits but within its ultimate growth boundary.
3. Planned Infrastructure Extensions – Measure and evaluate development trends to determine future infrastructure needs to ensure that all development and/or redevelopment that occurs is in accordance with logical extension of utilities.
4. Tax Rate – Manage growth to maintain reasonable tax rates.
5. Accommodating Growth Demand – Residential growth should reflect the market demand for housing.
6. Flexibility of Plans – Develop plans that allow for flexibility to respond to market demands.

7. Services Required for Development – Allow new development to occur only when it is demonstrated that adequate facilities and supportive services to such development exist. Recognize that different facilities and services are needed for rural residential and urban developments, but plan for the transition from rural to urban within the City's ultimate growth boundary.
8. Orderly Annexation Agreement – The City places a high importance on establishing an orderly annexation agreement, joint powers agreements, or comparable mechanisms to reduce or eliminate uncertainty for city and township property owners and to plan for orderly development of the identified growth area.

2. STAGING GROWTH – UNDESIGNATED MUSA RESERVE

To help manage the existing and anticipated growth in the Elko New Market area, the former Cities of Elko and New Market entered into an “undesigned Metropolitan Urban Service Area (MUSA) reserve” agreement with the Metropolitan Council. This agreement provides the opportunity to designate the acreage, types and density of land uses, and local/regional service levels for each five-year stage to the year 2030, with the exact location of each stage unspecified. As part of this staging option, an undesignated MUSA reserve boundary is mapped, but the timing of when and where a parcel is considered developable is driven by the ability to respond to market forces in a controlled manner not by a fixed staging area. By not designating the specific developable parcels by stage in advance, the community may reduce the problems associated with landowners withholding development on land designated for urban services, thereby driving up land prices. The undesignated MUSA reserve boundary is illustrated on *Figure 7*.

To help determine if establishing an undesignated MUSA reserve is appropriate for the City, the conditions imposed as part of the 1998 edition of the Metropolitan Council's Local Planning Handbook were considered. While it is understood that as part of the updated 2030 Regional Development Framework, these conditions may no longer be considered firm requirements, they do provide a good context and framework for evaluating whether an undesignated MUSA reserve designation is appropriate. Therefore, the conditions imposed as part of the 1998 Local Planning Handbook and responses to how the City of Elko New Market (two independent cities at the time of the agreement) have or will meet the conditions are as follows:

1. The development at each stage will be built at or above the negotiated densities;

Growth forecasts developed for the former Cities of Elko and New Market were initially higher than what is currently forecasted in this Plan. This is because these initial projections were based on growth patterns and trends within communities of a similar profile to Elko New Market; that is similar in size and proximity to a regional transportation system. Due to the timing and capacity of the existing sewage treatment plant expansion and the planned sewer interceptor extension, these growth projections have been scaled back through negotiations with the Metropolitan Council to allow for a maximum of 8,000 households within the 2030 growth area (undesigned MUSA reserve). Based on the Ultimate Land Use Plan designations, which identify residential land use categories that allow development at higher densities than the current negotiated density of 3 units per acre, and household and acreage allocations within the

undesigned MUSA reserve, it is projected that the average residential density for Elko New Market will be 3.28 units per acre.

It is expected that future Comprehensive Plan updates will re-analyze whether the growth projections for the undesigned MUSA reserve are appropriate and whether additional sewage treatment capacity is needed at an earlier date.

2. New development is contiguous to the current urban service area;

According to the 2030 Regional Development Framework, "achieving a connected land use pattern that can be served efficiently and economically with urban services will be more important than adherence to regulatory requirements such as making new growth contiguous with existing development." This policy recognizes that extraordinary circumstances may exist that warrant the development of a land use pattern and corresponding infrastructure development that may not necessarily be contiguous to the existing urban service area. Such circumstances may include the development of institutional uses that serve a public good such as schools and/or public health and safety facilities. Other such circumstances may include the development of highway dependant commercial uses along I-35 that positively influences the development of other uses within the community, such as town center mixed uses or higher density residential uses elsewhere in the community. This Plan supports this policy and through implementation of the controls contained in the Strategies for Managing Growth section of this Plan, the Cities can better manage the pace of growth and the Cities' investment in public infrastructure.

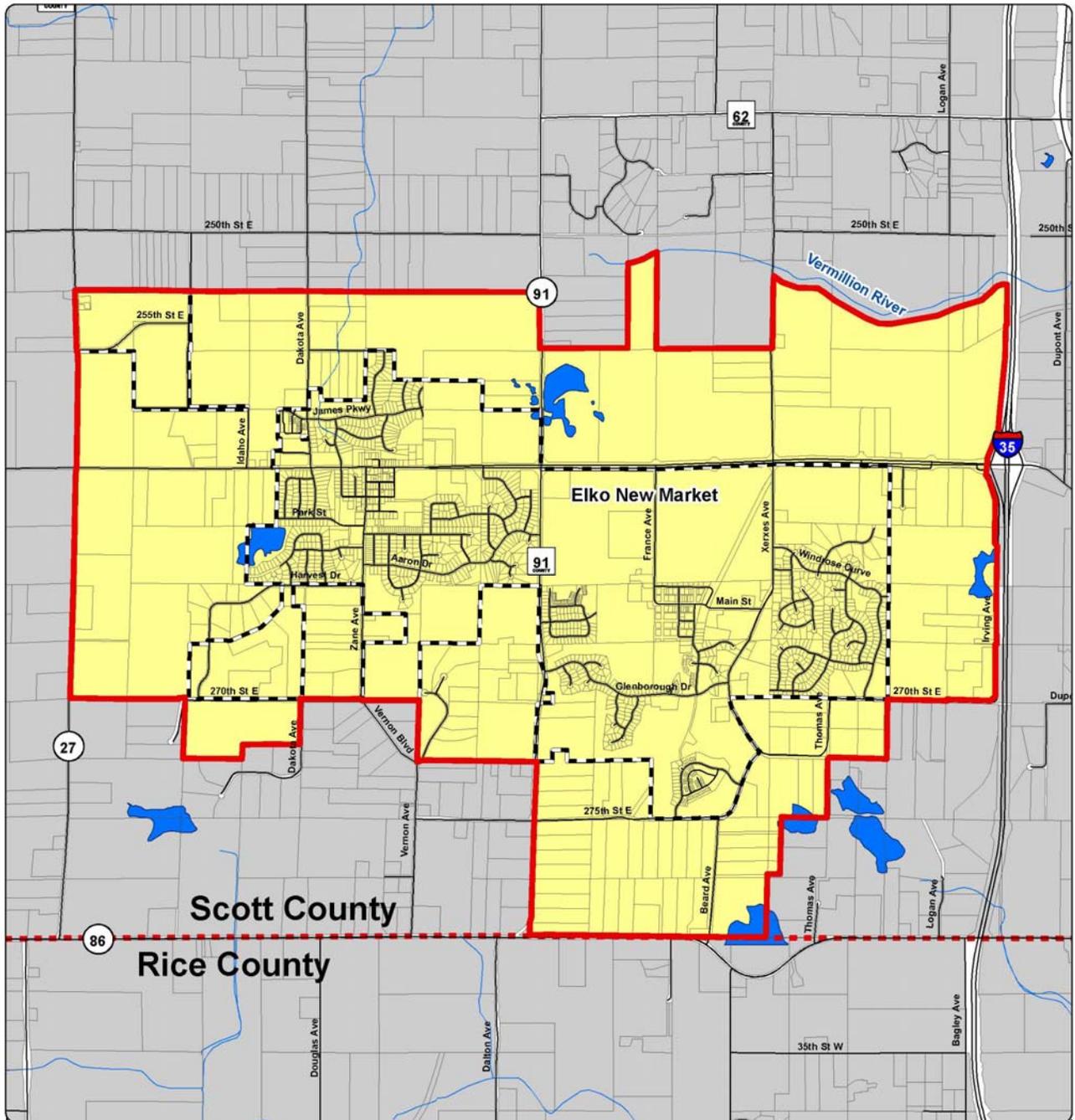
3. Development at each stage can be accommodated within the planned capacity of the regional sewer system;

The planned improvements at the joint wastewater treatment facility and the planned expansion of the Empire Waste Water Treatment Plant service area will provide the City adequate capacity to accommodate the forecasted development per each 5-year stage within the 2030 undesigned MUSA reserve boundary.

4. The local community adopts a premature subdivision ordinance;

To implement the 2005 Plan, the City of Elko New Market updated its Zoning and Subdivision Ordinances. Part of that process included the adoption of a premature subdivision ordinance as described in the Strategies for Managing Growth Section. Such an ordinance allows the City to ensure development proceeds in an orderly fashion by denying development or subdivision applications that qualify as premature based on non-conformity with this Comprehensive Plan or the City's Zoning and/or Subdivision Ordinances relative to:

- *Infill policies*
- *Adequacy of roads or highways serving the subdivision or development*
- *Adequacy of stormwater management or treatment facilities*
- *Adequacy of safe water supply*
- *Adequacy of safe sewage disposal system*
- *Adequacy of support facilities (i.e. police, fire, schools, parks, etc.)*
- *Consistency with environmental protection policies or regulations*
- *Consistency with the City's five year Capital Improvement Program*

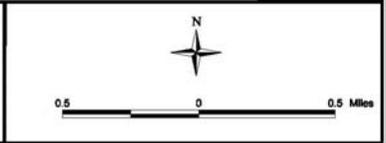


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2030 Undesignated MUSA Reserve Boundary
 SE Scott County Comprehensive Plan Update

Elko New Market Comprehensive Plan
 2008
 Figure 7



5. Local infrastructure implications for all potentially designated areas have been determined and candidate sites that fall outside the capability of the local community to implement - via its CIP or other approved financing plan - have been eliminated from consideration for development;

The Elko New Market Facility Plans specifically address sanitary sewers, water supply, surface water management and transportation issues. These plans have analyzed future needs of the community and included specific recommendations for infrastructure improvements where necessary. The undesignated MUSA reserve boundary has been established based on these plans and the ability for the Cities to efficiently service the area.

6. The local community development program (for example, financial commitments, five-year CIPs) provides the requisite local service and infrastructure needs of the proposed development for each stage, preserving the planned capacity and service level in the regional highway system; and

The Elko New Market Facility Plans specifically address sanitary sewers, water supply, surface water management and transportation issues. These plans have analyzed future needs of the community and included specific recommendations for infrastructure improvements where necessary. The undesignated MUSA reserve boundary has been established based on these plans and the ability for the Cities to efficiently service the area.

In addition, as part of the implementation phase, the City of Elko New Market will update its local Capital Improvement Program (CIP) to be consistent with the Comprehensive Plan.

7. Annual reporting of local use of the MUSA reserve and corresponding local CIP adjustments are required as a condition of agreement.

The City of Elko New Market agrees to provide the Metropolitan Council with an annual accounting of development projects in the cities including expansions, type of development, location, number of units, acreage, net density, and associated flows.

8. Timely notification of annexation proposals.

The City of Elko New Market agrees to provide the Metropolitan Council with timely notification of annexation. This is important to ensure proper communication between the Cities and the Metropolitan Council as well as notification of when the Ultimate Land Use Plan goes into effect.

Much of the land area outside the City of Elko New Market boundaries, but within the undesignated MUSA reserve, is currently guided Urban Expansion Area by the Scott County Current Land Use Plan, which designates residential densities of 1 unit per 40 acres (with a clustering option). As part of this Comprehensive Plan update, this same area has been analyzed as to the most appropriate land uses should public utilities be made available or the land area annexed into City jurisdiction. These ultimate land use designations are illustrated on the Scott County Ultimate Land Use Plan. It is the

intention of this Comprehensive Plan to preserve the areas currently outside the City boundaries in accordance to the Scott County Current Land Use Plan until such time that public utilities area made available or the area is annexed into the City. At such a time, the Ultimate Land Use Plan shall take precedence over the Scott County Current Land Use Plan. As a result, it is recommended that amendments to this Comprehensive Plan only occur when land is proposed to be guided inconsistent with the Ultimate Land Use Plan, not upon annexation.

3. STRATEGIES FOR MANAGING GROWTH

In addition to the City's development regulations to manage the pace of growth and investment in public infrastructure, the City shall consider implementing the following growth strategies to ensure that development which is proposed does not strain City resources:

1. Maintaining development projects within the limitations assigned to the communities by regional agencies (i.e. Minnesota Pollution Control Agency and/or Metropolitan Council) with regard to public utility availability and potential sewer discharge.
2. Requiring the developer or benefiting property owners to assume all or the significant majority of the improvement/service costs, and agree to pay assessments associated with extending service to their property.
3. Requiring the developer to acknowledge and hold all governmental units harmless should there be:
 - Limitations on sewer hookups imposed
 - A lack of land available within the undesignated MUSA reserve area.
4. Denying development or subdivision applications that qualify as premature based on non-conformity with this Comprehensive Plan or the City's Zoning and/or Subdivision Ordinances relative to:
 - Infill policies
 - Adequacy of roads or highways serving the subdivision or development
 - Adequacy of stormwater management or treatment facilities
 - Adequacy of safe water supply
 - Adequacy of safe sewage disposal system
 - Adequacy of support facilities (i.e. police, fire, schools, parks, etc.)
 - Consistency with environmental protection policies or regulations
 - Consistency with the City's five year Capital Improvement Program

1. LAND USE GOALS

General and specific goals were developed to form a basis for determining what types of land uses were desired within the Study Area and which locations those particular land uses should be directed towards. The following goals create a foundation for future land use decisions.

Integrating Land Use, Transportation and Natural Resources

1. Encourage an integrated approach to land use, transportation and natural resources, including development review for a sufficient level of supportive services and infrastructure, compatibility of land use and natural features, support of pedestrian and transit oriented development of land use, and economic stability of the land use.
2. Actively preserve sensitive natural features in new developments to promote a natural open space setting in neighborhoods.
3. In the Land Use Plan, select locations for types of uses based on transportation needs and availability and the best economic development potential, making these inter-supportive of each other.
4. Indicate in the Land Use Plan and Zoning Ordinances areas designated for commercial and industrial development, such as locations adjacent to I-35 and other areas near primary transportation routes. Agree to the best use of land and don't associate it with a particular jurisdiction in terms of development potential due to the fact that each jurisdiction has an interest in attracting business to their jurisdictions.
5. Promote interconnected recreational trails compatible with existing land uses.
6. Determine the best types of land use along County Road 2 in conjunction with transportation planning.
7. Encourage the preservation of existing trees and the establishment of new trees and tree stands in the development process through incentive type programs to enhance the desirable character of the community.
8. Identify methods for new development (e.g. housing, commercial, industrial) to be compatible with the character of the existing community.
9. Encourage the development of electronic business and telecommuting opportunities within the community.
10. Conduct a study of the former "Downtown Elko" area to determine desired long term land use/planning objectives.

11. Solar Access - Promote reasonable access to solar energy by controlling artificial blockage of solar radiation through land management tools, such as zoning and building codes, for optimum long-term economic and environmental benefits.

Mixed Use Development

1. Along with zoning districts based upon homogeneous or compatible land use, develop a land use pattern that insures compatibility and functional relationships, allows mixed uses where appropriate, and encourages residential development that mixes unit styles, densities, and subdivision designs.
2. Establish zoning districts within the community based upon homogeneous or compatible land uses that will diversify the local tax base, including establishing and maintaining vital retail and service locations and development of commercial, business office, and high quality, high value industries to promote employment and generate a strong, healthy tax base.
3. Work toward minimizing conflicts between incompatible uses, including use of physical barriers and/or screening to provide physical barriers between districts/uses.

Accommodating Growth and Providing Flexibility

1. Discuss growth management in terms of a "public service area" where growth will be expected, allowed, or limited due to the availability of services, instead of in terms of annexations or a growth boundary.
2. Residential growth should reflect the market demand for housing.
3. Develop plans that allow for flexibility to respond to market demands; however, market demand for some uses may need to be deferred until the community grows. Re-guiding of land uses should only occur based on analysis of future market demand and community needs.
4. The Urban Expansion District around Elko New Market needs to be more closely reviewed and refined over time as changes occur.
5. Ensure that an adequate supply of land will be available to meet regional and local market demands, and not artificially escalate land costs to provide affordable housing and utility services.
6. Establish maximum lot sizes for rural residential lots within city growth areas to minimize future problems of extending municipal sewer and water service and evaluate subdivisions so that consideration is given for long term urbanization of the property, including financial considerations.

Commercial and Industrial Uses / Economic Development

1. Consider the I-35 corridor as a location for commercial/industrial land uses.
2. Consider the need for different types of commercial districts in the area, such as highway commercial, downtown commercial, commercial/entertainment, and neighborhood commercial areas.
3. Strive to provide land for commercial development that meets the needs of the community.
4. Future locations for commercial and industrial development will primarily be based on the transportation system.
5. Establish performance standards for commercial and industrial development that promotes quality new development site design. Encourage redevelopment of commercial and industrial sites that display deterioration and obsolete site design.
6. Support compact and orderly growth of commercial and industrial areas only where urban services and infrastructure are available and when existing or planned adjacent businesses are compatible.
7. Manage the sizes and locations of all types of off-premise signage, including billboards or other types of advertising, through the use of local ordinances.
8. Allow for commercial and industrial districts where services are available and where land use conflicts between commercial/industrial and residential uses will not impede commercial and industrial growth.
9. Upgrade and expand infrastructure when and where necessary to support economic development initiatives.

Community Character and Image

1. Maintain the unique character of the City as growth and changes occur.
2. Community open space will be promoted through the implementation of the City's Park Plan.
3. Senior housing in the area be promoted.
4. It is of high importance to the City to preserve and/or enhance the historic nature of the central business (downtown) commercial center.
5. Determine a vision and create a plan that identifies the appropriate types of future land uses for the downtown area based on long term viability of commercial uses, economics, cultural resources, community needs, and current property owners' intentions.

6. It is of high importance to the City to refocus downtown redevelopment efforts to complement existing businesses.
7. Preserve and/or enhance the overall community character and identity as a pleasant place to live with a high quality environment by maintaining, protecting, and where necessary, upgrading the character of individual neighborhoods.
8. Preserve prominent public spaces as a focal point of the community, as well as develop and maintain active and passive open space systems.
9. Identify prime areas and minimum standards for gateway areas of the Elko New Market community.
10. Recognizing the importance that County Road 2 plays as a gateway to the community, land uses along the corridor should be closely considered, as they will reflect upon the community's image.
11. Create and enforce higher architectural standards along County Road 2, because it is a gateway to the community.
12. Encourage upkeep and proper maintenance of commercial properties in the City.

Elko Speedway Image and Impacts

1. Elko Speedway is recognized as an existing positive economic and cultural (entertainment) entity within the area-wide community which positively contributes to the area's identity.
2. Collaborative planning between the City of Elko New Market and the Elko Speedway should be encouraged.
3. Ensure proper protection/mitigation among differing land uses exist for sound and traffic impacts resulting from the Speedway.

2. LAND USE PLAN AND MAP DESIGNATIONS

A. Land Use Plan Overview

City of Elko New Market and Southeast Scott County Current Land Use Plan

Based on the established land use goals, a Land Use Plan has been created for the City of Elko New Market and the neighboring unincorporated areas within Southeast Scott County to guide future land uses within these areas. The map titled Southeast Scott County Current Land Use Plan (*Figure 8*) illustrates the guided land use designations for the unincorporated portion of southeast Scott County. The map titled The City of Elko New Market Current Land Use Plan (*Figure 9*) was created following the City's existing boundaries and illustrates the guided land use designations for the area currently incorporated within the City limits. The Plan mimics the uses depicted upon the 2005 Southeast Scott County Land Use Plan.

2030 Undesignated MUSA Reserve Ultimate Land Use Plan

In addition to mapping the current land use plans for the City of Elko New Market and southeast Scott County, this Plan identifies ultimate land use designations for land areas within New Market Township that fall within the 2030 undesignated MUSA reserve boundary. As described in Chapter IV – Growth Management section of the Plan, the undesignated MUSA reserve boundary identifies a geographic area where growth is staged to occur and utilities are planned to the year 2030. Much of the land area outside the City of Elko New Market boundaries, but within the undesignated MUSA reserve, is currently guided Urban Expansion Area by the Southeast Scott County Current Land Use Plan, which designates residential densities of 1 unit per 40 acres. As part of this comprehensive plan update, this same area has been analyzed as to the most appropriate land uses should public utilities be made available or the land area annexed into City jurisdiction. These ultimate land use designations are illustrated on the Undesignated MUSA Reserve Ultimate Land Use Plan (*Figure 10*), and are consistent with the land use designations identified on the City of Elko New Market Current Land Use Plan. It is the intention of this Comprehensive Plan to preserve the areas currently outside the City boundaries in accordance to the Southeast Scott County Current Land Use Plan until such time that public utilities are made available or the area is annexed into the City. At such a time, the Undesignated MUSA Reserve Ultimate Land Use Plan shall take precedence over the Southeast Scott County Current Land Use Plan. As a result, amendments to this Comprehensive Plan will only occur when land is proposed to be guided inconsistent with the Undesignated MUSA Reserve Ultimate Land Use Plan, not upon annexation.

Post 2030 Southeast Scott County Ultimate Land Use Plan

Most communities' comprehensive plans look into the future 20 years. This Plan is different, because it considers the entire jurisdiction of Southeast Scott County and identifies a post-2030 land use plan for the areas of Southeast Scott County that are both outside the current Elko New Market City limits and 2030 undesignated MUSA reserve boundary. The Southeast Scott County Ultimate Land Use Plan (*Figure 11*) identifies the community's vision for Southeast Scott County upon its full development. Understanding that it will likely take more than 60 years to realize the ultimate build-out of the area, the Southeast Scott County Ultimate Land Use Plan allows the communities to plan for expensive infrastructure long term, calculate the costs of growth, and utilize available resources in a cost effective manner. As stated before, it is the intention of this Comprehensive Plan to preserve the areas currently outside the City boundaries in accordance to the Southeast Scott County Current Land Use Plan until such time that public utilities are made available or the area is annexed into the City.

The Metropolitan Council's 2030 Regional Development Framework identifies as a strategy for developing communities to "plan for post-2030 for future urban services."²² In an effort to implement this strategy, a boundary line was established based on areas that would be ultimately served by public sanitary sewer and water services (public utilities) and those that would be permanently rural (not served by public utilities). Many factors were considered in determining where physical constraints would make it very difficult or cost prohibitive to extend public utilities. These factors included analyzing the location and configuration of existing parcels, topography and natural geographic boundaries, natural resources, transportation corridors, and other general development constraints. The ultimate Public Utility Service Area is illustrated on *Figure 12*.

²² See 2030 Regional Development Framework, p. 11.

Based on the identified land use goals and Ultimate Public Utility Service Area, the Southeast Scott County Ultimate Land Use Plan illustrated in *Figure 11* was created to identify each parcel's ultimate land use designation. Those land uses identified on the Southeast Scott County Ultimate Land Use Plan which are dependent on public utilities shall not be eligible for the stated development until public services are available. The Southeast Scott County Current Land Use Plan will guide land use in these areas until such time as public utilities are available.

B. Southeast Scott County Current Land Use Plan Description

The land uses identified in this section exist within the unincorporated areas of the Study Area. The Current Southeast Scott County Land Use Plan (*Figure 8*) will guide land use in these areas until such time as public utilities are available. Decisions regarding the staging of rural residential areas (i.e. when areas of 10 acre density will be eligible for 2.5 acre density) will occur through the Scott County 2030 Comprehensive Plan update process. All of the goals and policies identified in the County 2030 Plan are incorporated here by reference.

Relationship to 2030 Regional Development Framework

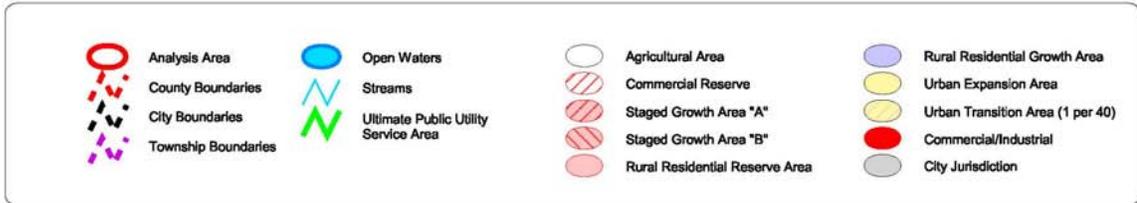
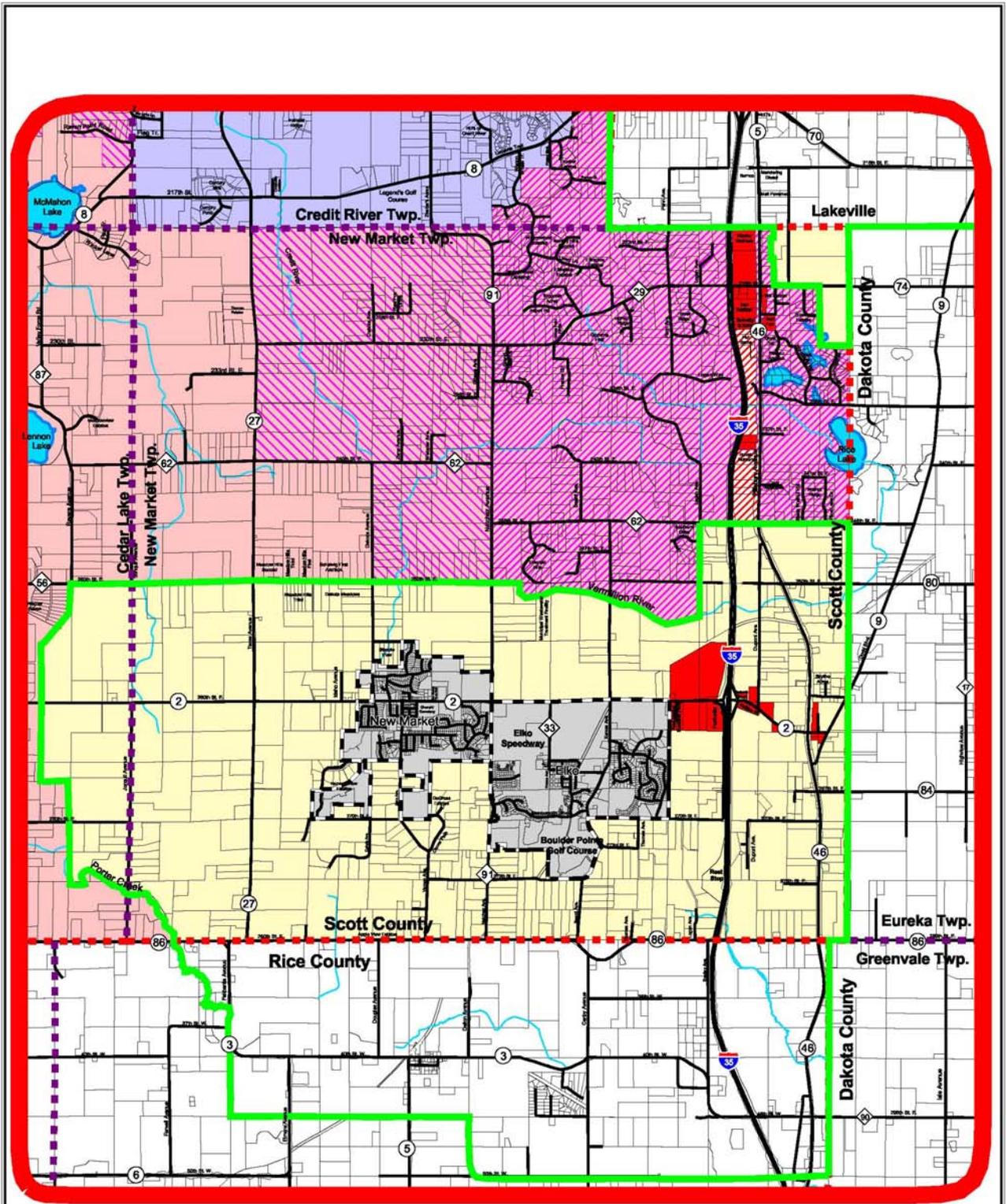
The Metropolitan Council's 2030 Regional Development Framework Planning Area Map created Geographic Planning Area designations to classify strategies for communities based on the different types of growth expected to occur. The unincorporated area of Scott County within the Study Area, except Credit River Township, is designated as a Diversified Rural Community Planning Area. This Planning Area designation contains a mix of farm and non-farm land uses, including a limited amount of large lot residential and clustered housing with agricultural and other uses, including facilities and uses requiring a rural setting.²³ The intent of the designation is to limit development in a manner that allows clustering not to exceed a density of one dwelling unit per 10 acres of land, and to preserve areas for post 2030 urban development.

Credit River Township is identified as a Rural Residential Planning Area. This Planning Area is adjacent to Planning Areas designated as Developing Areas and has large numbers of individual sewage treatment systems at densities of 2.5 acres or less. The intent of this designation is that as the Metropolitan Council updates its system plans they will evaluate if some or all of this Planning Area can transition to densities that can be served efficiently with public services.²⁴

The determination of where public utility services can be efficiently and affordably provided long term has been considered in the determination of the public utility boundary. Therefore, the Southeast Scott County Current Land Use Plan is consistent with the policy directions and strategies of the 2030 Regional Development Framework.

²³ See also 2030 Regional Development Framework, p. 27.

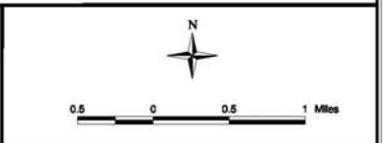
²⁴ *ibid*, p. 25.

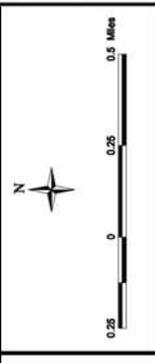
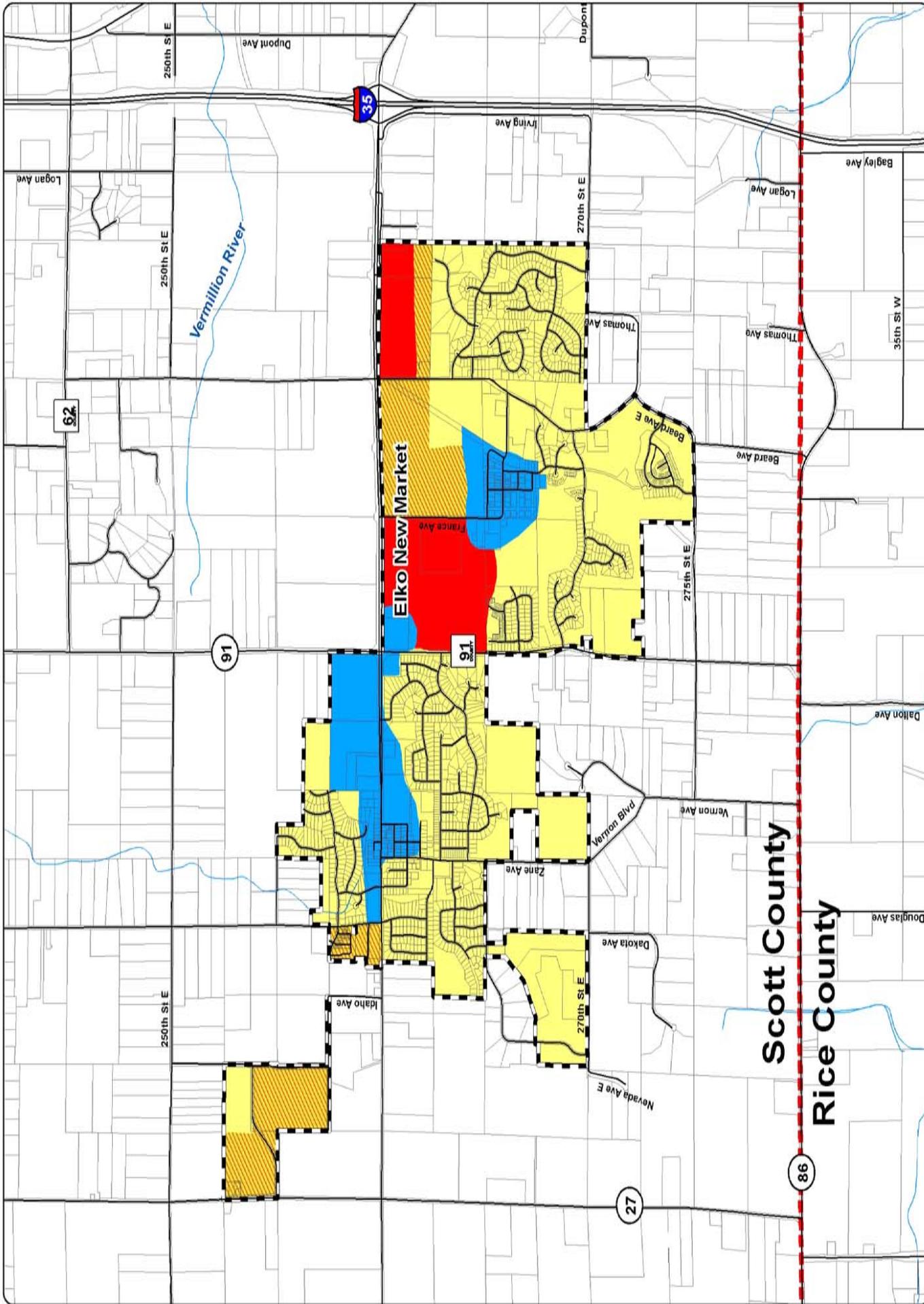


City of Elko New Market
 601 Main St
 New Market, MN 55054

Prepared By: Scott County Planning Department
 Source: Scott County GIS Department, Dakota County GIS Department,
 Rice County Planning Office, MN Department of Natural Resources

Southeast Scott County
 Current Land Use Plan
 Elko New Market Comprehensive Plan
 2008
 Figure 8

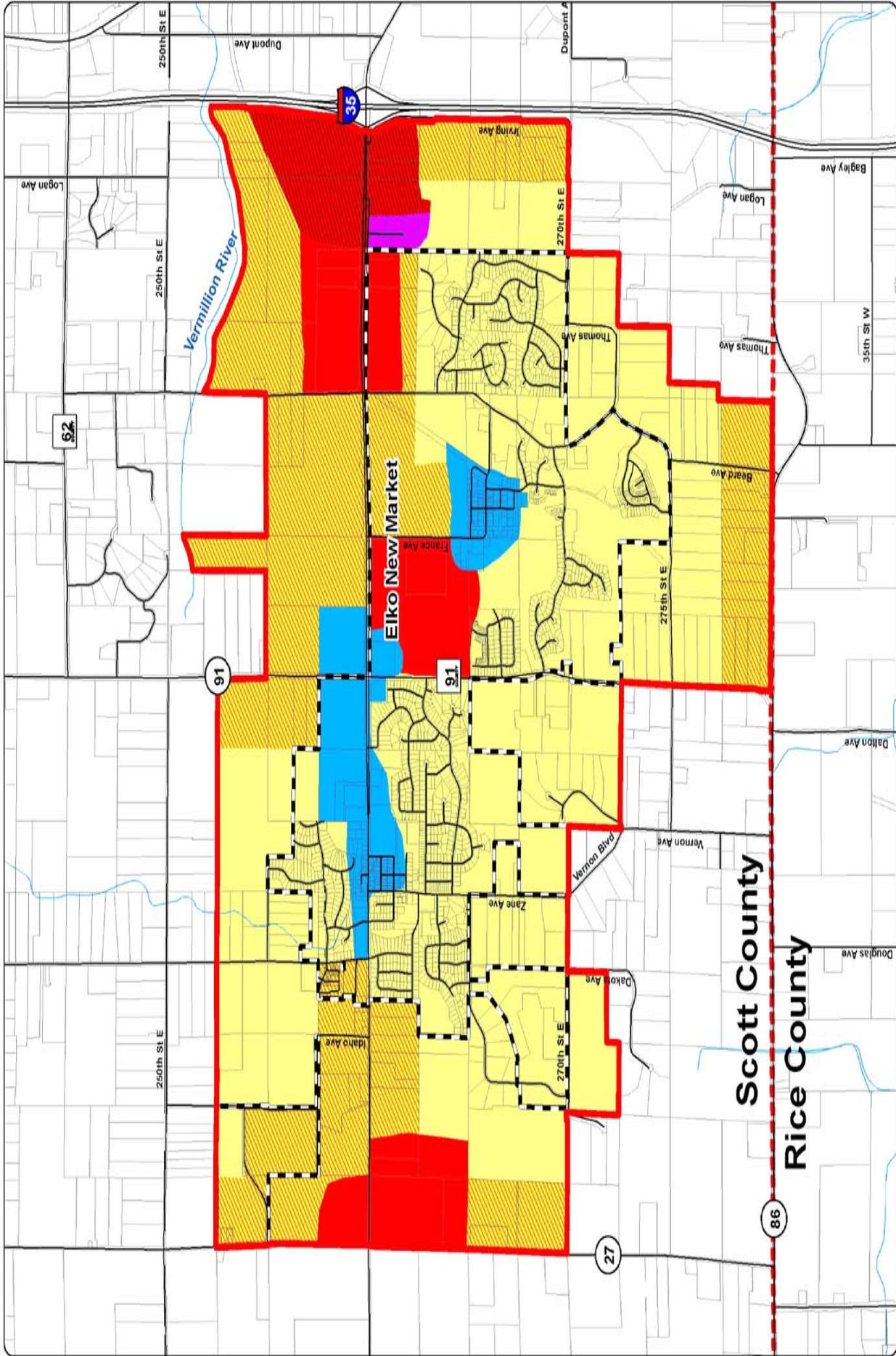




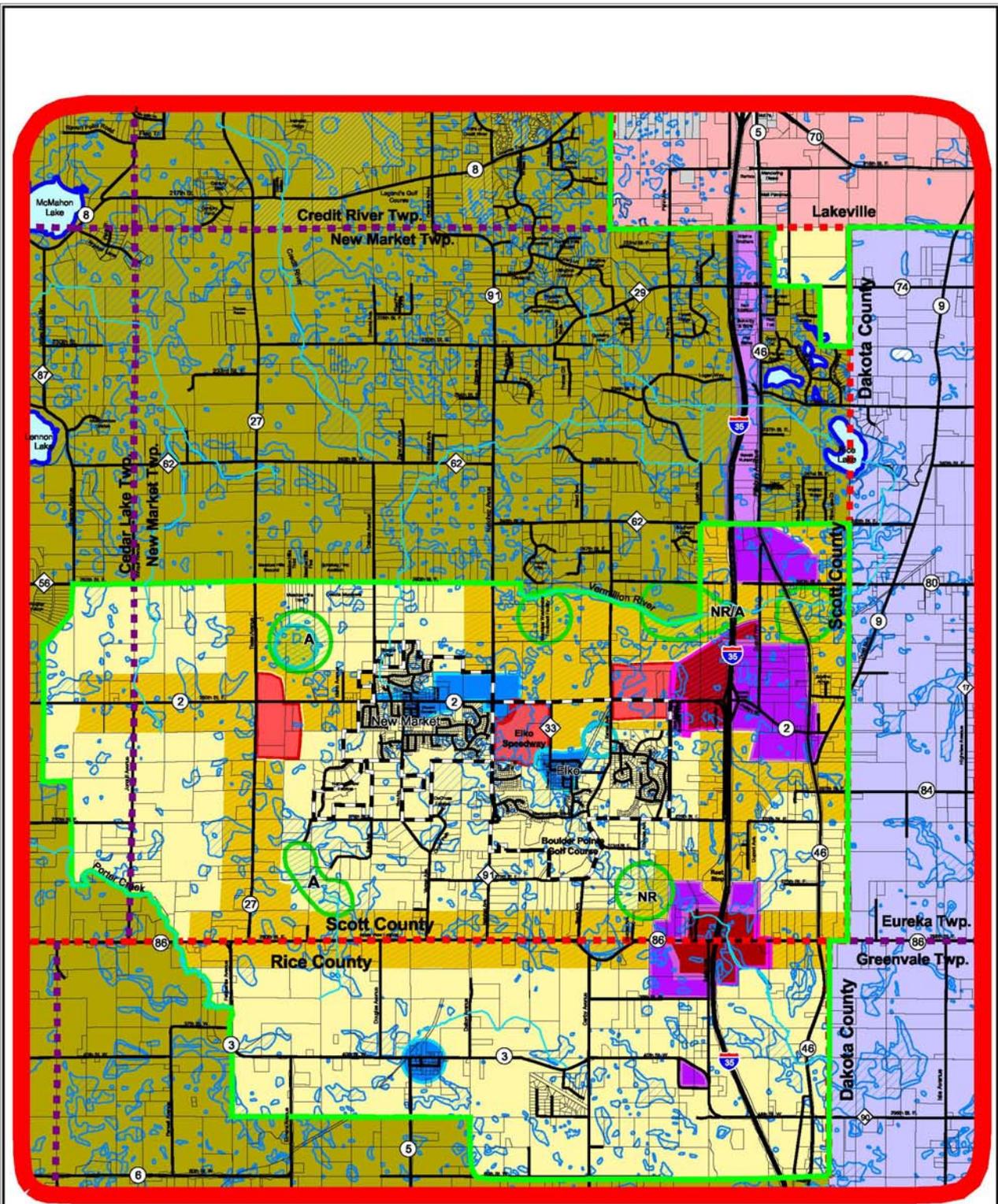
City of Elko New Market
 Current Land Use Plan
 Elko New Market Comprehensive Plan
 2008
 Figure 9

City of Elko New Market
 601 Main St
 New Market, MN 55064

Prepared By: Scott County Planning Department
 Source: Scott County GIS Department, Dakota County GIS Department,
 Rice County Planning Office, MN Department of Natural Resources



<p>City of Elko New Market 601 Main St New Market, MN 55054</p> <p>Prepared By: Scott County Planning Department Source: Scott County GIS Department, Dakota County GIS Department, Rice County Planning Office, MN Department of Natural Resources</p>	<p>2030 Undesignated MUSA Reserve Ultimate Land Use Plan</p> <p>Elko New Market Comprehensive Plan 2008</p> <p>Figure 10</p>	<p>City Boundaries Streams Roads Undesignated MUSA Reserve Boundary</p> <p>General Commercial Town Center Gateway/Transportation Orientated Commercial Emphasis on Architecture & Physical Amenities</p> <p>Low Density Residential Residential Mixed Use Commercial/Industrial</p> <p>Scale: 0, 0.25, 0.5 Miles</p>
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Southeast Scott County Current Land Use Plan Category Descriptions

The Current Land Use Plan for Southeast Scott County is represented in *Figure 8*. This map guides land use within the Study Area that is within the unincorporated areas of Scott County. It is important to note, however, that such plan (for unincorporated areas) will be superseded by the pending Scott County 2030 Comprehensive Plan Update. It is the intention of this Comprehensive Plan to preserve the areas currently outside the City boundaries in accordance with the Southeast Scott County Current Land Use Plan or pending 2030 County Plan Update, until such time that public utilities are made available or the area is annexed into the City. At such a time, the Ultimate Land Use Plan designation shall take precedence over the Current Land Use Plan.

The land use definitions identified below and on the Current Land Use Plan are consistent with the Scott County 2020 Comprehensive Plan Update (County 2020 Plan) ²⁵.

Rural Residential Reserve Area

This is an area where urban services are not anticipated to be provided in the next 40 years. The goal of this land use is to reserve options for future development potential.

The intent of this District is to recognize the range of rural residential lot sizes within an area not intended for public utility service at full build-out. New lots platted within this designation have a typical minimum lot size ranging from 2.5 to 10 acres. Uses in this District generally include estate and hobby farms, as well as single family residences. Wastewater is disposed of by means of individual on-site sewage treatment systems.

The Open Space Design Overlay Area designation is a development option within the Rural Residential Medium Density District. This overlay designation allows for small lots in a rural residential development as a neighborhood with a specific image/name and includes permanently dedicated open space. Lot sizes as small as 20,000 square feet can be accommodated when utilizing a community sewage treatment system. Community wells may be required.

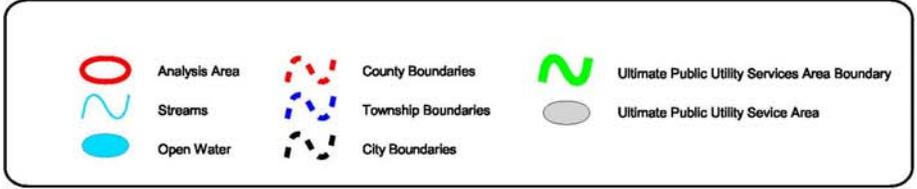
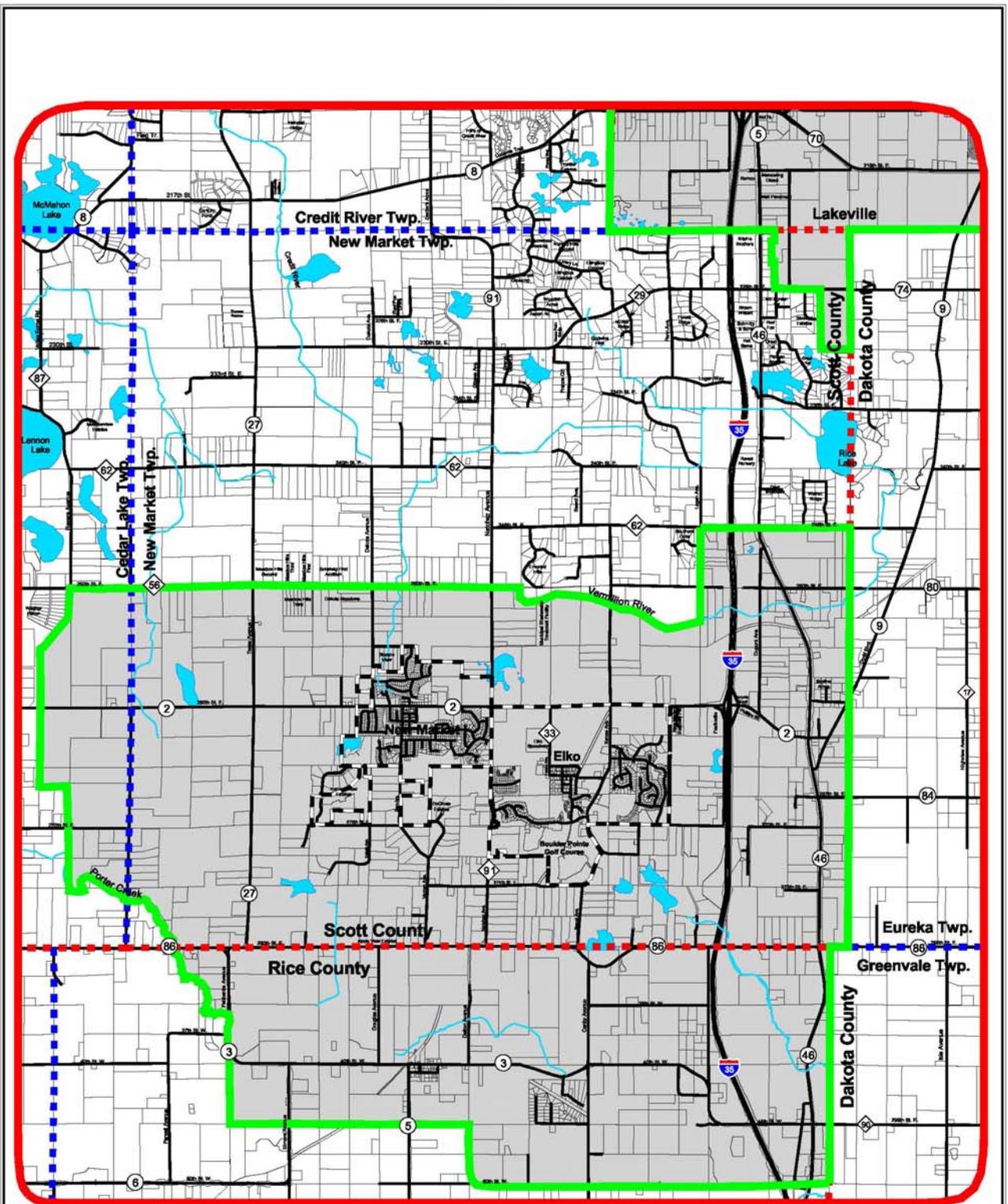
On the Southeast Scott County Ultimate Land Use Plan, this designation is included within the Rural Residential Medium Density Land Use District.

Rural Residential Growth Area

This is an area where urban services are not anticipated to be provided, which has already been largely developed at densities less than one per ten acres, where infrastructure is in place to support residential developments.

The intent of this District is to recognize the range of rural residential lot sizes within an area not intended for public utility service at full build-out. New lots platted within this designation have a typical minimum lot size ranging from 2.5 to 10 acres. Uses in this District generally include estate and hobby farms, as well as single family residences. Wastewater is disposed of by means of individual on-site sewage treatment systems.

²⁵ See also Scott County 2020 Comprehensive Plan Update, p. 20.



The Open Space Design Overlay Area designation is a development option within the Rural Residential Medium Density District. This overlay designation allows for small lots in a rural residential development as a neighborhood with a specific image/name and includes permanently dedicated open space. Lot sizes as small as 20,000 square feet can be accommodated when utilizing a community sewage treatment system. Community wells may be required.

On the Southeast Scott County Ultimate Land Use Plan, this designation is included within the Rural Residential Medium Density Land Use District.

Urban Expansion Area

This is an area adjacent to municipalities that is anticipated to receive municipal services within the next 40 years. The Urban Expansion Area is protected by this Plan to facilitate future development at urban densities along with necessary infrastructure. Until the time in which municipal services are made available, the guiding land use for this area shall be low density (1 per 40) residential. The future densities and land use designations which would be designated at the time municipal services are made available are illustrated on the Southeast Scott County Ultimate Land Use Plan.

Commercial/Industrial Areas

These are areas where existing businesses are located and which have previously been designated for this use. These areas will be allowed to accommodate additional development provided necessary infrastructure is provided.

On the Southeast Scott County Ultimate Land Use Plan, this designation is included within the Commercial/Industrial Land Use District.

Commercial Reserve Area

These are areas which reserve future commercial/industrial uses for development beyond the year 2020.

On the Southeast Scott County Ultimate Land Use Plan, this designation is included within the Commercial/Industrial Land Use District.

C. City of Elko New Market Current Land Use Plan Description

For land areas within the City's jurisdiction, the City of Elko New Market Current Land Use Plan will guide land use decisions. The City of Elko New Market is the only community within the study area currently able to provide these services through its wastewater treatment plant, public water supplies, and supporting implementation programs.

Relationship to 2030 Regional Development Framework

The City of Elko New Market is designated as a Rural Center Planning Area in the Metropolitan Council's 2030 Regional Development Framework. The 2030 Regional Development Framework allows Rural Centers who are interested in growth to have the opportunity to be designated as Rural Growth Centers, which provides an alternative to scattered development in the rural area.

The City of Elko New Market requests the Geographic Planning Area designation of Rural Growth Center. This is based on its desire to accept a share of the region's projected growth as

represented through its wastewater treatment plant expansion and active participation in the development of this Plan. To be postured for continued growth, the City has developed the necessary plans and ordinances to implement this Plan and accommodate growth in an orderly, fiscally responsive manner. The goals within this Plan are consistent with the Metropolitan Council's policy directions and strategies for Rural Growth Centers related to growth and land use, transportation, housing, and natural resources. As provided for in the 2030 Regional Development Framework, the City is interested in working with the Metropolitan Council to utilize regional investments and incentives to help them accommodate growth.

City of Elko New Market Current Land Use Plan Category Descriptions

The Land Use Plan for the City of Elko New Market is represented in *Figure 9*. The map categories included in this Plan are consistent with the 2030 Undesignated MUSA reserve Ultimate Land Use Plan and the Southeast Scott County Ultimate Land Use Plan as illustrated in *Figure 10 and Figure 11*. The Elko New Market Current Land Use Plan corresponds to the current City limits and identifies the areas proposed for residential, commercial, and industrial development, among other uses.

The land use designations outlined below define each land use district's objective, development location criteria, density, minimum requirements for development, and typical uses. In all cases, public utilities are required for development within any of the following land use designations. Development proposals defined as premature as outlined in Chapter IV – Growth Management shall not be approved. Net residential density shall be calculated as follows: area minus resources protected by ordinances (e.g. wetlands and slopes), county and state highway rights-of-way, and regional park land. Local streets, local parks and stormwater holding ponds are not excluded when calculating net density.

Low Density Residential District

Objective:

This classification is characterized by a low to medium range of residential densities that provide opportunities for a variety of housing options. Single family detached homes at the lowest of the urban densities are typical uses. Lower densities are often required to preserve and protect environmentally sensitive land.

Single family attached dwellings such as duplexes, townhomes, and four-plexes should be allowed and may be mixed with detached homes in Planned Unit Developments.

Support facilities that are compatible with neighborhoods and accessory uses are allowed within this District.

Development Location Criteria:

- The characteristics of a proposed development will be based upon consideration of several factors including, but not limited to, topography, geography, existing development and character of the surrounding area, transportation system access, and market conditions.
- Final density and development design will be a function of adopted zoning and subdivision standards and procedures.

Density:

The average density is 2.7 dwelling units per net acre, with a range of 2 to 5 units a net acre.

Minimum Requirements for Development:

- Lot sizes typically are 10,000 – 12,000 square feet, but can be larger or smaller depending on the type of development and the specific property's characteristics.
- The minimum area for Planned Unit Developments should be 10 acres in order to provide for the open space and mix of housing styles at higher densities, but may be smaller based on the benefit provided to the City or the objectives of the City.
- Public street frontage is required for all development, unless alternate access is expressly approved by the City for a Planned Unit Development or similar arrangement.

Typical Uses:

Single family detached dwellings; other dwelling designs (townhomes, four-plexes and retirement complexes or other similar residential varieties) by Conditional Use Permit and/or Planned Unit Development; schools, churches, recreational open space, parks and playgrounds, and public buildings.

Residential Mixed Use District

Objective:

This development pattern is based on the Low Density Residential District. However, this District is characterized by a greater proportion of non-single family detached homes at higher densities than the Low Density Residential District. This District is intended to provide an opportunity to create population centers and to accommodate the demand for lifecycle and affordable housing located near activity areas and transportation corridors.

The dominant housing form will be single family detached homes (75%). Single family attached homes and multi-family residences are expected to represent 25% of the housing opportunities within the development, and may include townhomes, apartments, and senior residential facilities.

Single family attached dwellings will be allowed as permitted uses. Dwellings containing over 4 units should be allowed as conditional uses and may be mixed with detached homes in Planned Unit Developments.

Commercial uses will be allowed in a Planned Unit Development if the use provides a service to the neighborhood, or creates a buffer between a residential area or public space and a road or more intensive use.

Support facilities that are compatible with neighborhoods and accessory uses are allowed within this District.

Development Location Criteria:

- The characteristics of a proposed development will be based upon consideration of several factors including, but not limited to, topography, geography, existing development and character of the surrounding area, transportation system access, and market conditions.
- Development of attached homes and multiple family dwellings is appropriate near major parks and open space, along collector and arterial roadways, and near Town Center Land Use Districts, and other commercial centers.
- The wide range of possible housing styles and development design flexibility make it feasible to form a suitable transition to and from adjacent existing or proposed uses, and to related new development to most terrain and other natural features.
- Final density and development design will be a function of adopted zoning and subdivision standards and procedures.

Density:

The average density is 8 dwelling units per net acre, with a range between 5 and 15 units per net acre.

Minimum Requirements for Development:

- Lot sizes typically are 10,000 square feet, but can be larger or smaller depending on the type of development and the specific property's characteristics.
- A site area of at least 1,500 square feet per dwelling unit for apartments should be retained. A density reduction will be often necessary in environmentally sensitive areas.
- The minimum area for Planned Unit Developments should be 10 acres in order to provide for the open space, mix of housing styles at higher densities, including multiple family dwellings developments, but may be smaller based on the benefit provided to the City or the objectives of the City.
- Public street frontage is required for all development, unless alternate access is expressly approved by the City for a Planned Unit Development or similar arrangement.
- Developments with commercial components should not occur in a linear strip fashion. Isolated commercial development shall not be allowed unless the proposal clearly demonstrates and the City finds, among other things, that the commercial use is intended to serve the needs of the immediate area, as in a Planned Unit Development.

Typical Uses:

Mixed use Planned Unit Developments may include residential, commercial, and institutional developments, but by and large will consist of single-family homes (average will be 70% single-family homes, 20% attached and multifamily, and 10% commercial uses). Commercial and institutional uses may be allowed by Planned Unit Development.

Single family detached dwellings; other dwelling designs (townhomes, four-plexes and retirement complexes or other similar residential varieties) by Conditional Use Permit and/or Planned Unit Development; schools, churches, recreational open space, parks and playgrounds, and public buildings.

Town Center District

Objective:

This classification is a special designation for the recognized traditional Town Centers which have retained attributes of a “downtown” and provide a sense of place based on historic nature and character elements, which include awnings, street lighting, signage, etc.

This classification strives to balance the civic center and contemporary commercial features with new cultural focused institutions and enterprises, and redevelopment potential of retail and service uses.

The Town Center may be characterized as a service hub with limited retail shopping convenience. Pedestrian circulation within, as well as to the area will be a distinguishing feature.

New development can provide for limited residential uses, excluding single family detached dwellings, and can be integrated with the commercial and service environment. Convalescent care facilities and congregate senior citizen housing are appropriate uses at selected locations.

Development Location Criteria:

- The Elko New Market Town Center bisected by County Road 2 presents a dilemma for prospective development and redevelopment. The traffic generation and public safety needs are not conducive to private accesses and internal road systems servicing the area are essential.
- The focuses of the uses within the Town Center District shall be internal rather than external, recognizing those enterprises on the perimeters will have the extra value of visibility. The Town Center should be the recognized civic, commercial, and cultural gathering place for the community.
- The Town Center character should be defined by an approved Planned Unit Development Plan. Retail uses are expected to be relatively specialized and even unique and should easily mix with service uses and cultural places, rather than serve as the foundation of another shopping node.

Design, Parking and Open Space:

The specific approved Planned Unit Development Plan may provide for off-site parking legally encumbered for a specific use, public on-street and off-street parking facilities, and public open space in lieu of private yards for certain uses. Traditional commercial development design, such as zero lot line development (buildings with little to no setback) will be encouraged to provide a continuation of the traditional atmosphere of the Town Center District.

Density:

Average density is 8 units per net acre with a range between 5 to 10 units per net acre.

Minimum Requirements for Development:

- Public street frontage is required for all development, unless alternate access is expressly approved by the City for a Planned Unit Development or similar arrangement.
- Uses and structural designs shall be found to preserve and enhance the “sense of community” broadly defined in the Downtown Master Plan. This does not require rigid use patterns, but does require a demonstration that the relatively unique character of the Town Center is evident.

Typical Uses:

Town Center Planned Unit Developments may include residential, commercial, and institutional developments, but by and large will consist of a mix of multi-family homes and commercial uses. The goal for the Town Center District is to maintain average land use distributions of 50% attached and multi-family homes, 45% commercial uses and 5% single family homes.

Mixed use buildings (with commercial uses on a lower level and residential uses above), restaurants (without drive-through facilities), professional offices, personal services, retail, craft, and specialty shops, clinics, banks, bakeries, and accessory and related uses that are clearly incidental to the primary use.

Existing single family detached homes, new single family attached homes, and apartment buildings.

Government or other public uses such as community facilities, office, post office, schools, and a library.

General Commercial District

Objective:

This classification is characterized by a wide range of commerce, recreation, and entertainment uses whose trade area is the community, and under certain conditions, the region (e.g. Elko Speedway). Arterial roadway orientated uses and single stop or destination stores are included.

An important role of this classification is to provide a location for services, goods, and employment opportunities related to the continued dependence upon the automobile for high mobility and to the growth of leisure and recreational activities in the area.

Development Location Criteria:

- This area should not occur adjacent to single family detached development. A high level of transition to all proximate residential land and development is desired. These Districts shall be located near Arterial access points (i.e. intersection of Arterial and/or Major Collector roadways), with access limited to frontage roads or to internal common parking and driving areas.

- The wide variety of commercial uses allowed often produces undesirable effect on abutting and nearby uses. Extra care must be exercised in the evaluation of location criteria, transition design, and the effectiveness of buffering uses in this District.

Design, Parking and Open Space:

Appropriate green space and all yard and parking minimum standards met or exceeded.

Minimum Requirements for Development:

Public street frontage is required for all development, unless alternate access is expressly approved by the City for a Planned Unit Development or similar arrangement.

Typical Uses:

Community retail and service centers; theaters, clubs, and private recreation centers; restaurants; fuel dispensing and the sale of petroleum products; and accessory and related uses that are clearly incidental to the primary use.

Transportation Orientated Commercial District

Objective:

This classification is similar to the General Commercial District, however it is characterized by a wide range of commerce, recreation, and entertainment uses whose trade area is the community and the region. Arterial roadway orientated uses and single stop or destination establishments are included.

An important role of this classification is to provide services, goods, and employment opportunities related to the continued dependence upon the automobile for high mobility.

Development Location Criteria:

- This area shall not occur adjacent to single family detached development. A high level of transition to all proximate residential land and development will be required. These Districts shall be located near Arterial access points (i.e. intersection of Arterial and/or Major Collector roadways), with access limited to frontage roads or to internal common parking and driving areas.
- The wide variety of commercial uses allowed often produces undesirable effect on abutting and nearby uses. Extra care must be exercised in the evaluation of location criteria, transition design, and the effectiveness of buffering.

Design, Parking and Open Space:

Appropriate green space and all yard and parking minimum standards met or exceeded.

Minimum Requirements for Development:

Public street frontage is required for all development, unless alternate access is expressly approved by the City for a Planned Unit Development or similar arrangement.

Typical Uses:

Regional retail and service centers; sales of marine craft, building supplies, lawn and garden materials; hotels and motels; restaurants, including those with drive-through facilities; fuel

dispensing and the sale of petroleum products; and accessory and related uses that are clearly incidental to the primary use.

Transportation Orientated Commercial Gateway (Overlay) District

This designation is an Overlay District to the Transportation Orientated Commercial Land Use District. The physical locations of this Overlay District are those areas visible from either County Road 2 or I-35. This interchange is the primary entrance to the community, and as such, architectural and design amenities are required to be incorporated into each specific development's appearance. This includes a particular style of architecture, landscaping, street lighting, signage, landmarks, etc., which are intended to create a pleasant image of the entrance to the community.

Business Office Park District

Objective:

This classification is characterized by high-amenity planned developments which have a low traffic generation rate and a site utilization that is compatible to natural features. Primary uses are corporate headquarters, professional and administrative offices, and limited research, development, and manufacturing facilities. Related secondary uses, such as restaurants where food is ordered and consumed on the premises, hotels, and other businesses having limited contact with the general public, and no retail sale of products may be allowed as conditional uses.

Office parks, often formed as Planned Unit Developments, can serve small professional services in a group setting whereas such uses might otherwise be located in retail centers or in scattered freestanding buildings. The high design standards should ensure compatibility with high density housing and the potential for shared parking, open space, convenient housing and service, and reduction of traffic generation onto public streets.

Retailing should only be allowed as an accessory use when it is clearly incidental to the primary use.

Development Location Criteria:

High level of transition to all nearby residential land and development; near Arterial access points (i.e. intersections of Arterial and/or Major Collector roadways), high amenity features are very conducive to "gateway" recognition; adjoining or very near existing or planned industrial or multi-residential areas; may develop in conjunction with major commercial centers.

Design, Parking and Open Space:

Appropriate green space and all yard and parking minimum standards met or exceeded.

Minimum Requirements for Development:

Public street frontage is required for all development, unless alternate access is expressly approved by the City for a Planned Unit Development or similar arrangement.

Typical Uses:

High amenity facilities for corporate headquarters, professional, administrative, executive, medical, research (exclusive of heavy manufacturing and distribution), and governmental offices

without merchandising; very limited retailing incidental to the primary use (e.g. news stands, flower and card shops, optical outlets, pharmacies (only), dry cleaning drop off and pick up stations, and the like, in the primary structures.

Related secondary uses, by conditional use permit and preferably through the Planned Unit Development process, include restaurants where food is ordered and consumed on the premises and hotels.

Industrial Park District

Objective:

This classification is characterized by developments in Industrial Parks with high standards for design and performance. Industrial Parks allow uses such as heavy equipment dealers, concrete/asphalt plants, manufacturing, production, and waste transfer facilities.

Development in planned centers or complexes in separate areas of the community allow for the distribution of peak period traffic, efficient access, effective distribution of public utilities, and sound use of land suited for industry.

Certain limited accessory and compatible commercial uses, listed in the Zoning Ordinance, may be allowed by conditional use permit. These should clearly serve persons who work in the District. The character of the Industrial Parks should be kept free of unrelated commercial uses orientated to the general public. It is not the purpose of this category to duplicate or conflict with the Business Office Park and General Commercial Districts.

Development Location Criteria:

- Locate industrial parks in various suitable areas.
- Provide direct access to Arterial roadways via Major Collector roadways or service drives.
- The industrial parks should be planned for land that is appropriate and reasonably adaptable to site development without severe earthwork or removal of stands of long lived trees.
- Near other intensive land uses (commercial centers and high density multi-residential developments).
- Near existing or planned mass transit routes.

Design, Parking and Open Space:

Appropriate green space and all yard and parking minimum standards met or exceeded. Projects that are part of a Planned Unit Development may indicate future expansion with greater coverage, subject to full compliance with yard and parking standards.

Minimum Requirements for Development:

Public street frontage is required for all development, unless alternate access is expressly approved by the City for a Planned Unit Development or similar arrangement.

Typical Uses:

Manufacturing, heavy equipment sales, production, processing, cleaning, storage, assembly, servicing, repair, testing, or distribution of goods, or products, and which meets all applicable environmental standards established by governmental authority.

Commercial / Industrial District

Currently, there is no land within the corporate city limits of Elko New Market with this land use designation. The intent of this classification is to allow uses available within the General Commercial District, as well as Business Office Park District and Industrial Park District. The Commercial / Industrial District provides for the opportunity for the Zoning Ordinance to clarify the specific locations for these uses based on the standards identified in each uses' objective. It is specifically not the intent of this District to intermingle varying types of commercial and industrial uses within a development, unless it is done within the context of a Planned Unit Development.

Commercial / Industrial Planned Unit Developments may include uses typical of the General Commercial, Business Office Park and Industrial Park Districts. The goal for the Commercial / Industrial District is to maintain average land use distributions of 35% General Commercial, 35% Industrial Park and 30% Business Office Park uses.

D. Undesignated MUSA Reserve Ultimate Land Use Plan Description

The Undesignated MUSA Reserve Ultimate Land Use Plan (*Figure 10*) identifies ultimate land use designations for land areas within the City of Elko New Market and New Market Township that fall within the 2030 undesignated MUSA reserve boundary. The land use plan designations identified in this section are only eligible upon the availability of public utilities. This Plan is consistent with the land use plan designations identified for the City of Elko New Market. For those areas that are indicated on the Undesignated MUSA Reserve Land Use Plan and are not incorporated within the City, the Southeast Scott County Current Land Use Plan (*Figure 8*) will guide land use until services are available.

Undesignated MUSA Reserve Ultimate Land Use Plan Category Descriptions

The land use plan designations for the Undesignated MUSA Reserve Ultimate Land Use Plan are identical to the City of Elko New Market Current Land Use Plan designations. For a detailed description of these land use plan categories, please refer to Chapter V, Subsection B above.

E. Post 2030 Southeast Scott County Ultimate Land Use Plan Description

The Southeast Scott County Ultimate Land Use Plan (*Figure 11*) identifies the community's vision for Southeast Scott County upon its full development. Understanding that it will likely take more than 55 years to realize the ultimate build-out of the area, the Southeast Scott County Ultimate Land Use Plan allows the community to plan for expensive infrastructure long term, calculate the costs of growth, and utilize available resources in a cost effective manner. As stated before, it is the intention of this Comprehensive Plan to preserve the areas currently outside the City boundaries in accordance to the Southeast Scott County Current Land Use Plan until such time that public utilities area made available or the area is annexed into the City. At such time when public utilities are made available or the land area is annexed into the City, the Southeast Scott County Ultimate Land Use Plan shall take precedence.

Post 2030 Southeast Scott County Ultimate Land Use Plan Category Descriptions

The land use plan designations for the Southeast Scott County Ultimate Land Use Plan are identical to the City of Elko New Market Current Land Use Plan designations. For a detailed description of these land use plan categories, please refer to Chapter IV, Subsection B above.

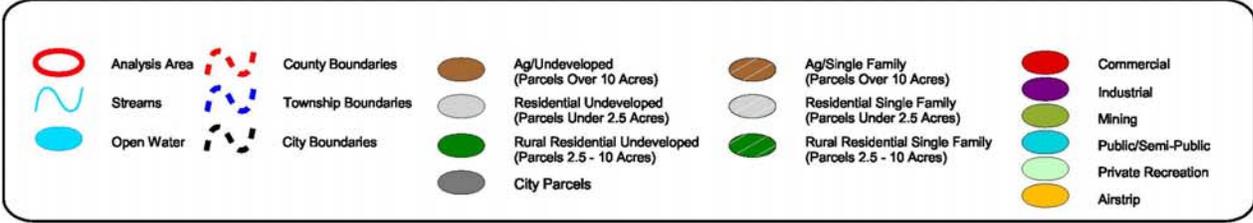
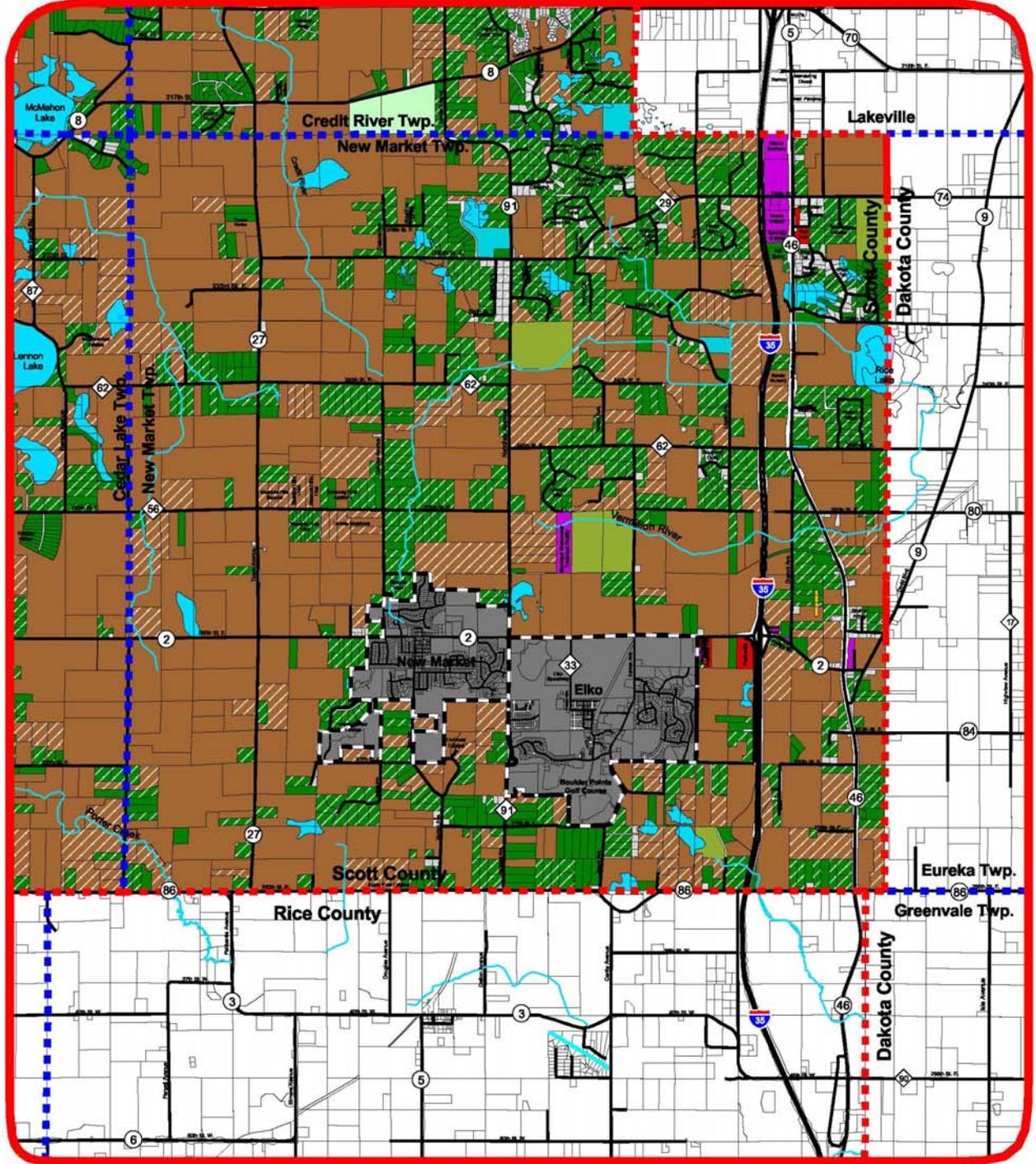
3. LAND USE CALCULATIONS

To illustrate the inventory and distribution of land uses through southeast Scott County, a detailed land use inventory was conducted as part of the 2005 Southeast Scott County Comprehensive Plan effort. Information was mapped utilizing the Scott County Geographic Information System (GIS). In addition, a detailed inventory of guided land use plan designations was also conducted. This inventory is organized by the same geographic representations as described in the previous section and includes Land Use Plan designations for the unincorporated portion of southeast Scott County, the City of Elko New Market, as well as ultimate Land Use Plan designations for the Undesignated MUSA reserve area. These calculations are illustrated below.

A. Existing Land Use Inventory

Evaluating existing land uses provides a baseline of current community conditions. *Figure 13* and *Figure 14* illustrate the existing land uses within the Study Area. Tables 3 and 4 identify the existing land uses within the City of Elko New Market and the Rural Area of Scott County.

Table 3 Existing Land Use Unincorporated Portion of Scott County	
Land Use	Scott County Rural Area (Acres)
Parcels Over 10 Acres Agricultural / Undeveloped	14,198.5
Parcels Over 10 Acres With Single Family Home	3,465.0
Parcels 2.5 – 9.9 Acres Agricultural / Undeveloped	1,678.5
Parcels 2.5 – 9.9 Acres With Single Family Home	5,172.0
Parcels Under 2.5 Acres Undeveloped	175.0
Parcels Under 2.5 Acres With Single Family Home	323.0
Commercial	42.5
Industrial	156.0
Mining	363.5
Public/Semi-Public Uses (i.e. parks, government buildings/uses, churches & cemeteries)	104.5
Private Recreation	143.0
Airports	4.0
Open Water	804.5
Roads/Right-of-Way	1,323.0
Total	27,953.0

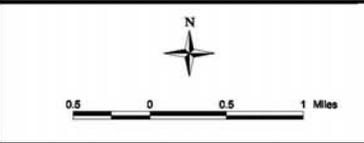


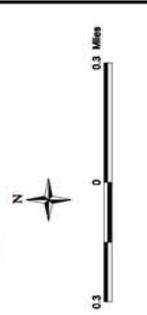
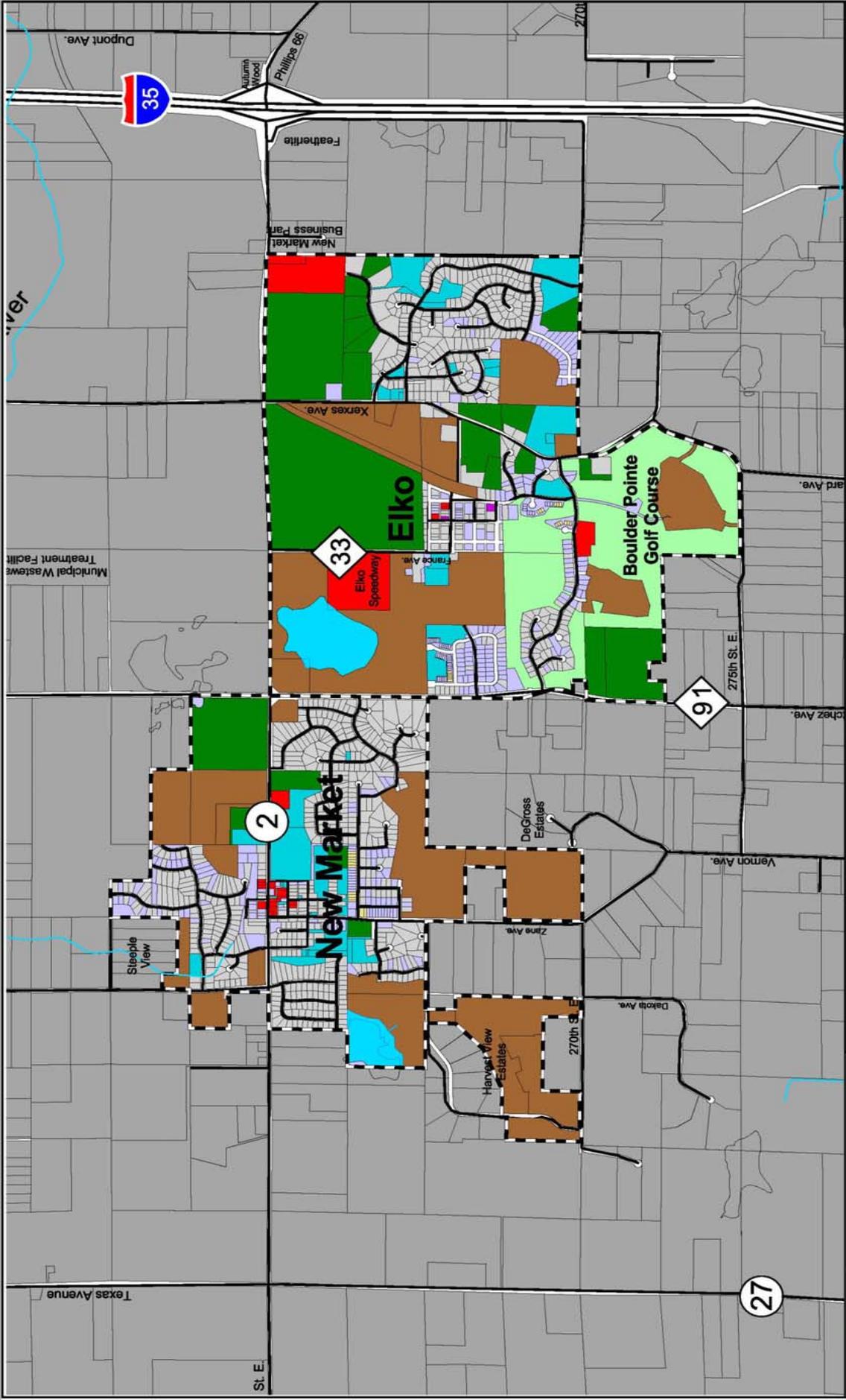
City of Elko New Market
 601 Main St
 New Market, MN 55054

Prepared By: Scott County Planning Department
 Source: Scott County GIS Department, Dakota County GIS Department,
 Rice County Planning Office, MN Department of Natural Resources

2003 Existing Land Use –
 Unincorporated Portion of Study Area

Elko New Market Comprehensive Plan
 2008
 Figure 13





2004 Existing Land Use –
Former Cities of Elko and New Market
Elko New Market Comprehensive Plan
2008
Figure 14

City of Elko New Market
601 Main St
New Market, MN 55054

Prepared By: Scott County Planning Department
Source: Scott County GIS Department, Dakota County GIS Department,
Rice County Planning Office, MN Department of Natural Resources

Table 4 2004 Existing Land Use City of Elko New Market	
Land Use	City of Elko New Market (Acres)
Parcels Over 2.5 Acres Agricultural / Undeveloped	522.0
Parcels Over 2.5 Acres With Single Family Home	325.5
Parcels Under 2.5 Acres Agricultural / Undeveloped	111.0
Parcels Under 2.5 Acres With Single Family Detached Home	370.5
Parcels Under 2.5 Acres With Single Family Attached Home	3.0
Commercial	56.0
Industrial	0.5
Mining	0
Public & Semi-Public (i.e. parks, government buildings/uses, churches & cemeteries)	114.0
Private Recreation	169.0
Airports	0
Open Water	49.5
Roads/Right-of-Way	174.0
Total	1,895.0

NOTE: In 2004, the Cities of Elko and New Market were separate entities. Thus, the acreage totals represent a sum of two City's land use allocations at that time.

B. Guided Land Use Inventory

Southeast Scott County Current Land Use Plan Inventory

Table 5 identifies the total gross land area within each Current Land Use Plan district for the unincorporated portion of southeast Scott County. This inventory reflects the land use plan designations illustrated on *Figure 8* for only those land areas that are within Scott County.

Table 5 Total Gross Land Area By Land Use Plan District Unincorporated Portion of Scott County	
Land Use District	Scott County Rural Area (Acres)
Urban Expansion Area	10,920
Agricultural Area	0
Rural Residential Reserve Area	5,654
Rural Residential Growth Area (Including Staged Growth Area A & B)	11,020
Commercial / Industrial Area	361
Commercial Reserve	145
Total Acres	28,100

City of Elko New Market Guided Land Use Calculations

Table 6 identifies the total gross land area within each Current Land Use Plan district for the City of Elko New Market. This inventory reflects the land use plan designations illustrated on *Figure 9*.

Table 6 Total Gross Land Area by Land Use Plan District City of Elko New Market	
Land Use District	City of Elko New Market (Acres)
Low Density Residential	1,305.9
Residential Mixed Use	140.2
Town Center	246.3
General Commercial	193.0
Total Acres	1,884.6

2030 Undesignated MUSA Reserve Guided Land Use Calculations

Table 7 identifies the total gross land area within each Land Use Plan district within the 2030 Undesignated MUSA Reserve boundary. This inventory reflects the land use plan designations illustrated on *Figure 10* and includes the land area within Current Land Use Plan inventory (Table 6) conducted for the City of Elko New Market.

Table 7 Gross Land Area By Land Use Plan District 2030 Undesignated MUSA Reserve Area	
Land Use District	City of Elko New Market (Acres)
Low Density Residential	2,822.2
Residential Mixed Use	1,352.9
Town Center	285.5
General Commercial	456.4
Transportation Orientated Commercial	181.3
Commercial / Industrial	22.1
TOTAL ACRES	5,120.4

CHAPTER V – POPULATION AND HOUSING

1. GROWTH TRENDS

An analysis of demographics is an important element in planning a community's future. By understanding the current and past population changes, a projection can be created to predict future growth in an area. A consideration of the composition of the area's population may provide insight into the types of needs of the community. This can be applied to both the types of services required, and the resulting land uses which are expected. For example, a youthful community may require more schools and playgrounds, while an aging population will likely need senior housing and a senior center.

The United State Census Bureau is the primary source of demographic data. Most of the information compiled from the 2000 Census was released before the end of 2002, and has been used extensively in this document. Another source of census data can be found from the Office of the Minnesota State Demographer, where population projections for local communities can be found. The Metropolitan Council also provides demographic data and projections, as well as comparisons of data among the communities within the Metropolitan Area. Data collected at the local level includes past studies conducted for the County and the Cities in the Study Area, a tracking of building permits issued locally, and a local survey conducted for this Plan as part of the Focus Group education process.

A. Metropolitan Region

Population in the Minneapolis/St. Paul Metropolitan Region has continually grown in the past 30 years. During both the 1980's and 1990's, the Twin Cities Metropolitan Region population grew at a 15% rate.²⁶ According to the Metropolitan Council, the region is expected to grow by 471,000 households between 2000 and 2030. Table 8 identifies the growth experienced and expected from 1970 through 2030 as identified by the Metropolitan Council.

	1970	2000	2030	1970 2000 Increase	2000 –2030 Increase
Households	573,634	1,021,454	1,492,000	448,000	471,000
Population	1,874,612	2,642,056	3,608,000	767,000	966,000
Jobs	779,000	1,563,245	2,126,000	784,000	563,000

27

²⁶ See also 2000 Census.

²⁷ See also 2030 Regional Development Framework, p. 2.

B. Scott County

According to US Census Bureau estimates, Scott County continues to grow significantly. Estimates are that the County had the largest numerical population gain in the United States (at 8,602) among mid-size counties (those with populations between 10,000 and 100,000) between Census Day, April 1, 2000, and July 1, 2001.²⁸ Estimated population for Scott County on July 1, 2002, was 103,681. This represented an estimated 6.4% increase (6,216 people) from July 1, 2001, through July 1, 2002, and made Scott County the eighth fastest growing county in the United States.²⁹ Like many other growth communities, this growth rate has been recently reduced as a result of economic factors.

C. Study Area

Analyzing trends in building permit activity can provide insight into how much an area or region has or is experiencing growth, and projections can be made. The City of Savage issued permits for 5,440 residential units between 1990 and 2006. Single family homes represent 71% (3,846) of the permits issued for residential units; however, the rate at which the permits have been issued has decreased steadily from 333 units in 1998, to just 34 units in 2006. Total residential units have decreased from 521 units in 2000, to just 144 units in 2006, representing a 276% decrease.³⁰

In Burnsville, 70% of their building permit activity within the last 16 years has been in the townhome and multi-family categories. They have also experienced a decline in the number of new single family home permits issued, from nearly 300 in 1993, to just 11 in 2006.³¹

The decline of single family home building permit activity within Savage and Burnsville may be due to a variety of factors. One likely factor is that there is less raw land available for new development. The lack of land available for new single family homes, coupled with increased land values across the region, have caused developers and home buyers to seek out new areas for the construction of single family homes. As a result, free standing communities along transportation corridors, such as Interstate 35 (I-35) with good access to areas containing jobs and services have begun to experience rapid growth unlike they have seen before.

The Cities of Elko New Market and Lonsdale are freestanding communities located along the I-35 corridor which have seen relatively rapid growth. Lonsdale is located approximately 13 miles south of County Road 2. Despite the fact that the City of Lonsdale is outside of the Twin Cities Metropolitan Area and the Metropolitan Council's jurisdiction, Lonsdale has experienced strong growth. Between 2000 and 2006, 669 single family building permits were issued, an average of 96 permits per year.

Between 1990 and 2006, the former City of Elko issued 533 residential building permits, with 93% (498 units) occurring since 1998. Similar to Elko, the former City of New Market issued 635 permits, with 99% (699 units) occurring since 1998.

²⁸ See also [2000 Census](#).

²⁹ *ibid.*

³⁰ See Also "Building Permit Trends Between 1990 and 2002 in Scott County and Surrounding Cities." Focus Group Meeting, Mar. 6, 2003, Cities of Savage and Burnsville, Minnesota.

³¹ *ibid.*

2000 Census data estimates New Market Township's population in 2000 at 3,057. Permits were issued for 489 single family homes between 1990 and 2002, resulting in an average of 37 units per year. Even with the recent proliferation of growth in Elko New Market (former Cities of Elko and New Market) permits issued in the Township are just 34 units less than the Cities issued in the same time period.³² *Figure 15* identifies the regional growth trends according to building permits issued along the I-35 corridor.

Population for the County as a whole, and for much of the Southeast Scott County Comprehensive Plan Study Area, has grown over the past 30 years. Table 9 shows historic growth of the Study Area and surrounding region since 1970 based on United States census data.

Table 9 Population Changes 1970 – 2000						
Jurisdiction	1970	1980	1990	2000	1990 – 2000	
					# Change	% Change
City of Elko (former)	115	274	223	472	213	112%
City of New Market (former)	215	286	227	332	105	46%
New Market Township	1,236	1,636	1,972	3,057	1,085	55%
Combined Total	1,566	2,196	2,458	3,861	1,403	57%
Scott County Total						
Scott County Total	34,393	43,784	57,846	89,498	31,652	55%
Credit River Township	1,165	2,360	2,854	3,895	1,041	36%
Cedar Lake Township	1,051	1,507	1,688	2,197	509	30%
Dakota County Total						
Dakota County Total	139,808	194,279	275,227	355,904	80,677	29%
City of Lakeville	7,556	14,790	24,854	43,128	18,274	74%
Eureka Township	860	1,268	1,405	1,490	85	6%
Rice County Total						
Rice County Total	41,582	46,087	49,183	56,665	7,482	15%
City of Lonsdale	622	1,160	1,252	1,491	239	19%
Webster Township	1,096	1,397	1,452	1,825	373	26%

³² *ibid.*

³³ See also [2000 Census](#).

2. FORECASTS

Population can be forecasted using different methodology. Each entity seeking to obtain projections may calculate their projections a bit differently.

A. Metropolitan Council Forecasts

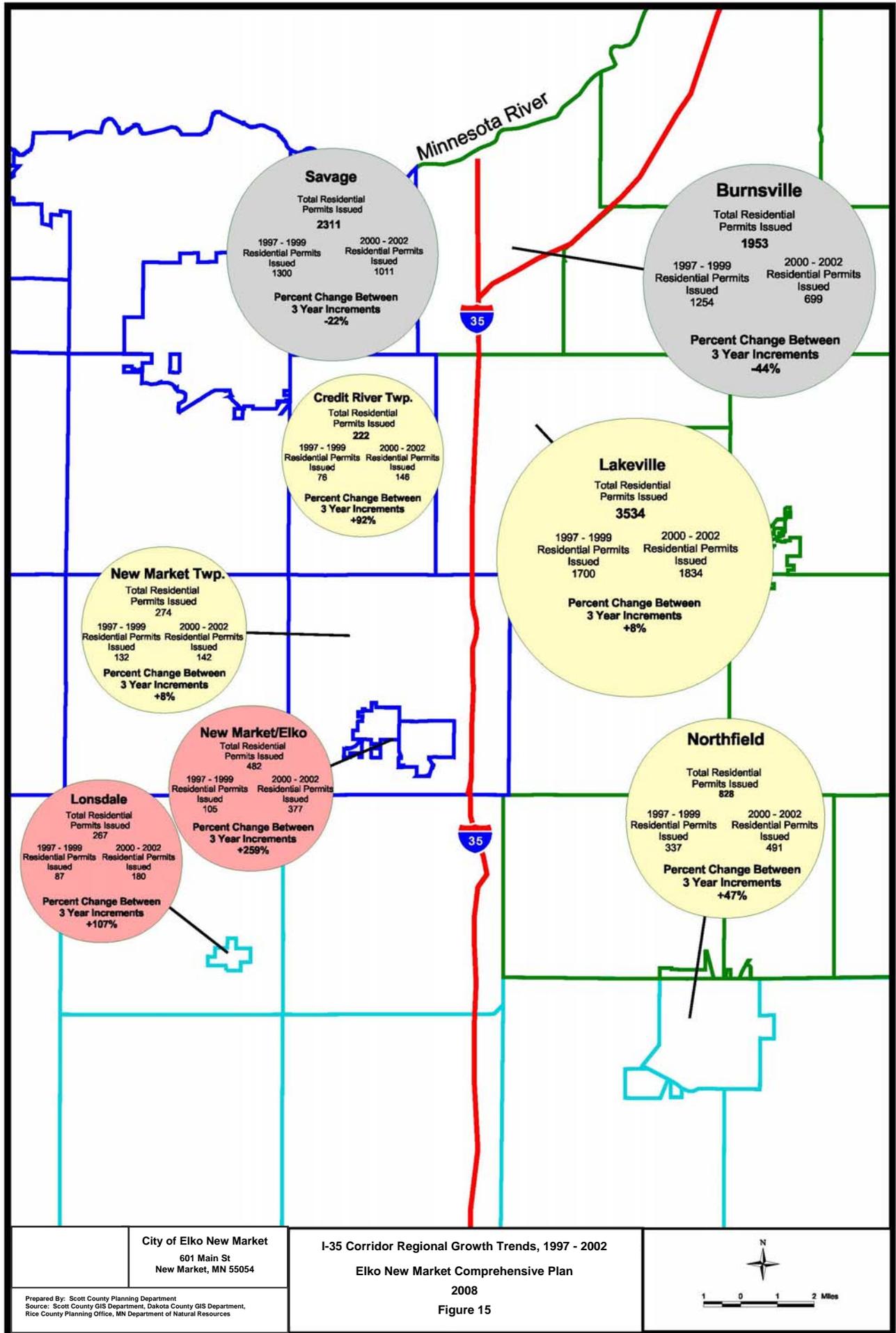
The Metropolitan Council's population, household, and employment forecasts represented in Table 10, Table 11, and Table 12 reflect each local community's current boundaries, not proposed or future annexations. If an area is annexed into a municipality, the Council will adjust their forecasts.³⁴

These projections identify a continued increase in population in the Study Area over the next 30 years. If these projections prove correct, the City of Elko New Market's population alone will increase by approximately 800% within the next ten years. Growth for the Study Area as a whole will more than double in that same time period, with the slowest rate of growth (34%) taking place in the rural areas of New Market Township.

Jurisdiction	1990*	2000*	2010	2020	2030
Elko (former)	223	472	---	---	---
New Market (former)	227	332	---	---	---
Elko New Market	---	---	5,700	13,100	20,800
New Market Township	2,008	3,057	3,970	4,800	5,700
Combined Total	2,458	3,861	9,670	17,900	26,500
Scott County Total	57,846	89,498	145,640	189,700	215,370
Eureka Township	1,405	1,490	1,500	1,650	1,800
Farmington	5,940	12,365	20,500	27,100	32,000
Greenvale Township	685	684	730	790	880
Lakeville	24,854	43,128	59,500	78,400	88,800
Dakota County Total	275,186	355,904	416,790	478,110	512,670
* 1990 & 2000 are Actual Census Numbers					35

³⁴ See also 2030 Regional Development Framework, p. A-2.

³⁵ *ibid*, p. A-5 & A-8.



City of Elko New Market
601 Main St
New Market, MN 55054

I-35 Corridor Regional Growth Trends, 1997 - 2002

Elko New Market Comprehensive Plan

2008

Figure 15



Prepared By: Scott County Planning Department
Source: Scott County GIS Department, Dakota County GIS Department,
Rice County Planning Office, MN Department of Natural Resources

Jurisdiction	1990*	2000*	2010	2020	2030
Elko (former)	75	155	---	---	---
New Market (former)	82	131	---	---	---
Elko New Market	---	---	2,120	4,850	8,000
New Market Township	627	956	1,300	1,630	1,950
Combined Total	784	1,242	3,420	6,480	9,950
Scott County Total	19,367	30,692	53,460	73,500	85,890
Eureka Township	447	496	550	630	700
Farmington	2,064	4,169	7,500	10,500	12,500
Greenvale Township	228	227	260	300	340
Lakeville	7,851	13,609	20,200	28,400	33,500
Dakota County Total	98,293	131,151	160,650	190,300	208,510

* 1990 & 2000 are Actual Census Numbers 36

Jurisdiction	1990*	2000*	2010	2020	2030
Elko (former)	50	74	---	---	---
New Market (former)	63	100	---	---	---
Elko New Market	---	---	400	900	1,250
New Market Township	113	257	300	300	400
Combined Total	226	431	700	1,200	1,650
Scott County Total	18,554	32,009	44,810	53,830	60,890
Eureka Township	50	80	100	120	140
Farmington	2,342	3,833	6,600	8,400	9,900
Greenvale Township	50	150	160	170	190
Lakeville	6,563	9,885	11,900	13,200	14,400
Dakota County Total	106,029	148,261	179,510	199,340	214,150

* 1990 & 2000 are Actual Census Numbers 37

³⁶ ibid, p. A-12 & A-15.

³⁷ ibid, p. A-19 & A-22.

B. Scott County Housing Authority Forecasts

The Scott County Community Development Agency (CDA) commissioned a Housing Market Analysis Study (Housing Study) in 2002, to examine growth trends, as well as key demographic and economic characteristics for the County. The Housing Study was completed to assess the potential demand for various housing products in different parts of the County. The Housing Study included projections of population and households which were obtained from the Metropolitan Council's previous Regional Development Framework (Blueprint 2030). The Metropolitan Council's current projections, illustrated in Tables 10, Table 11 and Table 12 are higher than those previously identified in Blueprint 2030 for the communities in the Study Area.

C. Rice County Comprehensive Plan Forecasts

Table 13 illustrates population forecasted by Rice County during their Comprehensive Plan – 2002 for communities in the northern portion of the County. These projections were “prepared utilizing trends and not a detailed demographic study using natural increases (births/deaths) in and out migration.”³⁸

Jurisdiction	1990	2000	2010	2020
Lonsdale	1,252	1,491	2,500	3,950
Webster Township	1,452	1,825	2,150	3,400
Rice County Total	49,183	56,665	70,425	89,135

³⁸ Rice County Comprehensive Plan 2002, Rice County, Dec. 17, 2002, p. 31.

D. Southeast Scott County Comprehensive Plan Forecasts

As part of the 2005 Southeast Scott County Comprehensive Plan, population projections were completed for those areas within the Scott and Rice County portion of the Analysis Area to provide a general understanding of how growth may occur. These projections relate to the Ultimate Land Use Plan identified in *Figure 11*. An analysis of each land use designation was completed to determine the total developable acreage (total acreage minus wetlands and floodplain).

Build-Out Forecasts (Scott and Rice County)

The Southeast Scott County Ultimate Land Use Plan (*Figure 11*) identifies the community's vision for Southeast Scott County upon its full development. Understanding that it will likely take more than 55 years to realize the ultimate build-out of the area, the Southeast Scott County Ultimate Land Use Plan allows the community to plan for expensive infrastructure long term, calculate the costs of growth, and utilize available resources in a cost effective manner.

Table 14 estimates an existing residential population total of 8,400 based on constructed residential units, as well as currently planned units (preliminary platted or concept plan submitted to Elko New Market). Table 15 projects a population of 115,557 for gross build-out based on the Southeast Scott County Ultimate Land Use Plan. Table 16 projects a net build-out population of 88,771 for the Scott and Rice County Portion of the Study Area, reflecting a 25% reduction of the gross build-out to account for individual property owner interests that may limit the efficiency of development due to larger lots, recreational uses, greater open spaces, etc. Over time, the number of persons per household decreases, as such, it is likely that the 2.7 persons per household estimated could fall to 2.5 persons per household. If that occurs, the estimated population at build-out would be 82,195.

Table 14 Existing Planned or Built Households (4.1.04) Within Scott & Rice County Portion of the Analysis Area By Ultimate Land Use Plan Designation			
Ultimate Land Use Plan Designation	Households (Planned or Built 4.1.04)	Acres Developed	Equivalent Population (2.7 Persons Per Household)
Rural Residential	1,417	6,586	3,826
Low Density Residential (Low Density & Mixed Use Single Family)	1,517	1,586	4,096
Residential Other (Mixed Use Multi-Family & Town Center)	177	197	478
Total	3,111	8,369	8,400

**Table 15
Gross Build-Out of Households
Within Scott & Rice County Portion of the Analysis Area
By Ultimate Land Use Plan Designation**

Ultimate Land Use Plan Designation	Density	Developable Acres	Households	Equivalent Population (2.7 Persons Per Household)
Existing Households (Planned or Built 4.1.04)	NA	8,369	3,111	8,400
Rural Residential	1 Unit Per 4 Acres	9,722	2,431	6,564
Low Density Residential (Low Density & Mixed Use Single Family)	2.7 Units Per Acre (Minimum)	11,204	30,251	81,678
Residential Other (Mixed Use Multi-Family & Town Center)	8 Units Per Acre (Average)	876	7,006	18,916
Total*		30,171	42,799	115,557

* Total does not reflect individual land owner interests and other changes in land use

**Table 16
Net Build-Out of Households
Within Scott & Rice County Portion of the Analysis Area
By Ultimate Land Use Plan Designation**

Ultimate Land Use Plan Designation	Density	Developable Acres	Households	Equivalent Population (2.7 Persons Per Household)
Existing Households (Planned or Built 4.1.04)	NA	8,369	3,111	8,400
Rural Residential	1 Unit Per 4 Acres	7,292**	1,823	4,922
Low Density Residential (Low Density & Mixed Use Single Family)	2.7 Units Per Acre (Minimum)	8,403**	22,688	61,258
Residential Other (Mixed Use Multi-Family & Town Center)	8 Units Per Acre (Average)	657**	5,256	14,191
Total*		24,721**	32,878	88,771

** The 25% reduction has been included to reflect individual property owner interest that may limit the efficiency of development due to larger lots, recreational uses, greater open spaces, etc.

Table 19, Table 20, and Table 21 forecasts population, households and employment for Southeast Scott County to the year 2030. Based on the net build-out availability of 32,878, land consumption rates forecasted in Table 20, and available wastewater capacity, the complete build-out of the residential areas within the Scott and Rice county portion of the Analysis Area is estimated to occur after the year 2060.

2030 New Market Township Forecasts

Table 17 forecasts household, population, and employment to the year 2030 for rural residential development on individual or community sewage treatment systems (not on public utilities) within New Market Township. Between 1990 and 2002, New Market Township issued an average of 37 residential building permits a year. Based on the net build-out availability of 1,823 rural residential lots, as identified on the Southeast Scott County Ultimate Land Use Plan illustrated in *Figure 11*, there is at least a 50 year supply (to the year 2054) of rural residential lots located within the Study Area of Scott and Rice Counties. The length of time this lot supply will last is dependant on several factors, including but not limited to, the availability of public wastewater capacity to absorb some of the growth pressure that would likely be experienced in the non-public sewerred areas.

Table 17 New Market Township Forecasts			
Year Increment	Households	Population	Employment (Cumulative Total)
2000 Census	956	3,057	257
2000 – 2003 Building Permit Data	148	400	NA
2004 – 2005	74	200	270
2006 – 2010	185	500	300
2011 – 2015	185	500	325
2016 – 2020	185	500	350
2021 – 2025	185	500	375
2026 – 2030	185	500	400
TOTAL	2,103	6,157	400

2030 Undesignated Metropolitan Urban Service Area (MUSA) Reserve Forecasts

To help manage the existing and anticipated growth in the Elko New Market area, the former Cities of Elko and New Market previously entered into an “undesignated Metropolitan Urban Service Area (MUSA) reserve” agreement with the Metropolitan Council. This agreement provides the opportunity to designate the acreage, types and density of land uses, and local/regional service levels for each five-year stage to the year 2030, with the exact location of each stage unspecified. As part of this staging option, an undesignated MUSA reserve boundary is mapped, but the timing of when and where a parcel is considered developable is driven by the ability to respond to market forces in a controlled manner not by a fixed staging area. By not designating the specific developable parcels by stage in advance, the community

may reduce the problems associated with landowners withholding development on land designated for urban services, thereby driving up land prices.

Since the City of Elko New Market is the only community currently able to provide public utility services through its wastewater treatment plant, it is anticipated that the following Undesignated MUSA Reserve forecasts will occur within its jurisdiction. The City of Elko New Market has developed its 2030 undesignated MUSA reserve boundary by: 1) reviewing the approximate land area requirements necessary to accommodate the negotiated households to the year 2030 with an approximate 20% additional acreage (planned overage) included to provide the flexibility needed for variable market conditions, and 2) analysis of the City's ability to extend sanitary sewer and storm sewer utilities, as determined in the City's Facility Plans. The household forecasts were established through negotiations between the former Cities of Elko and New Market, Scott County and the Metropolitan Council and are based on sanitary sewer capacities. The acreage required to meet the budgeted household forecasts was determined by applying an average density to the number of budgeted households units projected to be built during each 5-year stage to the year 2030. The average density was determined for each City based on the build-out of the Ultimate Land Use Plan within the 2030 undesignated MUSA Boundary. The proposed undesignated MUSA reserve boundary is illustrated on *Figure 7*.

Table 18-A illustrates the projected development type (based on the Ultimate Land Use Plan) for the land area within the undesignated MUSA reserve boundary.

Table 18-B illustrates net residential densities for future development. Specific densities are provided for designated single family, mixed use, residential and Town Center categories, as identified on the City's Land Use Plan. As shown, a net residential density of 3.2 units per acre is forecasted.

Table 19 illustrates the projected population and households forecasts to the year 2030.

Table 20 illustrates the residential and non-residential acreage allocation forecasts for each 5-year segment to the year 2030. The acreage figures include the developed lot area as well the necessary infrastructure (i.e. roadways). The acreage totals do not include wetlands or floodplains. As illustrated on Table 20 and as previously indicated, the average residential density for the City of Elko New Market is 3.2 units per acre for the area within the undesignated MUSA reserve boundary.

Table 21 illustrates the cumulative employment forecasts to the year 2030.

As part of the implementation phase of the 2005 Southeast Scott County Comprehensive Plan, the City updated its Zoning and Subdivision Ordinances to be consistent with this Plan. Part of that process will include ongoing implementation of the goals, policies and strategies outlined in Chapter III – Growth Management.

Table 18-A City of Elko New Market 2030 Ultimate Land Use Plan Calculations		
Land Use	City of Elko New Market	
	Acres*	% of Total
RESIDENTIAL USES		
Single Family Detached Residential (Average Density: 2.7 Units/Ac)	2,571.0	72%
Attached & Multi-Family Residential (Average Density: 8.0 Units/Ac)	304.5	9%
<i>Subtotal</i>	<i>2,875.5</i>	<i>81%</i>
COMMERCIAL USES		
General Commercial	343.0	9%
Town Center Commercial	72.5	2%
Mixed Use Commercial	112.0	3%
Transportation Oriented Commercial	153.0	4%
Commercial / Industrial	18.0	1%
<i>Subtotal</i>	<i>698.5</i>	<i>19%</i>
TOTAL ACRES	3,574.0	100%

Table 18-B Net Residential Density*						
Land Use	Single Family Number of Units	Multi Family Number of Units	Acres-Gross Res.	Acres-Non-Buildable**	Net Res. Acres	Net Density Units/Acre
	A	B	C	D	E=C-D	(A+B)/E
Future MUSA Single Family	5,213	---	2,688	757	1,931	2.7
Future MUSA Mixed Use	2,134	1,745	1,415	339	1,016	3.8
Town Center Mixed Use	27	767	152	43	109	7.3
TOTAL	7,374	2,512	4,252	1,196	3,056	3.2

* Applies to Future Development

** Includes parks and open space, arterial road rights-of-way, and other undeveloped land

Table 19 Undesignated MUSA Reserve Forecasts Households and Population									
Year Segment	Households					Population			
	Units Per Year*	Elko (former)	New Market (former)	Elko New Market	Combined Cumulative Total	Elko (former)	New Market (former)	Elko New Market	Combined Total
2000 Census	NA	155	131	---	286	472	332	---	804
2000 – 2003 Building Permit Data	NA	167	320	---	773	451	864	---	1,315
2004 - 2005	75	75	75	---	923	195	195	---	390
2006 – 2010	119	---	---	1,190	2,113	---	---	3,094	3,094
2011 – 2015	130	---	---	1,300	3,413	---	---	3,380	3,380
2016 – 2020	144	---	---	1,440	4,853	---	---	3,744	3,744
2021 – 2025	144	---	---	1,440	6,293	---	---	3,744	3,744
2026 – 2030	170	---	---	1,700	7,993	---	---	4,420	4,420
TOTAL		397	526	7,070	7,993	1,118	1,391	18,382	20,891

* Units Per Year Per City column represents the number of new housing units projected to be added each year individually by the City of Elko New Market.

** Metropolitan Council, Regional Development Framework, Adopted January 14, 2004

Table 20 Undesignated MUSA Reserve Forecasts Residential and Non-Residential Acreage (Budgeted)								
Year Segment	Households	Low Density Residential District Acreage	Residential Mixed Use District Acreage	Town Center District Acreage	Total Residential Acreage	Commercial or Industrial Acreage	Planned Overage Acreage	Allocated Acreage Within 2030 MUSA
2004 - 2009	1,340	384	39	9	432	130	126	688
2010 - 2014	1,300	373	38	8	419	125	122	666
2015 - 2019	1,440	414	42	9	465	139	135	739
2020 - 2024	1,440	414	42	9	465	139	135	739
2025 - 2029	1,700	488	49	11	548	164	159	871
COMBINED TOTAL	7,220	2,073	210	46	2,329	697	677	3,703

- Notes:
- Assumes overall density of 3.1 units per net acre
 - Acreages do not include wetlands or floodplains

**Table 21
Undesignated MUSA Reserve
Employment Forecasts**

Year Segment	Employment (Cumulative Total) **			
	Elko (former)	New Market (former)	Elko New Market	Cumulative Total
2000 Census	74	100	---	174
2000 – 2003 Building Permit Data	NA	NA	---	NA
2004 - 2005	162	213	---	375
2006 – 2010	---	---	400	400
2011 – 2015	---	---	650	650
2016 – 2020	---	---	900	900
2021 – 2025	---	---	1,075	1,075
2026 – 2030	---	---	1,250	1,250
TOTAL	162	213	1,250	1,250

2030 Study Area Forecasts

Table 22 outlines the household and population forecasts in Scott and Rice Counties within the Study Area to the year 2030. This table represents a combination of the 2030 New Market Township Forecasts (Table 17) and the 2030 undesignated MUSA reserve forecasts (Table 19 and 20). Using the average of 37 building permits issued a year in the Rural Area of the Study Area, the population increase from 2001 through 2003 is estimated to be 300 people. The number of residential permits issued by the former Cities of Elko and New Market from 2001 through 2003 was 487, resulting in an estimated population increase of 1,315 people. Based on the 2000 Census data and the growth estimated from 2001 through 2003, the population for the Study Area in 2030 is estimated to be 27,772 (or 10,096 households). That is approximately 5 times larger than the estimated existing combined population (5,476) of Elko New Market and New Market Township currently. This estimate is also higher than the Metropolitan Council's 2030 forecasts for Elko New Market and New Market Township (26,500 population and 9,950 households) by approximately 1,272 people or 146 households.

Increment & Year	New Market Township Area Households	Public Utility Area Households	Total Households	Population Increase
2000 Census	956	286	1,242	3,861
2000 – 2003 Building Permit Data	148	487	635	1,715
2004 – 2005	74	150	224	606
2006 – 2010	185	1,190	1,375	3,714
2011 – 2015	185	1,300	1,485	4,010
2016 – 2020	185	1,440	1,625	4,388
2021 – 2025	185	1,440	1,625	4,388
2026 – 2030	185	1,700	1,885	5,090
Total	2,103	7,993	10,096	27,772

3. DEMOGRAPHIC CHARACTERISTICS

In general, the City of Elko New Market has a younger population than that of surrounding New Market Township. According to the 2000 Census, the City (combined Elko and New Market totals) has an average age of 31 years. This compares to an average age of 36 years in New Market Township. Of particular note are the populations under five years of age. In the City of Elko New Market (extracted from individual Elko and New Market totals), 11.4 percent of its population are under the age of five. In contrast, 7.7 percent of the Township population falls into such age category.

4. HOUSING

A. Housing Supply

The increase of building permits issued in the Study Area over recent years illustrates the growth that has occurred. At this point in time, building permit activity experienced in the Study Area has been predominately single-family detached homes. The residential growth occurring in New Market Township is exclusively single family detached homes. According to the 2000 Census, there are 10 single-family attached units and 5 mobile homes in the Township.

The 2000 Census reports two single family attached units and one 4 unit multifamily building in the former City of Elko. In 2002 and 2003, lots for approximately 86 single family attached housing units were platted within the former Cities of Elko and New Market combined. By the end of 2002, building permits for 10 single family attached housing units had been issued.³⁹ The recent approval of plats containing single family attached units may be indicative of the increased demand to meet the changing demographics of the area and larger region.

As illustrated in Table 23, over half (52%) of the housing units in the Study Area were built between 1980 and 2000, according to the 2000 Census. This is compared to 59% County-wide, 33% Metropolitan Area-wide, and 31% state-wide in the same timeframe.⁴⁰

³⁹ See also "Building Permit Trends Between 1990 and 2002 in Scott County and Surrounding Cities." Focus Group Meeting, March 6, 2003.

⁴⁰ See also 2000 Census.

Year	%
1939 or Earlier	11%
1940 – 1949	1%
1950 – 1959	4%
1960 – 1969	8%
1970 – 1979	24%
1980 – 1989	15%
1990 – 2000	37%
41	

The Scott County Housing Authority (HRA) Housing Study is a useful tool for the HRA, but the sub-market areas created for analysis purposes does not match the Study Area boundaries. The Interstate 35 Market Area is larger than the Study Area, and includes the City of Elko New Market, as well as the rapidly growing and relatively affluent Townships of Spring Lake, Credit River, New Market and Cedar Lake.⁴² *Figure 16* identifies the 5 market areas of the Housing Study. Information from Scott County generally and the I-35 Market Area will be utilized to provide baseline data and project needs within the Study Area.

Single family home sales have risen dramatically from an average sale price in the I-35 Market Area of \$189,964 in 1997, to \$276,258 in 2001. Housing within the Study Area has a very low vacancy rate. According to the 2000 Census, of the 1,274 housing units existing at that time, only 32 were vacant (3%).⁴³ The average length of time a home is on the market is 72 days.⁴⁴ Table 24 and Table 25 further illustrate the housing value increases occurring within the Study Area.

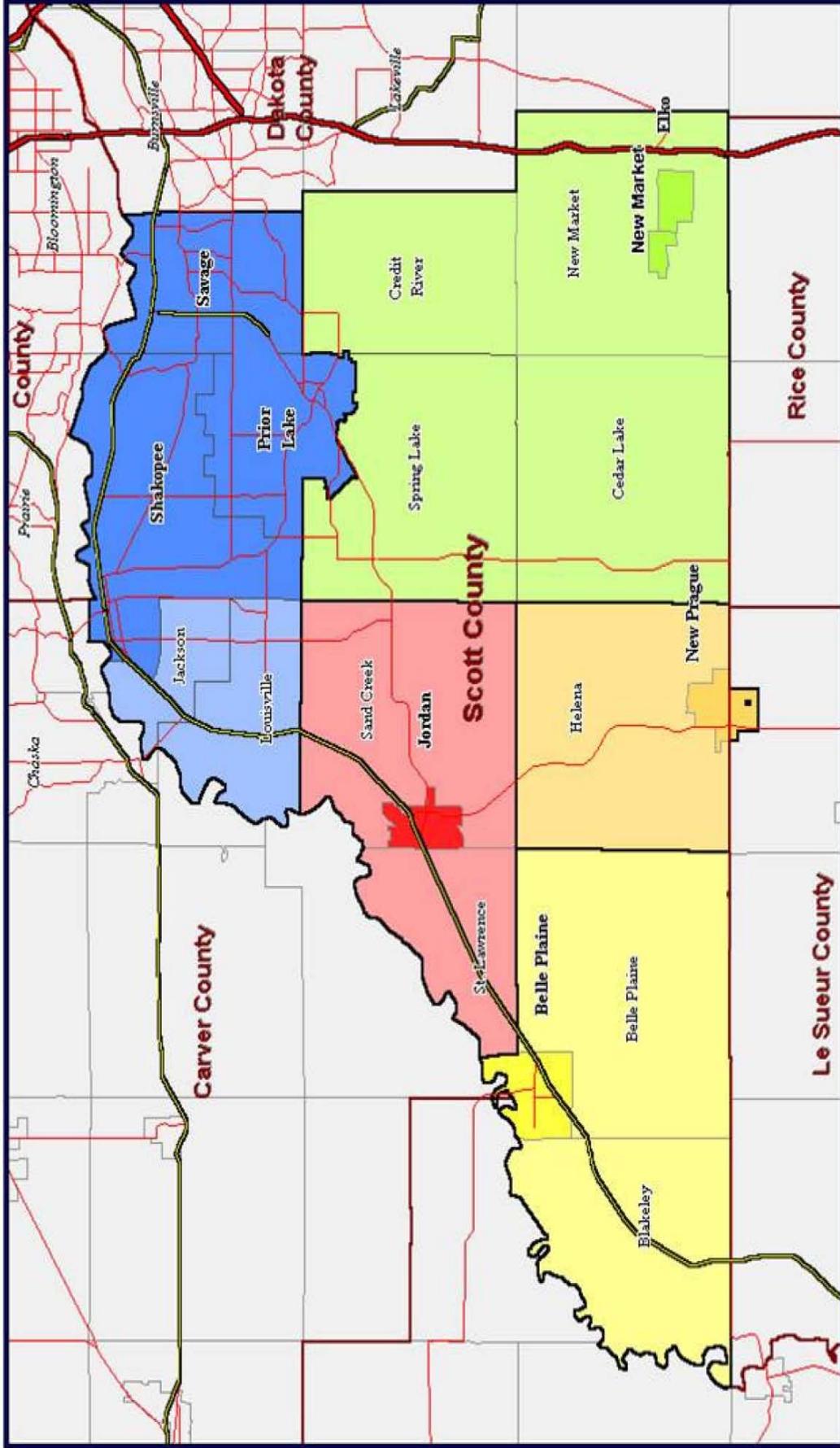
⁴¹ *ibid.*

⁴² See also Housing Market Demand Analysis, Executive Summary.

⁴³ See also 2000 Census.

⁴⁴ "Scott County Commercial Land Absorption and Housing Needs Analysis," Focus Group Meeting – Growth Pressures, Population & Housing, Mar. 6, 2003.

Scott County Market Areas



City of Elko New Market
 601 Main St
 New Market, MN 55054

HRA Housing Study Market Areas
 Elko New Market Comprehensive Plan
 2008
 Figure 16

Prepared By: Scott County Planning Department
 Source: Scott County GIS Department, Dakota County GIS Department,
 Rice County Planning Office, MN Department of Natural Resources

Location	Median Value
Elko (former)	\$ 159,100
New Market (former)	\$ 122,000
New Market Township	\$ 229,200
Scott County	\$ 160,900

45

Location	Average Value
Elko (former)	\$ 221,600
New Market (former)	\$ 213,100
New Market Township	\$ 356,100
Scott County	\$ 245,700

46

B. Future Housing Needs

According to the 2030 Regional Development Framework, the Metropolitan Council forecasts growth of 966,000 people between 2000 and 2030, which will result in the formation of 471,000 new households in the Twin Cities metropolitan area. Based on household forecasts developed by Scott County, an additional 8,219 residential units are expected to be constructed within the Study Area between 2004 and 2030.

The Housing Study identified that in Scott County, the 25 to 34 and the 35 to 44 age groups are projected to see continued strong increases, despite projected declines in growth in these age cohorts in many older Metro Area communities. The growth in this group will be the result of the aging of the significant young adult population, as well as growing employment opportunities and less expensive housing options which will attract families from throughout the Metropolitan Area. Typically, purchasers in this growing range are either first time homebuyers or are in the move-up homebuyer market.

⁴⁵ See also 2000 Census.

⁴⁶ Scott County Taxation Department, May 7, 2004.

The growth in the County's senior population is expected to accelerate in upcoming years with a projected increase of 52%⁴⁷. This growth will come from an aging of the empty nesters into their senior years, from elderly parents of baby boomers moving to be nearer to their children and grandchildren, and from seniors living just outside the County who are attracted to the increasing number of services, healthcare, and housing options being provided in the County. Younger seniors will account for about two-thirds of the senior population growth through 2010⁴⁸. It is important to note that the leading edge of the baby boom generation will begin aging into their mid-60s beginning in 2011, and thus the County will see an even more tremendous surge in its senior population over the following next two decades.⁴⁹

In the I-35 Market Area, the projected for-sale single-family housing demand for the time period of 2000 through 2010 is 2,064 units. 413 units (20%) will need to be entry level housing (up to \$250,000). The move-up housing (\$250,000 – \$450,000) category will require 929 units (45%). It is projected that there will be a need for 722 (35%) executive estate housing units (\$450,000+). There is also a need for 38 units (35%) of multifamily entry level housing (up to \$200,000), and 71 (65%) move-up housing units (\$200,000+). The total multiple family housing demand is 109 units. The total for-sale housing needed is 2,173 units.⁵⁰

The Housing Study states that Scott County residents have a 13% propensity to obtain rental housing. This is lower than the average for the 7 County Metropolitan Area, which is 27.6%. Dakota and Rice County residents have a much higher propensity to rent at 21.8% and 22.1% respectively.⁵¹ The 2000 Census reports that of the total 1,242 occupied housing units in the Study Area, only 51 are renter occupied. Only 12 of these rental units are within the City of Elko New Market. As the population within the Study Area continues to grow there will be an increased demand for rental housing. It is projected between the time period of 2000 and 2010 in the I-35 Market Area, that there will be a demand for 7 units to be rented at a shallow subsidy (40% - 60% of median). There is also a need for 16 senior rental units in the adult/affordable designation, resulting in 23 total rental units needed.⁵²

C. Livable Communities Act

The Metropolitan Livable Communities Act (LCA) was enacted in June 1995 to provide incentives for addressing various issues facing the seven-county Metropolitan Area. The LCA establishes the three grant programs of the Metropolitan Livable Communities Fund. Metropolitan municipalities that elect to participate in LCA are eligible to compete for funding for community development activities.⁵³

The former Cities of Elko and New Market began participation in the Livable Communities Act in 2002. This program encourages the development of affordable full lifecycle housing options. In June of 2002, the communities developed Housing Action Plans which describe how they

⁴⁷ See also Housing Market Demand Analysis, Executive Summary.

⁴⁸ *ibid.*

⁴⁹ *ibid.*

⁵⁰ See also "Scott County Commercial Land Absorption and Housing Needs Analysis," Focus Group Meeting, Mar. 6, 2003.

⁵¹ *ibid.*

⁵² *ibid.*

⁵³ Metropolitan Council, "Livable Communities Account (LCA) - Frequently Asked Questions," July 17, 2004, <<http://www.metrocouncil.org/services/livcomm/LCAgeneralFAQ.htm>>.

intend to pursue their negotiated goals. This Comprehensive Plan also includes as a goal, the provision of affordable housing, as well as full lifecycle housing, which is needed in order to enable people to remain in their community when their housing requirements change. In this Comprehensive Plan, this issue is broadened to support not just affordable housing, but also an affordable lifestyle. The integration of multiple choices in housing locations and types, as well as improved access to jobs and transportation options expands opportunities for both current and future residents. By integrating the goals and policies for housing with those of transportation, economic development, natural resources, and infrastructure development, the community may harness the growth taking place to grow not just in size, but also in quality.

To carry out the LCA housing principles, the City of Elko New Market will continue to use benchmark indicators for the period of time from the completion of a wastewater treatment plant expansion beyond 450,000 gallons a day or the availability of other means of collection treatment through the year 2010. The intent of including the provision relative to the wastewater plant expansion was to recognize commitments made prior to participation in the LCA which may affect progress towards the LCA goals.

Scott County has projected growth of 1,827 households in Elko, New Market and the recently merged City of Elko New Market from 2000 to 2010 (487 building permits issued from 2001 – 2003 and 1,340 projected from 2004 – 2010). As development is proposed in areas where LCA goals will apply, the City will facilitate development towards its LCA goals. Given current growth forecasts to 2010, this would mean the provision of at least 20 to 24 acres of land where units can be built at a density of six units an acre, and six to 10 acres of land that can be developed at 10 to 15 units an acre. *Figure 17* graphically identifies which properties have commitments and where LCA goals apply. The City has further agreed that in areas without wastewater commitments, as illustrated in *Figure 17*, it will make its best efforts, given market conditions, resource availability, and their local ability to finance and administer public services, to remain within or make progress toward such benchmarks.

Table 26 and Table 27 identify the six LCA categories for housing performance, including the benchmarks established for the former Cities of Elko and New Market and the their indices of current standards or performance, and their 2010 goals.

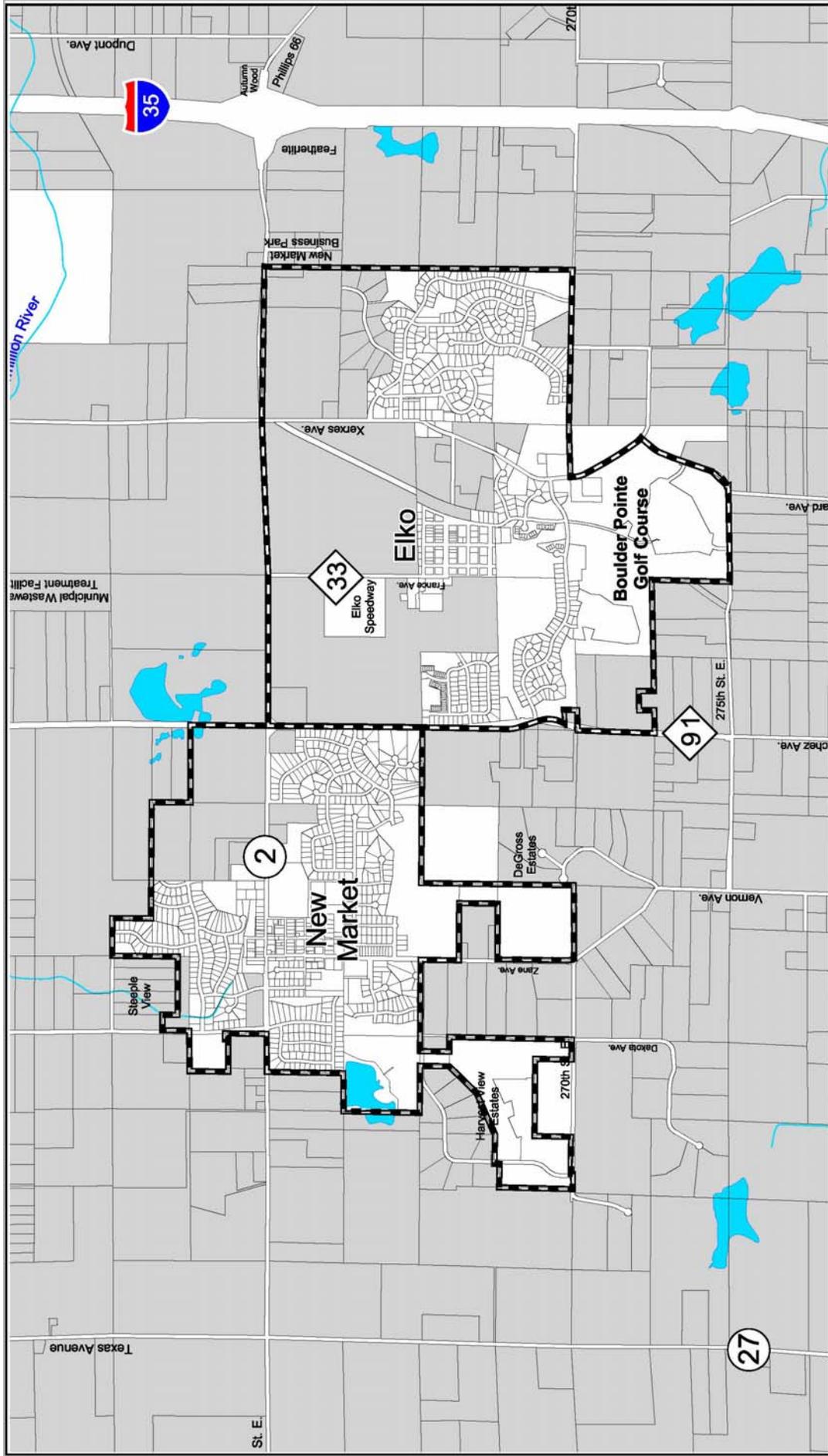
Table 26 LCA 2003 City of Elko (former) Index & Benchmarks			
	City Index	Benchmark	Goal Through 2010 *
Affordability: Ownership Rental	68% 0%	64 – 85% 32 – 68%	64% 32%
Life Cycle: Type (non-single family detached) Owner/Renter Mix	7% 92% / 8%	36 – 38% 60 – 70% / 30 – 32%	36% 70% / 30%
Density: Single Family – Detached Multifamily	1.0 / acre 0.0 / acre	2.3 – 2.5 / acre 11 – 14 / acre	2.3 / acre 11 / acre
* Applies to properties not committed to wastewater plant expansion.			54

Table 27 LCA 2003 City of New Market (former) Index & Benchmarks			
	City Index	Benchmark	Goal Through 2010 *
Affordability: Ownership Rental	74% 67%	64 – 85% 32 – 68%	64% 32%
Life Cycle: Type (non-single family detached) Owner/Renter Mix	7% 87% / 13%	36 – 38% 68 – 70% / 30 – 32%	36% 70% / 30%
Density: Single Family – Detached Multifamily	1.9 / acre 0.0 / acre	2.3 – 2.5 / acre 11 – 14 / acre	2.3 / acre 11 / acre
* Applies to properties not committed to wastewater plant expansion.			55

Table 16 – Net Build-Out of Households identifies 22,688 households within the 8,403 developable acres of land within the Low Density Residential and Residential Mixed Use (70% of total allocated to of single family detached units) land use designations. The average density within this designation is 2.7 units per acre. The residential units within the 657 developable acres of the Town Center and Residential Mixed Use (20% of total allocated to attached and multifamily housing units) land use designations will account for 5,256 households, at an average of 8 units per acre.

⁵⁴ *ibid.*

⁵⁵ New Market Housing Action Plan, City of New Market, June 2003, p.1.



Livable Communities Act Goal Applicability Areas
Eiko New Market Comprehensive Plan 2008

City Boundaries
Streams
Open Water

Livable Communities Act Goals Apply
Livable Communities Act Goals Do Not Apply

City of Eiko New Market
601 Main St.
New Market, MN 55054

Prepared By: Scott County Planning Department
Source: Scott County GIS Department, Dakota County GIS Department,
Rice County Planning Office, MN Department of Natural Resources

Figure 17

Having only 12 rental units within the City, six of which are single family detached, the City of Elko New Market is basically without rental housing at the present time. Thus, future rental housing will be newly constructed. Costs associated with new construction will undoubtedly be passed on to renters and present challenges in terms of meeting the affordability benchmark for rental housing. In the interim period, it is anticipated that the percentage of attached and rental housing alternatives in the City will increase through 2010 and progress will be made toward the stated goals.

Within the existing City limits of Elko New Market, there is ample supply of developable land available within these designations to provide non-single family housing opportunities. It is believed the ratio of single family to non-single family housing is considered attainable in the long term. It is important to recognize that the achievement of such goals is directly dependent upon build out of the Public Utility Area as indicated in the Southeast Scott County Ultimate Land Use Plan identified in *Figure 11*. This is because land use designations providing density greater than 2.7 units per acre primarily exist in the unincorporated areas of southeast Scott County along the transportation corridors of I-35, County Road 2, County Road 91, County Road 86, and County Road 27, and the area south of the Vermillion River located east of County Road 91 and north of County Road 2. It is expected that this land area will allow housing opportunities consistent with the LCA density goals.

The density restrictions in the Rural Residential Area that must be adhered to are generally not conducive to low and moderate income housing or rental housing. This is because developers generally construct higher value housing to pay for the costs associated with the necessary infrastructure.

D. Affordable Housing Needs 2011-2020

Recognizing that the Livable Communities Act provides affordable housing goals only through the year 2010, the Metropolitan Council has established a new set of goals for the 2011-2020 time period. In this regard, the Metropolitan Council has established a need for 456 new affordable units within the City of Elko New Market between 2011 and 2020. As in the case of the Livable Communities Act goals (and via future non-single family housing opportunities), it is believed such goals are attainable.

5. HOUSING GOALS AND IMPLEMENTATION

The housing goals⁵⁶ outlined in this chapter have been developed to meet the needs of the growing population through the year 2030.

1. Variety of Housing Options - Allow for the potential development of a variety of dwelling unit types (e.g. single and multi-family), styles, and choices to meet the changing life cycle needs for a wide spectrum of people with a variety of income levels.
2. Residential Character – Maintain and enhance the strong character of residential neighborhoods that are safe, healthful, and esthetically pleasing through well designed subdivisions for new housing.

⁵⁶ See also "Scott County, Elko, New Market & New Market Township Project Area Goals," Goal Formulation, Sept. 25, 2003.

3. Removing Barriers to Housing Options – Take a more proactive stance on developing provisions to allow for housing to meet the needs of a variety of people.
4. Maintenance – Encourage upkeep and proper maintenance of residential properties in the City.
5. Residential Character – Promote new housing which will fit within the character of the existing community.
6. Residential Revitalization – Encourage/provide incentives for the development/revitalization of existing homes in the historic (old area of) town.

Housing Goal Implementation

1. The City assumes that all proposed affordable rental housing developments will require City involvement. City actions will include as many of the following as needed:
 - Consider any changes that may be needed in local requirements to make rental housing as affordable as possible. This may include higher densities, garage/parking requirements, or other requirements as appropriate.
 - Actively seek private, nonprofit, and public developers interested in providing affordable rental housing, and work with them as needed to select sites and secure needed funding. Churches and local employers should also be given the opportunity to provide assistance.
 - Make use of local powers as needed to assist affordable housing, including tax increment financing and tax exempt bonds.
 - Apply for public funds that can be used for affordable rental housing, including community development block grants, HOME funds, or funds from the Local Housing Initiatives Account (LHIA) of the LCA or the Metropolitan Housing Implementation Group (MHIG). Local match may be required with LHIA or MHIG funds.
 - Actively support the funding applications of developers for affordable rental housing funds, including Federal Low Income Tax Credits, federal mortgage insurance programs, Minnesota Housing Finance Agency programs, and others.
 - Provide City funds for the development, either at the front end or as an ongoing commitment to a local rent assistance program; or loan funds to the development at the front end, which could lower interim interest costs for the development while possible increasing the City's return on the investment.
 - Monitor progress towards meeting the affordable rental housing goal. Since affordable rental housing should not be concentrated in large developments, the City will need to closely review proposals to avoid this issue.

2. There are a variety of housing assistance, housing development, and housing rehabilitation/redevelopment programs which may be available to the City to implement its housing goals. The City is not capable of estimating the specific number of housing units within its goals which may be developed or assisted by the various programs with any degree of accuracy at this time. The following is a list of programs which may be utilized by or with the involvement and assistance of the Scott County HRA to advance affordable and life-cycle housing in Elko New Market:
 - Tenant Based Assistance, Housing Choice Vouchers
 - Project Based Assistance, affordable Scott County HRA owned family rental housing units
 - Section 42 Tax Credits
 - Scott County HRA Special Benefits Tax Levy
 - First Time Homebuyer Mortgage Assistance Program
 - Affordable Market Rate Senior Housing
 - Tax Exempt Bond Financing
3. The City has examined its Zoning and Subdivision Ordinances for consistency with this Comprehensive Plan. The City will evaluate current policies and official controls to eliminate unnecessary restrictions to barriers which may impede the ability of reaching affordable housing goals. The City will also consider establishing or modifying provisions which may enhance flexibility in meeting affordable housing goals.

1. TRANSPORTATION PLAN EXECUTIVE SUMMARY

The Transportation Plan provides guidance in regards to transportation system principles and standards to create the foundation for developing the transportation system, evaluating its effectiveness, determining future system needs, and implementing strategies to fulfill the goals and objectives identified. The Transportation Plan also includes an evaluation of the existing transportation system, as well as the future transportation system designed to support planned growth as identified in the land use chapter of the Comprehensive Plan. Finally, the Plan outlines goals and strategies for ensuring adequate infrastructure is available to support planned growth, as well as potential funding sources for completing necessary improvements.

Highlights of the Plan findings related to 2030 traffic conditions include the following:

- I-35 is anticipated to be congested north of CSAH 2.
- The CSAH 2 two-lane bridge over I-35 and interchange ramps will need to be improved to accommodate local and regional traffic growth. A preliminary design should be developed with Scott County and Mn/DOT prior to the approval of development in the area so right-of-way can be preserved.
- Due to the congestion on I-35, travelers will seek alternative routes to reach their destinations. These routes include CSAH 91, CSAH 86, CR 62 to CSAH 46, and CSAH 9. As a result, segments of these roadways are forecasted to be periodically congested, near congested, or congested and improvements will be necessary in several areas (see Figure 4.3).
- Several gravel roadways outside of the 2030 growth boundary are anticipated to be used by City travelers resulting in traffic volumes that will exceed their threshold. It will be necessary to work with New Market Township during the annexation process to plan for improvements to these roadways (see Figure 4.3).
- The development of identified collector roadways, as well as providing connectivity between local roadways, is necessary to help reduce congestion on arterial roadways.

The Transportation Plan is incorporated by reference to this Plan as Appendix A.

CHAPTER VII – NATURAL RESOURCES

1. NATURAL RESOURCES

An important element in the development of this Comprehensive Plan was the consideration of natural resources. The Study Area is home to headwaters (or tributaries) of four watersheds, the Vermillion River, Credit River, Sand Creek (via Porter Creek and Duck Creek), and a portion of the North Cannon River. Of particular importance in the Study Area, is the Vermillion River. Not only is the river a designated trout stream further downstream (outside of the Analysis Area), but the river provides an outlet for the Elko New Market wastewater treatment facility. Results from a Natural Resource Inventory⁵⁷ were used to gain an understanding of the natural communities existing within Elko New Market, and the unincorporated portion of southeast Scott County. These resources were taken in account when the locations of proposed land uses were determined.

A. Natural Resource Inventory

Three priority natural areas were identified for protection and management within New Market Township. Concentrations of Natural Communities are identified in *Figure 18 and 19*. Highest in ecological importance are the communities located within Section 23. This community includes a complex of high quality oak forest, oak woodland, wet meadow, and wet prairie along the Vermillion River. The second priority area is the collection of natural areas along Duck Creek in Section 7. This area includes oak forest, oak woodland, and several types of wetland communities. The third priority area is located in Section 5 and includes a good quality oak forest and cattail marsh, both of which are a significant size.⁵⁸ A variety of additional information is available in the Natural Resource Inventory, including natural history of the Study Area, natural community types and descriptions and restoration potential ranking.

B. Natural Resource Corridor Areas

Additional emphasis was placed on guiding development related decisions through the designation of Natural Resource Corridor Areas. A Natural Resource Corridor Area is defined as a linear connection of natural features as indicated on *Figure 20*, which may include: Department of Natural Resource (DNR) protected waters (lakes, watercourses, wetlands), non-DNR protected wetlands, floodplains, non-tilled bluff lands (over 18% slope), and as identified in the Natural Resource Inventory – woodlands/forests, grasslands, and shrublands.

The intent of this designation is to guide development related decisions as outlined within in the corridor purpose statements, not to prohibit development. Corridor purpose statements include:

⁵⁷ Bonestroo, Rosene, Anderlik & Associates, Natural Resources Inventory – Elko – New Market – New Market Township, Metropolitan Council, April 2003.

⁵⁸ *Ibid*, p. iii.

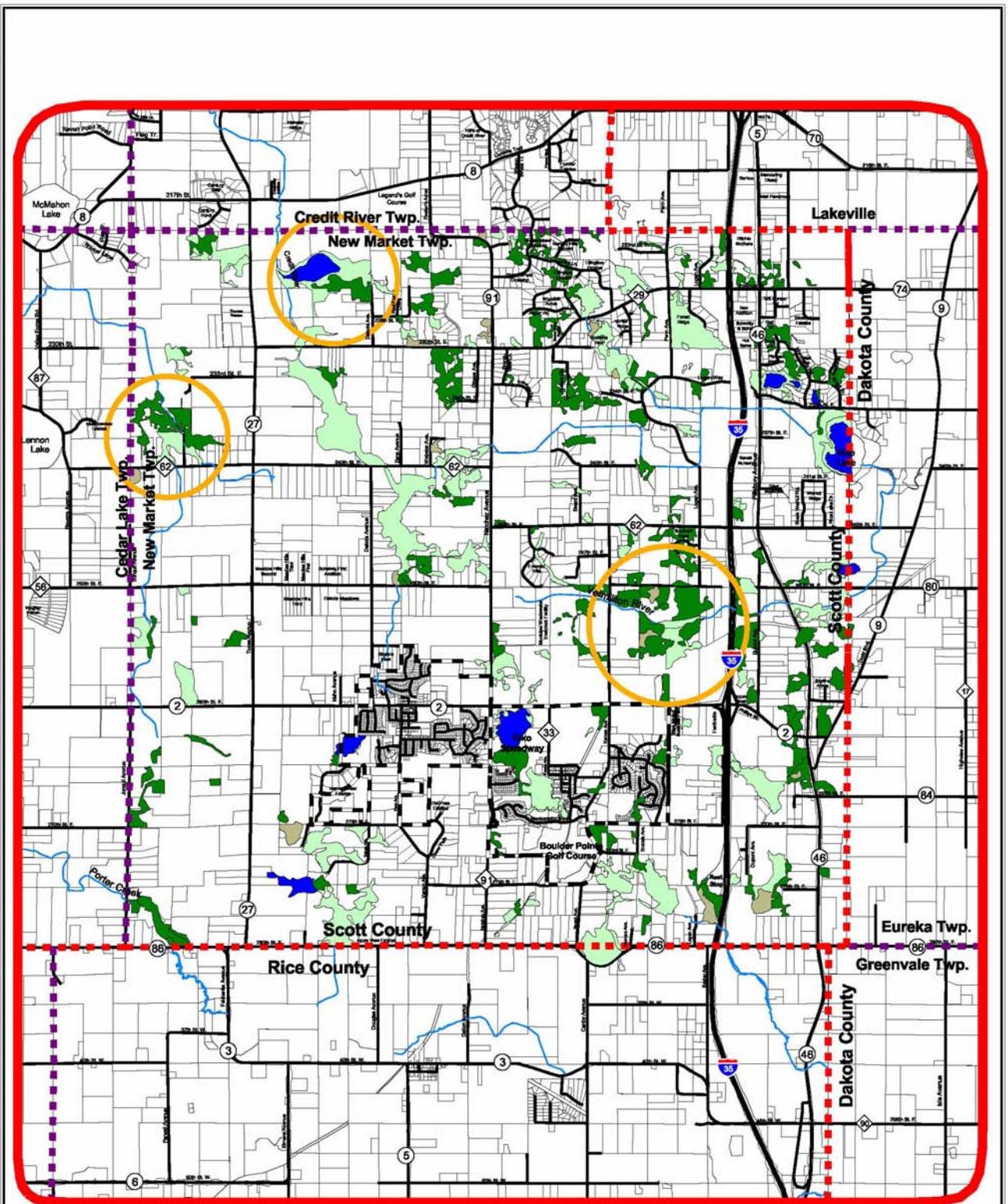
1. Direct developers and local government units to areas of significance so decisions can be made regarding potential implementation (1 – 5 below);
2. Guide where resources can be enhanced and/or restored (e.g. types of vegetation to be planted, where stormwater ponds should be located);
3. Allow for movement of wildlife in order to meet their basic habitat requirements for feeding, breeding, and resting;
4. Provide connectivity between larger preservation areas;
5. Guide where trailways (e.g. bituminous, woodchip, & vegetative paths) may be located and compatible – decision is necessary as to whether use will be consistent/suitable for natural resource protection – mitigation efforts may be required;
6. Create viewsheds to help maintain rural “feel” of the community and the landscape that attracts many residents to the area;
7. Buffer a resource from the impact of development.

When a property is proposed for development, the City should evaluate the proposal alongside the following statements and make decisions related to implementing corridor purposes to shape the pattern of development desired.

1. Determine if the property (or a portion of the property) proposed for development is within or adjacent to a Natural Resource Corridor Area;
2. Identify what types of resources are present within the corridor (e.g. wetland, woodland);
3. Identify the purpose of the corridor (as outlined above);
4. Determine whether preservation of the resource(s) within the corridor is appropriate;
5. Based on purpose, determine the appropriate implementation method(s) or options.

Implementation will vary depending on the specific resources present and the choices of the local government unit. Examples of possible implementation tools may include:

1. Guide development (e.g. re-configure lots or road alignment or shift area of density to less significant area) such that area isn't impacted or impact is limited to the resources present;
2. Provide incentives such as:
 - Allow higher density in an area for clustering development away from the resource;



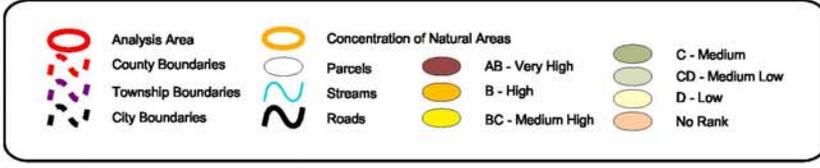
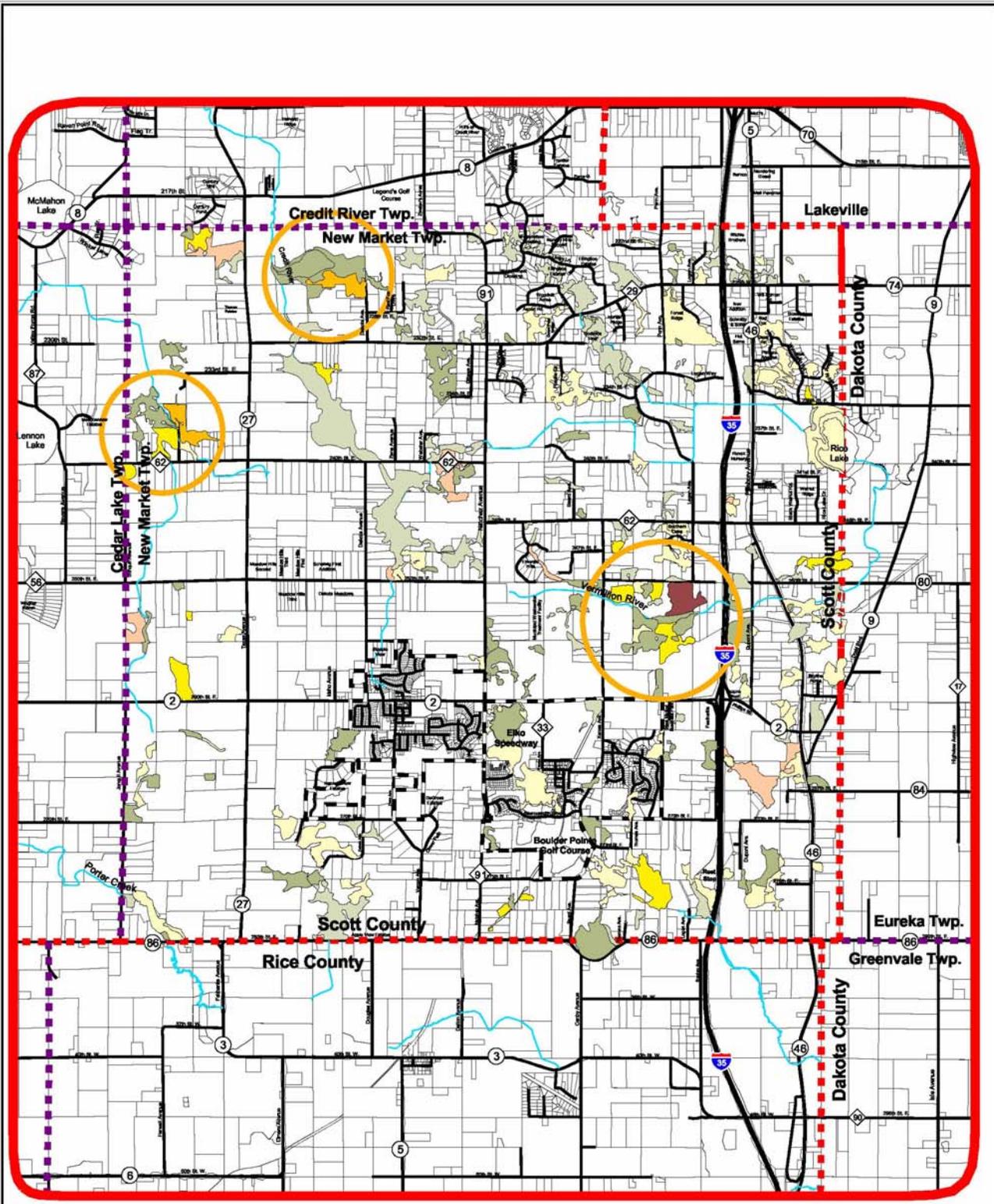
City of Elko New Market
 601 Main St
 New Market, MN 55054

Prepared By: Scott County Planning Department
 Source: Scott County GIS Department, Dakota County GIS Department,
 Rice County Planning Office, MN Department of Natural Resources

Significant Concentrations of
 Natural Resources

Elko New Market Comprehensive Plan
 2008
 Figure 18





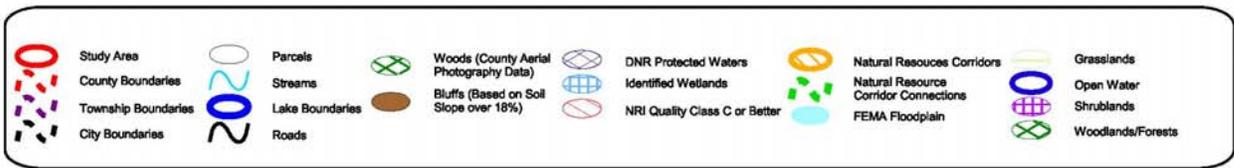
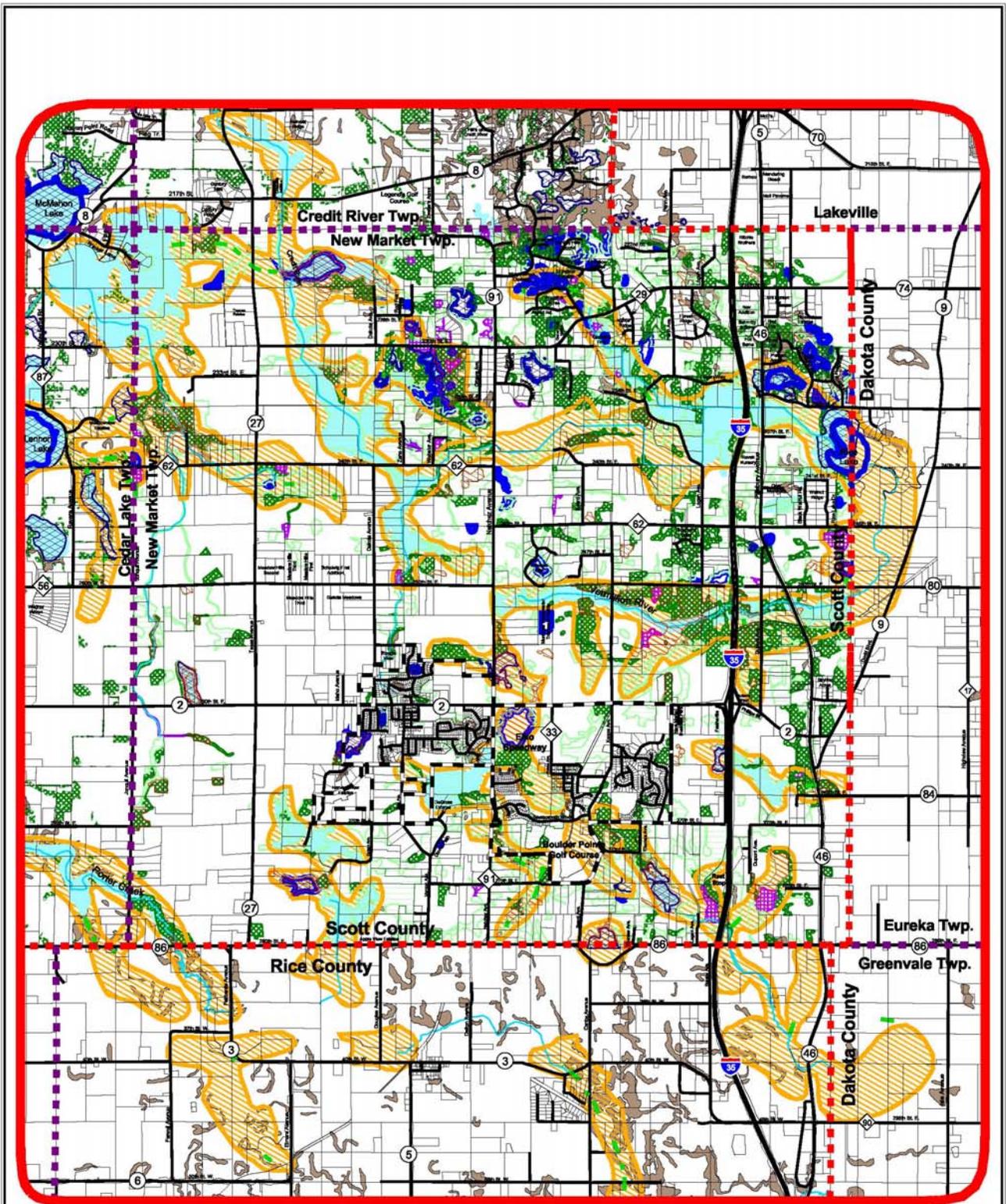
City of Elko New Market
 601 Main St
 New Market, MN 55054

Prepared By: Scott County Planning Department
 Source: Scott County GIS Department, Dakota County GIS Department,
 Rice County Planning Office, MN Department of Natural Resources

Natural Resource Inventory
 Quality Rankings

Elko New Market Comprehensive Plan
 2008
 Figure 19



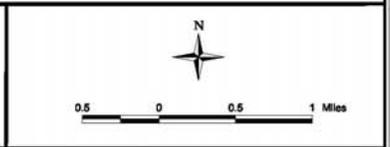


City of Elko New Market
 601 Main St
 New Market, MN 55054

Prepared By: Scott County Planning Department
 Source: Scott County GIS Department, Dakota County GIS Department,
 Rice County Planning Office, MN Department of Natural Resources

Natural Resource Corridors
 SE Scott County Comprehensive Plan Update

Elko New Market Comprehensive Plan
 2008
 Figure 20



- Transfer of development rights – transferring (selling) density opportunities for development in areas where there is less of an impact on natural resources;
 - Set aside (Reinvest in Minnesota – RIM / Conservation Reserve Enhancement Program – CREP) type programs;
3. Developer dedicated conservation easement;
 4. Acquisition by local government (e.g. park dedication vs. fee per lot, public easements);
 5. Acquisition by conservation organizations for recreational and/or preservation purposes (may be outright acquisition or easements);
 6. Do nothing – existing regulations adequately accomplish the corridor’s intended purpose or no specific implementation is necessary.

C. Natural Resource Goals and Implementation

The natural resources and environmental conservation goals⁵⁹ outlined in this section have been developed to address build-out of the Study Area.

1. Protect and preserve the Vermillion River, and “exceptional” and “high quality” sites identified in the Natural Resource Inventory as unique and valuable state and regional resources.
2. Improve Surface Water Quality – Manage potential problems such as surface runoff, solid waste, and other activities that may negatively impact resources by utilizing regulations and activities already in place.
3. Secure Ground Water Sources – It is of high importance to the City of New Market to identify issues not otherwise regulated or out of date regulations that may negatively impact drinking water quality and supply and determine mitigation actions such as siting, clean up, and wellhead protection.
4. Preserve Natural Resources as New Development Occurs – In the development review process, encourage subdivision design that preserves natural features in order to maintain the healthy environment, aesthetics and economic benefits the features provide to the area.
5. Protect Environmentally Sensitive Areas with Innovative Development Concepts – Implement erosion control, wetland preservation, open space designation, clustering, use of greenways, and parkland dedication as methods that developers may use to protect environmentally sensitive areas proposed for development.

⁵⁹ See also “Scott County, Elko, New Market & New Market Township Project Area Goals,” Goal Formulation, Sept. 25, 2003.

6. Preserve And Protect Non-Metallic Mineral Deposits – Identify significant deposits of non-metallic minerals (sand, gravel, and aggregate), and where appropriate, consider preservation and protection for future access and resource based activities that provide for a diverse, regional, and sustainable economy and environment.
7. Engage the Public in Environmental Preservation – Provide accurate information, technical assistance, educational opportunities, and incentives to promote the awareness and importance of natural resource protection to encourage land stewardship and commitment in development activities.
8. Clean Up Polluted Sites – Inventory, identify, and mitigate contaminated sites or potential harmful actions to reduce the adverse impact on ground water or other sensitive natural resources for the purpose of protecting the health, safety, and welfare of the public.
9. Protect Designated Shoreland Areas – Implement government regulations and ensure adequate wastewater treatment systems are provided in areas designated for shoreland protection by the Department of Natural Resources.
10. Protect Natural Resource Systems – Work with neighboring communities, watershed management organizations, and other agencies to cooperatively manage natural resources that traverse jurisdictional boundaries.
11. Protect Identified Natural Resources – Utilize the Natural Resource Inventory in the development process to identify and evaluate areas that were identified as “exceptional quality”, “high quality”, and “natural area concentrations.” Encourage landowners to do this through mandates or incentive based initiatives.
12. Implement Stormwater Management – Implement stormwater management in a manner that protects the Vermillion River, Credit River, North Cannon, and Sand Creek Watersheds. Develop stormwater management requirements consistent with applicable watershed management organization rules that reflect the geographic position of the area as the headwaters of these waterways.
13. Implement a Greenway Along the Vermillion River – Work to preserve and enhance a greenway along the Vermillion River on a regional basis through mandates and/or incentive based initiatives with property owners.
14. Mandatory requirements will be developed to implement resource protection.

Implementation

The City's goal that mandatory requirements be developed to implement resource protection also necessitates the development of a plan and mechanisms for enforcement to ensure desired goals are achieved.

CHAPTER VIII – PARKS AND TRAILS

1. PARK AND TRAIL PLAN EXECUTIVE SUMMARY

The 2030 Elko New Market Park and Trail Plan supports and supplements the Comprehensive Plan in regards to planning and providing active and passive recreational opportunities for community residents. The plan provides analysis and subsequent decision making framework to guide City officials in providing community services and facilities and to address private development proposals.

The Metropolitan Council forecasts Elko New Market's population will accelerate from a 2010 estimate of 5,700 people to nearly 20,800 in 2030. This increased population correlates directly to an increased need for family recreational programs and facilities. Based upon required park acreage calculations (15 acres/1,000 people), the 2030 Elko New Market park infrastructure should include an additional 231 acres of land. The proposed trail network needed to provide connections to existing and proposed park and recreation areas is approximately 40 additional miles.

The acquisition and development of the park and trail system will not occur without adequate funding. The following are a few potential funding sources that may provide resources for the park and trail system:

- Park Dedication
- Property Taxes
- Special Assessments
- Referendum (voter approved bonds)
- Grants
- Private Donations

The Park and Trail Plan is incorporated by reference to this Plan as Appendix B.

CHAPTER IX – PUBLIC FACILITIES

1. WATER PLAN EXECUTIVE SUMMARY

The Water Plan supplements the Comprehensive plan with information about the City's water supply, treatment, storage, and distribution system. It will help the City establish priorities and plan, fund and implement required future water system improvements.

The City of Elko New Market is projected to grow substantially over the next 20 plus years. To meet the needs of this growth, the City is expected to require five additional water supply wells, a new centralized water treatment plant for the removal of radionuclides, iron and manganese, a new ground storage reservoir, three new elevated storage towers, and several miles of trunk watermain. These new facilities are expected to provide 2.4 million gallons of water on an average day to an estimated 21,000 residents.

The City will seek to recover the cost of facilities needed because of new development from developers through trunk and connection charges and developer-paid installation of public facilities. Facilities that also benefit existing residents (such as better water treatment) will be partially funded through monthly utility charges to water customers.

The Water Plan is incorporated by reference to this plan as Appendix C.

2. SANITARY SEWER PLAN EXECUTIVE SUMMARY

The Sanitary Sewer Plan supplements the Comprehensive plan with information about the City's wastewater collection system. It will help the City establish priorities and plan, fund and implement required future sanitary sewer system improvements.

Metropolitan Council Environmental Services (MCES) is currently constructing an interceptor sewer to serve the City. When this sewer goes online in 2011, the City's existing wastewater treatment facility will be retired. This new pipeline will facilitate growth of the City, which is expected to be substantial over the next 20 plus years. To handle this growth, the City is expected to require nine new "permanent" wastewater pumping stations and several miles of trunk sanitary sewer pipe. Developers of parcels not adjacent to a permanent station may choose to install a temporary station that would be moved or removed when gravity sewer becomes available. The number of these stations is unknown. These new facilities are expected to collect 2.9 million gallons of wastewater on an average day from an estimated 21,000 residents and deliver it to the MCES system for treatment.

The City will seek to recover the cost of facilities needed because of new development from developers through trunk and connection charges and developer-paid installation of public facilities. The City would pay for trunk sewer costs and permanent pumping stations. Temporary stations would be a developer cost.

The Sanitary Sewer Plan is incorporated by reference to this plan as Appendix D.

3. **STORMWATER MANAGEMENT PLAN EXECUTIVE SUMMARY**

The Stormwater Management Plan supplements the Comprehensive plan with information about the City's stormwater collection, treatment, containment, and discharge system. It will help the City establish priorities and plan, fund and implement required future stormwater management system improvements.

While the existing stormwater treatment and conveyance systems are adequate to meet the City of Elko New Market's current needs, the City is projected to grow substantially over the next 20 plus years. To meet the needs of this growth, the City is expected to require numerous additional stormwater management ponds and outfall pipes to treat and detain runoff and carry it safely to receiving waters. In general, each new development can be expected to require one or more ponds or other stormwater facility. Three regional type ponds are proposed for outlying areas of the 2030 growth area. These facilities will allow further detention of water and help the City meet new regulations that may come along in the next decades. The City will be developing increasingly stringent standards related to the quality and quantity of water new developments may discharge. These standards will generally seek to minimize impacts on receiving waters by mimicking existing conditions for rate, volume, contaminants, and temperature. The plan reflects the increasingly understood importance of vegetative buffers next to streams, wetlands, and ponds.

The City will seek to recover the cost of facilities needed because of new development from developers through stormwater area charges and developer-paid installation of public facilities such as ponds and pipes. The City may offer a "cash in lieu of" option for some areas where on site stormwater management is not feasible and regional facilities are in place.

The Stormwater Management Plan is incorporated by reference to this plan as Appendix E.

CHAPTER X – INTERGOVERNMENTAL COOPERATION

A major purpose of this Plan is to guide and manage growth and development within the City of Elko New Market and the Scott County Township areas as previously identified. The issues related to the growth experienced in this area cross jurisdictional boundaries. Thus, intergovernmental cooperation between local governmental units is extremely important.

As previously identified, this Plan focuses on the interrelationships between land use, transportation, and natural resources which make coordination between different governmental units essential. To effectively implement this plan, a working relationship and open communication is required between the multitude of local, state, and regional governmental agencies.

1. TYPES OF COOPERATIVE VENTURES

Intergovernmental cooperation could be considered any arrangement by which two or more governmental entities work together to address an issue of mutual interest to serve the needs of their citizens. The initial success of Scott County Association for Leadership and Efficiency (SCALE), which has begun joint training and professional development, internal resource sharing, and collaborative purchasing activities among elected officials and staff from all of the cities, townships, and the County⁶⁰ is evidence of the potential benefits of intergovernmental cooperation. If pursued, intergovernmental cooperation could provide specific benefits to the Study Area. Examples of cooperative ventures could include:

- Sharing information, staff, resources, etc
- Consolidating and/or trading services
- Area-wide planning
- Special purpose districts serving multiple jurisdictions
- Joint ventures
- Revenue sharing
- Growth management/boundary agreements or orderly annexation agreements
- Area-wide service agreement
- Joint use of a facility
- Cooperative purchasing

2. INTERGOVERNMENTAL COOPERATION GOALS

The intergovernmental goals⁶¹ outlined in this section have been developed to address cooperation.

⁶⁰ "2003 Scott County Year in Review", Scott County Board of Directors Meeting, December 23, 2003.

⁶¹ See also "Scott County, Elko, New Market & New Market Township Project Area Goals," Goal Formulation, Sept. 25, 2003.

1. Cooperatively Manage Growth

- Manage growth in the area by formalizing communication between jurisdictions;
- Share development proposal information with adjacent jurisdictions;
- Plan for the extension and maintenance of roads between jurisdictions;
- Use formalized communications to lead to agreements on managing growth where all jurisdictions receive benefit.

2. Sharing of Services and Facilities

- Research and identify opportunities for additional partnerships and sharing of services;
- Cooperatively share facilities and services among jurisdictions or agencies to avoid duplication and provide cost effective services.

3. Cooperatively share facilities and services among jurisdictions or agencies to avoid duplication and provide cost effective services.

4. Coalition Development – Develop and utilize area-wide coalitions to “lobby” for needs in the area. Acquire a seat on the I-35 Solutions Alliance for area-wide representation.

5. Attract a Local School – Each jurisdiction will work and cooperate with their respective school districts to bring school facilities into the area.

6. Unified Concept Standards – Develop a unified concept and set of standards for community gateway areas (including I-35 at County Road 2 and at County Roads 27 and 2) and for common or connecting facilities and systems such as roads.

7. Create a Economic Development Plan for the Area to have an Appropriate Mix Of Goods and Services and a Balanced Economic Base – Open a dialogue between communities on pursuing joint economic development initiatives, including the possibility of a joint community study to determine viability of business types that meet the needs of the community and surrounding market area in terms of goods and services and provide for employment and expansion of the local tax base.

CHAPTER XI - IMPLEMENTATION

State Statute requires that all of a community's official controls be updated within 9 months of adoption of the Comprehensive Plan. In response to directives of the 2005 Southeast Scott County Comprehensive Plan, the City of Elko New Market updated both its Zoning Ordinance (2006) and Subdivision Ordinance (2007). Other plans, including infrastructure plans and the Park and Trail Plan, are in the process of being updated.

As properties request annexation, the land use shall be guided to be consistent with the Ultimate Land Use designations illustrated on *Figure 10* and *Figure 11*. If upon annexation the land use is proposed to be guided to a land use designation that is inconsistent with the Ultimate Land Use Plan, then the City shall be required to amend this plan in accordance with Metropolitan Council requirements.

The following are implementation goals⁶² that were identified as part of this planning effort:

1. Conformance to Comprehensive Plan – Create a plan of action which includes a time-line and assigns areas of responsibilities to update ordinances (e.g. zoning, subdivision, etc.) to comply with this new comprehensive plan.
2. Delivery of Services – Remain proactive in the pursuits and utilization of new technologies that may contribute to more effective operation and delivery of community services.
3. Communication with Residents – Maintain high standards for proactive communication with residents and businesses on community issues and services.
4. Relationship between Council/Board and Advisory Commissions – Maintain open lines of communication between the decision-making body and committees.
5. Staff Support – Pursue ongoing staff training and education in order to maintain the delivery of high quality services to residents based on the adopted goals and policies for the community.
6. Fiscal Philosophy – It is a high importance goal to operate the community within a fiscally sound philosophy and provide cost-conscious solutions for the provision of public services and allocate administrative and improvement costs to those generating the demand or utilizing the service.
7. Learn from Others – Encourage consultation with other communities' committees to leverage experiences and expertise.

⁶² *ibid.*

8. Evaluate Past Plans – Evaluate new goals relative to previously established goals. Identify successes and failures as a benchmark for how to proceed in the future.
9. Organizational Plan – Determine needs and create a plan of implementation regarding facility, staffing, and technology needs for city government to provide quality programs and services to the community as growth continues.
10. Relationship between Council and Advisory Commissions – Maintain a strong level of confidence in the community's advisory committees through member selection, providing continuing education opportunities, and maintaining open lines of communication between the committees and decision making body.