

ELKO NEW MARKET - PLANNING COMMISSION MEETING

PC Members: Steve Thompson , Brad Smith, Heather Vetter, Nicole Kruckman, Kent Hartzler, and Harry Anderson
City Staff: City Planner Bob Kirmis, Community Development Specialist Renee Christianson and City Engineer Rich Revering



AGENDA

THURSDAY, FEBRUARY 1, 2018 @ 7:00 PM
COUNCIL CHAMBERS – NEW MARKET AREA HALL
601 MAIN STREET, PO BOX 99, ELKO NEW MARKET, MN 55020

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF AGENDA**
Consider Approval of the Agenda
- 4. PUBLIC COMMENT** (public opportunity to comment on items not listed on the agenda)
- 5. ANNOUNCEMENTS**
- 6. APPROVAL OF MINUTES**
Consider Approval of the following:
 - A. January 4, 2018 Meeting Minutes
- 7. PUBLIC HEARINGS**
 - A. Draft Amendment to Zoning Ordinance - Definition of Residential Care Facilities
- 8. GENERAL BUSINESS**
 - A. 2040 Comprehensive Plan
 - 1) Review of Solar Resources Plan
 - 2) Introduction to Sanitary Sewer Plan, Water Plan and Surface Water Management Plan
- 9. MISCELLANEOUS**
 - A. City Staff/Consultant Business Updates & Reports
 - B. Planning Commission Questions & Comments
- 10. ADJOURNMENT**

BOARD NOTICE:

TO DETERMINE IF A QUORUM WILL BE PRESENT, PLEASE CONTACT ELKO NEW MARKET AREA HALL AT 952-461-2777
IF YOU ARE UNABLE TO ATTEND

PUBLIC NOTICE:

ANYONE SPEAKING TO THE BOARD SHALL STATE THEIR NAME AND ADDRESS FOR THE RECORD

**MINUTES
CITY OF ELKO NEW MARKET
PLANNING COMMISSION MEETING
January 4, 2018
7:00 PM**

1. CALL TO ORDER

Chairman Thompson called the meeting of the Elko New Market Planning Commission to order at 7:00 p.m.

Commission members present: Thompson, Kruckman, Hartzler, Smith and ex-officio member Anderson

Members absent and excused: Vetter

Staff Present: Economic Development Specialist Christianson, City Planner Kirmis and City Engineer Revering

2. PLEDGE OF ALLEGIANCE

Chairman Thompson led the Planning Commission in the Pledge of Allegiance.

3. APPROVAL OF AGENDA

A motion was made by Smith and seconded by Kruckman to approve the agenda as presented. Vote for: Thompson, Kruckman, Hartzler and Smith. Against: None. Abstained: None. Motion carried: (4-0).

4. PUBLIC COMMENT

There were no public comments.

5. ANNOUNCEMENTS

There were no announcements.

6. APPROVAL OF MINUTES

A motion was made by Thompson and seconded by Hartzler to approve the minutes of the December 5, 2017 Planning Commission meeting as written. Vote for: Thompson, Kruckman, Hartzler and Smith. Against: None. Abstained: None. Motion carried: (4-0).

7. PUBLIC HEARINGS

A. Zoning Ordinance Amendment - Commercial Vehicle Parking

Chairman Thompson asked Community Development Specialist Renee Christianson to present her memorandum dated January 4, 2018. Christianson explained that the proposed amendment follows previous Planning Commission meeting discussions (in May, October

and November of 2017) related to the City's commercial vehicle parking requirements in residential zoning districts.

Christianson summarized the City's existing commercial vehicle parking regulations, noting that the parking of both Class I vehicles (those weighing more than 18,000 pounds) and Class II vehicles (those weighing not more than 18,000 pounds) are currently prohibited in residential zoning districts.

Christianson stated that a conflict exists as Section 11-8-3 of the Ordinance specifically prohibits the parking of commercial vehicles in residential zoning districts while other sections of the Ordinance appear to make an allowance for certain Class II (smaller scale) commercial vehicles to be parked in such districts. Christianson noted that in the case of conflicting standards, the most restrictive apply. With this in mind, Christianson explained that the Ordinance presently prohibits the parking of all commercial vehicles in residential districts.

Christianson summarized Staff research related to commercial vehicle parking requirements in eight neighboring cities (Shakopee, Savage, Prior Lake, Jordan, Belle Plaine, New Prague, Lonsdale and Lakeville). It was noted that the City of Elko New Market's commercial vehicle parking requirements are generally more lenient than those of neighboring communities.

Christianson also highlighted the proposed Ordinance changes as they relate to the parking of Class I and Class II vehicles in residential zoning districts. It was specifically noted that the amendment makes an allowance for the parking of two Class II commercial vehicles in residential zoning districts.

Christianson also made note of a recent request of Marek Towing to allow the parking of a tow truck (a Class I vehicle) in residential districts based on the rationale that such vehicle would serve an emergency response purpose and that parking in residential districts would improve emergency response times.

Christianson concluded her presentation by recommending approval of the Zoning Ordinance amendment which would make an allowance for the parking of certain Class II commercial vehicles in residential zoning districts.

Following Community Development Specialist Christianson's presentation, Chairman Thompson opened the public hearing at 7:09 p.m.

Comments received at the public hearing included the following:

Rob Schnickels - 26681 Oak Ridge Way. Mr. Schnickels advised the Planning Commission that he operates a towing business and believes that the City should make an allowance for tow truck parking in residential zoning districts. He stated that prompt response times for tow truck drivers are critical and that, for this reason, many of his employees park their tow trucks at their homes. Mr. Schnickels also conveyed his belief that tow truck services should be considered and permitted as an essential

emergency activity (similar to police and fire response calls). Mr. Schnickels also stated that the prohibition of tow truck parking in residential zoning districts would negatively impact his business operations.

Mallory Marek - 26698 Woodcrest Circle. Mrs. Marek also expressed her belief that prompt response times are critical to tow truck drivers and that off-site parking of tow trucks will negatively impact business operations. Mrs. Marek cited a specific emergency situation which occurred along Interstate 35 and stated that a slower tow truck response time (which would result from off-site parking of tow trucks) could have resulted in dire consequences.

Mrs. Marek also shared her belief that the City of Elko New Market is a “working community” and that the parking of work-related commercial vehicles in residential zoning districts simply reflects the character of the City.

Mrs. Marek concluded her comments by stating that the prohibition of tow truck parking in residential zoning districts would negatively impact the ability of tow truck drivers to make a living.

Gene Meger - 41 West Louis Street. Mr. Meger informed the Planning Commission that he lives near a residentially zoned property where Marek Towing (tow) trucks are stored and it has been an ongoing problem. In this regard, he expressed his opposition to an amendment which would make an allowance for the parking of Class I commercial vehicles (such as the tow trucks utilized by Mr. Marek) in residential zoning districts.

Mr. Meger stated that the parking of tow trucks in his neighborhood clearly violates numerous City Code requirements. In this regard, Mr. Meger distributed photographs to the Planning Commission which were intended to document the “illegal” parking of tow trucks in a residential zoning district.

Mr. Meger specifically cited the following concerns related to the parking of Class I commercial vehicles (tow trucks) in residential zoning districts:

- Negative impacts on property values
- Unsafe conditions (related to the backing of large commercial vehicles)
- Noise (back-up beepers)
- Air quality (from diesel truck engines)

Dennis Green - 51 West Louis Street. Mr. Green informed the Planning Commission that he also lives near a residential property where Marek Towing (tow) trucks are regularly parked. Mr. Green indicated that he is opposed to the allowance of Class I commercial vehicle parking (large tow trucks) in residential zoning districts. Mr. Green specifically cited concerns regarding neighborhood appearance, and a decrease in property values based on the altered appearance of the neighborhood. He stated that the area should remain residential in character. Mr. Green offered a solution, stating

that Class I commercial vehicles (including tow trucks) could be stored in a nearby area zoned commercial or industrial.

Chris Marek - 26698 Woodcrest Circle. Mr. Marek, on behalf of Marek's Towing and Repair, voiced support for an Ordinance amendment which would make an allowance for the parking of Class 1 commercial vehicles in residential zoning districts.

Mr. Marek explained that prompt tow truck response times are necessary for his business to be successful. He also expressed his belief that tow truck drivers should be considered part of an "emergency response team" (which typically includes police and fire vehicles) are therefore should be provided an "exemption" from commercial vehicle parking regulations.

Mr. Marek also stated that, in emergency situations, flatbed tow trucks which can accommodate two vehicles are preferable to trucks which can only accommodate a single vehicle.

Mr. Marek further indicated that his business is very community-oriented and typically contributes to City functions.

Kevin Marek - 24951 Opal Avenue (New Marker Township). Mr. Marek, also on behalf of Marek's Towing and Repair, stated that he was only recently made aware of the commercial vehicle parking violation and that, had he been made aware earlier, he would have tried to remedy the situation without the involvement of City Officials. In this regard, he feels the parking violation is a neighborhood issue.

Mr. Marek also reiterated earlier comments related to the need for prompt tow truck response times.

Dick Berg - 71 West Louis Street. Mr. Berg advised the Planning Commission that he has stored a semi-tractor upon his property since the 1970's and has grandfather rights which allow such activity. Mr. Berg stated that he does not believe previously cited concerns over diesel engine fumes and he believes that tow truck noise is warranted.

Following the received public testimony, a motion was made by Smith and seconded by Kruckman to close the public hearing at 8:00 pm. Vote for: Thompson, Kruckman, Hartzler and Smith. Against: None. Abstained: None. Motion carried: (4-0).

A follow-up discussion by the Planning Commission voiced support for the proposed amendment to allow certain Class II commercial vehicles to be parked in residential zoning districts.

In consideration of the materials provided by staff, previous discussions and the received public testimony, the Planning Commission offered the following comments:

- It was suggested that commercial vehicle storage which is afforded “grandfather rights” should be allowed via a one-time registration rather than annual permit as presently required by the Ordinance.
- There was a suggestion that commercial vehicle storage limitations be based on vehicle weight rather than vehicle type and that vehicle “type” references be removed from the commercial vehicle definitions.
- An opinion was expressed that the Marek commercial vehicle storage issue is a result a previous “reactive” approach to code enforcement in the City.
- General support was expressed to allow the parking of two Class II commercial vehicles in residential zoning districts.
- Ex-officio Anderson expressed his opinion that arguments to allow the parking of tow trucks in residential zoning districts seem to outweigh arguments opposed to such activity.

Following a lengthy discussion, a motion was made by Thompson and seconded by Smith to continue the discussion of the commercial vehicle parking amendment at a work session and that a revised version of the draft amendment be prepared which reflects received Planning Commission feedback in the following areas:

- Definitions of Class I and Class II commercial vehicles.
- Registration requirements for Class I commercial vehicles which hold grandfather rights.
- The number of desired Class II commercial vehicles on residentially zoned property (2).

Vote for: Thompson, Kruckman, Hartzler and Smith. Against: None. Abstained: None.
Motion carried: (4-0).

8. GENERAL BUSINESS

A. Comprehensive Plan - Land Use Chapter and Transportation Plan

Land Use Plan Chapter. Chairman Thompson asked Community Development Specialist Christianson to present the draft Land Use Plan chapter of the 2040 Comprehensive Plan (dated January 4, 2017). Christianson, with some assistance from Planner Kirmis, provided an overview of the Comprehensive Plan update process.

Christianson specifically noted that, as a follow-up to the Planning Commission’s December meeting, residential densities for new development as depicted on the provided draft Land Use Plan map were calculated. Christianson indicated that future residential uses depicted on the Land Use Plan did not to meet the minimum density requirement of the Metropolitan Council (three units per acre for new growth). As a follow-up to this finding, Christianson noted that the following changes have been made to the draft Land Use Plan chapter:

- A. Additional areas of the City have been guided for medium and/or high density residential use and;
- B. Descriptions of the various residential land use categories have been changed to require higher minimum densities.

Christianson described the revised Land Use Plan map and text in detail.

Transportation Plan. Community Development Specialist Christianson informed that Planning Commission that a Transportation Plan is a required component of the 2040 Comprehensive Plan Update. Christianson then asked City Engineer Revering to present the draft version of the 2040 Transportation Plan.

As part of his presentation, City Engineer Revering highlighted the following:

- The proposed 2040 Functional Classification System map
- Street section details for local streets (reduced to 28 feet in width)
- The need to acquire adequate right-of-way to meet the long-term transportation needs of the City

Community Development Specialist Christianson concluded the Comprehensive Plan presentation by requesting feedback from the Planning Commission on the draft Land Use Plan chapter and Transportation Plan and requested the forwarding of the materials to the City Council for informal consideration and feedback.

Following the Staff presentations, a motion was made by Smith and seconded by Hartzler to recommend the forwarding of the draft Land Use chapter and Transportation Plan to the City Council for informal consideration. Vote for: Thompson, Kruckman, Hartzler and Smith. Against: None. Abstained: None. Motion carried: (4-0).

B. Draft Zoning Ordinance Amendment - Definition of Residential Care Facilities

Chairman Thompson asked Community Development Specialist Christianson to present her memorandum dated January 4, 2018 related to the definition of “Residential Care Facilities.”

Christianson noted that “Residential Care Facilities” are, per State law, allowed in all residentially zoned areas of the City.

Christianson advised the Planning Commission that it has come to the attention of City Staff that the definition of the term “Residential Care Facility” as currently provided in the Zoning Ordinance is outdated and is need of correction in order to be consistent with State law.

Christianson reviewed the existing and proposed definitions for “Residential Care Facilities” and recommended to the Planning Commission that they order a public hearing to consider the amendment at the Commission’s February 1, 2018 meeting.

Following the Staff presentation, a motion was made by Thompson and seconded by Kruckman to schedule a public hearing for the draft amendment at the Planning Commission’s February 1, 2018 meeting. Vote for: Thompson, Kruckman, Hartzler and Smith. Against: None. Abstained: None. Motion carried: (4-0).

C. Draft City Code Amendment - Small Cell Wireless Facilities

Chairman Thompson advised the Planning Commission and City Staff that he is employed by a company which is directly related to the “small cell” industry. As a result, he removed himself from the Planning Commission’s discussion of the topic to avoid a potential “conflict of interest.” As a result, Vice Chairman Smith assumed Thompson’s duties for the agenda item.

Vice Chairman Smith asked Community Development Specialist Christianson to present her memorandum dated January 4, 2018 related to the regulation of small cell wireless facilities.

Community Development Specialist Christianson advised the Planning Commission that during the State’s 2017 legislative session, changes were made to Statutes which regulate small cell wireless facilities. It was noted that the new legislation allows wireless data providers to locate facilities (poles, antennae and related equipment) within public rights-of-way. Such allowance basically mimics rights historically provided to electric companies, gas companies and telecommunication companies in regard to the placement of infrastructure within public rights-of-ways.

Christianson explained that the new State law provides the following:

- Small wireless facilities and wireless support structures (poles) are a permitted use in the right-of-way.
- Cities have no authority to deny such facilities.
- Cities may require a provider to obtain a conditional use permit to install a new wireless support structure in the right-of-way in a district zoned for single family residential use.
- The height of wireless support structures is limited to 50 feet above ground level.
- No guidance is provided related to conditions which may be imposed upon conditions which may be imposed upon wireless support structures.

Christianson stated that the City of Elko New Market manages utilities within its rights-of-ways via its right-of-way ordinance, the provisions of which are outside the purview of the Planning Commission. Christianson did however, request specific feedback from the Planning Commission regarding their desire to process a conditional use permit for small cell wireless facilities located within rights-of-way in single family residential zoning districts.

Christianson also referenced a draft amendment to Title 8, Chapter 1 of the City Code pertaining to Public Ways and Property prepared by the City Attorney (included in the Planning Commission meeting packet).

In consideration of this matter, the Planning Commission expressed their preference to address small cell wireless facilities solely in the City's right-of-way ordinance (rather than the Zoning Ordinance).

The Planning Commission did however, express a willingness to assist the City Council in the formulation of various conditions which would apply to such facilities, if so desired.

Community Development Specialist Christianson indicated that the Planning Commission's feedback will be passed on to the City Council.

9. MISCELLANEOUS

A. City Staff / Consultant Updates

Project Updates. Community Development Specialist Christianson provided updates on various City projects as provided in her memorandum dated January 4, 2017.

In response to Planning Commission inquiries, more detailed updates on the following projects were provided:

- Barsness property
- Dakota Acres
- Park I-35
- Coffee shop (former Helen's Café)
- New Market Bank commercial center

Planning Commission Meeting Days. As a follow-up to previous discussions, Community Development Specialist Christianson questioned the Planning Commission about the possibility of changing their regular meeting day.

The Planning Commission agreed that the present Thursday meetings were problematic and suggested that the last Tuesday of the month be considered as an alternative.

Community Development Specialist Christianson indicated that she will pass along the desired meeting day change, as suggested by the Planning Commission, to City Administrator Terry for feedback.

B. Planning Commission Questions and Comments

There were no Planning Commission questions or comments.

10. ADJOURNMENT

A motion was made by Hartzler and seconded by Kruckman to adjourn the meeting at 9:51 p.m. Vote for: Thompson, Kruckman, Hartzler and Smith. Against: None. Abstained: None. Motion carried: (4-0).

Submitted by:



Renee Christianson
Community Development Specialist

DRAFT



601 Main Street
Elko New Market, MN 55054
phone: 952-461-2777 fax: 952-461-2782

MEMORANDUM

TO: PLANNING COMMISSION
FROM: RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST
RE: DRAFT AMENDMENT TO SECTION 11-2-2 OF THE CITY CODE / ZONING ORDINANCE, DEFINITION OF RESIDENTIAL CARE FACILITIES
DATE: FEBRUARY 1, 2018

Background / History

It has come to the attention of staff that the definition for Residential Care Facility contained in the City's Zoning Ordinance is inconsistent with State Statute and is in need of correction. Staff has coordinated with the City Attorney's office to prepare the correct definition for consistency with state law. The current and proposed definitions are contained on the following pages.

Residential Care Facilities are permitted uses in the City's R1, R2, R3, R4, R5 and UR zoning districts, and are listed as a conditional use in the City's Institutional zoning district. State statute requires the facilities be permitted in residentially zoned areas of the City.

A public hearing regarding the proposed ordinance amendment is required.

Staff Recommendation

Staff recommends that, following a public hearing on the proposed ordinance amendment, the Planning Commission recommend approval of the attached ordinance to the City Council.

City Attorney Comments

The City Attorney has drafted the ordinance amendment and has no comments or concerns.

CURRENT ORDINANCE LANGUAGE

11-2-2: DEFINITIONS:

RESIDENTIAL CARE FACILITY: Any program, defined by Minnesota statutes section 245A.02, subdivision 14, and licensed by the state of Minnesota, that provides twenty four (24) hour a day care, supervision, food, lodging, rehabilitation, training, education, habilitation, or treatment outside a person's own home, including a nursing home or hospital that receives public funds, administered by the commissioner of the department of human services to provide services for five (5) or more persons whose primary diagnosis is mental retardation or a related condition or mental illness and who do not have a significant physical or medical problem that necessitates nursing home care; a program in an intermediate care facility for four (4) or more persons with mental retardation or a related condition; a nursing home or hospital that was licensed by the commissioner of the department of human services on July 1, 1987, to provide a program for persons with a physical handicap that is not the result of the normal aging process and considered to be a chronic condition; and chemical dependency or chemical abuse programs that are located in a hospital or nursing home and receive public funds for providing chemical abuse or chemical dependency treatment services under Minnesota statutes chapter 254B. Residential programs include home and community based services for persons with mental retardation or a related condition that are provided in or outside of a person's own home.

SUGGESTED ORDINANCE AMENDMENT LANGUAGE

11-2-2: DEFINITIONS:

RESIDENTIAL CARE FACILITY: Any program, defined by Minnesota statutes section 245A.02, subdivision 14, and licensed by the state of Minnesota, that provides twenty four (24) hour a day care, supervision, food, lodging, rehabilitation, training, education, habilitation, or treatment outside a person's own home, including ~~a nursing home or hospital that receives public funds, administered by the commissioner of the department of human services to provide services for five (5) or more persons whose primary diagnosis is mental retardation or a related condition or mental illness and who do not have a significant physical or medical problem that necessitates nursing home care;~~ a program in an intermediate care facility for four (4) or more persons with ~~mental retardation or a related condition~~ developmental disabilities; ~~a nursing home or hospital that was licensed by the commissioner of the department of human services on July 1, 1987, to provide a program for persons with a physical handicap that is not the result of the normal aging process and considered to be a chronic condition;~~ and chemical dependency or chemical abuse programs that are located in a hospital or nursing home and receive public funds for providing chemical abuse or chemical dependency treatment services under Minnesota statutes chapter 254B. Residential ~~programs~~ care facilities include home and community based services for persons with ~~mental retardation or a related condition~~ disabilities or persons age 65 and older that are provided in or outside of a person's own home.

SUGGESTED NEW/CLEAN ORDINANCE LANGUAGE

11-2-2: DEFINITIONS:

RESIDENTIAL CARE FACILITY: Any program, defined by Minnesota statutes section 245A.02, subdivision 14, and licensed by the state of Minnesota, that provides twenty four (24) hour a day care, supervision, food, lodging, rehabilitation, training, education, habilitation, or treatment outside a person's own home, including a program in an intermediate care facility for four (4) or more persons with developmental disabilities; and chemical dependency or chemical abuse programs that are located in a hospital or nursing home and receive public funds for providing chemical abuse or chemical dependency treatment services under Minnesota statutes chapter 254B. Residential care facilities include home and community based services for persons with disabilities or persons age 65 and older that are provided in or outside of a person's own home.



NORTHWEST ASSOCIATED CONSULTANTS, INC.

4150 Olson Memorial Highway, Ste. 320, Golden Valley, MN 55422
Telephone: 763.957.1100 Website: www.nacplanning.com

MEMORANDUM

TO: Elko New Market Planning Commission

FROM: Bob Kirmis / Renee Christianson

DATE: February 1, 2018

RE: Elko New Market - 2040 Comprehensive Plan Update
Solar Resources Plan

FILE: 290.10

BACKGROUND

At the Planning Commission's January 4, 2018 meeting, the Commission provided informal feedback on the draft Land Use Plan and Transportation Plan sections of the City's 2040 Comprehensive Plan update. The Land Use and Transportation plans comprise two of the various plans included in the Development Framework chapter of the draft Plan.

At this time, Planning Commission review and feedback on the draft Solar Resources Plan is requested. A draft copy of the Solar Resources Plan is attached to this memorandum.

It is expected that draft versions of the Sanitary Sewer Plan, Water Plan, Surface Water Management Plan and Park and Trail Plan will be available for review and feedback at the Planning Commission's February 27, 2018 meeting. Such plans represent the last of the various plans to be included in the Development Framework.

ISSUES

The Metropolitan Land Planning Act requires comprehensive plans for Metropolitan Area communities to include an element related to the protection and development of access to direct sunlight for solar energy systems. In this regard, the Metropolitan Council has indicated that the following solar resource-related information must minimally be included in the Elko New Market's 2040 Comprehensive Plan:

Gross Solar Potential Map. The solar potential map included in the Solar Resource Plan was developed by the University of Minnesota and is being utilized by the Metropolitan Council. According to the Metropolitan Council, the primary issue in the consideration of solar energy installations is intermittent shading due to nearby structures and trees. In this regard, areas which are shown on the map to have “high end” potential in the City of Elko New Market (shown in yellow) are those areas with very little tree cover. Conversely, areas having “low end” energy potential are illustrated in black.

Solar Resource Calculations. Also included in the Solar Resource Plan is a calculation of the gross solar potential and gross solar rooftop potential of the City of Elko New Market, as provided by the Metropolitan Council. Such potential is expressed in megawatt hours per year (Mwh/yr). The estimated gross solar generation potential and gross solar rooftop potential are intended to convey how much electricity could be generated in the City using existing technology and assumptions on the efficiency of conversion.

According to the Metropolitan Council, the rooftop generation potential for most cities is equivalent to between 30 and 60 percent of a community’s total electric energy consumption. To be noted is that there is no minimum amount of solar resource development required for cities in the Metropolitan Area.

Solar Resource Policies. The Solar Resource Plan must include a policy (or policies) which relate to the development of access to direct sunlight for solar energy systems. In this regard, the following solar resource-related polices are proposed:

1. *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.*
2. *Encourage residential solar development which maintains community and neighborhood character.*
3. *Increase energy resilience of critical facilities such as police, fire and emergency and hazard response centers.*
4. *Fairly balance the development rights of land owners with solar resources with the community character rights of adjacent landowners.*
5. *Encourage the development of community solar gardens on lands outside of the City’s 2040 MUSA boundary which retain the community character and provide co-benefits such as the creation of pollinator habitat.*

Implementation. The Solar Resource Plan must include implementations steps. Proposed implementation strategies include the following:

- 1. The City of Elko New Market will continue accommodate alternative energy systems (wind, solar and geothermal) in accordance with applicable Ordinance requirements.*
- 2. The City will continue to monitor technological changes which relate to alternative energy systems, including solar, to ensure that the City's Ordinance provisions respond to such changes in a responsible manner.*

RECOMMENDATION

The Planning Commission is being asked to provide feedback on the draft Solar Resources Plan and recommend the forwarding of the Plan chapter to the City Council for their informal review.

cc: Tom Terry
Rich Revering

SOLAR RESOURCES

Introduction. The Metropolitan Land Planning Act requires comprehensive plans for Metropolitan Area communities to include an element related to the protection and development of access to direct sunlight for solar energy systems. As a result, the following solar resource-related information must be included in the Elko New Market’s 2040 Comprehensive Plan update:

1. A map which illustrates the City’s gross solar potential.
2. A calculation of the City’s solar resources.
3. A policy (or policies) which relate to the development of access to direct sunlight for solar energy systems.
4. Strategies to be applied to implement established solar resource policies.

Solar Potential. Attached as Figure 5.3.1 is a graphic depiction (map) of Elko New Market’s gross solar potential. The map was developed by the University of Minnesota and is being utilized by the Metropolitan Council. The map illustrates annual sun energy dispersed throughout the City with “high end” potential areas shown in yellow and areas having “low end” energy potential illustrated in black. Such information can be used to predict the productivity of solar installations. According to the Metropolitan Council, the primary issue in the consideration of solar energy installations is intermittent shading due to nearby structures and trees. In this regard, areas which are shown to have “high end” potential in the City are those areas with very little tree cover.

Solar Resource Calculations. The following table provides an approximation of Elko New Market’s solar potential. The gross solar potential and gross solar rooftop potential, as provided by the Metropolitan Council, are expressed in megawatt hours per year (Mwh/yr). To be noted is that the calculations estimate the current potential resource of the City (prior to the removal of areas considered unsuitable for solar development or factors related to solar efficiency).

Elko New Market - Gross Solar Potential (Megawatt Hours per Year)			
Gross Potential (Mwh/yr)	Rooftop Potential (Mwh/yr)	Gross Generation Potential (Mwh/yr)	Rooftop Generation Potential (Mwh/yr)
6,880,061	193,918	688,006	19,391
Source: Metropolitan Council			

Metropolitan Council Notes:

- In general, a conservative assumption for panel generation is to use 10 % efficiency for conversion of total insolation into electric generation.



- The rooftop generation potential does not consider ownership, financial barriers or building-specific structural limitations.

The estimated gross solar generation potential and gross solar rooftop potential are intended to convey how much electricity could be generated in the City of Elko New Market using existing technology and assumptions on the efficiency of conversion. According to the Metropolitan Council, for most cities, the rooftop generation potential is equivalent to between 30 and 60 percent of a community's total electric energy consumption. To be noted is that there is no minimum amount of solar resource development required for cities in the Metropolitan Area.

Policies. The City of Elko New Market has established the following policies which relate to solar resources:

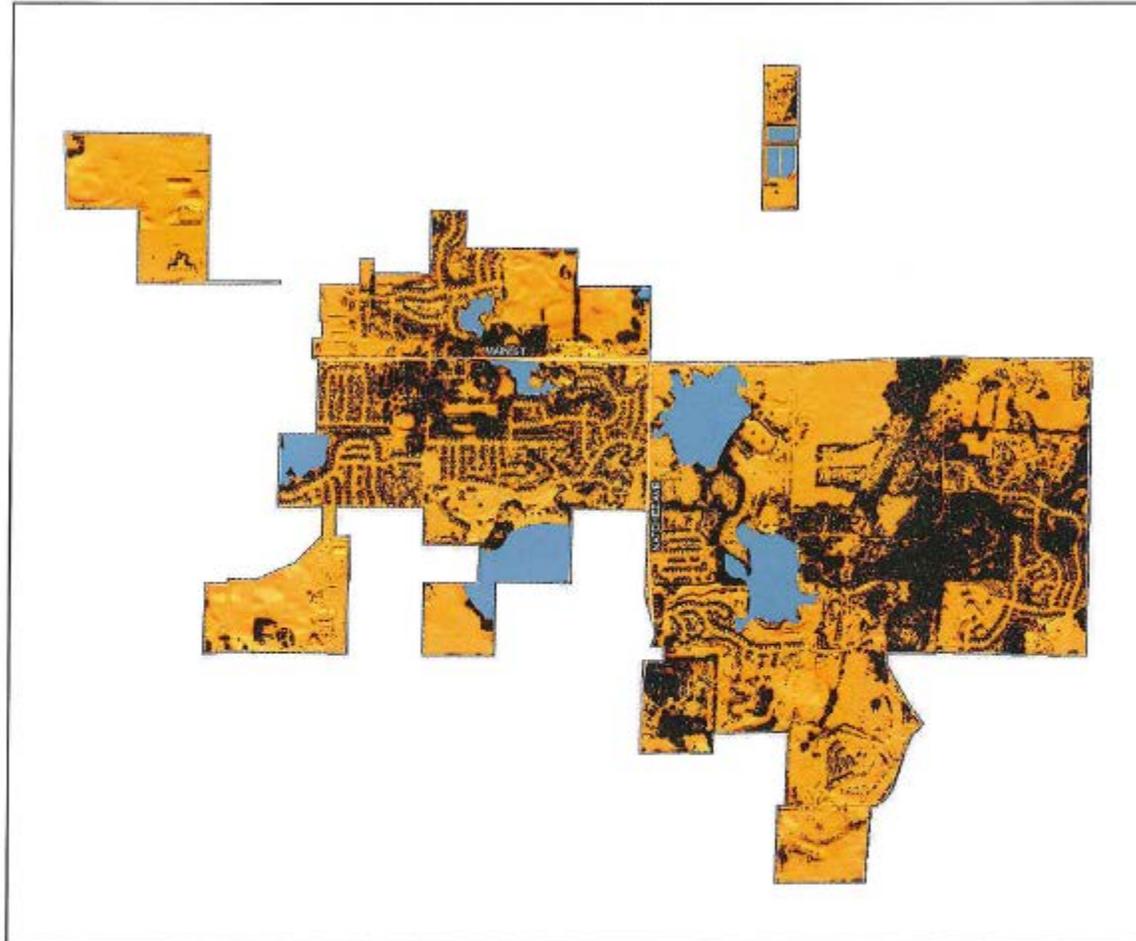
1. Promote reasonable access to solar energy by controlling artificial blockage of solar radiation through land management tools, such as zoning and building codes, for optimum long-term economic and environmental benefits.
2. Encourage residential solar development which maintains community and neighborhood character.
3. Increase energy resilience of critical facilities such as police, fire and emergency and hazard response centers.
4. Fairly balance the development rights of land owners with solar resources with the community character rights of adjacent landowners.
5. Encourage the development of community solar gardens on lands outside of the City's 2040 MUSA boundary which retain the community character and provide co-benefits such as the creation of pollinator habitat.

Implementation. The City of Elko New Market will continue accommodate alternative energy systems (wind, solar and geothermal) in accordance with applicable Ordinance requirements.

Further, the City will continue to monitor technological changes which relate to alternative energy systems, including solar, to ensure that the City's Ordinance provisions respond to such changes in a responsible manner.

Draft – Figure 5.3.1

**Gross Solar Potential
City of Elko New Market, Scott County**



6/11/2017



Source: University of Minnesota U-Spatial Statewide Solar Raster.



NORTHWEST ASSOCIATED CONSULTANTS, INC.

4150 Olson Memorial Highway, Ste. 320, Golden Valley, MN 55422
Telephone: 763.957.1100 Website: www.nacplanning.com

MEMORANDUM

TO: Elko New Market Planning Commission

FROM: Bob Kirmis / Renee Christianson

DATE: February 1, 2018

RE: Elko New Market - 2040 Comprehensive Plan Update
Introduction to Sanitary Sewer Plan, Water Plan and Surface Water
Management Plan

FILE: 290.10

BACKGROUND

System plan maps for the Sanitary Sewer Plan, Water Plan and Surface Water Management Plan will be provided to the Planning Commission as a supplemental information item in advance of the February 1, 2018 Commission meeting.

At the meeting, City Engineer Rich Revering will provide an informational presentation of the various plans.

The Planning Commission is not being asked to provide feedback on the various plans at this time. Rather, the intent of the presentation will be to provide background information for more detailed review of the plans (text and maps) at February 27, 2018 Planning Commission meeting. At that time, the Commission will be asked to provide feedback and, if appropriate, forward the plans to the City Council for their informal review.

PLAN INTRODUCTIONS

Sanitary Sewer Plan. The purpose of the City's Sanitary Sewer Plan is to plan for the future wastewater collection needs of the City. The Plan includes an evaluation of the City's existing system and provides recommendations intended to accommodate expected sanitary sewer service needs of the City through the year 2040. In this regard, the Sanitary Sewer Plan is intended to implement a sanitary sewer system in accordance with the anticipated growth and development patterns of the City, as forecasted in Elko New Market's 2040 Comprehensive Plan.

Further, the Sanitary Sewer Plan devises a proposed infrastructure system which can be feasibly and economically constructed to support anticipated growth.

Water Plan. The purpose of the City's Water Plan is to plan for the future water supply needs of the City. In this regard, the Plan includes an evaluation of the City's existing system and provides recommendations intended to accommodate expected water service needs of the City through the year 2040.

Elements of the Water Plan include an evaluation of the following:

- Water use projections
- Drinking water quality
- Existing water supply, treatment and storage facilities
- Proposed improvements related to water supply, treatment, storage and distribution

The information included in the Water Plan is intended to be used by the City to establish priorities, guide funding plans and implement future water system improvements.

Surface Water Management Plan. The purpose of the City's Surface Water Management Plan is to protect, preserve and manage surface and groundwater systems within the City while accommodating development activity. The Plan outlines sustainable and equitable means to reach this goal.

Included in the Surface Water Management Plan are the following:

- An inventory of water resources
- A set of surface water management-related goals and policies
- An assessment of issues and suggested corrective actions
- Implementation priorities and programs
- An examination of financial considerations and resources

RECOMMENDATION

No feedback on the various engineering plans is requested at this time.

A detailed review of the plans (text and maps) will take place at February 27, 2018 Planning Commission meeting.

cc: Tom Terry
Rich Revering