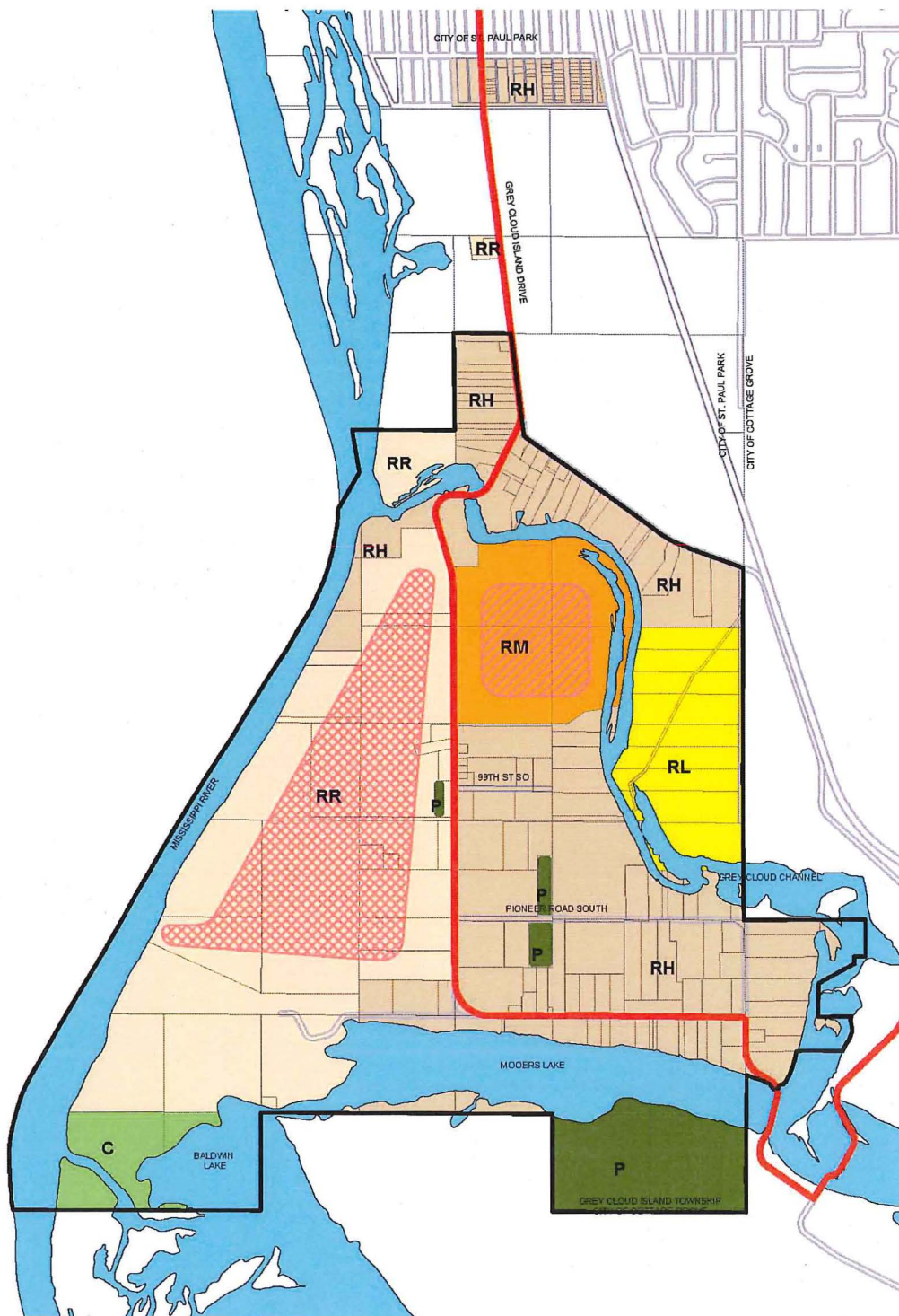


Grey Cloud Island Township, Minnesota

2040 COMPREHENSIVE PLAN



Submitted to Metropolitan Council for Review – July 16, 2018

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ACKNOWLEDGEMENTS

Grey Cloud Island Township gratefully acknowledges the dedication and contributions of all who participated in the development of this Comprehensive Plan. The following lists those who formally participated in the planning process. Not included in this list, but nonetheless critical to the success of this effort, were many others who contributed by providing expert testimonies and attending public meetings.

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TABLE OF CONTENTS

	Page
1. Introduction.....	1
Purpose of the 2040 Comprehensive Plan	1
Planning Process	2
2. Community Background.....	3
Geographic Setting and History.....	3
General Environmental Features.....	4
Local Economy	5
Schools.....	6
Population, Household, and Employment Forecast.....	6
3. Land Use	7
Community Classification	7
Existing Land Use.....	8
Future Land Use Plan.....	11
Land Use Areas.....	14
Housing.....	16
Goals and Policies -- Land Use and Housing	19
Special Resources -- Solar and Aggregate.....	20
Goals and Policies -- Special Resources	23
Historic Resources.....	24
Goals and Policies -- Historic Resources.....	25
4. Public Facilities	26
Roadways.....	26
Traffic Analysis Zones.....	27
Transit	28
Bicycling and Walking	28
Aviation.....	28
Freight.....	29
Goals and Policies -- Transportation.....	29
Public Services.....	29
Public Buildings and Sites	30
Wastewater.....	31
Water Supply Plan	34
Goals and Policies -- Wastewater and Water Supply	37
Parks and Open Space Plan.....	38
5. Local Water Management Plan.....	41
Executive Summary and Agreements.....	41
Physical Environment and Land Use.....	43
Water Resources Problems and Resilience Planning.....	47

Goals and Policies -- Surface Water Management	47
Implementation Plan	50
LWMP Timetable and Amendment Process.....	53
6. Mississippi River Corridor Critical Area Plan	54
Introduction.....	54
MRCCA Boundaries and Districts.....	57
Primary Conservation Areas	58
Goals and Policies -- Land Use and MRCCA PCAs	65
Public River and Corridor Views.....	69
Goals and Policies--Public River Corridor Views	73
Restoration Priorities.....	73
Goals and Policies -- Restoration Priority Areas.....	74
Open Space and Recreational Facilities.....	75
Surface Water Uses, Goals, and Policies.....	77
Water Oriented Uses, Goals and Policies.....	78
Transportation and Public Utilities	79
Goals and Policies, Transportation and Utilities.....	81
Key Issues and Opportunities.....	81
Implementation Actions.....	82
7. Intergovernmental Cooperation.....	83
Introduction.....	83
Inventory and Analysis	83
Goal and Policies	84
Intergovernmental Cooperation Plan.....	85
8. Implementation Program.....	86
Official Controls	86
Schedule.....	87
9. Plan Amendment Procedure.....	89
Purpose and Procedure.....	89
Appendix	91
Additional Figures	
2018 Township Budget	
Comments from Affected Jurisdictions and Response	
Planning Commission and Board Minutes and Resolutions	
Metropolitan Council and SWWD Approvals	

CHAPTER 1:

INTRODUCTION

PURPOSE OF THE 2040 COMPREHENSIVE PLAN

Grey Cloud Island Township's 2040 Comprehensive Plan is a vision of what the Township wants to be through the year 2040. It is a guide to help the Township preserve what it values, enhance what needs to be improved, and create what is missing. The Comprehensive Plan is a general, long-term plan that analyzes existing conditions, provides goals, objectives, policies, plans, and brings together various elements of Grey Cloud Island into a comprehensive, "big picture" plan. It provides a basic framework to guide other planning efforts in the Township. This plan is an update of the Township's 2030 Plan to meet the requirements of the Metropolitan Land Planning Act.

Several parties will find this Plan useful:

1. Town Staff, the Planning Commission, and the Town Board will use the Plan to assist them with the following:
 - Development decisions;
 - Acquisition and use of public land;
 - Budgeting capital improvements;
 - Establish regulatory changes; and
 - Communicate Grey Cloud Island's vision to residents and others.
2. Property owners and residents will use the Plan to assist them with the following tasks:
 - Determine potential property use;
 - Understand possible land use changes in the surrounding area;
 - Understand future infrastructure improvements; and
 - Make property improvements based on the Town's vision for property in the area.
3. Neighboring and overlapping jurisdictions will use the Plan to help coordinate issues of mutual interest.

PLANNING PROCESS

The Metropolitan Land Planning Act requires local units of government to review and update their comprehensive plan at least once every 10 years. Pursuant to this Act, Grey Cloud Island Township is required to update its 2030 Comprehensive Plan through 2040. The Township gratefully acknowledges the efforts of those who participated in the development of that Plan as well as the development of this Comprehensive Plan.

Also in accordance with Minnesota statutes, this Plan updates the Township's 2030 MNRRA (Mississippi National River and Recreation Area) Plan to meet the requirements of the new Mississippi River Corridor Critical Area (MRCCA) rules that were adopted by the Minnesota DNR in 2016. Chapter 6 of this plan is the Township's Mississippi River Corridor Critical Area Plan. This Plan was prepared by Grey Cloud Island Township and submitted to the DNR and Metropolitan Council.

This plan also includes an updated Local Water Management Plan (LWMP). The Town is located within the South Washington Watershed District, and the District reviewed and commented on the Draft Plan prior to submission to the Metropolitan Council.

This Comprehensive Plan was prepared to comply with the requirement of periodic review and amendment as prescribed by the Metropolitan Council. This document is the result of cooperation among the Township residents and landowners to formulate and make known goals and policies that best reflect the needs of the Township as an autonomous governmental unit in the regional setting. Conflicting developmental alternatives have been weighed in light of such factors as new technical data, changes in town boundaries, counterproductive requirements, limitations of the original plan, and concomitant zoning ordinance.

Most of the maps and tables referenced in the text are located in each chapter. The maps and other items that are referenced and not included in the text may be found at the back of this Report.

CHAPTER 2:

COMMUNITY BACKGROUND

INTRODUCTION

This chapter sets the foundation of Grey Cloud Island Township's Comprehensive Plan. It provides general background and portrays Grey Cloud Island's vision.

GEOGRAPHIC SETTING

Grey Cloud Island Township is located along the Mississippi River in Washington County. It is approximately 20 miles southeast of Minneapolis, and 10 miles southeast of St. Paul. The Township encompasses an area of roughly three square miles. The Township is bordered by St. Paul Park on the north, the Mississippi River to the west and south, and Cottage Grove to the south and east. Figure 1 in the Appendix shows the Township's location within the Twin Cities Metropolitan Area.



HISTORY

Grey Cloud Island Township was originally part of Newport Township. Newport Township originally included what are now the Cities of Newport and St. Paul Park, the present Grey Cloud Island Township, and the west half of Lower Grey Cloud Island. In 1889 the City of Newport incorporated, and in 1909 the City of St. Paul Park incorporated. In 1958 the remainder of Newport Township changed its name to Grey Cloud Island Township in order to avoid confusion with the City of Newport. Then in 1951 and 1967 Blocks 119 and 120, St. Paul Park Division No. 4, were annexed into the City of St. Paul Park.

In 1962 that part of Section 30, Township 27, Range 21, lying West of Grey Cloud Channel was annexed into the Township and in 1981 the west half of Lower Grey Cloud Island, except for approximately 82 acres, was annexed into the City of Cottage Grove. Those 82 acres were purchased by Washington County for park purposes in 1996. In addition, in 2001 and 2005 a large portion (approximately 500 acres) of Grey Cloud Island Township was annexed into the City of Saint Paul Park. In July of 2007, an appeal was filed with the State of Minnesota Court of Appeals, in which portions of the land annexed in 2001 and 2005 were returned to Grey Cloud Island's jurisdiction.

Residential development has occurred along most of the waterfront areas of the Township. A large mining operation began in 1955 on Upper and Lower Grey Cloud Island, and is expected to continue for approximately another 20-30 years. The resource that is mined on the Upper Island is dolomitic limestone, and the resource mined on the Lower Island is sand and gravel.

GENERAL ENVIRONMENTAL FEATURES

Grey Cloud Island Township is located in the southwestern corner of Washington County along the Mississippi River. St. Paul Park borders it to the north, Cottage Grove to the east and south, and the Mississippi River to the west and south. Except for waterways and adjacent wetlands, the area is a plateau of gently rolling terrain forty to sixty feet above normal river level. (See Figure 1, Location Map)

ARCHAEOLOGICAL AND HISTORIC SITES

According to the Minnesota Historical Society, in its February, 1972, report, "Grey Cloud: An Archaeological Approach," Grey Cloud was inhabited by at least 1000 B.C. The camp of Medicine Bottle's band of Dakota Sioux Indians was located on Upper Grey Cloud Island near the lower portion of the cliff now known as Robinson's Rocks. No visual evidence of the camp remains. In addition, the Michaud-Koukal aboriginal burial mound sites are located along the north and south shores of Moores Lake.

GEOLOGICAL SITES

Robinson's Rocks, a sheer cliff of limestone rising about 50 feet above the Mississippi River, makes up the northwestern shoreline of Upper Grey Cloud Island. Other limestone outcroppings and small caves occur within the Township and are of the type commonly found along the Mississippi River in Minnesota and Wisconsin. This fossil-bearing dolomitic limestone was laid down during the Ordovician Period over 300 million years ago.

SOILS AND SLOPES

Soils in Grey Cloud Island Township are of two major types: (1) sandy over sandy, well-drained, dark-colored, with dominant slopes of 0-6%; and (2) silty or loamy over rock, well-drained, dark colored, with dominant slopes of 2-18%. In addition, there are undifferentiated alluvial soils in the far southwestern corner of the Township. Steep slopes ranging from 18% to nearly vertical are found in many locations on the periphery of the Township, along the Mississippi River, Grey Cloud Channel, and Mooers Lake. Ultimately the edges of the limestone quarry are characterized by some steep slopes. (See Figure 2, Slope Analysis in the Appendix)

In some locations, soils present constraints to development, primarily because of bedrock close to the surface (see Figures 3, Bedrock Depth and 4, Bedrock Hardness in the Appendix). The 1980 Soil Survey of Washington County serves as the reference for detailed information. It includes soils maps for broad land use planning and also for detailed planning. Specific characteristics of each of about twenty soil types identified in the Township are given, as is information on the use and management of the soils in regard to crops, woodland management and productivity, recreation, wildlife, water management, and residential development and septic systems (see Figure 5, Constraints on Buildings with Basements and Figure 6, Septic System Constraints in the Appendix).

WETLANDS AND FLOOD PLAINS

The National Wetlands Inventory identifies the unoccupied islands in the Township and several other areas adjacent to water bodies as wetlands (see Figure 7, Wetlands and Floodplain in the Appendix).

HYDROGEOLOGY

Currently all water used in the Township is obtained through the use of private wells. Most are deep wells; however there are still a few shallow wells. All new wells are required to be deep and grouted when necessary to be in conformance with State regulations. The Prairie Du Chien aquifer underlies the Township

NATURAL DRAINAGE ROUTES

Very little of the Township is covered with impervious materials such as asphalt and the soils themselves are naturally drained. Figure 8, General Drainage Routes, located in the Appendix, shows general drainage routes in the Township. Grey Cloud Island Township is a participant in the South Washington County Watershed District (SWWD), along with St. Paul Park, Maplewood, Newport, Woodbury, and Cottage Grove.

VEGETATIVE STANDS AND WILDLIFE

Extensive biological surveys of the Township have been completed. Prior to the emergence of the dry mesic forest predominant today, the island was covered by oak savannas, oak barrens, and possibly some prairie. Heavy grazing eliminated much of the native ground layer flora, and elimination of fires resulted in the emergence of aspen, birch, red cedar, and young oak. The understory is typical for deciduous and mixed forests but troubled with invasion of exotics like buckthorn and prickly ash.

Older oak mortality is now occurring, and replacement by ironwoods, hickories, basswoods, and sugar maples. The woodlands in the Township have become a mesic forest. The wooded areas of the Township have no rare floristic components that make them unique. The Grey Cloud vegetative communities appear to be typical of the old oak woodlands and mesic forests within the Twin Cities region, many of which stretch along the bluffs of the Mississippi, Minnesota and St. Croix Rivers. Figure 9 in the Appendix, Wooded Areas, shows wooded areas in the Township based on aerial photos.

The woods and underbrush of the Township provide wildlife habitat. Species found in semi-rural areas in the metropolitan region exist in a typical pattern in Grey Cloud. Among these are skunks, deer, fox, pheasants, turkeys, a variety of songbirds, beaver, rabbit, squirrel, coyotes, and other small mammals, notably rodents. The Township provides a habitat of significance for rare or endangered species, one of which includes the State endangered Wartyback Mussel.

MINERAL DEPOSITS

Large reserves of limestone are present on Upper Grey Cloud Island. Deposits are currently being mined and long-range plans are for continuation of these operations (see Figure 10, Existing and Potential Mining Areas, in the Appendix).

LOCAL ECONOMY

Currently the Township has only one employer--Aggregate Industries employs approximately 20 people in its mining operation within the Township. There are a few owner-operated home businesses in the Township, but no retail businesses.

SCHOOLS

The Township is in the Independent District 833 and contributes less than 1% percent of the student population. There are no schools located in the Township. The population and household growth projections through 2040 predict that the Township will have little additional impact on the school system by 2040.

POPULATION, HOUSEHOLD, AND EMPLOYMENT FORECAST

The Upper Grey Cloud Island portion of Grey Cloud Island Township will remain semi-rural in character, with no development at urban densities through 2040. Table 2, Population, Household and Employment Forecasts is discussed below. The Metropolitan Council's forecasts predict that the Township's population, households and employment are expected to remain relatively stable through 2040:

TABLE 1: POPULATION, HOUSEHOLD AND EMPLOYMENT FORECASTS

CATEGORY	YEAR	METROPOLITAN COUNCIL FORECAST	
		No.	Pop per HH
Population	2010	293	--
	2020	300	--
	2030	280	--
	2040	270	--
Households	2010	117	2.52
	2020	120	2.50
	2030	120	2.33
	2040	120	2.25
Employment	2010	10	--
	2020	30	--
	2030	40	--
	2040	40	--
Source: Metropolitan Council			

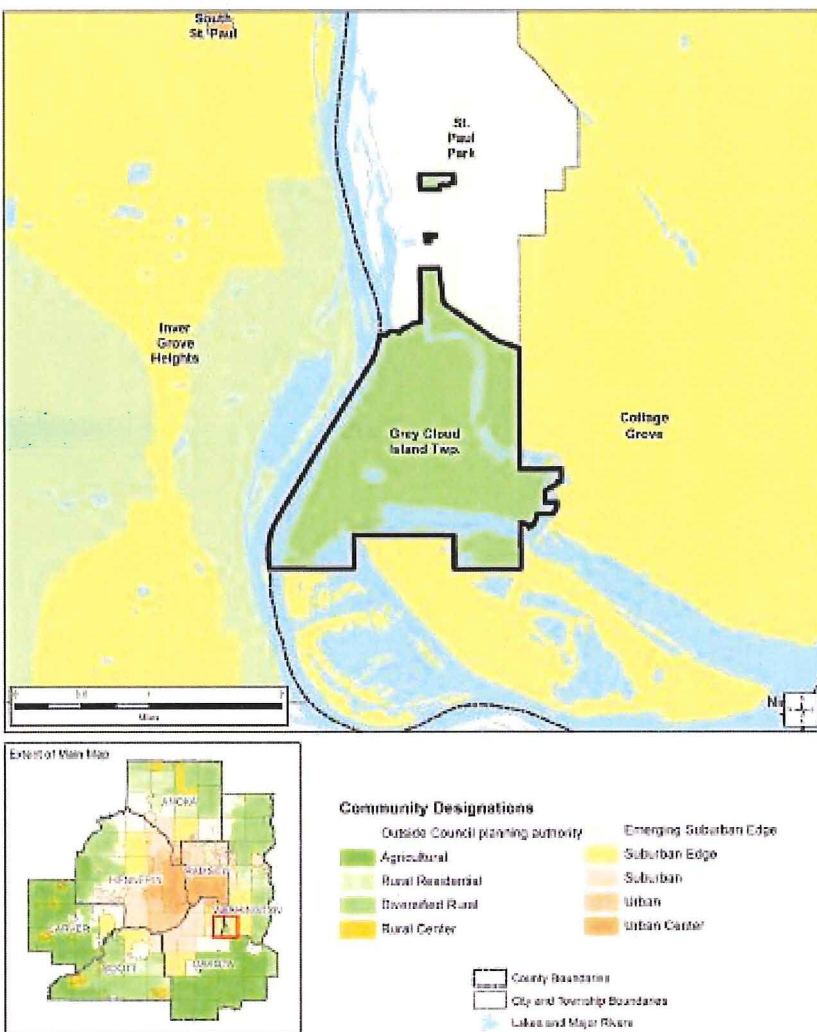
CHAPTER 3:

LAND USE

COMMUNITY CLASSIFICATION

The Metropolitan Council classifies Grey Cloud Island as a Diversified Rural Community. The figure below from the Metropolitan Council's Regional Development Framework shows the planning designation for the Township and surrounding communities.

FIGURE 11: COMMUNITY DESIGNATION – DIVERSIFIED RURAL



Metropolitan Council policies describe Diversified Rural communities as “places with a variety of farm and nonfarm land uses including very large-lot residential uses, clustered housing, hobby farms, and agricultural uses. Diversified Rural communities are expected to plan for growth not to exceed forecasts and in patterns that do not exceed 4 units per 40 acres in areas of new

development. In addition, Diversified Rural communities are expected to manage land uses to prevent the premature demand for extension of urban services (i.e. municipal sewer and water systems), and so that existing service levels with meet service needs.”

The Council recognizes that many residents in the region are interested in rural and small-town living. The Council’s policies support lower-density development through traditional subdivision as well as lot averaging and cluster development within the densities to provide those opportunities.

Metropolitan Council staff noted that many Diversified Rural communities such as Grey Cloud Island include a mix of large-lot residential development and existing residential areas with densities from 2.5 to 10 units per acre. The Council’s policies do not affect areas of existing development, but require that areas of new development should not exceed 4 units per 40 acres. *The Council’s comments on the Township’s 2030 and 2040 Comprehensive Plans stated that “The Update proposes to maintain the guiding of properties, which includes four residential land use categories ranging from one unit per 10 acres to as dense as one unit per 2.5 acres. While the guiding allows for densities greater than directed by Council policy, the Update is not proposing to guide areas for new development to increase densities over existing development. The Council will use the same logic for our review of the Township’s 2040 Comprehensive Plan. If those areas of higher density remain unchanged, no new higher density areas are added, and densities are not increased over what the plan currently contains, then this plan would be considered consistent with the designation of Diversified Rural.”*

Grey Cloud Island Township has adopted a proposed 2040 Land Use Plan, infrastructure plans, and related goals and policies in this Comprehensive Plan that are the same as those adopted in its 2030 Comprehensive Plan, and therefore continue to be consistent with the Diversified Rural community designation.

EXISTING LAND USE

Grey Cloud Island Township is characterized as semi-rural, with low-density single-family homes, some agriculture, and a large limestone mining operation. The Township intends to manage development and existing land use in compliance with this Comprehensive Plan, the Zoning Ordinance and Subdivision Regulations. The overall purpose is to preserve and enhance the natural environmental and scenic qualities of the river corridor while providing for a variety of land uses including residential, commercial excavation, industrial, public, agricultural and conservancy. Table 2 compares the acreages and percentages of the individual categories shown on the Figure 12, Existing Land Use.

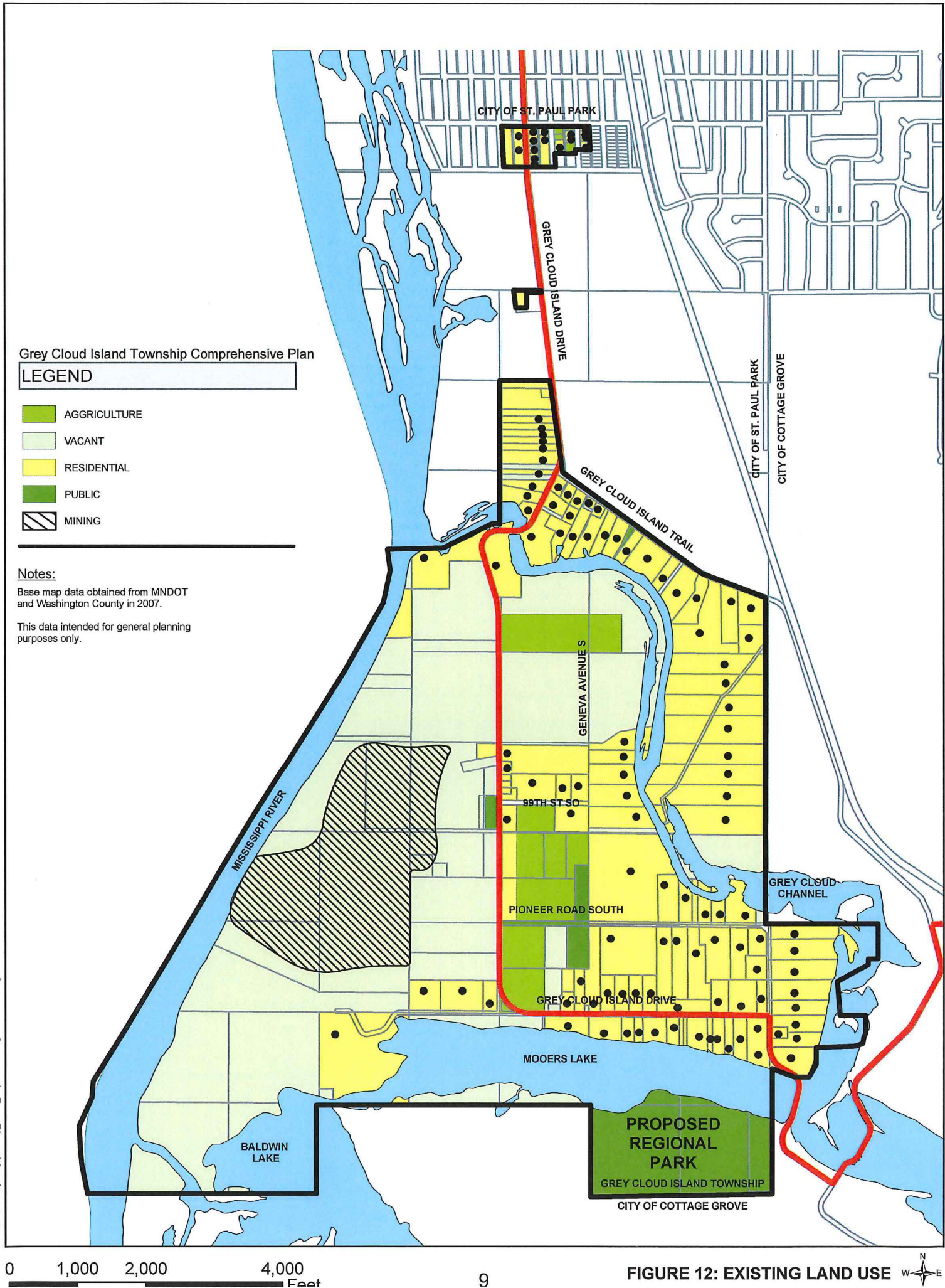


TABLE 2: EXISTING LAND USE TABULATIONS

LAND USE - DEVELOPED	AREA IN	PERCENTAGE	
	ACRES	Developed Area	Total Area
	Total		
RESIDENTIAL			
< than 2.5 acres	80	13.8%	4.0%
2.5 - 5.0 acres	105	18.3%	5.3%
5.0 - 7.5 acres	85	14.8%	4.3%
7.5 - 10.0 acres	85	14.8%	4.3%
> than 10.0 acres	220	38.3%	11.2%
TOTAL	575	100.0%	29.2%
PUBLIC/PARK			
Town Hall/Park	3	3.5%	.1%
Cemetery	2	2.2%	.1%
Township Gravel Pit	5	5.7%	.3%
County Land—Planned Regional Park	77	88.5%	3.9%
TOTAL	114	100%	4.4%
EXISTING MINING			
Existing Mining	193	100.0%	9.8%
TOTAL	193	100.0%	9.8%
AGRICULTURE AND VACANT			
	Total	Undeveloped Area	Total Area
Agriculture	88	7.9%	4.5%
River	456	41.1%	23.2%
Other undeveloped (islands, vacant)	568	51.0%	28.9%
TOTAL	1085	100%	56.6%
TOTAL TOWNSHIP	1967	--	100.0%

The land use categories shown on the Existing Land Use Map (Figure 12) and table include the following:

RESIDENTIAL

The existing residential areas in the Township are shown on the Existing Land Use Map (Figure 12). While there are a few homes located on smaller parcels, most homes are on parcels of 2.5 acres or more. Figure 12 also shows the location of existing homes on developed lots. Figure 12 provides the basis for designating density categories that can be found on the Future Land Use Map (Figure 13).

MINING

The 193 acres of current commercial excavation are shown on Figure 12.

Mining is an industry in the Township with shipping of aggregate products by barge and road for distribution throughout the Metropolitan region. Limestone resources, with the adjacent barging opportunity, create a valuable industry for the expanding Twin Cities area. The barge fleeting area is shown on Figure 12.

AGRICULTURE

Current agricultural land use is shown on Figure 12.

The mining company owns about 600 acres of land, of which approximately 15% (90 acres) is currently being used for agricultural purposes within Grey Cloud Island Township.

PUBLIC

Public lands include parks, public open space, and Township facilities such as the Town Hall.

VACANT/CONSERVANCY

Vacant lands include undeveloped parcels. Most of these parcels are owned by Aggregate Industries but not currently used for active mining. Approximately 80 acres in the southwestern corner of the Township are lowlands along the Mississippi River, which are subject to flooding. This is the part of the Township where undifferentiated alluvial soils are found. The land has been zoned Conservancy and will remain in that classification to preserve the natural state of this 80-acre area. The Conservancy area will likely remain unchanged through 2040.

FUTURE LAND USE PLAN

Figure 13, Future Land Use, illustrates the Township's vision of future land uses, development densities, public uses and circulation. **Table 3**, Land Use Plan Tabulation, shows the acreages and percentage of the Township area that are proposed to be devoted to each of the various land uses and densities through 2040. Since little change is expected in land use distributions through 2040, only one phase covering all decades through 2040 is shown on the table. No extensions of Metropolitan Urban Services into the Township are proposed as part of this Comprehensive Plan. The Township's land use and infrastructure plans are consistent with the Metropolitan Council's "Diversified Rural" classification.

Grey Cloud Island Township Comprehensive Plan

LEGEND

- RR** RURAL RESIDENTIAL: 1 DU PER 10 ACRES
- RL** RURAL RESIDENTIAL - LOW DENSITY: 1 DU PER 7.5 ACRES
- RM** RURAL RESIDENTIAL - MEDIUM DENSITY: 1 DU PER 5 ACRES
- RH** RURAL RESIDENTIAL - HIGH DENSITY: 1 DU PER 2.5 ACRES
- C** CONSERVANCY
- P** PUBLIC
-  RIVER
-  EXISTING MINING

Notes:

Base map data obtained from MNDOT and Washington County in 2007.

This data intended for general planning purposes only.

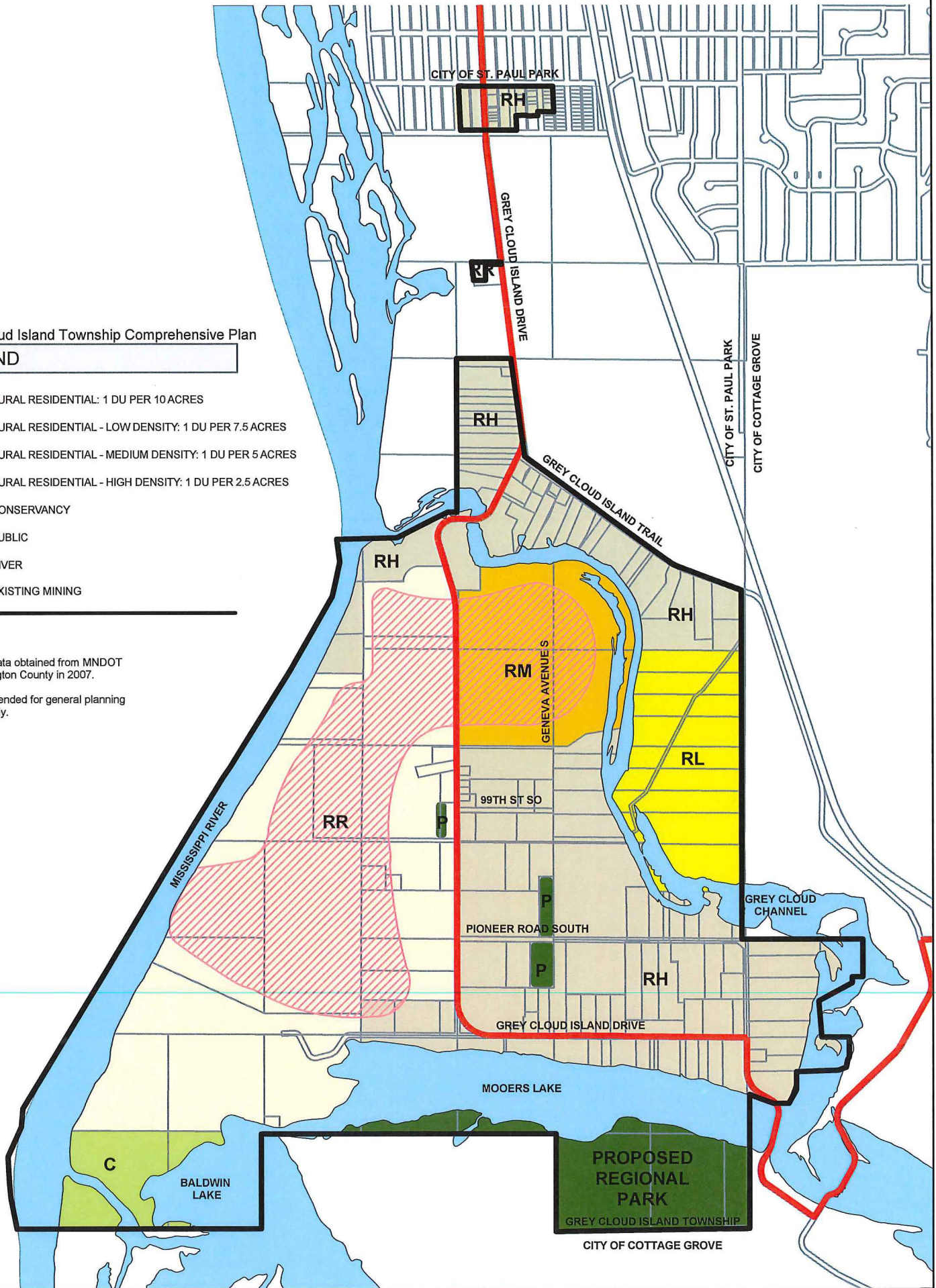


TABLE 3: PROJECTED LAND USE PLAN TABULATION 2020-2040

	ACRES	PERCENTAGE
RURAL RESIDENTIAL		
High Density - 1 unit/2.5 acre	453	23.0%
Medium Density - 1 unit/5.0 acre	125	5.9%
Low Density - 1 unit/7.5 acre	130	4.6%
Rural Residential - 1 unit/10.0 acre	600	30.1%
Sub-total	1308	66.5%
PUBLIC/PARK		
Town Hall	3	.1%
Cemetery	2	.1%
Other Township	5	.2%
Regional Park	90	4.5%
Sub-total	100	4.9%
MINING		
Existing or Future as Interim Use	(360 acre interim)	(18.3%)
Reserve	(70 acre interim)	(3.6%)
Sub-total	(430 acres interim)	(21.9%)
CONSERVANCY/UNDEVELOPABLE (islands/rivers)	129	6.6%
TOTAL	1967	100%

The next sections describe each of the land use categories shown on the Future Land use Map and Table. The sections describe the types of allowed uses and minimum and maximum densities for the categories that include residential uses.

RESIDENTIAL AREAS

Existing development in the Township is characterized by distinctive groupings or clusters of similar residential lot / tract sizes and large areas with little or no development (see Figure 12: Existing Land Use). Less than a dozen homes are outside of these groupings.

Figure 12 also shows the remaining vacant parcels in the Township. Some of these parcels are located within the areas zoned for Residential use and most of the vacant parcels are located with the area that is currently used for Mining.

The uses permitted in the RR, RL, RM and RH districts include agriculture, domestic pets, tree and shrub nurseries, single-family detached dwellings, wildlife preserves, public parks and open space, licensed residential facilities serving six or fewer persons, licensed day-care centers serving twelve or fewer persons, and group family day-care facilities licensed by Minnesota Rules to serve fourteen or fewer children.

Uses permitted with a Conditional Use Permit in the Residential districts include domestic farm animals, commercial animal boarding, wireless communication towers, campgrounds for tents and tent trailers, cemeteries, churches, clubs or lodges, government buildings, transmission facilities, commercial feed lots, golf courses, greenhouses, guest houses, home occupations, marinas, mobile homes as a temporary use, day nurseries, roadside sales stands, swimming pools, recreational vehicle storage, and utility substations.

The categories of residential use and the potential for future residential development through 2040 in these areas are briefly described as follows:

a. Rural Residential, High Density: 1 Dwelling Unit per 2.5 Acres (RH)

1. The southeastern area has 63 existing homes and a few vacant lots where residential development could occur. There are 11 parcels that – based on their size only – could potentially be subdivided. However, due to environmental constraints and existing subdivision regulations, only two of these parcels would be likely candidates for subdivision. In all, it is likely that a maximum of 17 additional homes could be built in this area.
2. The central area is fully developed with 37 homes. There are no vacant parcels that could be developed, but there are five parcels that – based on size only – could potentially be subdivided. However, subdivision of these parcels would be highly unlikely due to existing environmental and subdivision regulation constraints.
3. The north area is developed with very small lots and 16 existing homes. It is possible that one additional residence could be developed in this area.
4. Homes in the central and northern areas of the Township may be provided with public sewer and water services after 2040.

b. Rural Residential, Medium Density: 1 Dwelling Unit Per 5 Acres (RM)

1. This area is owned by Aggregate Industries Mining.
2. If the area is approved for mining, the underlying density for an End Use Plan would be established by this category.
3. No homes are expected to be constructed until after 2040.

c. Rural Residential, Low Density: 1 Dwelling Unit per 7.5 Acres (RL)

1. There are 8 existing homes fronting on Geneva Avenue.
2. There are two vacant lots that allow for the potential development of two additional residences.
3. Public sewer and water service will not be provided to this area in the foreseeable future.

d. Rural Residential: 1 Dwelling Unit per 10 Acres (RR)

1. Most areas in this density category are controlled by Aggregate Industries. Development of other land in this area is restricted by environmental constraints, including the floodplain.
2. Residential development on the Aggregate Industries property may occur after mining is concluded. Attractive home sites could be developed around the lakes created by the mining operation.

MINING/AGGREGATE RESOURCES

Mining land uses areas permit mining and agriculture, and include 360 acres of existing mining activity and areas that the Township has approved for mining, and 70 acres that have the potential for mining in the future but that have not been permitted to date for this use.

Figure 13 shows the existing mining areas and Rural Residential area that includes the areas with aggregate resources in the Township.

PUBLIC/PARK

Public lands permit parks, public open space, and Township facilities such as the Town Hall.

CONSERVANCY/UNDEVELOPABLE

Conservancy and Vacant lands include undeveloped parcels. This land use area permits open space, conservation areas, and non-commercial recreational uses. Most of these parcels are owned by Aggregate Industries but not currently used for active mining. Approximately 80 acres in the southwestern corner of the Township are lowlands along the Mississippi River, which are subject to flooding. This is the part of the Township where undifferentiated alluvial soils are found. The land has been zoned Conservancy and will remain in that classification to preserve the natural state of this 80-acre area. The conservancy area will likely remain unchanged through 2040.

RESIDENTIAL GROWTH THROUGH 2040

The Metropolitan Council's forecasts predict that the Township may gain a few households by 2020, but then is likely to lose approximately 7 households by 2040. Any new households in the Township will be accommodated on existing vacant lots in the existing areas zoned for Residential use, as noted in the sections above that describe the residential land use areas on the Future Land Use map.

No new infrastructure or public facilities will be needed to accommodate the projected change in households through 2040.

NATURAL RESOURCES

The Township's goals and priorities for natural resources are included in the Local Water Management Plan (Chapter 5) and the MRCCA Plan (Chapter 6).

HOUSING

The existing housing in the Township consists primarily of owner-occupied, single family homes. There is no single concentration of housing: homes are scattered along Grey Cloud Island Drive (County Road 75), with some clustering at the junction with Grey Cloud Island Trail, and along 99th Street, 105th Street, Pioneer Road, and Geneva Avenue. Metropolitan Council data showed that in 2015 there were approximately 126 single-family housing units in Grey Cloud Island Township.

The table and map below provides U.S. Census information about the housing units in the Township in 2016:

- 117 of the 127 units (92%) are owner-occupied, and 10 units (8%) are rentals.
- 50 units are affordable to households with incomes that are 80% or below the Average Median Income for the Metro Region.
- 16 households experienced a housing cost burden in 2016 based on their incomes and the cost of their housing units.
- The Township's Planning Commission noted that there are at least 5 manufactured homes in the Town that are not recorded on the Housing Characteristics Summary table.

TABLE 4: HOUSING CHARACTERISTICS SUMMARY

Total housing units ¹ = 127

Total households ² = 120

Table 1 Affordability in 2016 ³

Units affordable to households with income at or below 30% of AMI	Units affordable to households with income 31% to 50% of AMI	Units affordable to households with income 51% to 80% of AMI
7	15	28

Table 2 Tenure in 2016 ⁴

Ownership units	Rental units
117	10

Table 3 Housing Type in 2016 ⁵

Single-family units	Multifamily units	Manufactured homes	Other housing units
127	0	0	0

Table 4 Publicly Subsidized Units ⁶

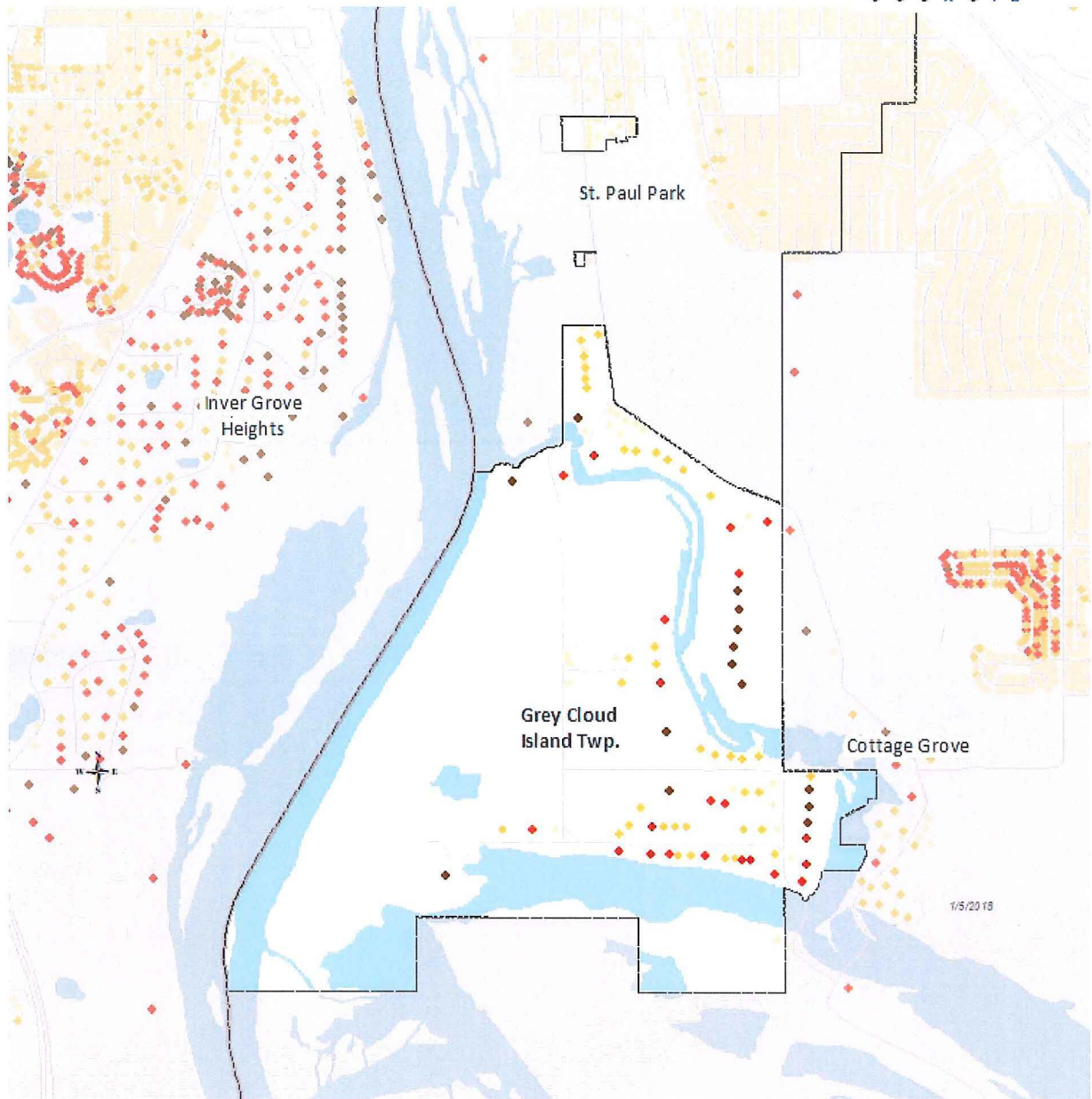
All publicly subsidized units	Publicly subsidized senior units	Publicly subsidized units for people with disabilities	Publicly subsidized units: All others
0	0	0	0

Table 5 Housing Cost-Burdened Households in 2016 ⁷

Income at or below 30% of AMI	Income 31% to 50% of AMI	Income 51% to 80% of AMI
2	8	6

¹ Source: Metropolitan Council, 2016 housing stock estimates. Single-family units include single-family detached homes and townhomes. Multifamily units include units in duplex, triplex, and quadplex buildings as well as those in buildings with five or more units.

Owner-Occupied Housing by Estimated Market Value Grey Cloud Island Twp.



- County Boundaries
- City and Township Boundaries
- Streets
- Lakes and Rivers

Owner-Occupied Housing Estimated Market Value, 2016

- \$243,500 or Less
- \$243,501 to \$350,000
- \$350,001 to \$450,000
- Over \$450,000

1 in = 0.47 miles



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

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

HOUSING ISSUES AND NEEDS

The Township recognizes that there were 29 households in the Township in 2015 that were identified as burdened by the costs of their housing units in relationship to their incomes.

The Township does not have any programs or plans to provide affordable housing, and does not plan to implement such programs in the future. The Township does not have municipal sewer and water services and does not plan to provide these services through 2040, and therefore new housing units are likely to be single-family residential units with on-site septic systems and private wells, built at market rates. The Metropolitan Council forecasts predict that a few new housing units may be constructed in the Township through 2020, but the Township is likely to maintain the same number of households from 2020-2040. The existing vacant land in residential zoning districts can provide the limited number of new housing units that are forecast in the Township through 2040.

The Township's Zoning Ordinance permits Accessory Apartments within single-family homes and Community Residences. The Zoning Ordinance permits PUDs that could include multi-family housing if developed with community septic systems. The ordinance therefore provides some life-cycle housing options to meet individual needs. There are existing Accessory Apartments in single-family homes and two group homes ("Community Residences") in Grey Cloud Island Township.

In 2015, 38% of the Township's existing housing fell within the range considered affordable to families with household incomes below the median value in the Twin Cities area. The Township's housing policies recognize the existing rental and affordable housing units in the Township, and support the maintenance and availability of these units. Needs for multi-family units that include affordable units are more likely to be met in the nearby communities that provide municipal sewer and water services.

The Township will continue to enforce its codes and ordinances to maintain the quality of its existing affordable housing (including the maintenance of viable septic systems and wells), and supports the County's programs to provide affordable housing in locations that provide transportation and services that meet the needs of seniors and others living in affordable housing. The Township recognizes that the Washington County CDA provides services that can help residents to maintain and afford their housing—including the Home Improvement Loan Program, Septic System Loan and Grant Programs, Home Improvement Assistance, Affordable Mortgage Products, Foreclosure Counseling Program, and Homestretch Homebuyer Education Program--and the Township supports those programs.

The Township will refer residents to the Washington County CDA for information regarding available rehabilitation, home purchase, or foreclosure resources. The Township will refer developers who are interested in creating affordable housing that requires municipal services to the CDA.

The Township will also continue to provide options through its Zoning Ordinance to diversify the types of housing available to community residents to meet life-cycle, housing affordability, and family needs that are appropriate in a Rural Residential community with no municipal sewer service, including the following:

- Accessory apartments within single-family homes
- Community Residences

- Planned Unit Developments (PUDs) that permit multi-family housing with community septic systems

AFFORDABLE HOUSING – REGIONAL POLICIES

The Metropolitan Council has determined that Grey Cloud island Township does not have a share of the region's need for low and moderate income housing.

GOALS AND POLICIES – Land Use and Housing

Goal 1: New housing development should be consistent with the existing groupings of similar sized parcels and the overall semi-rural character of the Township.

Policy 1.1: The Township will not precipitate a premature demand for municipal services and facilities, and will not develop municipal sewer and water services through 2040.

Policy 1.2: Minimum lot sizes, for new construction on existing parcels will continue to be 2.5, 5.0, 7.5 and 10.0 acres.

Goal 2: On-site waste disposal systems shall conform to Minnesota Rules, parts 7080.0010, et seq. and the Washington County Sanitary Sewer Disposal Ordinance, Chapter 4 of the County Development Code.

Policy 2.1: On-site system regulations will be administered through Washington County.

Goal 3: Regulations should preserve and protect the natural environment by preventing adverse effects on the air, water and land.

Policy 3.1: The Township will continue to protect the Township's natural environment by enforcing the Township's ordinances and regulations and by updating its Zoning Ordinance to be consistent with the new MRCCA rules.

Goal 5: Promote a high standard of housing construction and maintenance.

Policy 5.1: Because of limited resources, the Township will continue to rely on contract building inspectors for initial construction inspections and the homeowners for rehabilitation assistance.

Policy 5.2: Homeowners will be urged to utilize County housing programs.

Policy 5.3: Substandard lot sizes allowed in the various density districts will not prohibit homes on smaller parcels from being reconstructed or replaced due to damage.

Goal 6: Support and promote County programs that provide lifecycle and affordable housing

Policy 6.1: The Township supports and will promote Washington County CDA programs that provide loans and grants to maintain and rehabilitate housing and programs that develop affordable housing for seniors and families.

SPECIAL RESOURCES—SOLAR AND AGGREGATE

The Metropolitan Land Planning Act requires that the Comprehensive Plan shall contain “an element for the protection and development of access to direct sunlight for solar energy systems.” The 2040 Comprehensive Plans need to include the following:

- The calculation of your community’s solar resource, along with your community’s Solar Suitability Analysis Map, also available on your Community Page.
- A policy or policies relating to the development of access to direct sunlight for solar energy systems.
- Strategies needed to implement the policy or policies.

SOLAR RESOURCES POTENTIAL

The Township’s gross solar potential and gross solar rooftop potential are expressed in megawatt hours per year (Mwh/yr), shown on Table 5 below. The estimates are based on the solar map for the Township, which follows the table (Figure 14). These values represent gross totals; in other words, they are not intended to demonstrate the amount of solar likely to develop within Grey Cloud Island Township. Instead, the calculations estimate the total *potential* resource before removing areas unsuitable for solar development or factors related to solar energy efficiency.

The gross solar generation potential and the gross solar rooftop generation potential for the Township are estimates of how much electricity could be generated using existing technology and assumptions on the efficiency of conversion. The conversion efficiency of 10% is based on benchmarking analyses for converting the Solar Potential Map data to actual production, and solar industry standards used for site-level solar assessment. The Metropolitan Council has developed gross and rooftop solar resource calculations for Grey Cloud Island Township. The calculations are expressed in megawatt hours per year, and based on the solar map for the Township, shown on the table below. The values represent gross totals, and are not intended to demonstrate the amount of solar likely to develop in the community. Instead, the calculations estimate the total potential resource before removing areas unsuitable for solar development or factors related to solar energy efficiency.

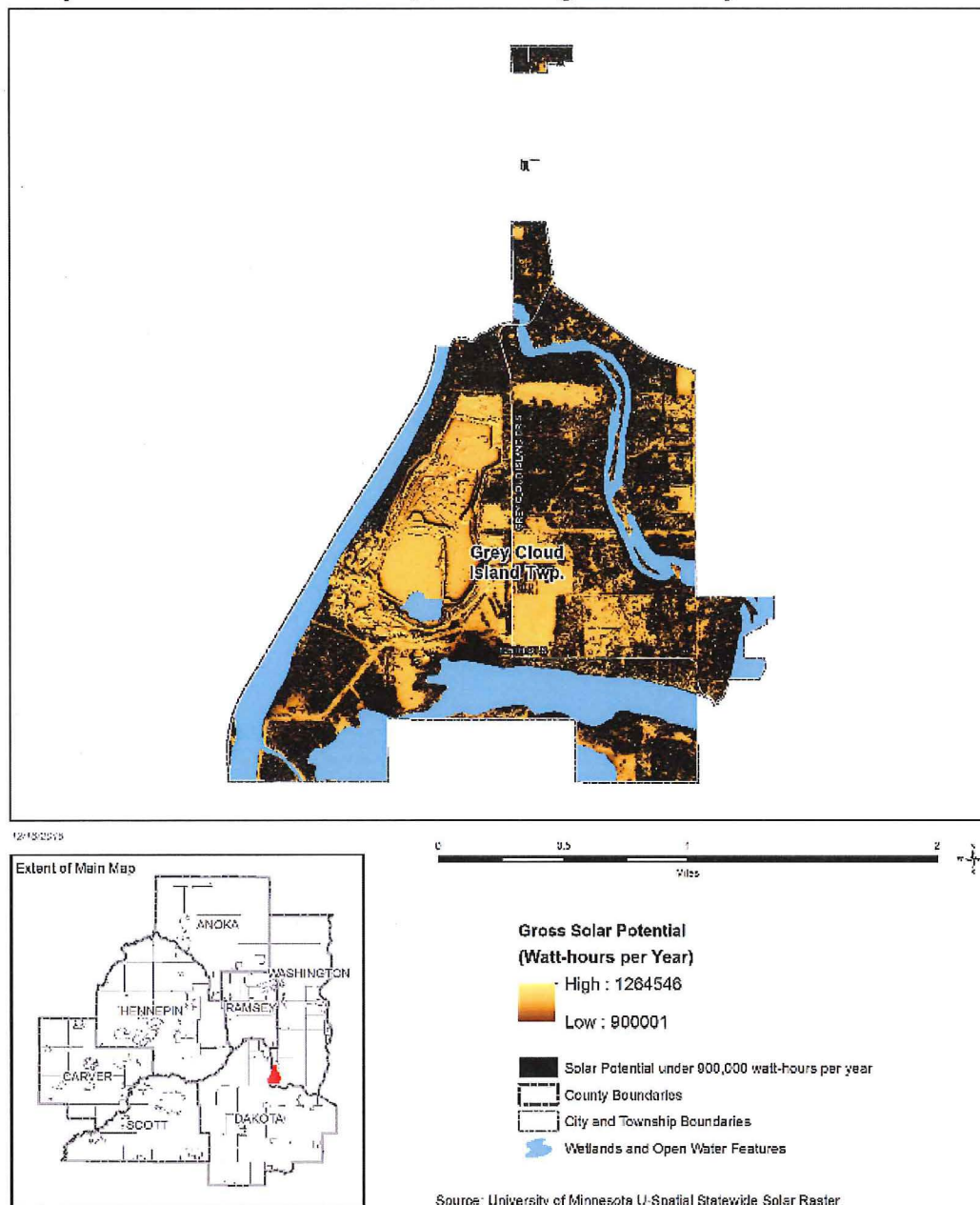
TABLE 5: SOLAR RESOURCE POTENTIAL

Community ¹	Gross Potential (Mwh/yr)	Rooftop Potential (Mwh/yr)	Gross Generation Potential (Mwh/yr) ²	Rooftop Generation Potential (Mwh/yr) ²
Grey Cloud Island Township	2,593,810	17,134	259,381	1,713

FIGURE 14: GROSS SOLAR POTENTIAL

Gross Solar Potential

Grey Cloud Island Township, Washington County

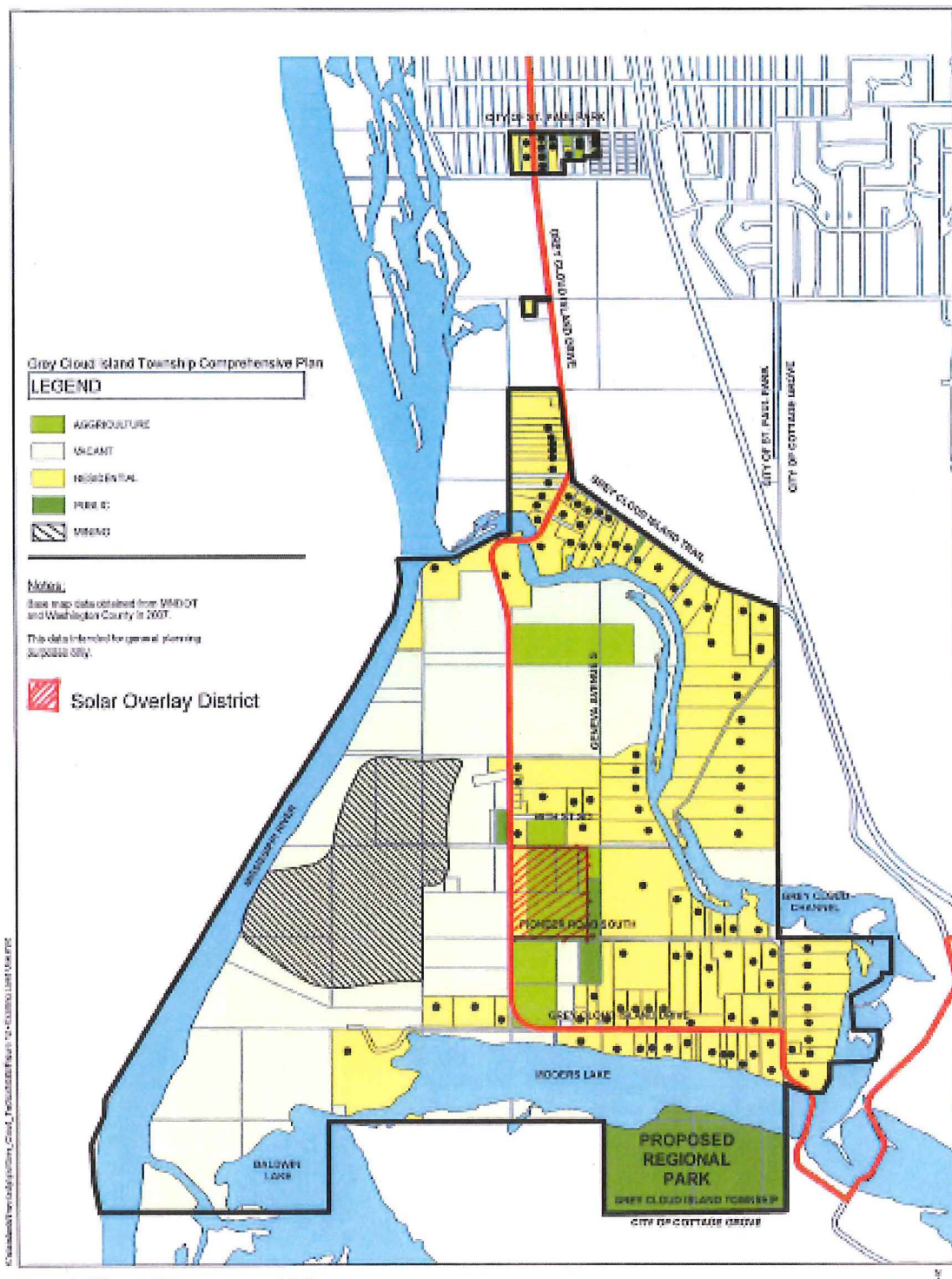


SOLAR ACCESS PROTECTION

Solar access for all parcels in the Township is protected by the minimum lot size requirements, setback requirements, and the 35-foot building height restriction governed by the Township Ordinances and the MRCCA rules. The Township's criteria for approving variances and conditional use permits also protect solar access on nearby parcels in the Township when it grants variances and CUPs.

The Township's zoning ordinance permits accessory solar systems for residential and other uses in all residential districts. It also permits Community Solar Gardens as primary uses on properties within the Solar Overlay District (Ordinance 52) with approval of a conditional use permit. The map below is included in Ordinance 52. In 2017, the Township approved a conditional use permit for a Community Solar Garden within the Solar Overlay District.

FIGURE 15: SOLAR OVERLAY DISTRICT



AGGREGATE RESOURCES

Large reserves of dolomitic limestone are present in the Township. Mining of these deposits began in 1955, and the long range plans are for continuation of these operations for several decades (see Figures 10 in the Appendix and Figure 14, Future Land Use, for the location of these resources). The mining operation is subject to setbacks from the zoning district boundary to ensure retention of useful land forms after rock extraction. A Mining Reserve area is shown in the center of the Township east of County Road 75 south and west of Grey Cloud Channel. Mining in the area will be subject to rezoning, which would include appropriate setbacks and other conditions of the mining and reclamation permit. Expansion of the currently zoned area will have to be considered by future town boards based upon conditions in existence at that time.

The Metropolitan Council completed a Metropolitan Aggregate Study in May, 1983 and November, 1985, which concluded that the region needs to develop and implement a mechanism for protecting its future supply of aggregates, since large areas of reserves are being lost to urban development.

GOALS AND POLICIES FOR SPECIAL RESOURCES – Solar Access Protection and Commercial Excavation

Goal 1: Protect access to direct sunlight for solar energy systems, and permit the development of accessory and primary solar energy systems through the Township's Zoning Ordinance.

Policy 1.1: The Township's Zoning Ordinance (Ordinance 49) and Solar Overlay Ordinance (Ordinance 52) will permit accessory solar systems in all residential districts, and Community Solar Gardens within the Solar Overlay District.

Policy 1.2: The Township's Zoning ordinance will continue to require minimum lot sizes, structure setbacks, and height standards that protect access to direct sunlight for solar energy systems.

Policy 1.3: The Township will continue to require that variances and conditional use permits will only be approved if they include a requirement to protect access to direct sunlight for solar energy systems.

Goal 2: To allow areas for mining prior to development for other uses, as shown on the Comprehensive Plan, provided that there are measures to ensure that mining is compatible with rural residential development and all required environmental documentation has been completed.

Policy 2.1: Mining operation and reclamation regulations will be upgraded as required to assure that mining continues to be a good neighbor in the community.

- Policy 2.2: Identify mining reserves to alert prospective residential property owners of the locations where future mining operations are likely to occur.
- Policy 2.3: Utilize the Mining Overlay District as an interim use and that the long term use is defined by the underlying zoning district.
- Policy 2.4: Prohibit other land uses from encroaching into the Mining Overlay District.

HISTORIC RESOURCES

Grey Cloud Island Township is rich in history. It was occupied until 1837 by the Dakota Sioux, who hunted and farmed here. They buried their dead in earthen mounds, of which there are several on the upper and lower islands.

The name Grey Cloud is a translation of the Sioux name "Mar-pi-ya-ro-to-win" or "Grey Cloud Woman." The first white men were French trappers and traders. Many of the people buried in our cemetery are of Native American and French-Canadian ancestry. The earliest recorded burials are from the 1870s.

HISTORIC SITES

Aboriginal and Native American sites. According to the Minnesota Historical Society, in its February, 1972, report, "Grey Cloud: An Archaeological Approach," Grey Cloud was inhabited by at least 1000 B.C. The camp of Medicine Bottle's band of Dakota Sioux Indians was located on *Upper Grey Cloud Island near the lower portion of the cliff now known as Robinson's Rocks*. No visual evidence of the camp remains. In addition, the Michaud-Koukal *aboriginal burial mound sites are located along the north and south shores of Moores Lake*.

Lime Kiln. Grey Cloud Island is the site of an historic lime kiln, built around 1846. The kiln was used to burn limestone to make quicklime used in fertilizer, plaster, and mortar. The kiln is located on the east side of Grey Cloud Island on private property and overlooks Grey Cloud Channel, which separates the island from the mainland. The Grey Cloud Island Kiln is a stunning example of Minnesota's early industrial history.

Today, the Grey Cloud Island Kiln is one of few kilns that still remain in the Upper Mississippi region. In Minnesota, the only other lime kiln in similar condition is the Carlson's Lime Kiln in Red Wing, Minnesota. The kiln is on private land and so is best seen from a boat or canoe. Much of the original tower was destroyed in a flood, and a portion of the kiln has recently collapsed.

Historic Cemetery. The Washington County Historical Society lists Grey Cloud Island Cemetery and the lime kiln as two historic sites within the Township. The earliest known burial was in February, 1873. This cemetery was also known as the "Old County Line Cemetery."

A map showing the general locations of the historic resources is located in the MRCCA chapter of this plan. The Township's goals and policies for historic resources include the following:

GOALS AND POLICIES – HISTORIC RESOURCES

Goal 1: Preserve the Township’s rich history by working with others to protect the historic resources and sites in the Township.

Policy 1.1: Integrate preservation of historic and cultural resources with land use, natural resources, and park planning.

Policy 1.2: Work with other public agencies such as the State Historic Preservation Office, National Park Service, and the Washington County Historical Society and local history groups to preserve and interpret the historic and cultural resources in the Township.

Policy 1.3: Support private and public efforts to protect the cultural and historical properties in the Township. Work with the Minnesota Historical Society, Washington County Historical Society, and local landowners on these efforts.

Policy 1.4: Identify existing historic and archaeological sites that are not on the Historic Register, but are locally important. Work to protect these sites. (Currently there are no known historic or archaeological sites that are not on the Historic Register within the Township.)

CHAPTER 4: PUBLIC FACILITIES

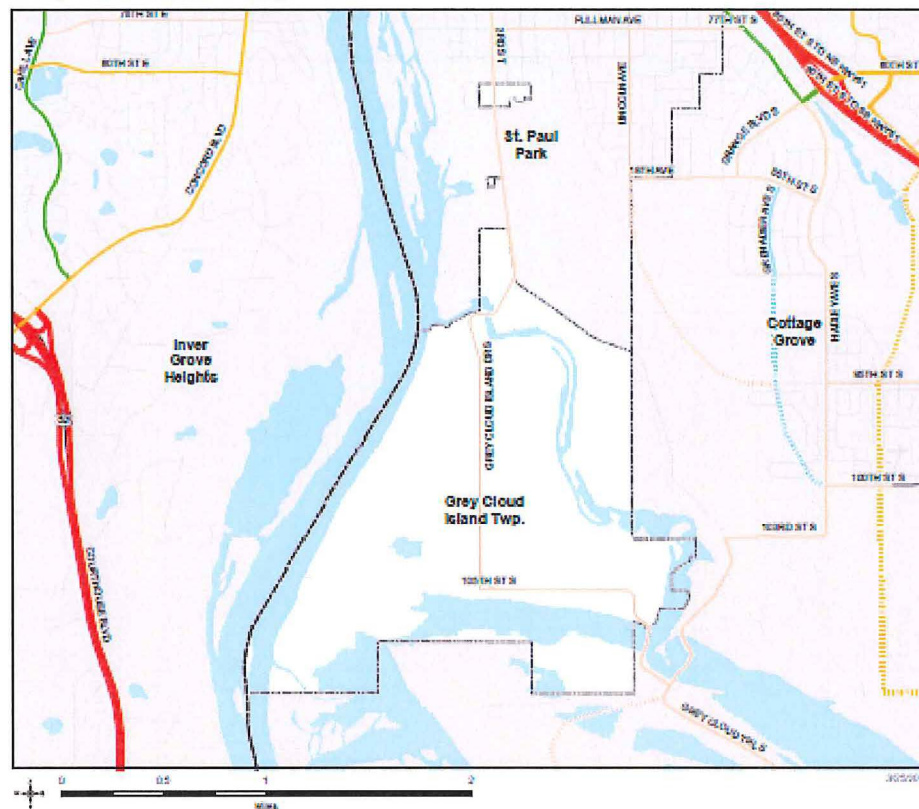
TRANSPORTATION FACILITIES

ROADWAYS

Local and County roadways and river transportation provide needed access, circulation and delivery of services within Grey Cloud Island Township.

FIGURE 16: ROADWAY CLASSIFICATIONS

Regional Transportation System - Functional Class Roads
Grey Cloud Island Twp.



Existing Functional Class Roads

- Principal Arterial
- A Minor Augmenter
- A Minor Reliever
- A Minor Expander
- A Minor Connector
- Other Arterial
- Major Collector
- Minor Collector

Planned Functional Class Roads

- Principal Arterial
- A Minor Augmenter
- A Minor Reliever
- A Minor Expander
- A Minor Connector
- Other Arterial
- Major Collector
- Minor Collector

- County Boundaries
- City and Township Boundaries
- Lakes and Rivers

As shown on Figure 16, Grey Cloud Island Drive (County Road 75) is the only regional highway facility in the Township. It is classified as a Major Collector, and the Township portion of the roadway connects the Township with St. Paul Park to the north and Cottage Grove to the south and east. All other roads are minor Township roads. County Road 75 is a candidate for jurisdictional transfer from the County to the Township.

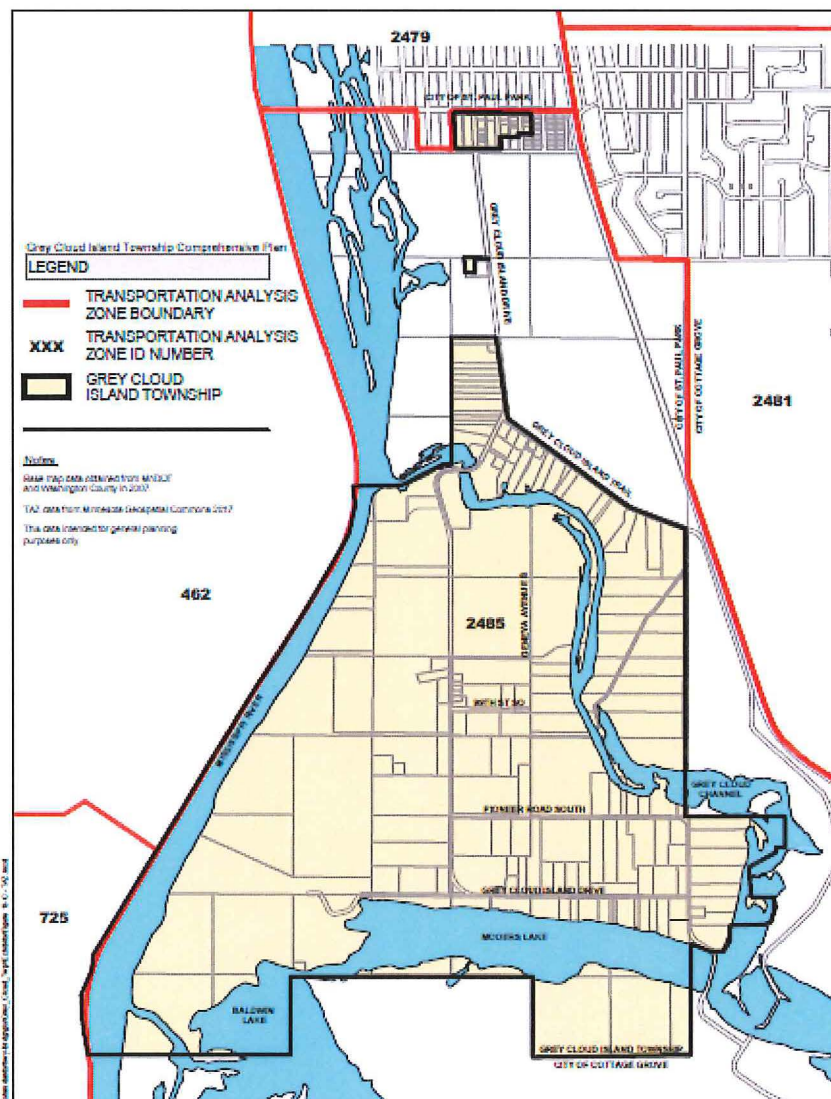
Except for County Road 75, the Township currently maintains all of its streets and roads out of general revenue (its Road and Bridge Fund).

TRAFFIC ANALYSIS ZONES (TAZS)

Transportation Analysis Zones (TAZs) are a planning tool used to determine how land use relates to the transportation system. The Township's population, household, and employment forecasts are allocated to the TAZs within the Township.

Figure 17 shows the TAZs in Grey Cloud Township and adjacent areas, and Table 4 The table below shows the TAZ population, household, and employment estimates for Grey Cloud Island. The estimates are extrapolated based on the Metropolitan Council's estimates for each of those categories for 2020, 2030, and 2040.

FIGURE 17: TRANSPORTATION ANALYSIS ZONES



Grey Cloud Island Township is included in TAZ district 2485, which also includes a portion of the City of St. Paul Park.

**TABLE 6: POPULATION, HOUSEHOLDS, AND EMPLOYMENT
FORECASTS BY TAZ**

TAZ	Forecast Type	2010	2020	2030	2040
2485					
	Population	295	300	280	270
	Households	117	120	120	120
	Employment	10	30	40	40

TRANSIT

No fixed-route transit services currently exist within the Township, and no Transit-way investments are proposed within the Township through 2040. Grey Cloud Island is located in Transit Market Area V in the Regional Transportation Plan, which includes most of the rural and agricultural communities in the region.

Dial-A-Ride services are available to the general public. The Township will work with Metro Transit Commuter Programs (Transit Link) for ride matching, car pools and van pools. In addition, Township residents have access to the Express Bus Service and Park and Ride services in Cottage Grove and Newport. With this variety of public transit options available the Township feels that the current systems in place meet the needs of our residents.

BICYCLING AND WALKING

There are no existing or planned regional, county or local trails or sidewalks within the Township. Low traffic levels and speeds on Township roads make them biking- and walking-friendly. The Township is designated a Diversified Rural community by the Metropolitan Council, and has not identified needs for additional bicycle or pedestrian facilities. The Parks and Open Space chapter of this plan and the Regional Park and Trail Facilities map (Figure 21) note that a corridor has been identified for the future Mississippi River Regional Trail along the eastern border of the Township.

AVIATION

There are no airports or airport land use zones within Grey Cloud Island Township. Current Township ordinances prohibit any structures over 150 feet in height (including communication towers) and this prohibition will be continued.

Under Mn/DOT Office of Aeronautics, MR 8800.2800, seaplane operations are permitted on the surface waters of the Mississippi River. The area of the Township that is adjacent to the Mississippi River is zoned for Rural Residential uses. The maximum height permitted in this zoning district is 35 feet.

The Township must address airspace protection in its Comprehensive Plan to prevent potential hazards to air navigation, including electronic interference. The Township will implement the regulatory requirements for notification to the FAA as required by CFR-Part 77, using FAA Form 7460-1 "Notice of Proposed Construction or Alteration" when required.

FREIGHT

Mined aggregate products are delivered from the mines via barges and trucks, largely within the Metropolitan Area. The barge fleeting area is shown on Figure 12, Existing Land Use.

No railroads or other freight facilities or nodes are located within the Township. There are no weight-restricted roadways (other than local streets) or bridges, bridges with insufficient height or width clearances, locations with unprotected road crossings of active rail lines, or intersections with inadequate turning radii within the Township.

FUTURE TRANSPORTATION PLANS

At this time the Township has no plans for transportation improvements of local roadways. Washington County's 2018-2022 Capital Improvement Plan outlines the scope for the Southwest Arterial Study to conduct a feasibility and alignment study for an arterial highway to be located in the southwest quadrant of the county. The analysis will consider an arterial highway connection between county State Aid Highway 19 and the Lower Grey Cloud Island.

GOALS AND POLICIES – TRANSPORTATION

Goal 1: Provide a safe, efficient transportation system to complement current and future lands uses

- Policy 1.1: Consider and plan for transportation impacts when making land use decisions.
- Policy 1.2: Work with Washington County to coordinate roadway networks and construction. County Road 75 is a candidate for jurisdictional transfer from the County to the Township.
- Policy 1.3: Manage driveway accesses consistent with County standards to promote a safe and effective roadway network.
- Policy 1.4: Implement the regulatory requirements for notification to the FAA as required by CFR-Part 77, using FAA Form 7460-1 "Notice of Proposed Construction or Alteration" when required.

Goal 2: Work with other jurisdictions to plan and implement multimodal transportation system improvements and connections that meet the needs of Township residents.

- Policy 1.1: Consider and plan for transportation impacts when making land use decisions.

PUBLIC SERVICES

Neighboring communities and private contractors provide public services in the Township, as follows:

1. Fire Protection- St. Paul Park
2. Police Protection- St. Paul Park
3. Ambulance- Cottage Grove

4. Road Service and Maintenance- Private Contractor
5. Building Inspector- Private Contractor
6. Subsurface Sewage Treatment Systems (SSTS) Inspector- Washington County
7. Education- South Washington County Schools – ISD 833
8. Watershed District – South Washington County Watershed District

PUBLIC BUILDINGS AND SITES

Only three public buildings / sites exist in the Township:

1. Town Hall and park on County Road 75 in central area of town
2. Town Cemetery on the north side of Pioneer Road South
3. Abandoned gravel pit on south side of Pioneer Road South with private communications tower

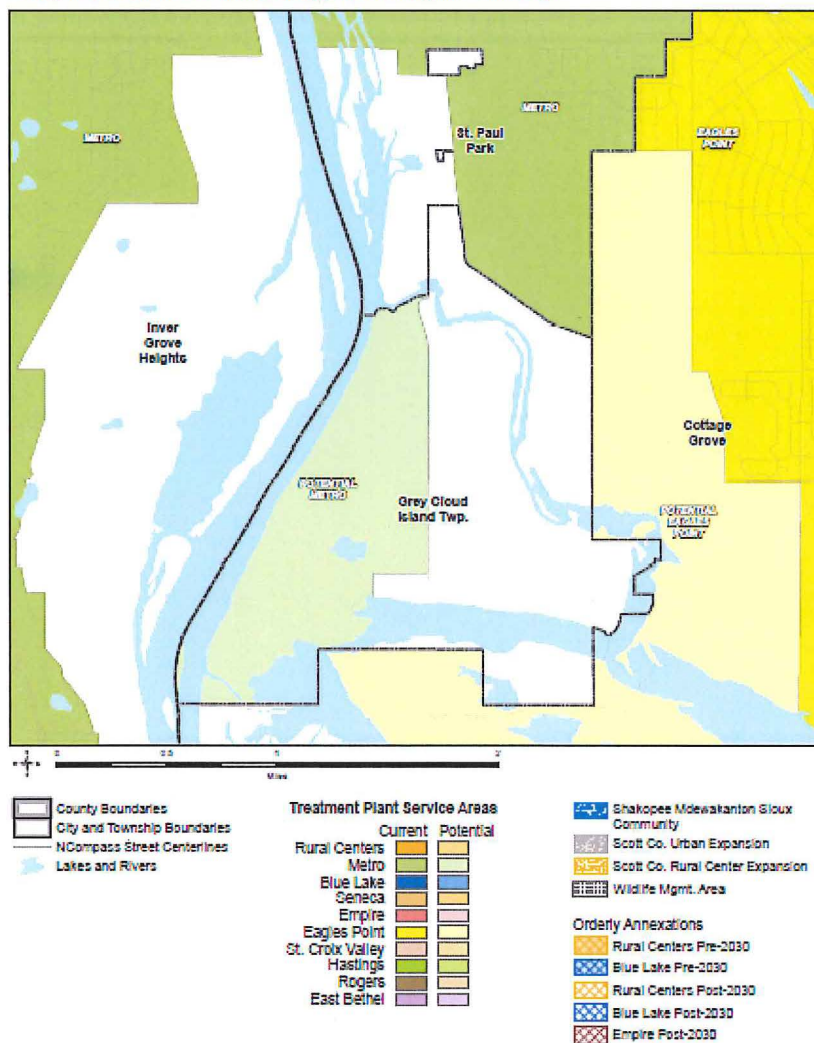
WASTEWATER

The Township borders the MUSA line, but no municipal sewer and water services have been developed within the Township to date and none are proposed through 2040. A Comprehensive Plan Amendment and Sewer Plan would be required if a feasible plan for extending a sewer line from St. Paul Park or Cottage Grove were identified.

The figure below shows the proposed Regional Long-Term Sewer Service areas in and near Grey Cloud Township. The western portion of the Township is located within an area that could potentially be served by the Metropolitan Council Environmental Services Metro Treatment Plant. The extension of regional sewer services to Grey Cloud Island is not expected through 2040.

Figure 18: Regional Wastewater System Long-Term Service Areas in Grey Cloud Township

Regional Wastewater System Long-Term Service Areas
Grey Cloud Island Township, Washington County



All sewers serving existing and proposed development through 2040 will be private, subsurface sewage treatment systems (SSTS). Washington County administers and enforces the County's SSTS regulations in the Township. Individual SSTS systems must conform to the requirements of the County's Subsurface Sewage Treatment System Regulations, Chapter 4 of the Washington County Development Code—Ordinance 196, and MPCA Regulations (Minnesota Rules Chapters 7080-7083). The County completes all SSTS reviews and permitting actions for development proposed within Grey Cloud Island Township. Enforcement of the County's Ordinance, along with the minimum lot size requirement in the Township, has proven very successful in preventing surface and ground water pollution and associated health hazards.

Washington County's SSTS records identified the locations of the operating individual SSTS in the Township in 2016. The locations are shown on Figure 18. 126 SSTS locations are identified on Figure 18—matching the number of households identified in the Township by the Metropolitan Council in 2015. The County reported that there were no existing package treatment plants or community on-site systems in the Township in 2016.

As the SSTS permitting agency, the County maintains records of known nonconforming systems and systems with problems. Please refer to the County's comprehensive plan, which includes a map of systems that have been ordered to be replaced.

Grey Cloud Island Township Comprehensive Plan

LEGEND

- SUBSURFACE SEPTIC TREATMENT SYSTEMS

Notes:

Base map data obtained from MNDOT and Washington County in 2007.

Subsurface Septic Treatment System data from Washington County 2016.

This data intended for general planning purposes only.

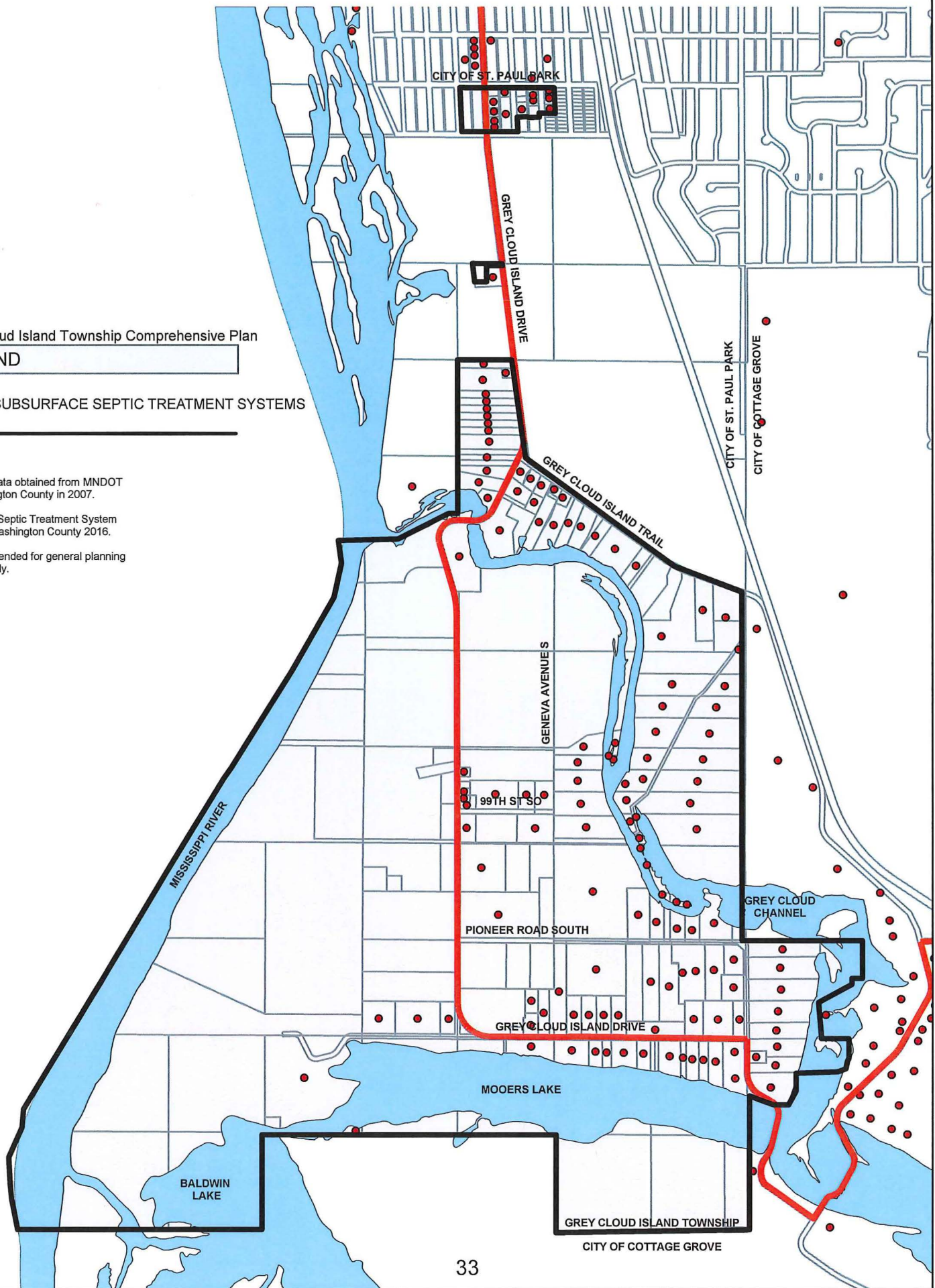


FIGURE 19: SUBSURFACE SEPTIC TREATMENT SYSTEMS



WATER SUPPLY PLAN

All properties in Grey Cloud Township rely on private wells for water supply. Approximately half of the wells are deep, extending into the Prairie Du Chien-Jordan aquifer, however there are still a few shallow wells. All new wells are required to be deep, and grouted when necessary to be in conformance with Minnesota Department of Health regulations.

The Minnesota Health Department (MDH) licenses well contractors, administers the permitting process for constructing wells and sealing abandoned wells, and inspects wells in the Township and Washington County.

Private well owners are responsible for monitoring their drinking water quality. The Minnesota Health Department recommends that private well owners test their water annually for coliform bacteria and nitrates. Washington County offers a private well water testing program for residents. The program includes consultation with County Health Department staff about drinking water concerns and testing options for general drinking water quality (nitrates and coliform bacteria). The county program also offers other testing options for private well owners, such as testing for lead and arsenic. The *Washington County Groundwater Plan, 2014-2024*, includes detailed descriptions and maps of the ground water system in and near Grey Cloud Island Township, and the following basic information about groundwater resources in the Township:

- Most private wells in the Township use the Prairie du Chien-Jordan aquifer.
- Groundwater generally flows through the Township toward the Mississippi River.
- The Township includes areas of groundwater recharge and discharge, as shown on Figure 19.
- Issues identified in the County's plan include the presence of nitrates in some wells, particularly in southern Washington County, and the impacts of concentrations of road salt in surface and groundwater. The Township noted that nitrates, PFC's and PFOA's have been identified in wells in Grey Cloud Island Township. The Minnesota Department of Health and Minnesota Pollution Control Agency include additional information on their websites about the PFC Contamination and remediation actions.
- The plan notes that the Minnesota DNR is studying the cumulative impacts of water use in the North and East Metro Groundwater Management Area, which includes Grey Cloud Island Township, and the MPCA is completing a Metropolitan Area Chloride Project to identify the effects of road salt use on waters in the Metro Area.
- Maps included in the County plan indicated that no DNR groundwater level monitoring wells were located within Grey Cloud Island Township. However, there are five groundwater monitoring wells associated with the mining area that were required by the permits for Aggregate Mining operations. Records for these wells identify trends in local groundwater levels since the 1970's.

The Township recognizes the importance of protecting groundwater, since it is the sole source of drinking water for the Township. The Township supports any efforts made to monitor ground water quality and to properly seal abandoned wells to help further protects resources.

Figure 20 identifies locations within the Township that both receive and discharge groundwater.

FIGURE 20: Surface and Groundwater Interactions

Surface Water and Groundwater Interaction
Grey Cloud Island Township, Washington County

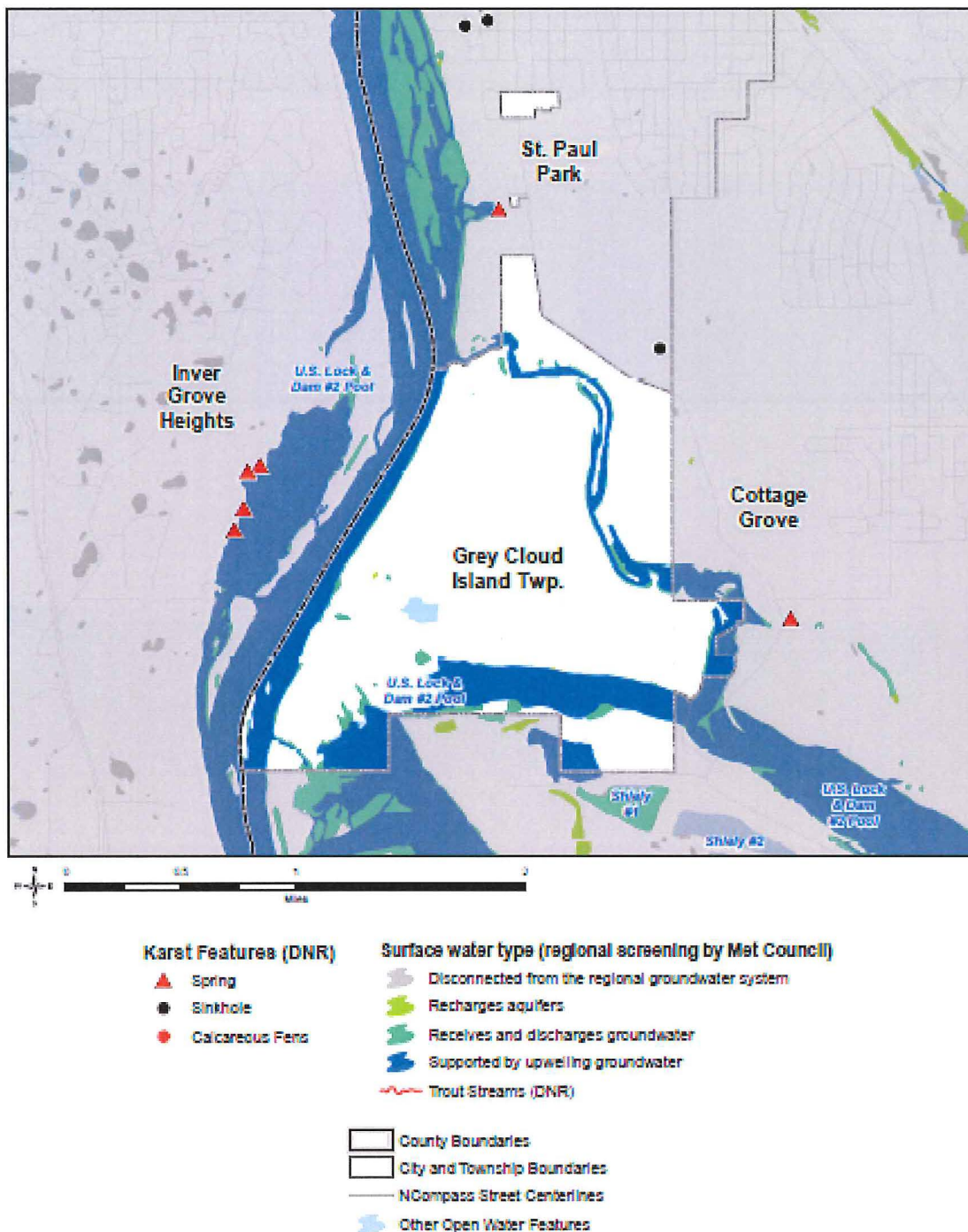
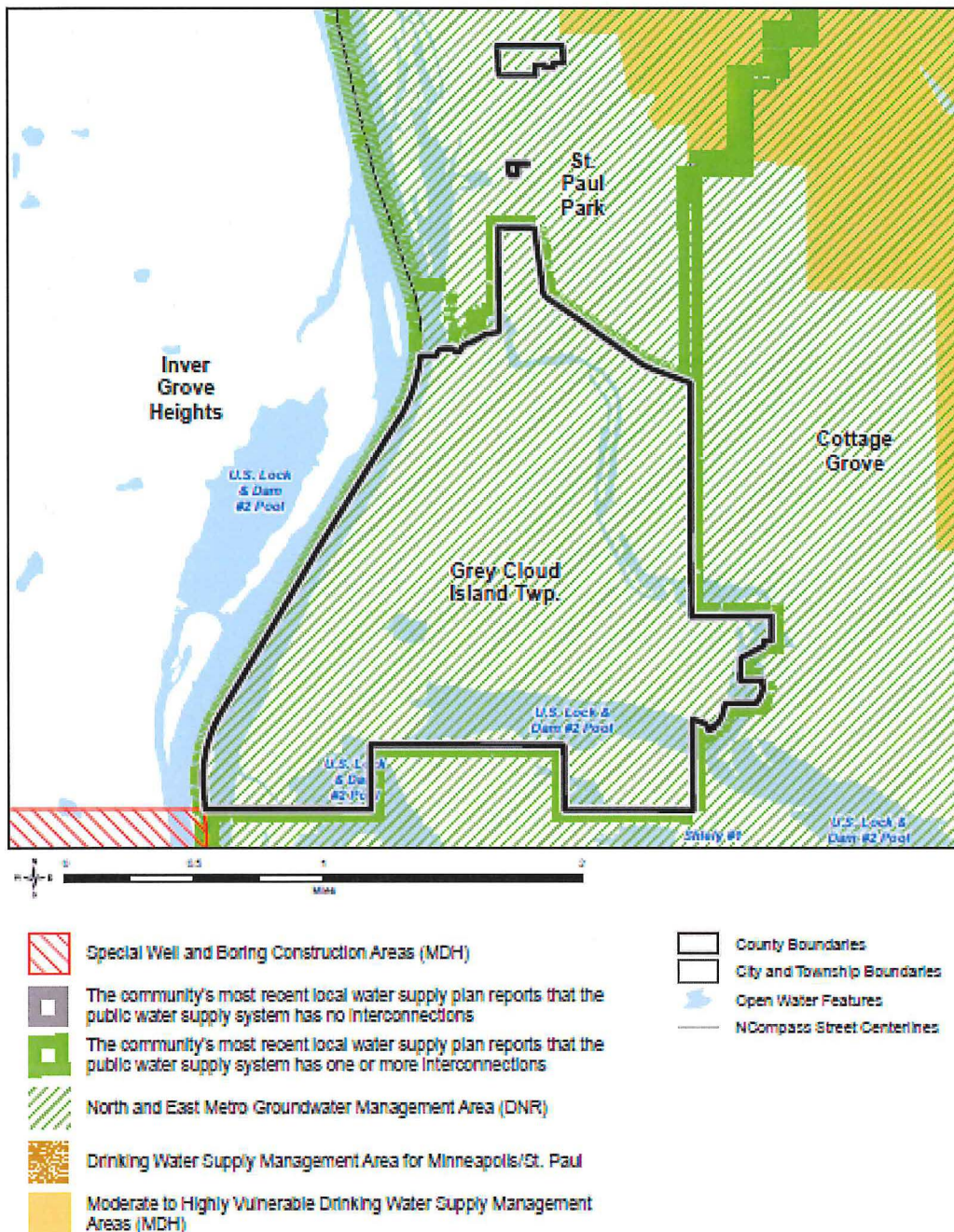


Figure 21 identifies water supply interconnections and management areas in and near the Township. The Township is located within the North and East Metro Groundwater Management Area established by the Minnesota DNR.

FIGURE 21: Water Supply Interconnections and Management Areas

Municipal Public Water Supply System Interconnections and Management Areas Grey Cloud Island Township, Washington County



GOALS AND POLICIES – WASTEWATER AND WATER SUPPLY

Goal 1: Protect the health, safety, and welfare of present and future residents of the Township by managing wastewater and water supply systems.

- Policy 1.1: The Township will work with Washington County, the Minnesota Department of Health, and the Minnesota Pollution Control Agency to manage the wastewater and water supply systems in the Township.
- Policy 1.2: The Township will continue to rely on private wastewater systems and water supply systems to provide waste water and water supply services in the Township. The Township will not develop its own municipal systems through 2040.
- Policy 1.3: The Township supports regular monitoring and inspection programs for private water supply and waste water systems to protect the quality of groundwater resources.
- Policy 1.4: The Township will continue to work with Washington County to ensure compliance with its Subsurface Sewage Treatment System (SSTS) Ordinance #196 as the Township approves new development and building permits. All new SSTS shall meet the requirements of Ordinance 196, Minnesota Rules, and MPCA Regulations. The Township will require County approval of an SSTS permit prior to the issuance of a building permit.
- Policy 1.5: The Minnesota Department of Health will continue to regulate new well construction and well sealing pursuant to Minnesota Statutes, Chapter 1031 and Minnesota Rules, Chapter 4725. New wells may only be constructed with the written approval of MDH.
- Policy 1.6: The Township will continue to require that all new SSTS will be placed above the 100-year flood levels of lakes, wetlands, ponds, and streams. The Township will enforce the setback requirements in the Shoreland Ordinance and Zoning Ordinance to maintain separation between SSTS, surface water bodies, and private wells.
- Policy 1.7: The Township will protect individual water supply wells from contamination by enforcing ordinance requirements for setbacks from subsurface septic systems, livestock facilities, and other potential contaminants, and by supporting the County's SSTS ordinance requirements.
- Policy 1.8: The Township will promote public awareness of the proper use and maintenance of subsurface septic systems through its newsletter and website.

Policy 1.9: The Township supports the South Washington Watershed District's Management Plan goals and policies for groundwater protection.

Policy 1.10: The Township will participate in the North and East metro Groundwater Management Plan process.

PARKS AND OPEN SPACE PLAN

LOCAL PARKS

The Township consists of approximately 2,000 acres, of which approximately 500 acres represent water, wetlands, or islands which are inaccessible by land vehicles. Except for the few acres owned by the Township, including the Town Hall site and associated park, all of the property in the Township, including the underwater portions, wetlands, and islands, is privately owned. The underwater portions, wetlands, and islands are generally owned in conjunction with an overall parcel lying mostly on land.

Due to the relatively large minimum lot size and the fact that a significant portion of the landowners in the Township own waterfront property, there has been little or no need, interest in, or use for, a local public park. The rural nature of development on the island provides adequate open space. The Township's existing parkland adjacent to the Town Hall along Grey Cloud Island Drive adequately addresses the current park needs for the Township. As the mined areas within the Township transition into residential areas, there will be opportunities to acquire additional parkland and enhancement of existing parks to meet the needs of new residents. The Township would support an overlook at Robinsons Rock should a project arise.

Any land or area acquired in the future for park or trail use will be through park dedication as described in the Township's development standards, or it will be acquired subject to a willing seller. The Township will not approve use of eminent domain for these acquisitions.

It is possible that when the existing mining operation is completed, the proposed residential end use could provide a public scenic overlook at Robinson Rocks (see Figure 14-D, Park Plan—Possible Scenic Overlook).

COUNTY AND REGIONAL PARKS AND TRAILS

Grey Cloud Island Regional Park

Washington County's Comprehensive Park and Trail Plan identifies 113.81 acres of parkland that are currently owned by the County within the Grey Cloud Island Regional Park (77.43 acres are within the Township), and states that the entire lower island (1336.84) is planned to become a Regional Park in the future (113.81 of these acres are within the Township). The remainder of the island is within the City of Cottage Grove. Grey Cloud Island Regional Park is also shown on the Regional Park System map as a future regional facility (Figure 21). The Master Plan that was created for the regional park proposes that the park will be a natural area that will include activities such as trails, picnicking, interpretation of natural, geological, and historical features, and river access.

Development of the regional park would include purchase of the area proposed to be acquired for the park, restoration of mined areas, final design, phasing, and construction

of the park facilities. The County's plan states that it will purchase properties for the park on a willing-seller basis.

The Township believes that the existing Washington County park land on the Lower Island eliminates the need for any other regional park in the remainder of the Township. Current Township officials and landowners oppose designation of additional land for a regional park.

Mississippi River Regional Trail Search Corridor

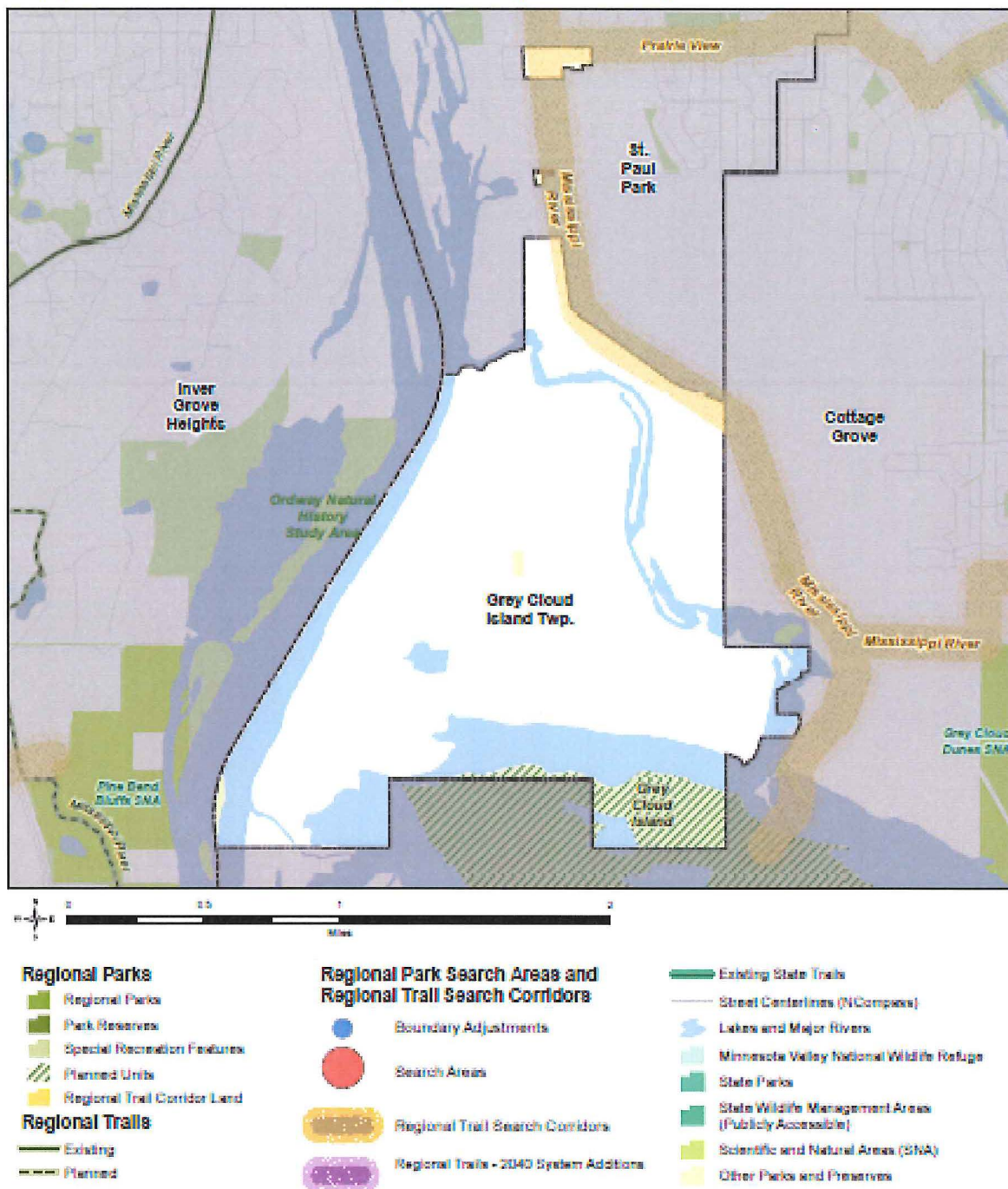
Washington County's Comprehensive Park and Trail Plan and the Regional Park System plan show a regional trail search corridor adjacent to Grey Cloud Island Township for the Mississippi River Regional Trail Search Corridor—part of the Mississippi River Regional Trail. The long-term route of the trail has not been defined, but the County's plan states that it will be created mostly within the right-of-way of county roads and local streets. Portions of the trail are currently signed along county roads.

The Township is concerned about development of a regional trail, but will work with Washington County to discuss possible solutions. The trail should work with Township's existing land uses and future land use plan and driveway locations.

FIGURE 22: Regional Park and Trail Facilities

Regional Parks System

Grey Cloud Island Township, Washington County



CHAPTER 5: LOCAL WATER MANAGEMENT PLAN

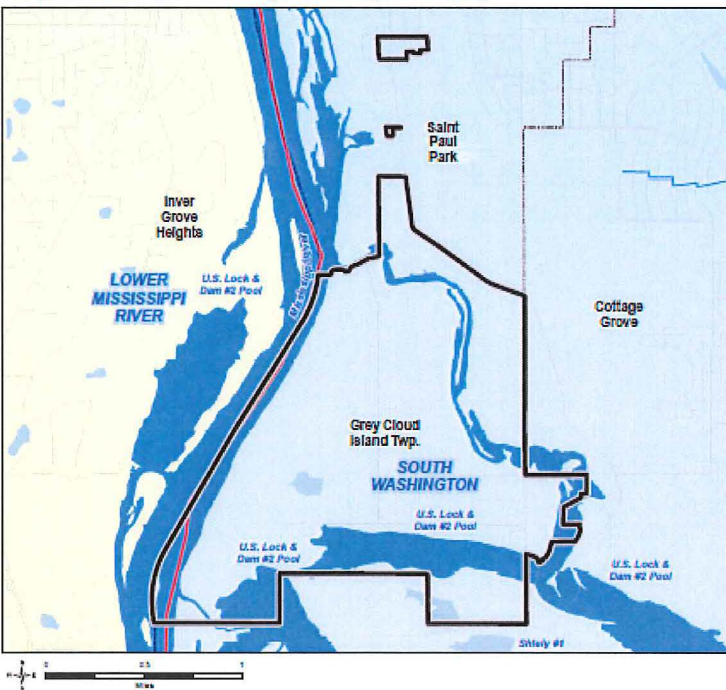
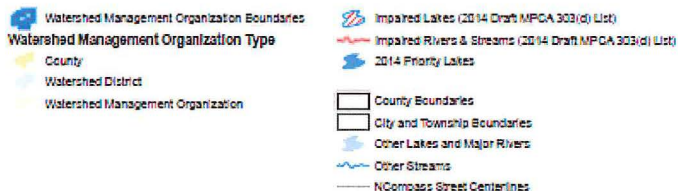
EXECUTIVE SUMMARY AND WATER-RESOURCE RELATED AGREEMENTS

Grey Cloud Island Township understands the importance of protecting the area's valuable water and natural resources. This Local Water Management Plan (LWMP) will guide Grey Cloud Island Township in conserving, protecting and managing the water and related land resources of the Township through 2040. This plan has been created to meet the requirements of Minnesota Statute 103B.235, Minnesota Rule 8410, administered by the Minnesota Board of Water and Soil Resources (BWSR). This plan is consistent with the goals and policies of the Metropolitan Council's Water Resources Management Policy Plan and the South Washington County Watershed District's Watershed Management Plan, adopted in 2016.

FIGURE 23: Surface Water Resources

Surface Water Resources

Grey Cloud Island Township, Washington County



The South Washington Watershed District (SWWD) encompasses all of Grey Cloud Island Township. Watershed districts are local units of government that specifically address the management and protection of water resources based on hydrologic boundaries instead of political boundaries. In this case, the entire Township is located within one hydrologic boundary. Each District is governed by a Board of Managers, which is comprised of citizens appointed by the boards of the counties with land in the Watershed District.

The SWWD Board adopted its current Watershed Management Plan in October, 2016. The Township supports the Watershed District Management Plan and rules, and supports the District's management of permits and enforcement of surface water management rules in the Township.

The SWWD serves as the Local Government Unit (LGU) for the Minnesota Wetland Conservation Act (WCA) within Grey Cloud Island Township. This is the Township's only water-resource related agreement.

This chapter serves as the Local Water Management Plan (LWMP) for the Township. It identifies the key water resources in the Township, indicates that that Township will rely on the Watershed District to regulate surface water management in the Township along with the state and national resource agencies; and includes the Township's goals, policies, and implementation strategies for water resource management.

The SWWD Water Management Plan includes the following information for lands and waters within the Township that is required in local water management plans:

- Drainage areas
- Volumes, rates, and paths of stormwater runoff
- An implementation program that includes the nonstructural, programmatic, and structural solutions to problems identified in the Water Management Plan
- Locations and elevations of proposed stormwater storage areas in the District that are adequate to meet performance standards and controls
- Tables that describe each component of the District's implementation program and detail the schedule, estimated cost, and funding sources for each component and annual budget totals
- A capital improvement program and timetable that sets forth, by year, details of each contemplated capital improvement, including a schedule, estimate cost, and funding source for improvements proposed within the Township.

Since the Township has adopted the entire SWWD Water Management Plan by reference, including all of the information identified above, it sees no reason to duplicate the information included in those plans in this plan. The District's Water Management Plan is available on its website.

Grey Cloud Island Township is not a regulated Municipal Separate Storm Sewer System (MS4) community. The Township is not an urbanized area and it does not own or operate any stormwater facilities. The portion of the Township that is located with St. Paul Park is regulated by that City's MS4 Permit.

PHYSICAL ENVIRONMENT AND LAND USE

Grey Cloud Island Township is located in the southwestern corner of Washington County along the Mississippi River, the significant water resource within the Township's area. St. Paul Park borders it to the north, Cottage Grove to the east and south, and the Mississippi River to the west and south. Except for waterways and adjacent wetlands, the area is a plateau of gently rolling terrain forty to sixty feet above normal river level.

GEOLOGICAL SITES

Robinson's Rocks, a sheer cliff of limestone rising about 50 feet above the Mississippi River, makes up the northwestern shoreline of Upper Grey Cloud Island. Other limestone outcroppings and small caves occur within the Township and are of the type commonly found along the Mississippi River in Minnesota and Wisconsin. This fossil-bearing dolomitic limestone was laid down during the Ordovician Period over 300 million years ago.

SOILS AND SLOPES

Soils in Grey Cloud Island Township are of two major types: (1) sandy over sandy, well-drained, dark-colored, with dominant slopes of 0-6%; and (2) silty or loamy over rock, well-drained, dark colored, with dominant slopes of 2-18%. In addition, there are undifferentiated alluvial soils in the far southwestern corner of the Township. Steep slopes ranging from 18% to nearly vertical are found in many locations on the periphery of the Township, along the Mississippi River, Grey Cloud Channel, and Mooers Lake. Ultimately the edges of the limestone quarry are characterized by some steep slopes. (See Figure 2 in the Appendix, Slope Analysis)

In some locations, soils present constraints to development, primarily because of bedrock close to the surface (see Figures 3-6 in the Appendix). The 1980 Soil Survey of Washington County serves as the reference for detailed information. It includes soils maps for broad land use planning and also for detailed planning. Specific characteristics of each of about twenty soil types identified in the Township are given, as is information on the use and management of the soils in regard to crops, woodland management and productivity, recreation, wildlife, water management, and residential development and septic systems.

WATER RESOURCES, WETLANDS AND FLOOD PLAINS

The Mississippi River is the significant water resource within the Township. As noted on Figure 22, the River is classified as an Impaired Water by the Minnesota Pollution Control Agency.

The National Wetlands Inventory identifies general locations of the wetlands in the Township. Figure 7 in the Appendix identifies the location of wetlands and floodplain areas in the Township.

Public Waters in Grey Cloud Island Township:

19-5P Mississippi River, including the Grey Cloud Channel and Baldwin and Mooers Lakes

Impaired Waters in Grey Cloud Township

Mississippi River (Rock Island RR Bridge to Lock and Dam #2)

Impairments include: Aquatic consumption (Mercury, PFOS and PCB's in the water column and/or fish tissue) and Aquatic Life (Total Suspended Solids)

A TMDL (Total Maximum Daily Load) study may be completed for the Mississippi River in the future. Cooperation with local watershed authorities, local governments and landowners will be needed to improve water quality in the River.

HYDROGEOLOGY

Currently all water used in the Township is obtained through the use of private wells. The Prairie Du Chien-Jordan aquifer underlies the Township and is the primary aquifer that is accessed by the wells in the Township.

NATURAL DRAINAGE ROUTES

Very little of the Township is covered with impervious materials. Figure 8 in the Appendix, General Drainage Routes shows general drainage routes in the Township.

VEGETATIVE STANDS AND WILDLIFE

Natural resource agencies have completed extensive biological surveys of the Township, including the Minnesota County Biological Survey. Prior to the emergence of the dry mesic forest predominant today, the island was covered by oak savannas, oak barrens, and possibly some prairie. Heavy grazing eliminated much of the native ground layer flora, and elimination of fires resulted in the emergence of aspen, birch, red cedar, and young oak. The understory is typical for deciduous and mixed forests but its diversity has been reduced by the invasion of exotic species, including buckthorn and prickly ash.

Older oak mortality is now occurring, and the oaks have been replaced by ironwoods, hickories, basswoods, and sugar maples and the woodlands in the Township have become a mesic forest. The wooded areas of the Township have no rare floristic components that make them unique. The Grey Cloud vegetative communities appear to be typical of the old oak woodlands and mesic forest areas within the Twin Cities region, many of which stretch along the bluffs of the Mississippi, Minnesota and St. Croix Rivers. Figure 9, Wooded Areas, shows wooded areas in the Township.

The woods and underbrush of the Township provide wildlife habitat. Species found in the Township are typical of those residing in the semi-rural areas in the metropolitan region including skunks, deer, fox, pheasants, turkeys, a variety of songbirds, beaver, rabbit, squirrel, coyotes, and other small mammals, notably rodents. The Mississippi River within the Township provides a habitat of significance for the State-endangered Wartyback Mussel.

MINERAL DEPOSITS

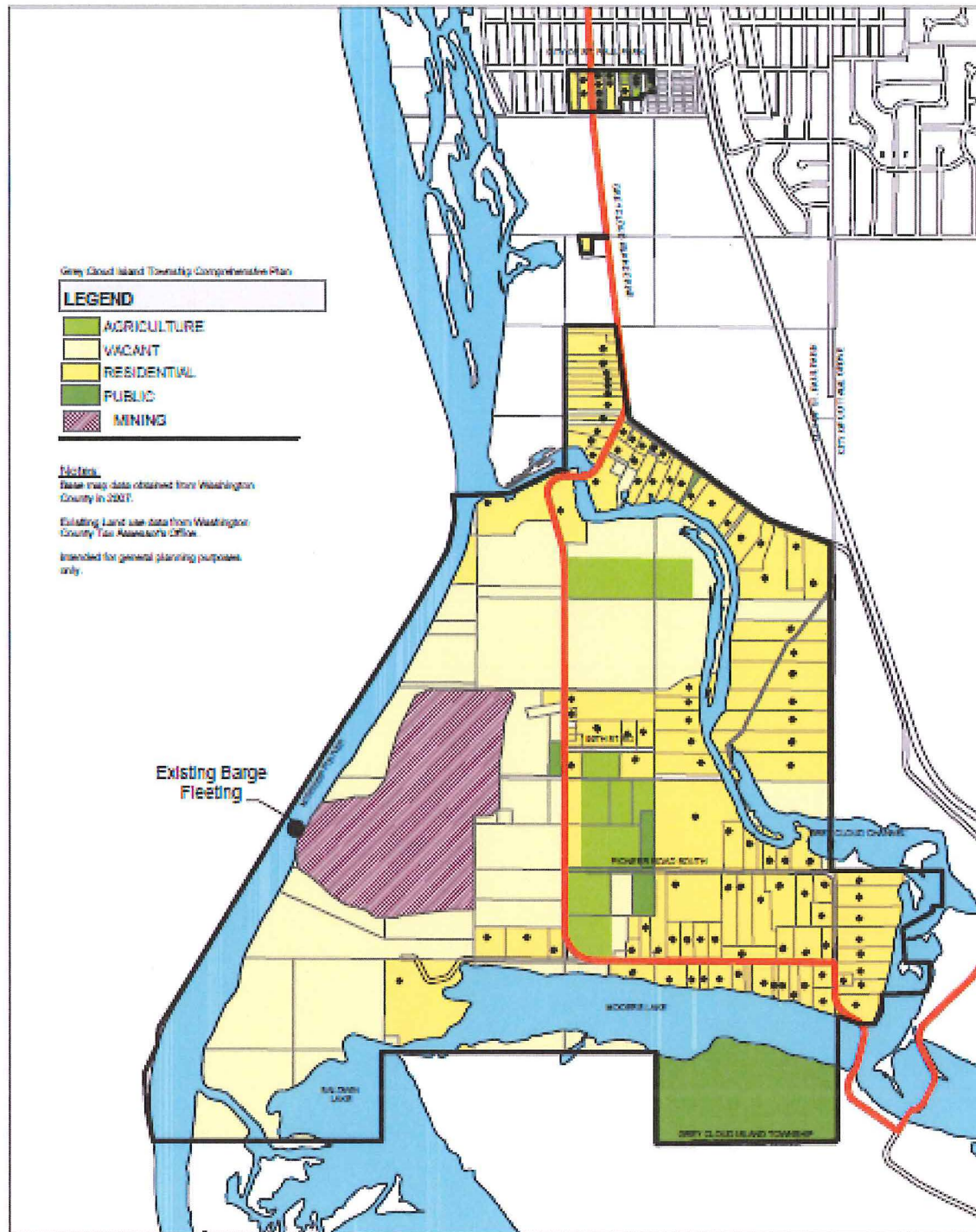
Large reserves of limestone are present on Upper Grey Cloud Island. Deposits are currently being mined and long-range plans are for continuation of these operations (see Figure 10, Existing and Potential Mining Areas).

LAND USE

The Township's existing and proposed land uses are shown on Figures 12 and 13 from the 2040 Comprehensive Plan, below. Land use in the Township is currently dominated by rural residential land uses, small areas of aggregate mining, conservancy/vacant land, and public

uses. The current land use types and patterns will continue through 2040.

**Existing Land Uses—Grey Cloud Island Township
(2040 Comprehensive Plan Figure 12)**



Grey Cloud Island Township Comprehensive Plan

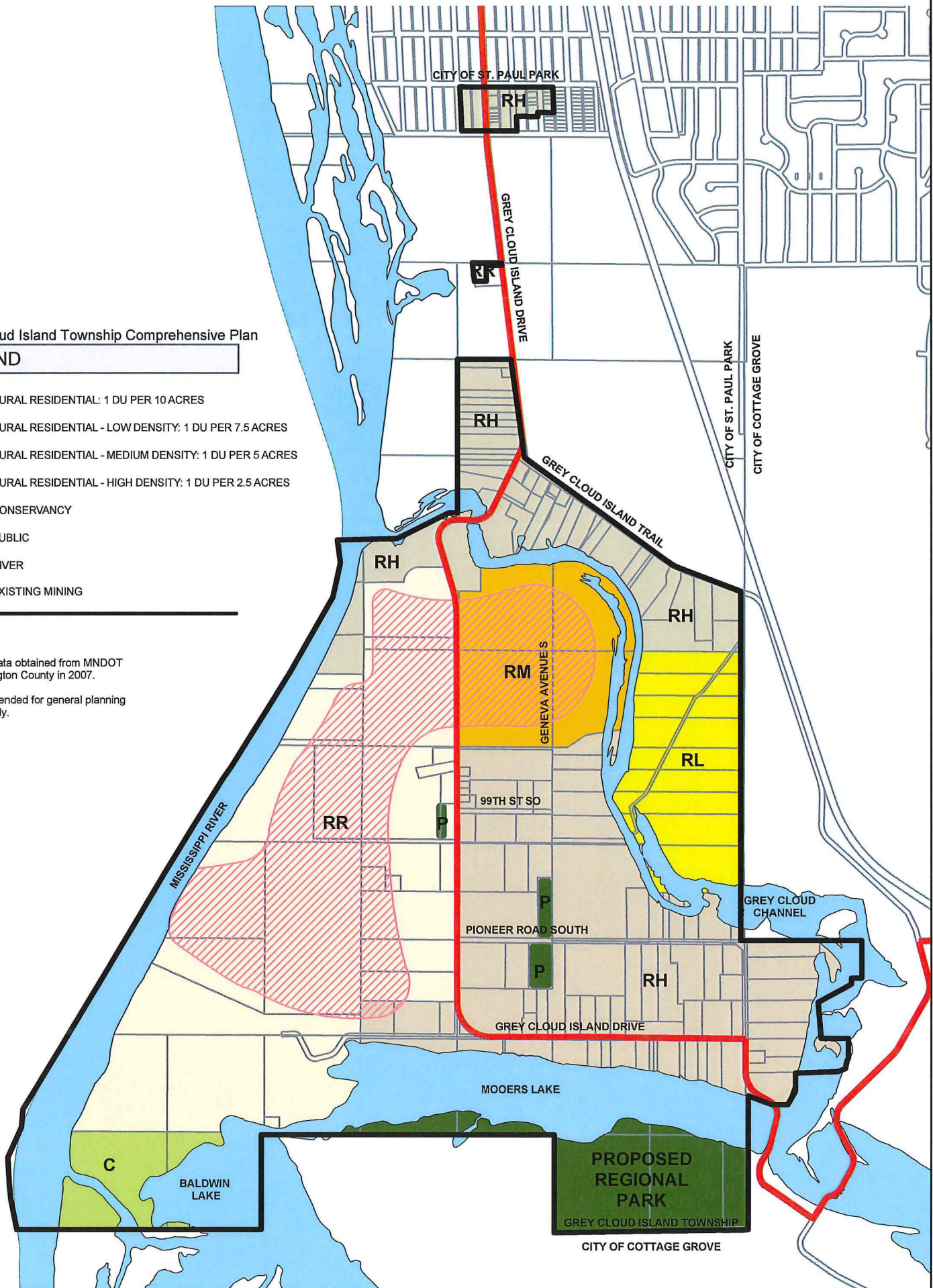
LEGEND

- RR** RURAL RESIDENTIAL: 1 DU PER 10 ACRES
- RL** RURAL RESIDENTIAL - LOW DENSITY: 1 DU PER 7.5 ACRES
- RM** RURAL RESIDENTIAL - MEDIUM DENSITY: 1 DU PER 5 ACRES
- RH** RURAL RESIDENTIAL - HIGH DENSITY: 1 DU PER 2.5 ACRES
- C** CONSERVANCY
- P** PUBLIC
- RIVER
- EXISTING MINING

Notes:

Base map data obtained from MNDOT and Washington County in 2007.

This data intended for general planning purposes only.



EXISTING AND POTENTIAL WATER RESOURCE PROBLEMS AND PLANNING FOR RESILIENCE

The SWWD identified several water resource issues within the District in its current Water Management Plan and in meetings with local communities regarding climate adaptation and resilience:

- Flooding
- Surface water degradation and impairment
- Watershed alteration (erosion, including bluffs and streams)
- Groundwater sustainability
- Natural resources protection
- Climate change impacts, such as power loss, flooding, drought, impacts to infrastructure such as streets and pipelines, exotic species and impacts (such as Emerald Ash Borer)
- Information and education

Some of the issues are concerns in Grey Cloud Island Township, and others are of concern in other portions of the SWWD. The Township identified the following water resource and related issues as concerns for this LWMP:

- Surface water degradation and impairment
- Groundwater sustainability
- Natural resources protection
- Flooding
- Climate change impacts to natural communities, trees, and infrastructure

The goals and policies included in the next section address the water resources issues that the Township has identified.

GOALS AND POLICIES – Surface Water Management

No types of urban development are planned for Grey Cloud Island Township, and therefore, no stormwater run-off programs for large-scale land development will be required. However, three types of activities have the potential to degrade surface waters, alter the watershed, and negatively impact natural resources:

1. Aggregate mining will continue in the Township for decades to come and will create a potential for run-off that degrades water quality, causes erosion, and impacts natural resources;
2. Excavation for individual homes that are under development also have a potential for causing run-off that degrades water quality, causes erosion into nearby wetlands, streams and water bodies, and impacts natural resources; and
3. Individual sewage treatment systems have the potential of polluting ground water.

Goal 1: To protect the quantity and quality surface waters, groundwaters, and

natural resources and prevent degradation and impairment.

- Policy 1.1: The Township concurs with and adopts by reference the SWWD's Water Management Plan and rules. The SWWD will continue to enforce surface water and wetland regulations within the Township.
- Policy 1.2: Prohibit encroachment into wetlands and require compliance with the Minnesota Wetland Conservation Act (WACA).
- Policy 1.3: Require that erosion control devices be utilized in all construction and extraction activities and that the building inspector monitor the devices after installation and periodically throughout the construction period.
- Policy 1.4: Ensure that adequate water management regulations exist for mining operations.
- Policy 1.5: Apply National Urban Runoff Program (NURP) standards for the design of new storm water ponds and the Minnesota Pollution Control Agency (MPCA) urban Best Management Practices (BMP) titled "Protecting Water Quality in Urban Areas" to the review of any proposed development occurring in the Township to reduce nonpoint source pollution loading in storm water runoff and erosion. The Township will incorporate these standards and requirements in its Storm Water Management Plan and Land Use Controls to implement this policy.

Goal 2: To maintain, or where practical improve, the water quality of wetlands and water bodies within the Township.

- Policy 2.1: Use design criteria and performance standards to ensure appropriate Best Management Practices (BMP) for mitigating development impacts to surface and groundwater resources.

Goal 3: To manage floodplains to provide protection for public and private property.

- Policy 3.1: Maintain requirements established (adopted) for the floodplain management (including floodplain alterations, development within the floodplain, minimum building elevations, etc.)
- Policy 3.2: Utilize FEMA FIRM maps to manage floodplains in cooperation with Washington County
- Policy 3.3: Make the FEMA FIRM maps and flood insurance information available for Township residents

Goal 4: To minimize existing and future potential damages to property, public safety, and water resources due to flood events

- Policy 4.1: Maintain the post-development 2-year, 10-year and 100-year peak rate of runoff at the pre-development level for the critical duration precipitation event, both on-site and at key regional locations identified by the Township
- Policy 4.2: Reduce the probability of downstream flood damages through the use of maximum allowable inter-city / inter-jurisdictional peak

discharge and runoff volumes.

Policy 4.3: Protect natural waterways from channel instability induced by additional runoff.

Policy 4.4: Along with SWWD and Washington County, incorporate Emergency Response Planning into the stormwater management program for flood-prone areas.

Policy 4.5: Work with the SWWD to understand the potential impacts of climate change on the potential number and size of storm events in the community, potential impacts, and options to manage the impacts.

Goal 5: To manage the quality and quantity of wetlands within the watershed for their best function in a rapidly urbanizing environment.

Policy 5.1: Use a functional assessment approach to define a wetlands best value allowing for multiple or singular use.

Policy 5.2: Participate in wetland permitting activities with the South Washington Watershed District (SWWD) which serves as the responsible local government unit (LGU) within the Township.

Goal 6: To pursue a sustainable balance between surface water management, land use activities and groundwater integrity.

Policy 6.1: Manage groundwater using a regional and local approach

Policy 6.2: Increase awareness of karst features in South Washington County to help guide decisions for surface water management. (Karst topography is a landscape created by groundwater dissolving sedimentary rock such as limestone. This creates land forms such as shafts, tunnels, caves, and sinkholes. Groundwater seeps into and through these landforms resulting in a beautiful but fragile landscape that is vulnerable to erosion and pollution.)

Policy 6.3: Develop land use regulations to protect groundwater resources based on completed studies and rankings of groundwater recharge areas; if applicable.

Goal 7: To facilitate erosion control and reduce impacts to wetlands and water bodies from sedimentation

Policy 7.1: Establish consistent methods, procedures and criteria for erosion and sediment control

Policy 7.2: Obtain technical support from the Washington Conservation District or suitable entity to provide construction site inspection for erosion and sedimentation control practices

Goal 7: Protect the existing natural communities and woodlands in the Township, encourage and require restoration and mitigation for impacts, and consider climate change impacts in restoration plans and efforts.

Policy 7.1: Update the Township's Zoning Ordinance and Subdivision Ordinance to be consistent with the MRCCA rules, including rules that require protection and restoration of Primary Conservation Areas.

- Policy 7.2: Require restoration plans and other landscape plans that require Township approval to consider the impacts of exotic species and pests and climate change in species selection and maintenance.

IMPLEMENTATION PLAN

Grey Cloud Island Township recognized the requirements for land development or land disturbance and will strive toward providing quality water management services to its residents.

OVERVIEW OF STANDARDS

The requirements presented within this Chapter apply to all land alterations which remove cover or disturb a surface area of one acre or more, regardless of impervious coverage.

Township standards and requirements for all land development or disturbance activity, including redevelopment, involve on-site considerations. Standards set forth in the SWWD Water Management Plan (WMP) are intended to provide a sufficient level of detail to establish clear expectations for the member cities and townships. Design manuals and other guidance documents will be utilized to add relevant detail and refine standards as appropriate. This approach provides flexibility for the WMP to incorporate and dovetail with state regulatory programs that address stormwater and water resources, such as Total Maximum Daily Load (TMDL) studies and NPDES Phase II MS4 nondegradation loading assessments.

Stormwater Peak Runoff Rate

The on-site rate of stormwater runoff for proposed projects must not exceed the existing runoff rates for 2-year, 10-year, and 100-year 24-hour duration rainfall event. The Atlas 14 rates are used for calculating runoff. For drainage areas where timing of peak runoff is of particular concern, the District may require a critical duration event analysis. Where a project discharges to a natural channel or engineered swale, the project must also maintain or restrict runoff rates to ensure channel stability.

For new development projects, the allowable range of predevelopment Curve Numbers (CN) should fall between values of 52-62 and must not exceed a value of 62. These values are based on calculations from monitoring data collected within un-urbanized landlocked basins (SWWD's 2004 Infiltration Monitoring Program Final Report, 2005). The CN values parallel those used for agricultural and undeveloped in calibrated XP-SWMM modeling (Stormwater and Wastewater Management Modeling) (approximately 7% impervious coverage).

For projects relying on ponding for rate control, the pond design must incorporate guidance in the Minnesota Stormwater Manual and other applicable design guidance. New ponds must be designed with an identified emergency overflow at 1 foot above the 100-year, 24-hour event. All drawings must clearly show the direction of overflow and provide for adequate flowage easements. A minimum freeboard of 3 feet above the 100-year high water elevation (resulting from runoff generated by the 100-year, 24-hour precipitation event) and lowest opening elevation of a dwelling or structure must be provided for new ponds.

Stormwater Runoff Volume

The existing infiltration capacity for a specific area is primarily a function of the type of soils and amount of impervious surface. New developments are required to maintain the annual average predevelopment infiltration capacity of the site. The application of this requirement is to the entire development site, expressed as the maintaining the total runoff volume determined from typical climatic conditions. Annual average predevelopment runoff volumes

will be calculated based on the SWWD rules. The requirements may be met through combining a variety of methods, land use and soil type. This requirement may be met through combining a variety of methods, including reducing / disconnecting impervious surfaces, the use of porous materials, soil decompaction following grading, and engineered infiltration systems. The use of innovative methods, subject to the approval of the SWWD, is encouraged.

Management and reduction of stormwater runoff volume is critical to protecting receiving water condition, preserving groundwater integrity (maintaining natural recharge and quality), and mitigating downstream flooding issues. For projects other than new developments, the Township intends for reductions in stormwater runoff volume to be indirectly incorporated into site design through a system of allowable total phosphorus loads to receiving waters.

Allowable Total Phosphorus Loads

The Township believes that minimizing and disconnecting impervious surfaces and employing infiltration techniques will be the most cost-effective method for meeting allowable pollutant loads. On-site phosphorus export loads for projects must comply with the SWWD rules.

Responsibility for achieving the load reduction necessary to attain the in-lake water quality nutrient goal is equally allocated between urbanized (already developed) and undeveloped portions of the watershed. The standard is to reduce post-project phosphorus levels, evaluated on a unit load basis (pound per acre per year), to meet the allowable load requirement. Redevelopments that drain to an existing stormwater pond must incorporate site practices to further reduce their unit loads in order to meet the allowable load requirement.

For those projects not directly draining to surface water body, the water quality treatment requirements set forth in the NPDES Phase II construction site permit shall apply for on-site treatment. The Total Phosphorus load limit to the Mississippi River is 0.22 lbs/acre/year.

The current NPDES Phase II General Permit for construction activity will guide on-site requirements for sediment control during land disturbance activity. After construction, it is generally expected that adequate on-site sediment control will be achieved through control of phosphorus loads. Project sites utilizing infiltration for on-site treatment must implement appropriate sediment pretreatment as described in the SWWD rules. For projects in landlocked basins, predevelopment sediment loads must be maintained or reduced where practical. Implementation of pollutant load reductions specified in a fully approved TMDL or nondegradation plan will take precedence to these allowable pollutant load standards.

Best Management Practices Implementation

Best management practices (BMPs) can be non-structural or structural in nature. The Township encourages incorporating innovative BMPs into site design. However, a proposed project cannot claim load reduction benefits for any municipal non-structural BMPs, such as street sweeping that may be performed in the project area. Topics and information pertaining to better site design, BMPs, and stormwater credits are explored at length in the Minnesota Stormwater Manual (MSM). The Township expects to see the use of better site design to reduce impacts from urbanization. BMP's must meet the requirements of the SWWD rules.

For projects relying on ponding for water quality treatment, the Township expects pond design to conform to Nationwide Urban Runoff Program (NURP) criteria or Minnesota Stormwater Manual (MSM) guidance. Minnesota Stormwater Manual provides a detailed

overview (14 pages plus example calculations) of stormwater pond design. All water quality ponds are required to have a vegetated fringe or aquatic bench, maintenance access, mean depths of 3-4 feet, and a hydraulically efficient shape and configuration. Detailed designs and sizing requirements will be provided in a stormwater design manual developed by the SWWD.

The minimum sediment and erosion control requirements of the Township are those specified in the current NPDES Phase II General Permit for construction activity, as established by the Minnesota Pollution Control Agency. The Township retains the option of establishing additional requirements on a case-by-case basis.

IMPLEMENTATION PLAN

Grey Cloud Island Township will complete the following specific actions listed below to implement this Local Water Management Plan:

- The Township concurs with and adopts by reference the SWWD's Water Management Plan and rules.
- In accordance with Minnesota Statutes section 103B.211, subd. 1(a)(3)(iii), Grey Cloud Island Township defers exercise of regulatory authority over the activities subject to the SWWD's rules to the SWWD. The Township will update and enforce its Zoning and Subdivision Ordinances to support implementation of the SWWD rules and standards.
- The Township will apply the standards to new development activities during the development review process. The Township expects that new developments will incorporate the minimum requirements of the current NPDES Phase II General Permit for construction site activities into their site design.
- The SWWD will serve as the LGU for the Minnesota Wetland Conservation Act within Grey Cloud Island Township.
- The Township will cooperate with the SWWD and other agencies as they develop and implement TMDL studies for the Mississippi River.
- The Township will work with the SWWD, neighboring communities, and other agencies to address the impacts of climate change and build resilience into plans, projects, and ordinance standards.
- The Township supports and will cooperate with projects that improve water and natural resources, such as the Grey Cloud Channel Project. The South Washington Watershed District (SWWD) led that 2017 project in Grey Cloud Island Township to restore ecological functions and services in the Grey Cloud Channel:

SWWD's Technical Advisory Committee (TAC) examined options for restoring ecological functions of the channel. The TAC, consisting of representatives of multiple local, state, and federal agencies, as well as local residents, reached consensus on replacing the existing Washington County Road 75 crossing with a bridge to reconnect the Grey Cloud Channel with the Mississippi River's main channel by proposing to install a three-sided precast concrete arch bridge structure. The bridge has a natural bottom.

Re-connection of the channel is expected to result in immediate water quality improvements within the channel with subsequent rebound of fish and plant communities.

Implementation Action	Date for Completion
Adopt Local Water Management Plan, including adoption of SWWD Water Management Plan and Rules by reference	Early 2018, after District and Metro Council approval of LWMP
Update Zoning and Subdivision Ordinances to be consistent with 2040 Comprehensive Plan and LWMP	Within 9 months of approval of 2040 Comprehensive Plan by the Metro Council and adoption by the Town Board
Implement LWMP and Zoning and Subdivision Ordinances	Ongoing
SWWD serves as the LGU for wetland regulation.	Ongoing
Cooperate with SWWD and other agencies on TMDL studies and projects	Ongoing

LWMP TIMETABLE AND AMENDMENT PROCESS

This Local Water Management Plan will be updated within two years after the adoption of the SWWD Water Management Plan. The current SWWD Water Management Plan was adopted in October, 2016, and this LWMP will be adopted by October, 2018 as part of the Township's Comprehensive Plan.

Any amendments to the plan will follow the same procedures that are used to amend the Township's Comprehensive Plan.

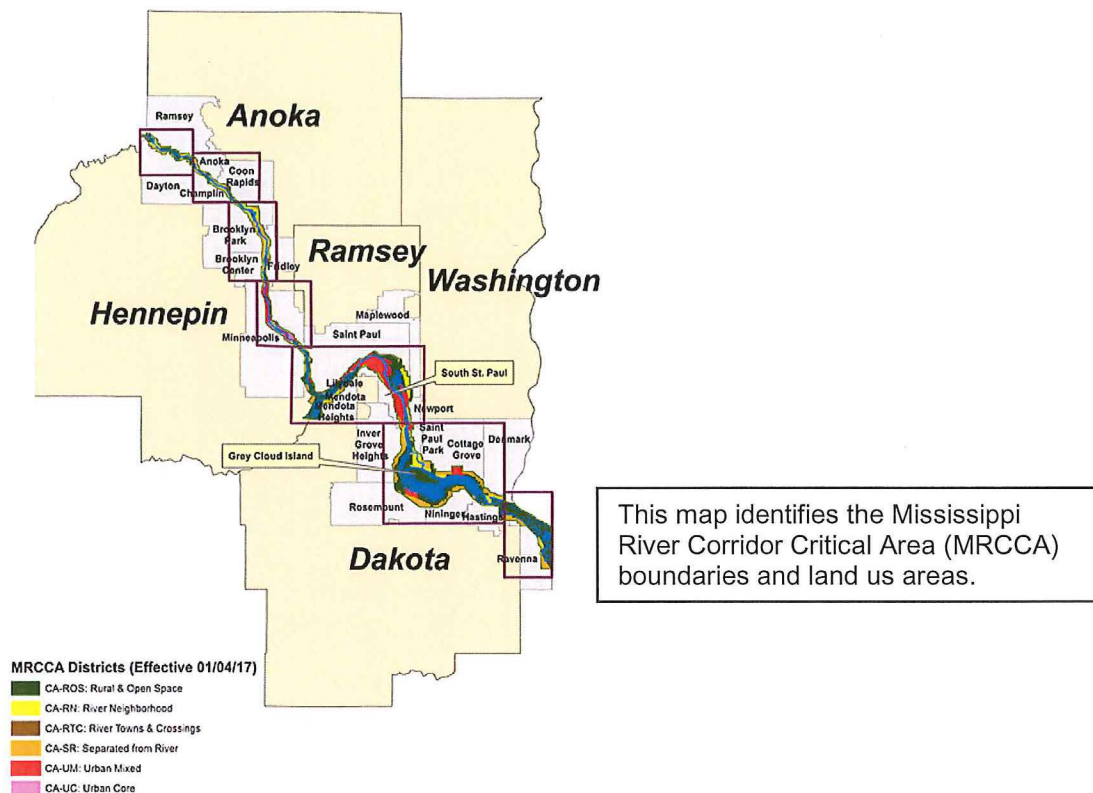
CHAPTER 6: MISSISSIPPI RIVER CORRIDOR CRITICAL AREA PLAN

INTRODUCTION

HISTORY AND OVERVIEW OF THE MRCCA AND PROGRAM GOALS

The Mississippi River Corridor Critical Area (MRCCA) covers a 72-mile stretch of the Mississippi River through the Twin Cities Metropolitan Area, extending from Dayton and Ramsey in Hennepin and Anoka Counties downstream to Ravenna Township in Dakota County. Minnesota Governor Wendell Anderson designated the MRCCA in 1976 by Executive Order 130. The designation was renewed by Governor Albert Quie in 1979, and made permanent that year by a Metropolitan Council resolution.

The legal boundary of the MRCCA was established in Executive Order 79-19. The MRCCA varies in width and includes 54,000 acres of water and public and private lands. A total of 30 communities have land within the MRCCA, including the Grey Cloud Island Township.



Land use in the MRCCA has been regulated by local governments through local MRCCA plans and ordinances as directed by Executive Order 79-19. By the early 1980's, all local governments within the corridor had adopted local plans for the MRCCA areas within their communities.

In 1988, the U.S. Congress established the Mississippi National River and Recreation Area (MNRRA), a unit of the National Park System. MNRRA shares the same boundaries as the MRCCA and the MNRRA Comprehensive Management Plan (CMP) incorporates by reference the MRCCA program for land use management. The MNRRA largely relies on the MRCCA to manage land use within the MNRRA. In 1997, the Minnesota Legislature recognized the MNRRA as a state-designated Critical Area. In 1995, Governor Arne Carlson transferred administrative responsibility for the MRCCA from the Environmental Quality Board (EQB) to the Minnesota Department of Natural Resources (DNR). This order transferred rulemaking authority for management of the MRCCA to the DNR.

In 2007, the Minnesota Legislature directed the DNR to prepare a report on the status of the MRCCA, which was delivered to the Legislature in 2008. In 2009, the Legislature directed the DNR to establish rules for the MRCCA. DNR launched the rulemaking process in 2009. The process was put on hold in 2011 after the DNR was unable to publish a notice of intent to adopt rules or notice of hearing within 18 months of the date of the legislative directive, and its authority to complete the rulemaking lapsed.

In 2013, the Legislature directed the DNR to resume rulemaking, requiring the DNR to consult with local governments before adopting the rules, and making other changes to the rulemaking process. The second rulemaking process began in 2013. The DNR made extensive revisions to the proposed rules created in the 2009-11 rulemaking process, and produced a final draft of the MRCCA rules in 2015. The DNR published the rules in 2016.

The goals of the MRCCA Program, as expressed in Minnesota Statutes 116G.15, include the following:

- Protect and preserve the Mississippi River and adjacent lands that the legislature finds to be unique and valuable state and regional resources for the benefit of the health, safety, and welfare of the citizens of the state, region, and nation;
- Prevent and mitigate irreversible damages to these state, regional, and natural resources;
- Preserve and enhance the natural, aesthetic, cultural, and historical values of the Mississippi River and adjacent lands for public use and benefit;
- Protect and preserve the Mississippi River as an essential element in the national, state, and regional transportation, sewer and water, and recreational systems;
- Protect and preserve the biological and ecological functions of the Mississippi River corridor.

The DNR's statement of the need and reasonableness of the proposed MRCCA rules says that the purpose of the proposed rules is to establish districts and minimum standards and criteria to guide land use and development within the MRCCA, consistent with its statutory purpose. The rules cover the administration of the MRCCA program, the establishment of districts within the MRCCA, and the establishment of minimum development guidelines and standards for the corridor area.

The MRCCA rules require cities and townships to complete an MRCCA plan as a required chapter in the comprehensive plan that complies with the state rules. Local governments must also adopt ordinances that are consistent with the rules to implement the plan.

GREY CLOUD ISLAND 2040 MRCCA PLAN AND PLANNING PROCESS

This chapter is Grey Cloud Island's MRCCA plan. It includes the elements that the rules require for local plans, and is consistent with the State rules.

Members of the Township's Planning Commission and Board participated in the public meetings that the DNR held to develop the new Critical Area rules between 2009 and 2016.

The Township's Planning Commission took the lead role to development this plan. The Town Board reviewed the Commission's recommendations and provided direction and comments on the draft plan. Township residents, including residents within the MRCCA area, participated in the public meetings on the Draft Comprehensive Plan to provide comments. The draft plan was posted on the Township website and notices about the plan and meetings were provided directly to residents within the MRCCA boundary in Grey Cloud Island Township.

PROGRESS IN ACCOMPLISHING PLAN GOALS AND POLICIES SINCE THE LAST PLAN

The Township adopted its last Comprehensive Plan and goals and policies for the Critical Area in 2009. The Plan included goals to:

- Update the Township's Zoning Ordinance to be consistent with the Critical Area rules
- Enforce the Critical Area rules with new development and planning and zoning applications
- Cooperate with the South Washington Watershed District (SWWD) and Washington Conservation District (WCD) to implement the community's Local Surface Water Plan
- Cooperate with other agencies such as Washington County on plan implementation.

The Township addressed each of the four goals and related policies in the plan during the intervening decade prior to this plan update as it reviewed planning and zoning applications enforced its ordinances, and worked with other units of local governments on issues such as transportation. Little new development or change in land use and the Township's landscape has occurred since 2009.

Members of the Township's Planning Commission and Board participated in the public meetings that the DNR held to develop the new Critical Area rules that began in 2009, shortly after the adoption of the 2030 Comprehensive Plan.

MRCCA BOUNDARY AND DISTRICTS

Figure 24 shows that the entire area of Grey Cloud Island Township falls within the defined boundaries of the MRCCA, and identifies the land use districts prescribed in the 2016 MRCCA rules that are located within the Township.

The 2016 MRCCA rules include six districts that will replace the four previous districts. The six new Districts include:

- CA-ROS: Rural & Open Space District
- CA-RN: River Neighborhood District
- CA-RTC: River Towns and Crossings District
- CA-SR: Separated from River District
- CA-UM: Urban Mixed District
- CA-UC: Urban Core District

The districts are based on the natural and built character of the areas within the MRCCA area. The MRCCA rules include requirements for structures setbacks from the Ordinary High Water Level (OHWL) and bluffs, building height limits, and amount of open space required for subdivisions and redevelopment areas that vary by district. The two districts that are located within Grey Cloud Island Township are shown on Figure 23. The districts are a good fit with the Township, and there are no potential conflicts between the current and proposed uses in the districts and the MRCCA rules. The descriptions of those districts in the MRCCA rules and land uses within the districts in Grey Cloud Island Township are the following:

CA-RN: River neighborhood district: this district is characterized by primarily residential neighborhoods that are riparian or readily visible from the river, or that abut riparian parkland. The district includes parks and open space, commercial uses, marinas, and related land uses.

The MRCCA rules say that the CA-RN District “must be managed to maintain the character of the river corridor within the context of existing residential and related neighborhood development, and to protect and enhance habitat, parks and open space, public river corridor views, and scenic, natural, and historic areas. Minimizing erosion and the flow of untreated stormwater into the river and enhancing habitat and shoreline vegetation are priorities in the district.”

In Grey Cloud Island Township, the CA-RN district includes the existing rural residential areas east of County Road 75.

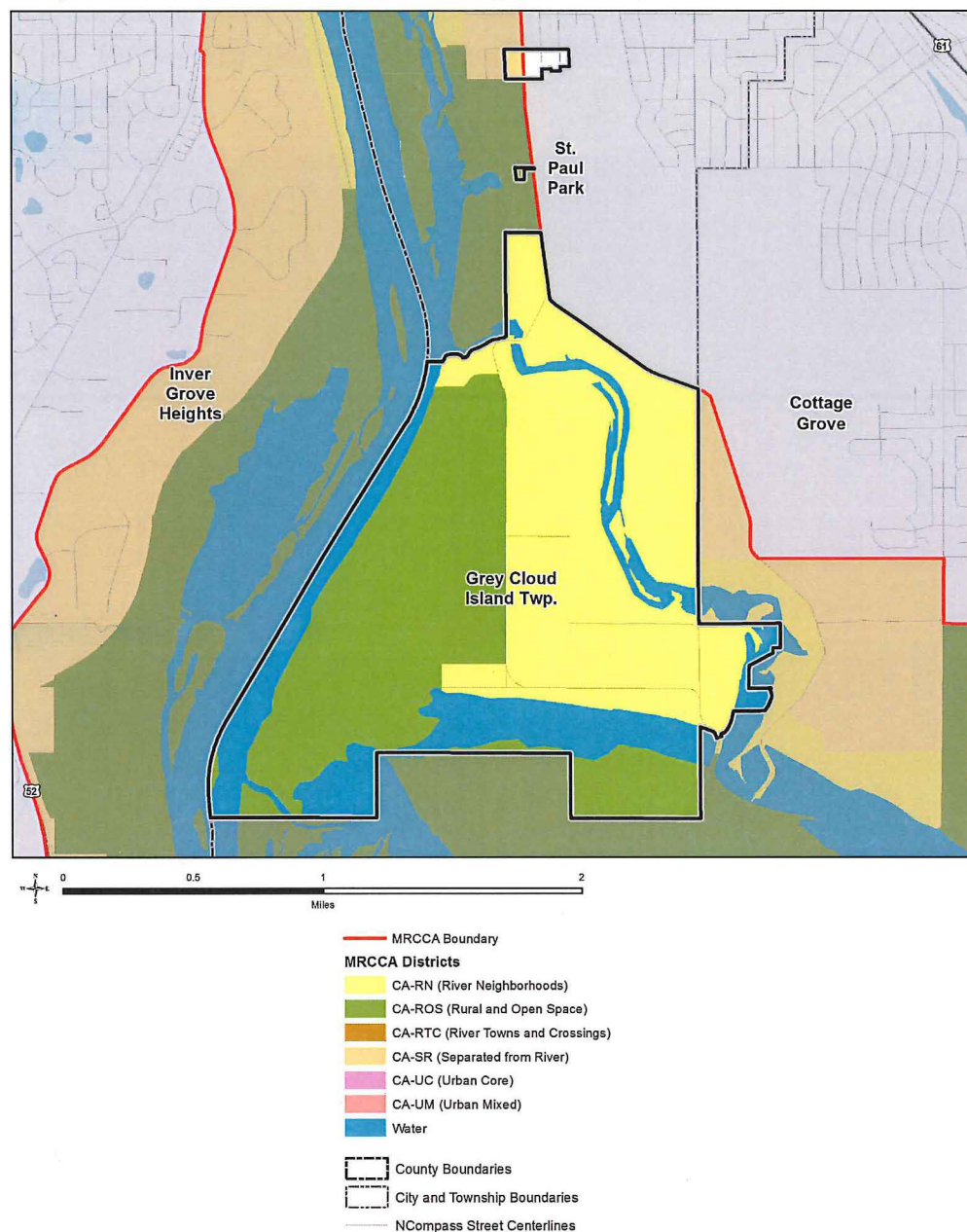
CA-ROS: Rural and open space district: this district is characterized by rural and low-density development patterns and land uses, and includes land that is riparian or visible from the river, large undeveloped tracts of high ecological and scenic value, floodplain areas, and undeveloped lands.

The MRCCA rules say that the CA-ROS district “must be managed to sustain and restore the rural and natural character of the corridor and to protect and enhance habitat, parks and open space, public river corridor views, and scenic, natural, and historic areas.”

In Grey Cloud Island Township, the CA-ROS district includes existing mining areas, vacant/undeveloped lands, and park lands.

FIGURE 24: Critical Area Boundary and Districts

Mississippi River Corridor Critical Area Districts
Grey Cloud Island Township, Washington County



PRIMARY CONSERVATION AREAS (PCAs)

The maps and text in the next sections identify the Primary Conservation Areas (PCAs) within the MRCCA. The 2016 MRCCA rules state that the PCAs are the key resources and features in the MRCCA, and require local plans to identify and protect the these areas. The list below includes the key resources and features that the MRCCA rules define as components of the

Primary Conservation Areas. Most of the maps for these resources and features were provided by the DNR and Metropolitan Council for communities to use in their MRCCA plans.

SHORE IMPACT ZONE

The MRCCA rules define the “shore impact zone” as the land located between the ordinary high water level (OHWL) of public waters and a line parallel to it at a setback of 50 percent of the required structure setback or 50 feet landward of the ordinary high water level in areas of agricultural use.

- In the CA-RN district in Grey Cloud Island Township, the Shore Impact Zone is the land area within 50 feet of the OHWL. In the CA-ROS district, the Shore Impact Zone is the land area within 100 feet of the OHWL.

A map of the Shore Impact Zone is not included in this Plan because the area is too narrow to be viewed on maps at the scale included in this Comprehensive Plan. The Shore Impact Zone is located within other PCA areas mapped in this plan. The Township understands that the Shore Impact Zone must be included within the Primary Conservation Areas identified in the Township, and that the Township’s zoning ordinance must be updated to include the Critical Area regulations that govern the Shore Impact Zones in each land use district.

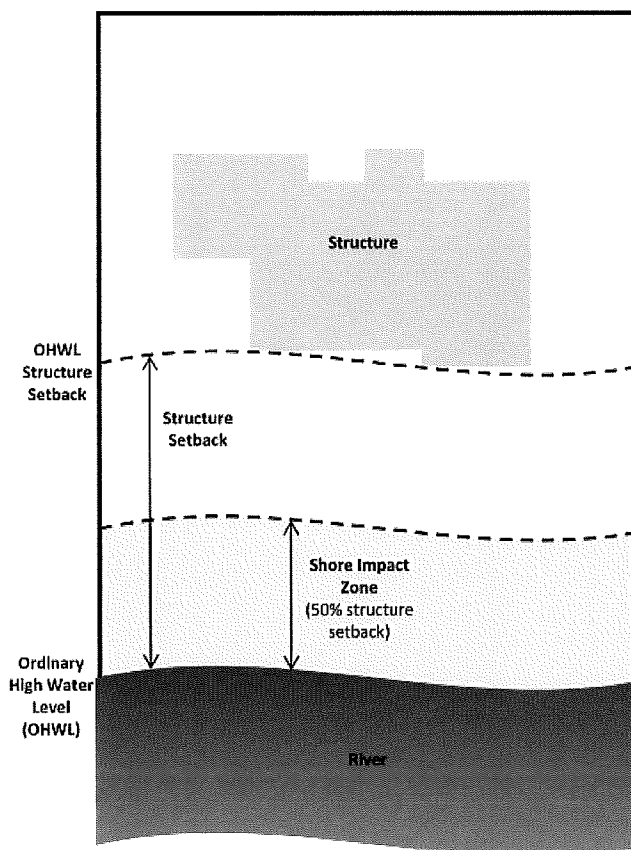


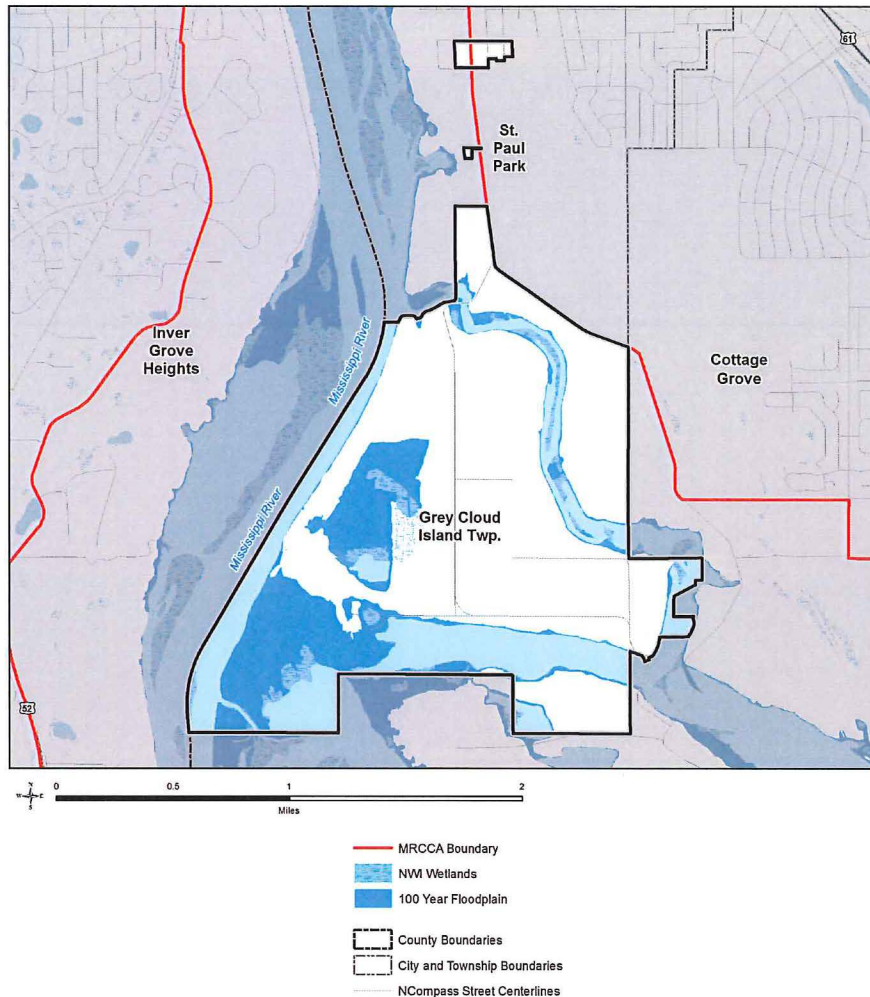
**Diagram from MRCCA Rules*

WETLANDS AND FLOODPLAINS

Figure 25 shows that the Floodplain and wetland areas in Grey Cloud Island Township are located along the Mississippi River channel areas and within the existing and future mining areas. The Township's Local Water Management Plan (Chapter 5 of the Comprehensive Plan) identifies the regulations, goals and policies for managing these resources.

FIGURE 25: Wetlands and Floodplains in the MRCCA

Mississippi River Corridor Critical Area - Wetlands & Floodplains
Grey Cloud Island Township, Washington County

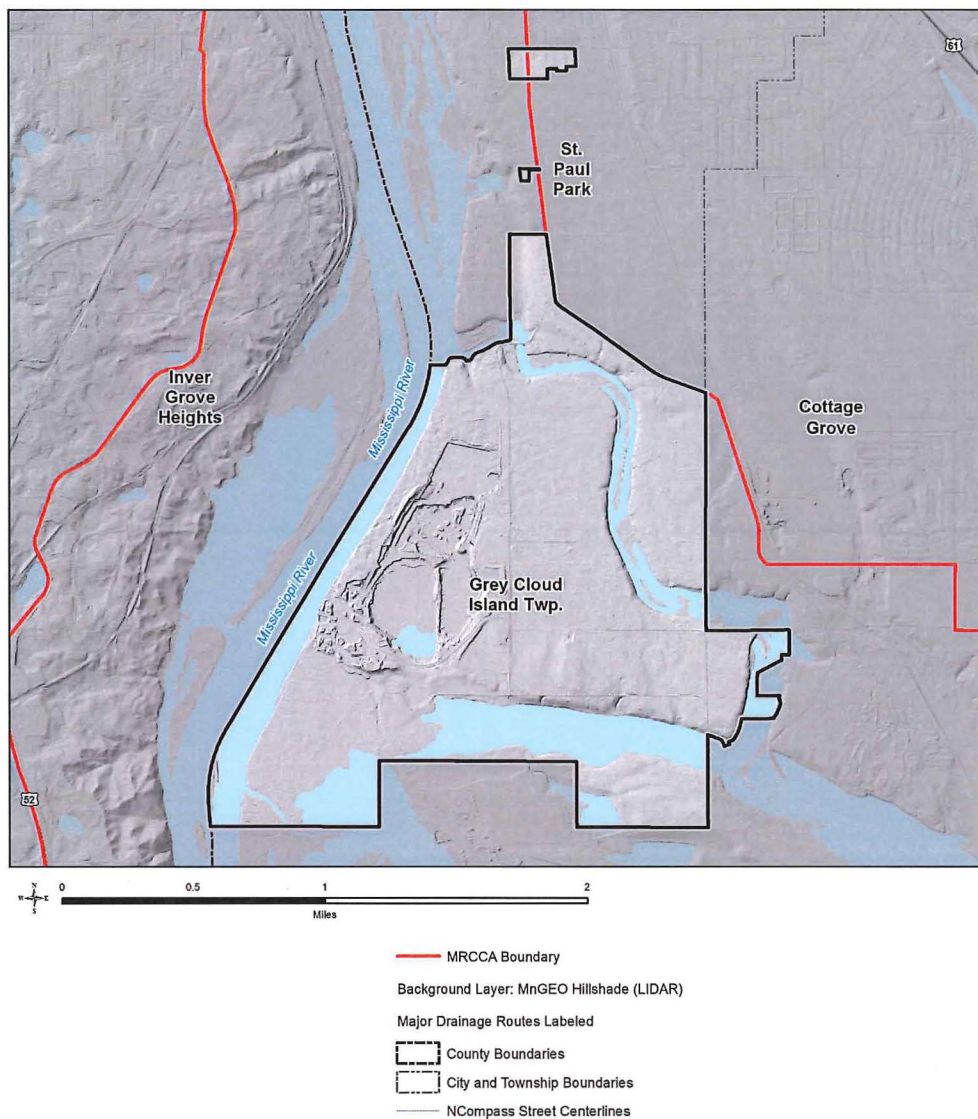


NATURAL DRAINAGE ROUTES

The major natural drainage routes in the Township follow the Mississippi River channels, and include a small area within the existing and future mining areas.

FIGURE 26: Natural Drainage Routes in the MRCCA

Mississippi River Corridor Critical Area - Major Natural Drainage Routes
Grey Cloud Island Township, Washington County

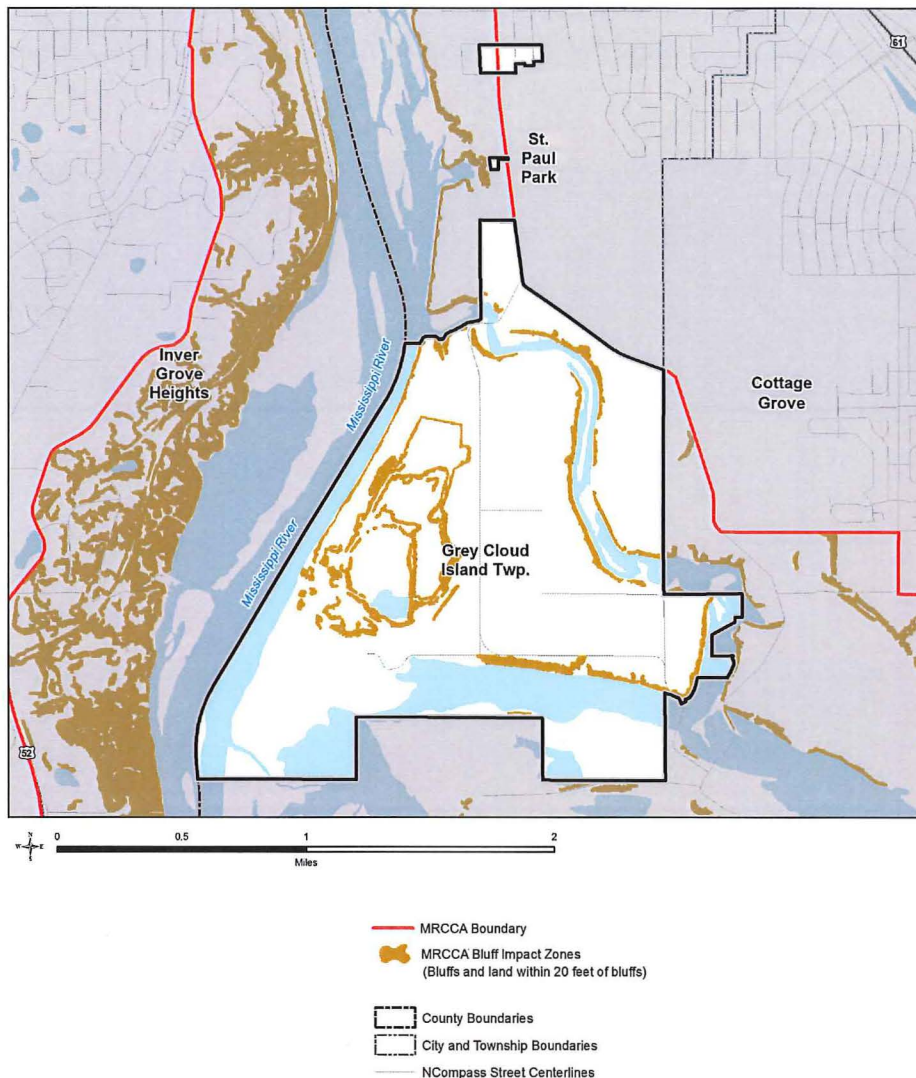


BLUFF IMPACT ZONES

The bluff impact zones shown in Figure 27 include bluff features and a 20-foot buffer around each bluff. The natural bluffs areas are located along the Mississippi River channel areas. The bluffs shown within the mining areas are man-made features that will not be subject to the MRCCA bluff regulations. Figure 2 in the Appendix shows the bluff areas (18% slope or greater) and steep slope areas (12-18% slopes) in the Township, excluding the man-made slopes.

FIGURE 27: Bluff Impact Zones in the MRCCA

Mississippi River Corridor Critical Area - Bluff Impact Zones
Grey Cloud Island Township, Washington County



NATIVE PLANT COMMUNITIES AND SIGNIFICANT VEGETATION STANDS

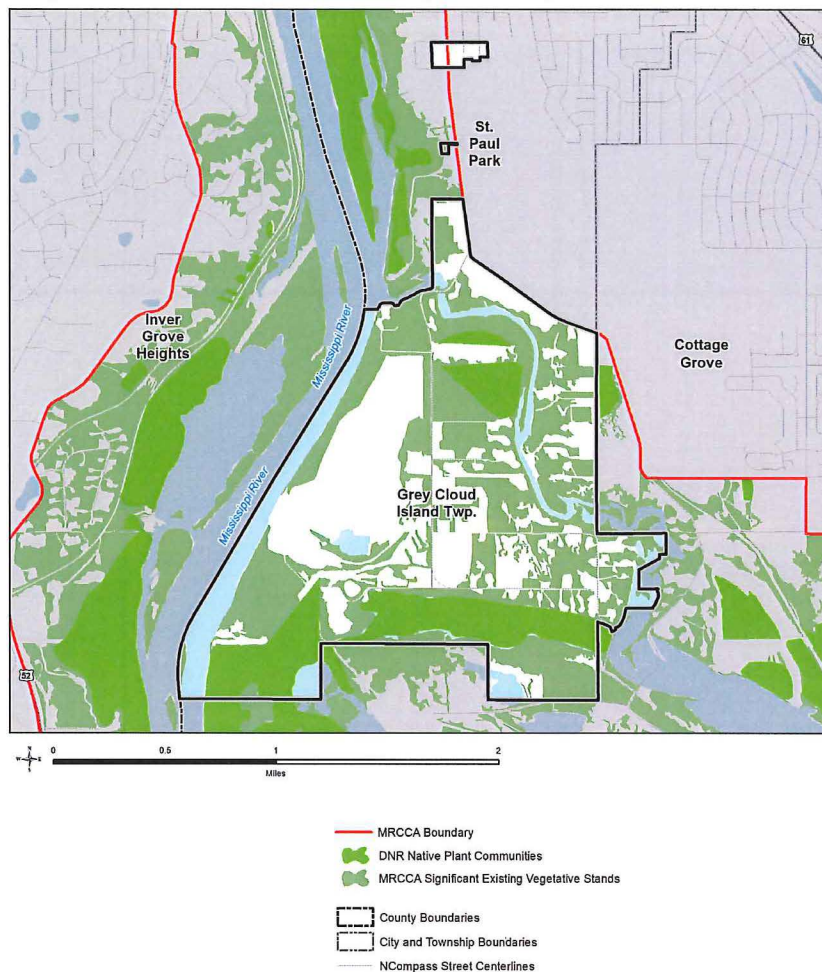
Figure 28 shows the areas the DNR Minnesota Biological Survey (MBS) mapped as native plant communities within the Township. These areas are concentrated along the Mississippi River corridor and in the northern portion of the community, and are colored bright green.

The National Park Service identified the darker green areas as Significant Existing Vegetation Stands within the MRCCA area through its survey activities, and the areas were

mapped by the DNR. The areas are considered significant because “they are largely intact and connected, and contain a sufficient representation of the original native plant community to be identifiable as a distinct class. Much of this vegetation includes an overstory or tree canopy that contributes to the scenic value of the MRCCA and provides ecological, water quality, and scenic values.”

FIGURE 28: Native Plant Communities and Significant Vegetation Stands in the MRCCA

Mississippi River Corridor Critical Area - Native Plant Communities and Significant Existing Vegetative Stands
Grey Cloud Island Township, Washington County



CULTURAL AND HISTORIC PROPERTIES

Aboriginal and Native American sites. According to the Minnesota Historical Society, in its February, 1972, report, “Grey Cloud: An Archaeological Approach,” Grey Cloud was inhabited by at least 1000 B.C. The camp of Medicine Bottle’s band of Dakota Sioux Indians was located on *Upper Grey Cloud Island near the lower portion of the cliff now known as Robinson’s Rocks*. No visual evidence of the camp remains. In addition, the Michaud-

Koukal aboriginal burial mound sites are located along the north and south shores of Moores Lake.

Lime Kiln. Grey Cloud Island is the site of an historic lime kiln, built around 1846. The kiln was used to burn limestone to make quicklime used in fertilizer, plaster, and mortar. The kiln is located on the east side of Grey Cloud Island and overlooks Grey Cloud Channel, which separates the island from the mainland. The Grey Cloud Island Kiln is a stunning example of Minnesota's early industrial history.

Today, the Grey Cloud Island Kiln is one of few kilns that still remain in the Upper Mississippi region. In Minnesota, the only other lime kiln in similar condition is the Carlson's Lime Kiln in Red Wing, Minnesota. The kiln is located on private land. Much of the original tower was destroyed in a flood, and a portion of the kiln has recently collapsed.

Historic Cemetery. The Washington County Historical Society lists Grey Cloud Island Cemetery and the lime kiln as two historic sites within the Township. The earliest known burial was in February, 1873. This cemetery was also known as the "Old County Line Cemetery."

UNSUITABLE SOILS AND BEDROCK

Figures 5 and 6 in the Appendix of this 2040 Comprehensive Plan show the areas of soils within the Township with soils that are not suitable for on-site septic systems and areas with high bedrock. In general, these soils have significant constraints for construction that are regulated through permitting for SSTs and buildings.

GOALS AND POLICIES – Land Use

Grey Cloud Township's goals and policies for managing land use within the MRCCA land use districts include the following:

Goal 1: The Township will guide land use and development to be consistent with the management purpose of each MRCCA District.

Policy 1.1: The Township will update its Zoning Ordinance and Zoning Map to be consistent with the MRCCA rules and land use districts.

Policy 1.2: The Township's land use regulations will guide land use and development to be consistent with the management purposes of the MRCCA land use districts.

GOALS AND POLICIES – Primary Conservation Areas

The local MRCCA plans must include goals and policies to protect and minimize impacts to the Primary Conservation Areas mapped in the plan. Grey Cloud Township's goals and policies for these areas include the following:

Goal 1: Protect the Shore Impact Zones from alteration and development.

Policy 1.1: The Township will update its Zoning Ordinance to be consistent with the MRCCA rules that prohibit development of structures and impervious surfaces in the shore impact zones and required structure setbacks.

Policy 1.2: The Township will require preparation and approval of site plans for all new development and building permits that adequately assess and minimizes adverse impacts in Shore Impact Zones. Require that all new development or expansion shall be designed and constructed in a manner that minimizes site alterations

through conservation design or other design approaches.

Policy 1.3: The Township will require protection of existing vegetation, slopes, and habitat in the shore impact zones when development is permitted in adjacent areas.

Policy 1.4: the Township will require permanent protection and/or restoration of native plant communities, bluffs, slopes and other resources within the shore impact zone when opportunities area available with development or approval of zoning permits such as variances and conditional use permits.

Policy 1.5: The Township will require subdividers to consult with the Planning Commission to identify options to provide opportunities for protection of Primary Conservation Areas open space embellishment and public viewing and access to the river corridor.

Goal 2: Protect wetlands and floodplains from impacts and require mitigation when appropriate.

Policy 2.1: The SWWD will serve as the LGU for the Minnesota Wetland Conservation Act within the Township, including mitigation when required.

Policy 2.2: The Township will continue to work with the South Washington Watershed District as they enforce the district's rules that protect wetlands, require wetland buffers, and require mitigation for impacts or restoration of wetlands and adjacent habitat areas.

Policy 2.3: The Township will require permanent protection and/or restoration of floodplains, wetlands, buffers, and related habitat areas when opportunities area available with development or approval of zoning permits. The Township will encourage conservation design to protect wetlands and floodplain areas.

Goal 3: Protect natural drainage routes and mitigate impacts when feasible.

Policy 3.1: The Township will manage land use and development to maintain rural character and densities, minimize impervious cover, and maintain natural drainage routes.

Policy 3.2: The Township will allow clustering of housing and encourage conservation development to support the rural character of the Township and provides efficient use of land by preserving good agriculture land, open space, scenic views, natural drainage systems, and other desirable features of the natural environment.

Policy 3.3 The Township will work with SWWD to enforce the District rules that regulate development runoff quality and quantities, and erosion and sediment control to protect natural drainage routes.

Policy 3.4: The Township will work with SWWD to permanently protect and restore nature drainage routes when opportunities arise with development and infrastructure projects.

Goal 4: Protect bluff impact zones and mitigate impacts when feasible.

Policy 4.1: The Township will update its Zoning Ordinance to be consistent with the MRCCA rules that prohibit development of structures and impervious surfaces in the bluff impact zones and require bluff setbacks.

Policy 4.2: The Township will require preparation and approval of site plans for all new development and building permits that adequately assess and minimizes adverse impacts in Bluff Impact Zones. Require that all new development or expansion shall be designed and constructed in a manner that minimizes site alterations, including the use of conservation design when appropriate.

Policy 4.3: The Township will work with SWWD to enforce the District rules that regulate development runoff quantities, and erosion and sediment control to protect bluffs and bluff impact zones.

Policy 4.4: The Township will work with SWWD to protect and restore nature drainage routes and vegetation when opportunities arise to protect bluff areas and impact zones.

Goal 5: Protect native plant communities, rare and endangered species, wildlife habitat, and significant existing vegetation stands.

Policy 5.1: The Township will manage land use and development to maintain rural character, minimize impervious cover, and maintain existing vegetation communities of good and high quality, particularly within shoreland areas.

Policy 5.2: The Township will prohibit clear-cutting except as necessary for placing public roads, utilities, structures, and parking areas where these uses are permitted consistent with the policies of this plan. Selective removal of natural vegetation may be allowed, provided that sufficient vegetative cover remains to screen structures when viewed from the water. Cutting of non-native invasive plant species is not prohibited.

Policy 5.3: The Township will work with SWWD to enforce the District rules that regulate development, erosion and sediment control, and wetland and buffer protection to protect existing stands of vegetation on slopes and near wetland areas.

Policy 5.3 The Township will work with SWWD and support cost share projects to improve the quality of existing vegetation stands and to restore native plant communities when opportunities arise, particularly in shoreland areas.

Policy 5.4 The Township will encourage the protection and restoration of native plant communities and native vegetation, landscape buffers, and re-vegetation, including native plant communities and vegetated areas that are removed during development, to maintain the rural open space character of the Township, minimize erosion and sedimentation, provide wildlife habitat, and to screen intrusive views. It will restrict clear cutting within the MRCCA. Allow for selective cutting and pruning to the minimum amount necessary for new development and maintenance of existing development and utilities.

Policy 5.5 Throughout the Critical Area, but especially within 100 feet of the river, the Township will encourage the preservation of native vegetation and the use of native vegetation as an alternative to mowed and maintained lawns. Encourage a reduction in the use of chemical fertilizers.

Policy 5.6 The Township will use its plans and ordinances to protect

endangered, threatened, and rare species, and wildlife habitat. Maintain presently undeveloped islands in their existing natural state. Work to restore wildlife habitat in any development projects.

Policy 5.7 Development should not adversely affect and should encourage permanent protection of sensitive environmental resources including but not limited to, natural habitats, backwaters, natural drainages, significant vegetative stands, and shorelines.

Policy 5.8 The Township will allow clustering of housing in a manner that relates to the rural character of the Township and provides efficient use of land by preserving good agriculture land, open space, scenic views, natural drainage systems, and other desirable features of the natural environment.

Goal 6: Protect cultural and historical properties

Policy 6.1: The Township will work with the State Historical Preservation Office, Washington County, and local history groups to update information on historical sites in the Township.

Policy 6.2: The Township supports private and public efforts to protect the cultural and historical properties in the Township. Work with the Minnesota Historical Society, Washington County Historical Society, and local landowners on these efforts, including protecting historic and cultural sites as part of conservation development design.

Policy 6.3: The Township will identify existing historic and archaeological sites that are not on the Historic Register, but are locally important. Work to protect these sites. Currently there are no known historic or archaeological sites that are not on the Historic Register within the Township.

Goal 7: Protect areas with unstable soils and soils that are limited for development of structures and septic systems.

Policy 7.1: The Township will work with SWWD to enforce the District rules that regulate development runoff quantities, and erosion and sediment control to protect unstable soils zones.

Policy 7.3: The Township will require all new development to obtain Washington County SSTS or MPCA permits for SSTS.

Goal 8: Implement actions to protect the Primary Conservation Areas when development is proposed and implemented.

Policy 8.1: The Township will require site plans and development applications to map and identify the Primary Conservation Areas, and the methods that will be used to protect these areas or mitigate impacts through the design and construction of the project.

Policy 8.2: The Township will evaluate variance and CUP applications for potential impacts to Primary Conservation Areas, and require conditions to avoid impacts when possible or mitigate for impacts to Primary Conservation Areas

Policy 8.3 The Township will utilize its website to provide information about the Primary Conservation Areas and actions that residents and landowners can take to protect, preserve, and restore natural

resources in these areas.

Policy 8.4 The Township will encourage the preservation and use of native vegetation, landscape buffers, re-vegetation, and the use of conservation design to maintain the rural open space character of the Township and to screen intrusive views. Restrict clear cutting in the MRCCA. Allow for selective cutting and pruning to the minimum amount necessary for new development and maintenance of existing development and utilities. Throughout the Critical Area, but especially within the Shore Impact Zone, the Township will encourage the preservation of native vegetation and the use of native vegetation as an alternative to mowed and maintained lawns and encourage a reduction in the use of chemical fertilizers.

Policy 8.5 The Township will develop criteria for prioritizing the protection of PCA's when a site contains multiple PCA's.

PUBLIC RIVER AND CORRIDOR VIEWS

The MRCCA plans must identify and protect those public river corridor views and other scenic views deemed important by the community. Each community must identify the following Public River Corridor Views:

- Views toward the river from public parkland, historic properties, and public overlooks.
- Views toward bluffs from the ordinary high water mark of the opposite shore, as seen during the summer.
- Other scenic views valued by the community.

The Township does not have publicly accessible views toward the river from parks, historic properties or overlooks.

Views toward the Bluff from the OHWL. The views from the public overlook on Grey Cloud Trail toward the River include bluff areas identified on Figure 26.

While there are also some existing bluff areas along the River on the west side of the Township, there is no accessible view of these areas from the opposite river bank in Inver Grove Heights. Robinson's Rocks on the west side of the Township can be viewed by river users in canoes, kayaks or boats.

The back channels of the Mississippi River offer other views of the shoreline that can be seen by river users, but do not fit the MRCCA definition or Township definition of PRVC's.

VIEW #1 – Views toward river bluffs from the OHWL

The photos below show the view of Mooers Lake from the Public Access on Grey Cloud Trail. While this access is located within Cottage Grove, it provides views of bluff areas within the Township from the River. The map that follows shows the locations where the photos were taken, looking toward the north and south.

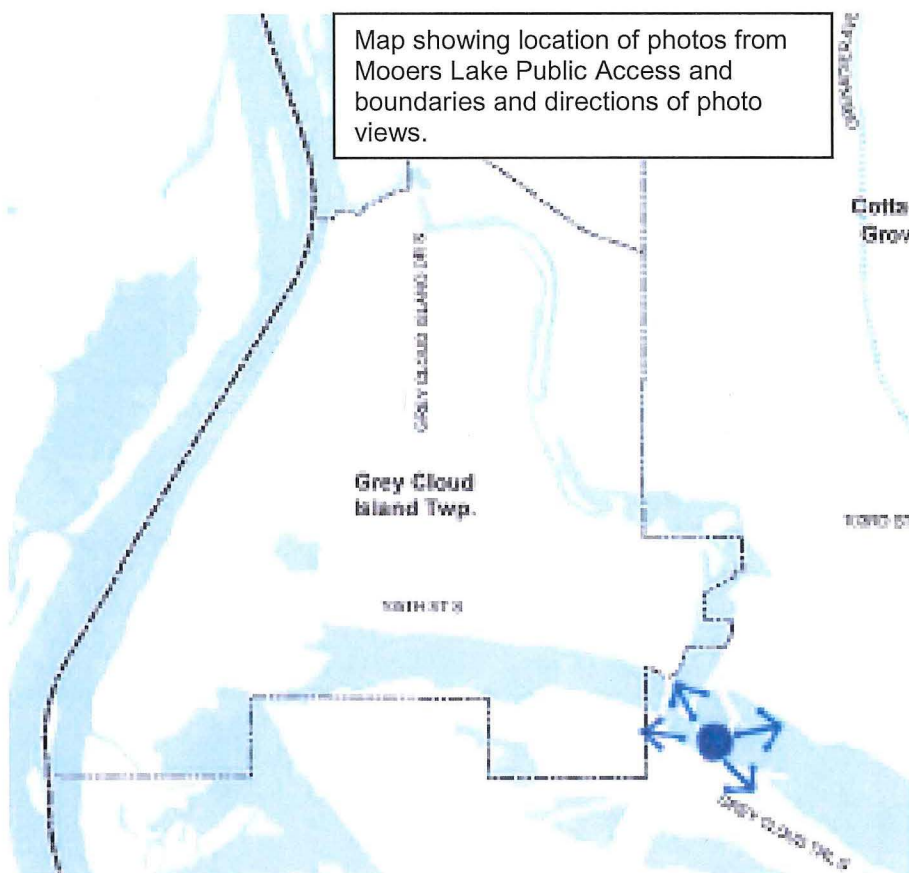


Moors Lake Public Access—View to South

Photo courtesy of Washington County



Moors Lake Public Access—View to North

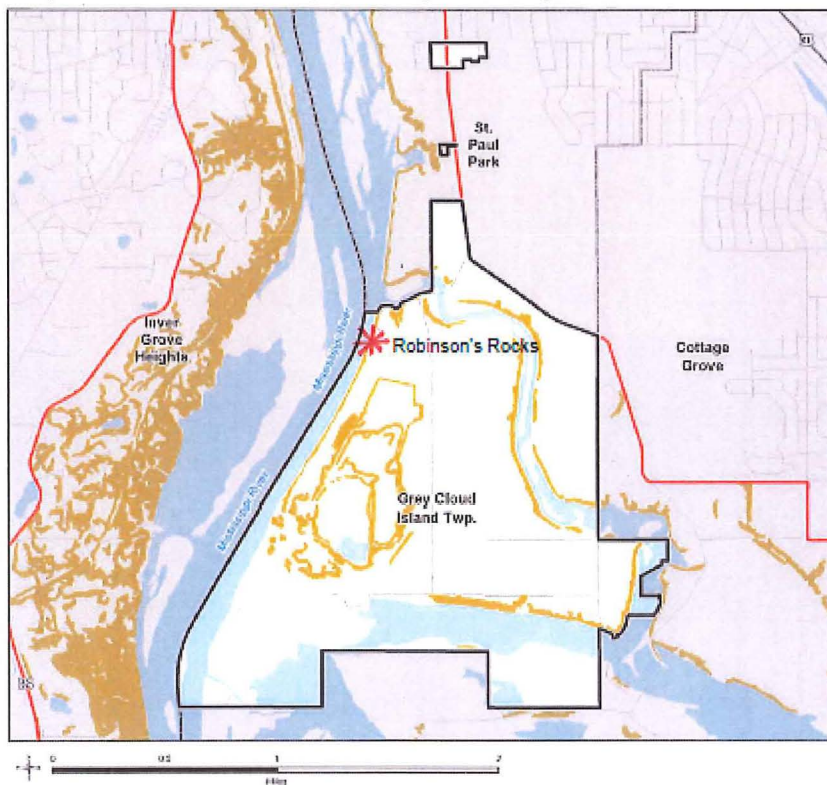


View description. The view of Mooers Lake offers a valuable panoramic view that the MRCCA of a relatively natural channel of the Mississippi River. The view includes wetlands near the roadway corridor, woodland areas on the shoreline, and a few residential and water-oriented structures.

Potential changes. Changes in land use within the view shed or loss of wetland or woodland vegetation could change the views, and may be negative or positive depending on the changes or the values of the viewer.

VIEW #2 – Views toward river bluffs from the OHWL

The photo below shows the view of Robinson's Rocks from the Mississippi River. The map that follows shows the approximate locations of Robinson's Rocks.



View description. Robinson's Rocks can be viewed best from the river, and are also visible from some locations across the river. The Rocks are bluffs that are located on private property.

Potential changes. Changes in land use in the area adjacent to the Rocks or loss of vegetation could impact this feature if erosion and sedimentation are not controlled.

GOALS AND POLICIES – Public River Corridor Views

The local MRCCA plans must include goals and policies to protect and minimize impacts to the Public River Corridor View areas identified in the Plan. Grey Cloud Township's goals and policies for these areas include the following:

Goal 1: Protect the views of the Mississippi River Corridor from public parks and overlook areas and minimize impacts from public and private development activities.

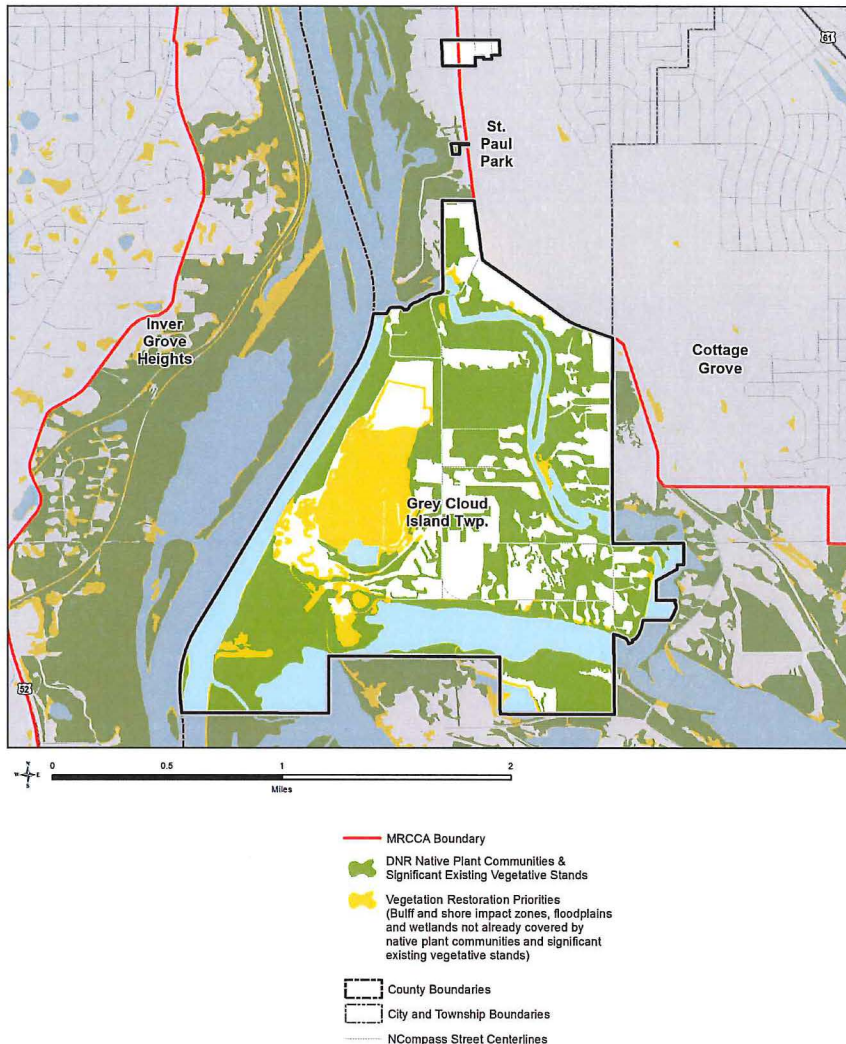
- Policy 1.1: The Township will prohibit the installation of billboards or other advertisement signs that are visible from the river or its opposite shores.
- Policy 1.2: The Township will use its subdivision and zoning ordinance to regulate structure and site location to ensure that riverbanks, bluffs, and scenic overlooks remain in their natural state, excepting structures that require river access.
- Policy 1.3: The Township will require preservation of existing screening vegetation and may require additional screening as part of subdivision, conditional use permits, the vegetation permit, and review and approval of variances in areas that affect Public River Corridor Views.
- Policy 1.4: The Township will require subdividers to consult with the Planning Commission to identify options to provide opportunities for protection of Public River Corridor Views.
- Policy 1.5: The Township recognizes that views of the bluffs and other features of the shoreline are valued by other communities, and will work to protect these views using its ordinances, permits, and communication with other jurisdictions.

RESTORATION PRIORITIES

Figure 28 shows the areas that the DNR has identified as a priority for the restoration of vegetation similar to the native plant communities present in the Township. The areas are located within the area of current and future mining, and in or close to the Mississippi River channel. These areas may be considered as priorities for restoration when future development is proposed or the Township receives requests for variances or conditional use permits in these areas.

FIGURE 29: Vegetation Restoration Priorities

**Mississippi River Corridor Critical Area - Vegetation Restoration Priorities
Grey Cloud Island Township, Washington County**



GOALS AND POLICIES – Restoration Priority Areas

The local MRCCA plans must include goals and policies to restore vegetation similar to the native communities that once occupied the lands in the Township. The priority restoration vegetation areas within the Township are located within the areas where mining is occurring in the Township. No studies by the SWWD, the WCD, or Washington County have identified priority protection or restoration areas within the Township. Grey Cloud Township's goals and policies for these areas include the following:

Goal 1: Restore native vegetation communities in the priority locations on Figure 29 as opportunities occur.

Policy 1.1: As mining activities end, and development is proposed within the mined areas, the Township will work with the mining company and landowners to require the restoration of native plant communities and plant communities similar to native communities as the area is redeveloped.

- Policy 1.2: The Township will adopt the standards and requirements in the MRCCA rules in its subdivision and zoning ordinance including setbacks, bluff and steep slope protection, the protection of native vegetation communities and native plantings, and standards that sustain and enhance ecological functions and habitat values in areas of new development.
- Policy 1.3: The Township will require preservation of existing vegetative communities and will require additional screening and mitigation for impacts as part of subdivision, conditional use permits, and review and approval of variances in areas that affect Public River Corridor Views.
- Policy 1.4: The Township will require vegetation restoration if native or natural vegetation is removed by development. Priorities for restoration will include stabilization of erodible soils, riparian buffers, bluffs, and steep slopes that are visible from the Mississippi River.
- Policy 1.5: The Township will create the vegetation permit required by the MRCCA rules and use the permit to require vegetation restoration as required by the rules and Township ordinances.
- Policy 1.6 The Township will evaluate proposed development sites for erosion prevention and bank and slope stabilization issues and require restoration as part of the development process.

OPEN SPACE AND RECREATIONAL FACILITIES

LOCAL PARKS

The Township consists of approximately 2,000 acres of which approximately 500 acres represent water, wetlands, or islands which are inaccessible by land vehicles. Except for the few acres owned by the Township, including the Town Hall site and associated park, all of the property in the Township, including the underwater portions, wetlands, and islands, is privately owned. The underwater portions, wetlands, and islands are generally owned in conjunction with an overall parcel lying mostly on land.

Due to the relatively large minimum lot size and the fact that a significant portion of the landowners in the Township own waterfront property, there has been little or no need, interest in, or use for, a local public park. The rural nature of development on the island provides adequate open space. The Township's existing parkland adjacent to the Town Hall along Grey Cloud Island Drive adequately addresses the current park needs for the Township. The park is not visible from the Mississippi River.

As the mined areas within the Township transition into residential areas, there will be opportunities to acquire additional parkland and develop new parks and open space or enhance the existing park to meet the needs of new residents. It is possible that when the existing mining operation is completed, the proposed residential end use could provide a public scenic overlook at Robinson Rocks (see Figure 14-D, Park Plan) in the Appendix. The Township would support creation of a public overlook at that location.

Any land or area acquired for park or trail use will be through park dedication as described in the Township's development standards, or it will be acquired subject to a willing seller. The Township will not approve use of eminent domain for these acquisitions.

There are no current plans to add Township parks or recreation facilities, and therefore no projects or resources are identified for parks in the Township's annual budget.

COUNTY AND REGIONAL PARKS AND TRAILS

Grey Cloud Island Regional Park

Washington County's Comprehensive Park and Trail Plan identifies 113.81 acres that are currently owned by the County for the Grey Cloud Island Regional Park. 77.43 acres of this land is within Grey Cloud Island Township. The plan states that the entire lower island (1336.84 acres) is planned to become a Regional Park in the future. 90.09 acres of the future park are within the Township. Grey Cloud Island Regional Park is also shown on the Regional Park System map as a future regional facility (Figure 21). The Master Plan that was created for the regional park proposes that the park will be a natural area that will include activities such as trails, picnicking, interpretation of natural, geological, and historical features, and river access.

Development of the regional park would include purchase of the area proposed to be acquired for the park, restoration of mined areas, final design, phasing, and construction of the park facilities. This area is located within the City of Cottage Grove. The County's plan states that it will purchase properties for the park on a willing-seller basis.

The Township believes that the existing Washington County park land on the Lower Island eliminates the need for any other regional park in the remainder of the Township. Current Township officials and landowners oppose designation of additional land for a regional park.

Mississippi River Regional Trail Search Corridor

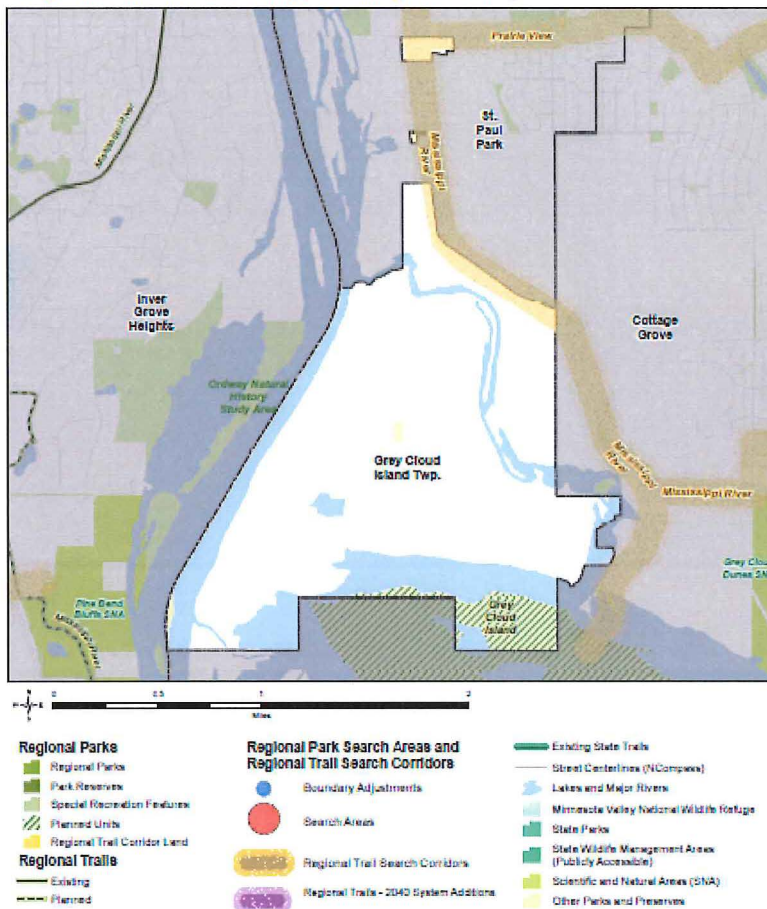
Washington County's Comprehensive Park and Trail Plan and the Regional Park System plan show a regional trail search corridor adjacent to Grey Cloud Island Township for the Mississippi River Regional Trail Search Corridor—part of the Mississippi River Regional Trail. The route of the trail has not been defined, but the County's plan states that it will be created mostly within the right-of-way of county roads and local streets.

The Township is concerned about development of a regional trail, but will work with Washington County to discuss possible solutions. The trail should work with Township's existing land uses and future land use plan and driveways (see Figure 22, Park Plan, in the Appendix).

FIGURE 30: Regional Park and Trail Facilities

Regional Parks System

Grey Cloud Island Township, Washington County



SURFACE WATER USES

MRCCA plans must provide for existing and future commercial and industrial uses that require water access, including but not limited to barge terminals and recreational marinas.

The Existing Land Use map included in this chapter shows the location of a barge fleeting area on the west side of the Township. Mined aggregate products are delivered from the mines via barges and trucks, to sites largely within the Metropolitan Area. No other barge fleeting facilities exist or are planned in the Township.

No recreational marinas or similar commercial recreation uses exist in the Township, and there have been no demands to establish such uses in the Township. There are no known existing or potential surface water use conflicts or negative impacts within the Township related to the barges serving mining operations or recreational uses.

GOALS AND POLICIES – Surface Water Uses

Goal 1: The Township recognizes that the Mississippi River is a “working river” that is important to the economy of the Twin Cities and the Midwest.

Policy 1.1: The Township supports the existing use of barge transportation to serve the mining operations within the Township.

- Policy 1.2: The Township supports the maintenance of the 9' navigational channel in the Mississippi River.
- Policy 1.3: The Township will require barge operators to minimize any adverse effects on the shoreline associated with barge loading.
- Policy 1.4: Motorized use of the backwaters shall be permitted. The Township believes that the entire Grey Cloud Island Channel should continue to be a "slow-no-wake" zone. (The Township does not regulate surface water use on the river and does not plan to do so in the future.)

Goal 2: The Township will seek to balance commercial and recreational surface water uses.

- Policy 2.1: Additional barge fleeting facilities should not be permitted within the MRCCA in the Township because of incompatibility with existing and planned land uses.
- Policy 2.2: In order to protect the natural elevation along the shoreline of lakes and backwater areas, water surface use shall be limited to those activities that do not have negative impacts on the water and shoreland.

WATER-ORIENTED USES

MRCCA plans must provide for existing and future commercial and industrial uses that require water access, including but not limited to barge terminals and recreational marinas.

The Existing Land Use map included in this chapter shows the location of a barge fleeting area on the west side of the Township. Mined aggregate products are delivered from the mines via barges and trucks, to sites largely within the Metropolitan Area. No other barge fleeting facilities exist or are planned in the Township.

No recreational marinas or similar commercial recreation uses exist in the Township, and there have been no demands to establish such uses in the Township. There are no known existing or potential surface water use conflicts or negative impacts within the Township related to the barges serving mining operations or existing recreational uses.

It is possible that future residential development in the areas that are currently used for aggregate mining could include proposals for river access facilities. The Township will address this issue in future Comprehensive Plans and updates to its Zoning Ordinance if needed.

GOALS AND POLICIES – Water-Oriented Uses

Goal 1: The Township acknowledges the importance of the existing water-oriented uses within the Township and support the continuation of barge transportation and docking facilities to support aggregate mining.

- Policy 1.1: The Township supports the maintenance of the existing mining operation and barge loading facility. If additional commercial or industrial development is proposed along the river, it should be compatible with the characteristics and use of the Critical Area and consistent with the requirements of the MRCCA rules 6106. The Township will address this as it updates its Zoning Ordinance to be consistent with the MRCCA rules.
- Policy 1.2: Require barge operators to minimize any adverse effects on the shoreline associated with barge loading.

Goal 2: The Township will seek to minimize the potential conflicts between water-oriented uses and other land uses

Policy 2.2: The Township will prohibit advertising signs that are visible from the river.

TRANSPORTATION AND PUBLIC UTILITIES

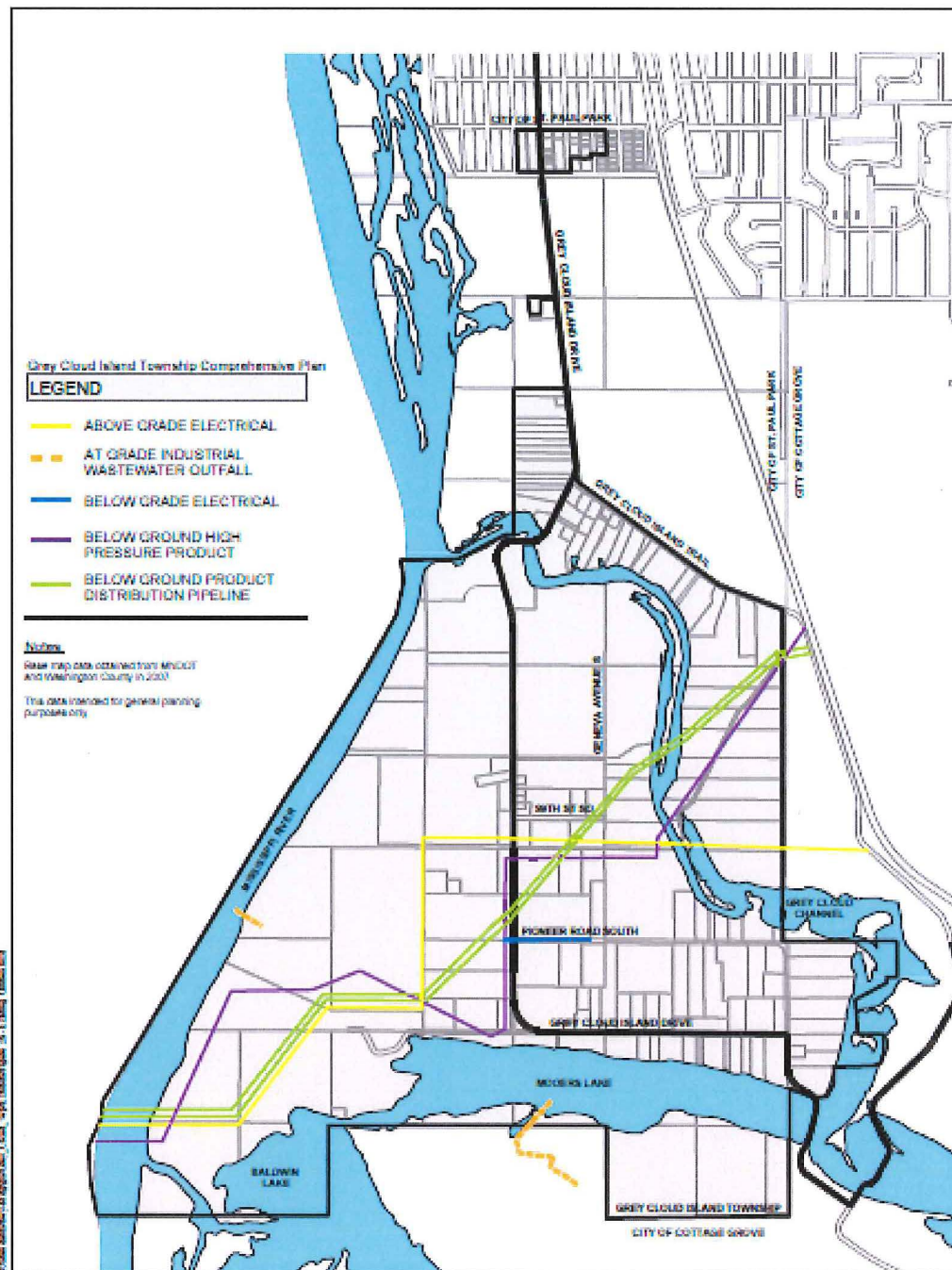
Existing Transportation and Public Utilities. MRCCA plans must provide for public transportation and public utilities in a manner consistent with Minnesota Rules Chapter 6106. Public transportation facilities are defined as all transportation facilities provided by federal, state, or local governments and dedicated to public use, such as roadways, transit facilities, railroads, and bikeways. Public utilities are defined as electric power facilities, essential services, and transmission services.

The Township is served by local public roads, and one county road. **No existing or future public transit facilities are located in the Township.** No railroads, airports, or public trails currently exist within the Township.

The Township is not within the Metropolitan Urban Services Area and is not served by public water and sewer. However, utilities, including electric lines and high-pressure pipelines exist in the Township and are shown in Figure 31, Existing Utilities.

There are no transportation facilities or related improvements included in the Township's Annual Budget.

FIGURE 31: Existing Utilities



Future Transportation and Public Utilities. The only new transportation or new public utilities planned in the Township is the future Grey Cloud Island Regional Trail. The conceptual corridor for the trail is shown Figure 21 in this plan. The only new electric power generating facility expected in the Township is the Community Solar Garden approved in 2017. It is located within the SOD area shown on Figure 15 in the Comprehensive Plan. There are no potential impacts of existing or planned underground and overhead facilities on primary conservation areas in the MRCCA.

GOALS AND POLICIES – Transportation and Utilities

Goal 1: The Township will adopt policies that require that transportation and utilities that it can regulate will minimize impacts to the Primary Conservation Areas and Protected River Corridor Views.

Policy 1.1: The Township will update its zoning and subdivision ordinances to require that future development minimizes utility and infrastructure needs and crossings (including transportation river crossings) and complies with MRCCA rules.

Policy 1.2: The Township supports minimizing transportation and utilities crossings at the river and its backwaters, and supports minimizing impacts of transportation facilities and utilities on PCAs and PRCVs. If additional crossings are required, they should be incorporated into existing crossings.

Policy 1.3: The Township may support modifications to the existing transportation systems and utilities are consistent with the rural character of the Township and the rural open space designation of the Critical Area.

Policy 1.4: Where practical, underground placement of utility lines should be given priority over overhead alternatives, cost factors notwithstanding.

Policy 1.5: The Township will incorporate design and placement conditions into local permits for solar and wind generation facilities and essential services to minimize impacts to PCAs and PRCVs.

Goal 2: The Township will work with federal, state, and local government agencies in the planning and design of all public transportation facilities in the corridor.

Policy 2.1: The Township will work with other agencies to provide for the protection of scenic views, safe pedestrian crossings, riverfront access, and reasonable use of land between the river and roadways.

KEY ISSUES AND OPPORTUNITIES IN THE MRCCA THROUGH 2040

Grey Cloud Island Township is a semi-rural, low-density community dominated by single-family homes, some agriculture, and a large limestone mining operation. The Township intends to manage development and existing land use in compliance with this Comprehensive Plan and its Zoning Ordinance and Subdivision Regulations to maintain its rural character through 2040. The Township will update its Zoning and Subdivision regulations to be consistent with this plan, including the MRCCA Chapter.

The Township intends to preserve and enhance the natural environmental and scenic qualities of the river corridor while providing for a variety of land uses including residential, commercial excavation, industrial, public, agricultural and conservancy.

The Township has identified the goals and policies listed in this chapter to address the requirements of the MRCCA rules while addressing its key issues for planning--maintaining the

rural character and protecting and enhancing the natural, historical, and economic resources in the community. The implementation of the goals and policies will provide opportunities to enhance the resources in the Primary Conservation Areas and protect Public River Corridor Views. Through 2040, these opportunities may be limited because growth and development in the Township will be limited as discussed in this Comprehensive Plan and projected in the Metro Council forecasts for population, households, and employment through 2040.

New issues will arise in future Comprehensive Plans as mining ends and new development is considered in the areas where aggregate mining is occurring. Future plans will identify the issues related to this significant change in the Township's landscape, and will identify opportunities for new open space and public facilities and resource protection and restoration as new development occurs.

IMPLEMENTATION ACTIONS

The Township will take the following actions to implement the goals and policies included in this Chapter:

- Amend its Zoning and Subdivision Ordinance to be consistent with the MRCCA rules.
- Amend its Zoning Map to include the new MRCCA districts.
- Update its local water management plan and ordinance requirements to be consistent with MRCCA rules.
- Update its zoning application forms, site plan submittal requirements, and review procedures to be consistent with the MRCCA rules.
- Develop MRCCA design guidelines and policies.
- Establish MRCCA vegetation and land alteration permit processes.
- Develop an approach to reviewing CUPs, PUDs, and variances that is consistent with MRCCA rules.
- Develop a mitigation scoring system for evaluating proposed development.
- Develop a system for reviewing, tracking and monitoring open space dedication as part of the subdivision and PUD process.
- Provide information to Township residents using the Township's website to notify them about the new zoning districts and zoning requirements.
- Coordinate with regional, state, county, and national park planning efforts within the MRCCA.

Chapter 7:

INTERGOVERNMENTAL COOPERATION

INTRODUCTION

The adage: “The whole is greater than the sum of its parts,” speaks to the value of intergovernmental cooperation. Grey Cloud Island Township is an integral part of a broader region that includes neighboring and overlapping governments. Many issues that affect Grey Cloud Island Township also affect other governments in the region. By cooperating with each other, all units of government can benefit. Intergovernmental cooperation is a “win-win” proposition for all involved.

This chapter provides an analysis of existing areas of cooperation and potential conflicts between governments. It also describes goals, objectives, policies, and plans for Grey Cloud Island to strengthen its relationship with other units of government.

INVENTORY AND ANALYSIS

OVERVIEW

Description of Neighboring and Overlapping Governments

Neighboring governments include Cottage Grove to the south and east, St. Paul Park to the north, and Inver Grove Heights across the Mississippi River to the west. Overlapping governments and governmental agencies include Washington County, the Minnesota Department of Transportation, the Minnesota Department of Natural Resources, Washington County, and others.

Grey Cloud Island Township also benefits by cooperating with various organizations and entities including Independent School District #833, the South Washington County Watershed District, the Washington County Historical Society, South Washington County Heritage Society, National Parks Service, Army Corp of Engineers, and others.

Existing Cooperation and Intergovernmental Agreements

Grey Cloud Island Township proactively cooperates with neighboring and overlapping governments on many issues. For example, the Planning Commission and the South Washington County Watershed District exchanged information to develop this Comprehensive Plan, and are committed to working together to implement the Local Water Management Plan. Although the various governments are doing a good job of cooperating, all parties can do more. In particular, it is very important for Grey Cloud Island, the City of St. Paul Park and the City of Cottage Grove, to cooperate and communicate with each other.

Grey Cloud Island has several agreements with other entities. For example, the Township has agreements with neighboring communities to provide police protection, fire protection,

and emergency medical services to the Township, agreements with private contractors for road maintenance and repair, and for building inspection.

ISSUES, OPPORTUNITIES, AND POTENTIAL CONFLICTS

The following describes key intergovernmental cooperation issues, opportunities, and potential conflicts relating to each component of the Comprehensive Plan. Refer to the corresponding chapters of the Comprehensive Plan for additional information.

Land Use

Grey Cloud Island Township and other governments can cooperate on many land use issues. The Township and the City of St. Paul Park can work together to ensure that the City of St. Paul Park's anticipated growth plans are compatible with the Township's plans. As the neighboring City's continue to grow, it is important that the Cities and the Township work together.

Potential land use conflicts could arise between governments if one government unilaterally implements land use decisions that adversely affects another government. For example, if a neighboring government were to allow construction of a large commercial or mixed-use high-density residential development immediately adjacent to Grey Cloud Island Township, such a development could hurt Grey Cloud Island's plan for maintaining a quiet rural residential lifestyle. Therefore, it is important that the Cities and the Township cooperate on land use decisions.

Grey Cloud Island Township strongly objects to the large new railroad yard facility that has been proposed in St. Paul Park. The Township believes that this land use is not acceptable in an area dominated by residential uses.

Transportation

Strong intergovernmental cooperation on transportation issues is critically important. All governments in the region can continue to refine and enhance public transportation options. It is important for the Township to work with Washington County on the county road. Cooperation with the County and South Washington Watershed District led to the 2017 bridge project over the Grey Cloud Island Channel that will significantly improve the ecological function of the channel.

Natural and Cultural Resources

Cooperation between various entities can help connect fragmented landscapes throughout the region. Collaboration on water resource protection is especially important. It is important that the Township continue to cooperate with the National Park Service and the DNR to ensure issues related to the critical area and the MNRRA (Mississippi National River and Recreation Area) plans are properly handled.

Potential conflicts could result if neighboring governments do not have similar values on natural and cultural resources. For example, if one community does not address concerns relating to invasive or diseased plants, plants in neighboring communities could suffer.

GOALS AND POLICIES – Intergovernmental Cooperation

The following goal is a broad statement that reflects the Township's vision for intergovernmental cooperation. It represents the end that the Township is striving to attain. The following objectives are specific, measurable, intermediate ends that are achievable and mark progress

towards the goal. The following policies are actions that the Township will strive to accomplish by the year 2030.

Goal 1: To work with all neighboring and overlapping governmental jurisdictions in a proactive and cooperative manner, to address planning issues of mutual concern and to provide high quality, cost effective services to the region.

- Policy 1.1: The Township will strive to work with other pertinent governments to organize intergovernmental workshops involving representatives from neighboring and overlapping jurisdictions.
- Policy 1.2: The Township encourages neighboring and overlapping jurisdictions to review and comment on amendments and updates to Grey Cloud Island's Comprehensive Plan and other pertinent plans in Grey Cloud Island. The Township requests that neighboring and overlapping jurisdictions allow Grey Cloud Island to review planning efforts that may affect the Township.
- Policy 1.3: The Township will openly share information that may be beneficial to neighboring and overlapping jurisdictions.
- Policy 1.4: The Township will continue to work with neighboring and overlapping jurisdiction to ensure that Grey Cloud Island and the region have high quality cost effective police, fire, emergency medical services and other public services.
- Policy 1.5: Where mutually beneficial and appropriate, the Township will work with neighboring and overlapping jurisdictions to coordinate development and improvements of utilities and community facilities that meet the needs of area residents.

INTERGOVERNMENTAL COOPERATION PLAN

The following expands on the goals, objectives, and policies of this chapter by further describing key concepts for maintaining and enhancing intergovernmental cooperation.

PLAN FOR OPEN COMMUNICATION

Grey Cloud Island Township will continue to meet with neighboring and overlapping jurisdictions to discuss issues and opportunities of mutual concern. Grey Cloud Island Township and its neighbors will strive to develop a plan to enhance regular communication with each other. This may involve enhancing community websites and linking those websites to each other, exchanging community newsletters, and inviting representatives from neighboring communities to attend pertinent community planning meetings.

PLAN TO PROVIDE EFFICIENT, COST EFFECTIVE SERVICES

Grey Cloud Island Township will continue to work with neighboring and overlapping jurisdictions to ensure efficient, cost effective services. The Township will work with others to provide efficient and cost effective services including police, fire, and emergency services.

The Township will continue to work with the City of St. Paul Park to ensure that there is input from Grey Cloud Island Township on the development of those areas that have recently been annexed into the City limits. In addition, the Township welcomes any and all affiliated landowners who are seeking the lifestyle of Grey Cloud Island into the Township.

CHAPTER 8:

IMPLEMENTATION PROGRAM

OFFICIAL CONTROLS

EXISTING ZONING ORDINANCE, WATER SUPPLY AND SSTS REGULATION

The Township Zoning Ordinance is the principal control mechanism for implementing the Comprehensive Plan and MRCCA. It covers a broad array of environmental and land use concerns, standards for residential and industrial development, and operation and reclamation standards for commercial excavation.

The existing Zoning Ordinance establishes land use districts as follows: R-1 single family residential or Single Family Estate District, Commercial Excavation, Agricultural/Industrial, with a current agricultural use, and Conservancy. The Township allows Planned Unit Developments upon appropriate submission and approval of site plans. Subdivision regulations are also part of the Zoning Ordinance.

All sewers serving existing and proposed development through 2040 will be private, subsurface sewage treatment systems (SSTS). Washington County administers and enforces the County's SSTS regulations in the Township. Individual SSTS systems must conform to the requirements of the County's Subsurface Sewage Treatment System Regulations, Chapter 4 of the Washington County Development Code—Ordinance 196, and MPCA Regulations (Minnesota Rules Chapters 7080-7083. The County completes all SSTS reviews and permitting actions for development proposed within Grey Cloud Island Township. Enforcement of the County's Ordinance, along with the minimum lot size requirement in the Township, has proven very successful in preventing surface and ground water pollution and associated health hazards.

The Township's ordinance will continue to require new development to obtain MDH well permits.

ZONING ORDINANCE AMENDMENTS (within 9 months of Plan Adoption)

Given that the Comprehensive Plan and Land Use Plan have changed since the last update, changes to the existing Ordinances will need to occur. The Township will update its Zoning Ordinance be consistent with the Comprehensive Plan within 120 days of plan adoption. The potential Future Zoning map is included in the Appendix.

SURFACE WATER MANAGEMENT REGULATIONS (within 120 days of Plan Approval)

The Township will continue to evaluate and ensure that steps are being taken to follow all associated Water Resource Management Plans, and will continue to work with the South Washington County Watershed District (SWWD) to update the plans as necessary.

CRITICAL AREA / MNRRA ENVIRONMENTAL REGULATIONS

The Township will update its Zoning Ordinance to be consistent with the new MRCCA rules within the timeframe prescribed in the rules.

CAPITAL IMPROVEMENT PROGRAM

Township funds are limited; therefore, few capital improvements are planned. The Township has an ongoing program for roadway maintenance and it has considered the potential for improvements in the Town Hall. Limited recreational facilities exist near the Town Hall.

A copy of the Township's current budget, including proposed capital expenditures, is included in the Appendix.

COMPREHENSIVE PLAN IMPLEMENTATION SCHEDULE

Comprehensive Plan Element	Implementation Action	Date for Completion
Land Use	<p>Adopt new Zoning Map and Ordinance Updates to implement plan</p> <p>Adopt map and ordinance updates consistent with the MRCCA rules</p> <p>Review planning and zoning applications for consistency with plan</p>	<p>Within 9 months of plan adoption by Town Board</p> <p>As required by the rules</p> <p>Ongoing</p>
Housing	<p>Maintain existing affordable housing units</p> <p>Support Washington County and Regional housing programs that provide lifecycle and affordable housing and provide information to residents</p>	<p>Ongoing code enforcement efforts</p> <p>Ongoing</p>
Wastewater	Require new development to comply with Washington County SSTS Ordinance 196 and MPCA Standards	Ongoing
Water Supply	<p>Require new development to obtain MDH well permits</p> <p>Participate in the meetings of the North and East Metro Groundwater Management Area</p>	<p>Ongoing</p> <p>Participate in scheduled meetings</p>

Local Water Management Plan	<p>Submit LWMP to Water Management Organizations for approval</p> <p>Request WMO review and comments on planning and zoning applications</p>	<p>Simultaneous submittal with Comprehensive Plan submittal to Metro Council</p> <p>Ongoing</p>
Transportation	Develop and adopt Annual Township Budget with roadway and maintenance projects	Annually
Parks, Trails and Open Space	Cooperate with Washington County and regional organizations to maintain and plan for regional park, trail and open space facilities	<p>Annually</p> <p>Ongoing</p>
Solar Access Protection	Maintain zoning and subdivision ordinance standards that protect solar access and permit Community Solar Gardens	Ongoing
Aggregate Resources	Maintain zoning and subdivision ordinance standards that permit and regulate aggregate mining	Ongoing
Historic Resources	Support public and private efforts to protect historic resources in the Township	Ongoing

CHAPTER 9:

PLAN AMENDMENT PROCEDURE

PURPOSE

The purpose of the following guidelines is to establish a procedure for review of proposed plan amendments, as requested by property owners, residents, other private entities, or public agencies.

PROCEDURE

SUBMISSION

All proposed amendments except housekeeping amendments and amendments to the Capital Improvement Program, shall be submitted to the Planning Commission.

METHOD

All proposed amendments to the plan must be accompanied by an "Information Submission," as an original and three copies, mailed or hand-delivered to the Town Clerk. The Town Board or Planning Commission may initiate a proposed plan amendment at any time.

REVIEW

The Planning Commission shall review the proposed plan amendment, including but not limited to:

- a. Impact upon regional or local sanitary sewer service and treatment capacity.
- b. Impact upon regional or local highways, streets, airports, and parking facilities and capacities.
- c. Impact upon regional or local parks and open space facilities or areas.
- d. Impact upon natural resources, including level, flow, or quality of water resources (lakes, streams, wetlands, and groundwater), soils and topography, drainage routes, plant communities, wildlife population, historic or scenic areas or sites, air and noise quality.
- e. Impact upon existing residential, commercial, industrial, public, or open space uses, including population density.
- f. Impact upon other governmental unit plans or programs.

The Planning Commission shall invite public comment on the proposed amendment at its next regularly scheduled meeting.

PLANNING COMMISSION ACTION

Within ninety (90) days of receipt of the proposed amendment, the Planning Commission shall forward the proposed amendment to the Town Board with its recommendation for approval, disapproval, or no action. If appropriate, the Planning Commission shall identify to the applicant and the Town Board additional information to be submitted by the applicant to ensure adequate review, including maps, aerial photos, surveys, environmental data, land use, etc. If the Planning Commission takes no action within those ninety (90) days, the proposed amendment shall automatically be forwarded to the Town Board for its review.

TOWN BOARD ACTION

- a. Upon receipt of the proposed plan amendment, the Town Board shall hold a public hearing on the proposed amendment, after at least ten (10) days published notice in the official newspaper.
- b. After public hearing, at its next regularly scheduled meeting, the Town Board may determine that additional information shall be submitted by the applicant concerning the proposed amendment and instruct the applicant accordingly. Alternatively, the Town Board may require the initiation of an environmental assessment or environmental impact study, in accordance with state regulations, or it may forward the proposed amendment to the Metropolitan Council for review and comment, in accordance with Council plan review procedure. In any case, the Town Board may defer a decision until it is satisfied that there is sufficient information available to evaluate the impact of the proposed amendment upon the Township residential population, land use patterns, governmental facilities, and environmental quality.
- c. The Town Board may approve or deny, in whole or in part, the proposed amendment. In the event of denial, the Town Board shall provide the applicant with a written explanation and reasons for the denial.

OFFICIAL CONTROLS

No amendment to a zoning regulation, subdivision regulation, or environmental regulation shall be made that is inconsistent with the adopted plan, and no permit, approval, or other land use permission shall be granted by the Town Board that is inconsistent with the adopted plan.

Appendix

Figures

2018 Township Budget

Comments from Affected Jurisdictions and Response

Planning Commission and Board Minutes and Resolutions

Metropolitan Council and SWWD Approvals

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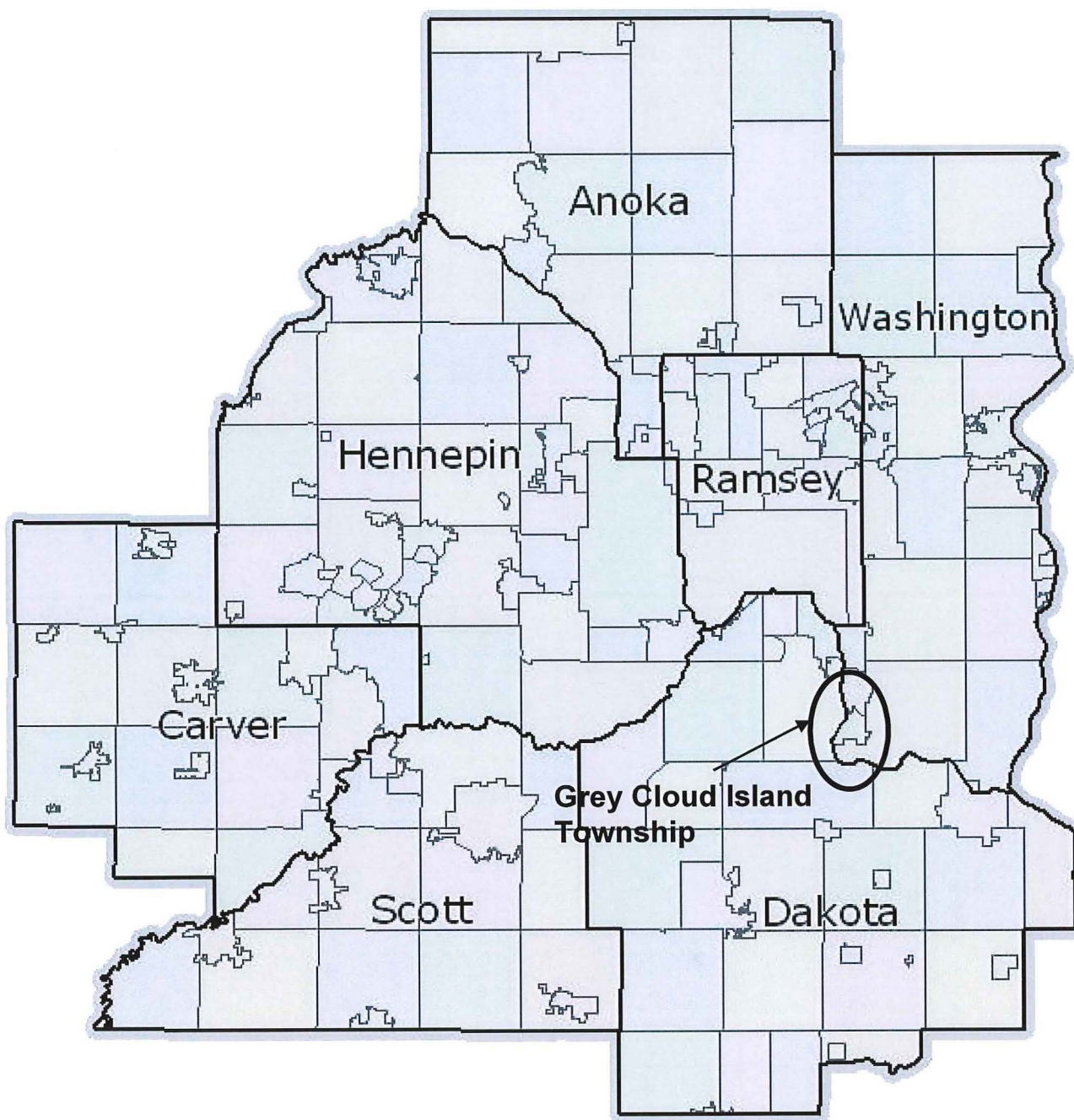
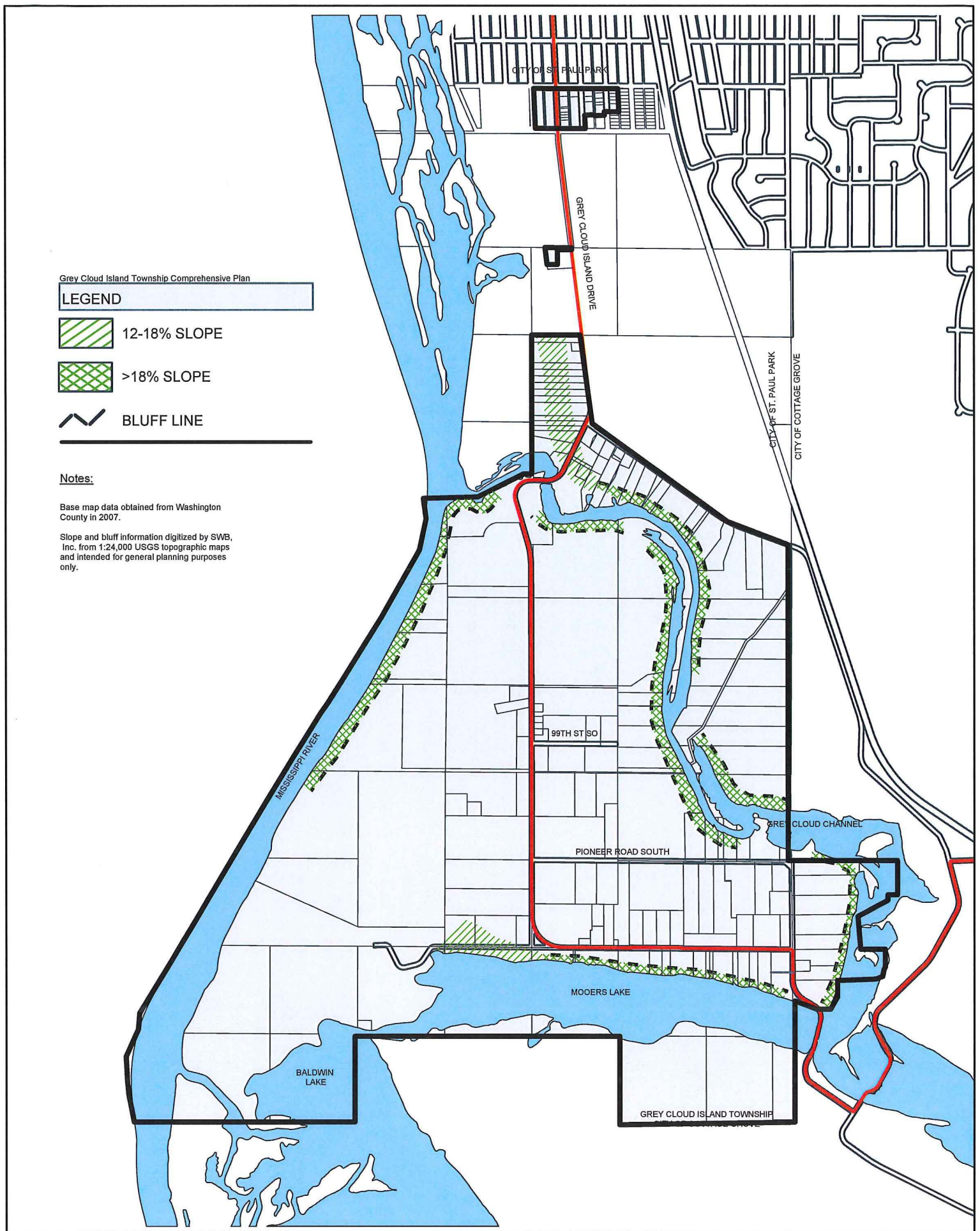


FIGURE 1: LOCATION MAP



Grey Cloud Island Township Comprehensive Plan

LEGEND

 12-18% SLOPE

 >18% SLOPE

 BLUFF LINE

Notes:

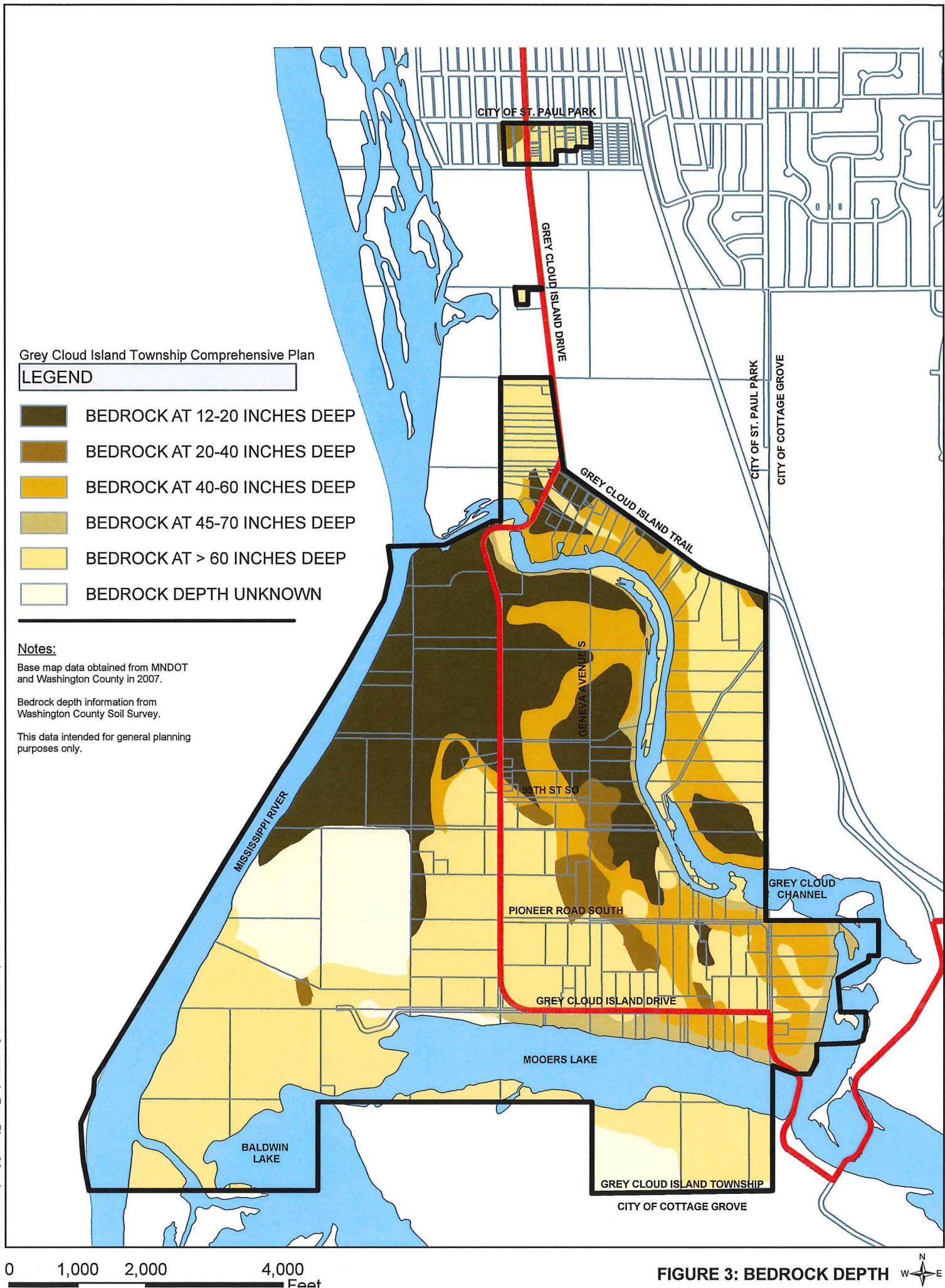
Base map data obtained from Washington County in 2007.

Slope and bluff information digitized by SWB, Inc. from 1:24,000 USGS topographic maps and intended for general planning purposes only.

0 1,000 2,000 4,000 Feet

FIGURE 2: SLOPE ANALYSIS





Grey Cloud Island Township Comprehensive Plan

LEGEND

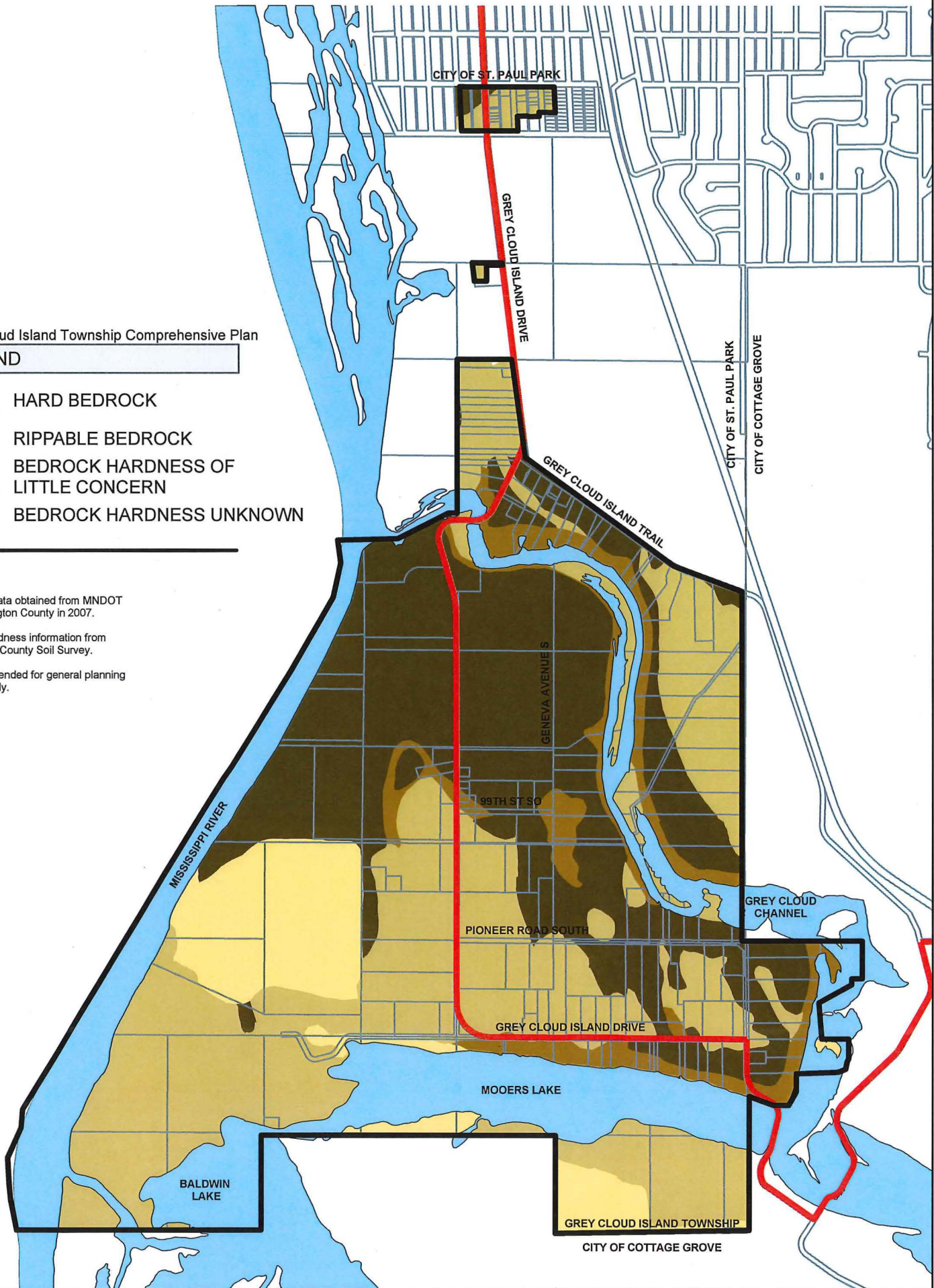
-  HARD BEDROCK
-  RIPPABLE BEDROCK
-  BEDROCK HARDNESS OF LITTLE CONCERN
-  BEDROCK HARDNESS UNKNOWN

Notes:

Base map data obtained from MNDOT and Washington County in 2007.

Bedrock hardness information from Washington County Soil Survey.

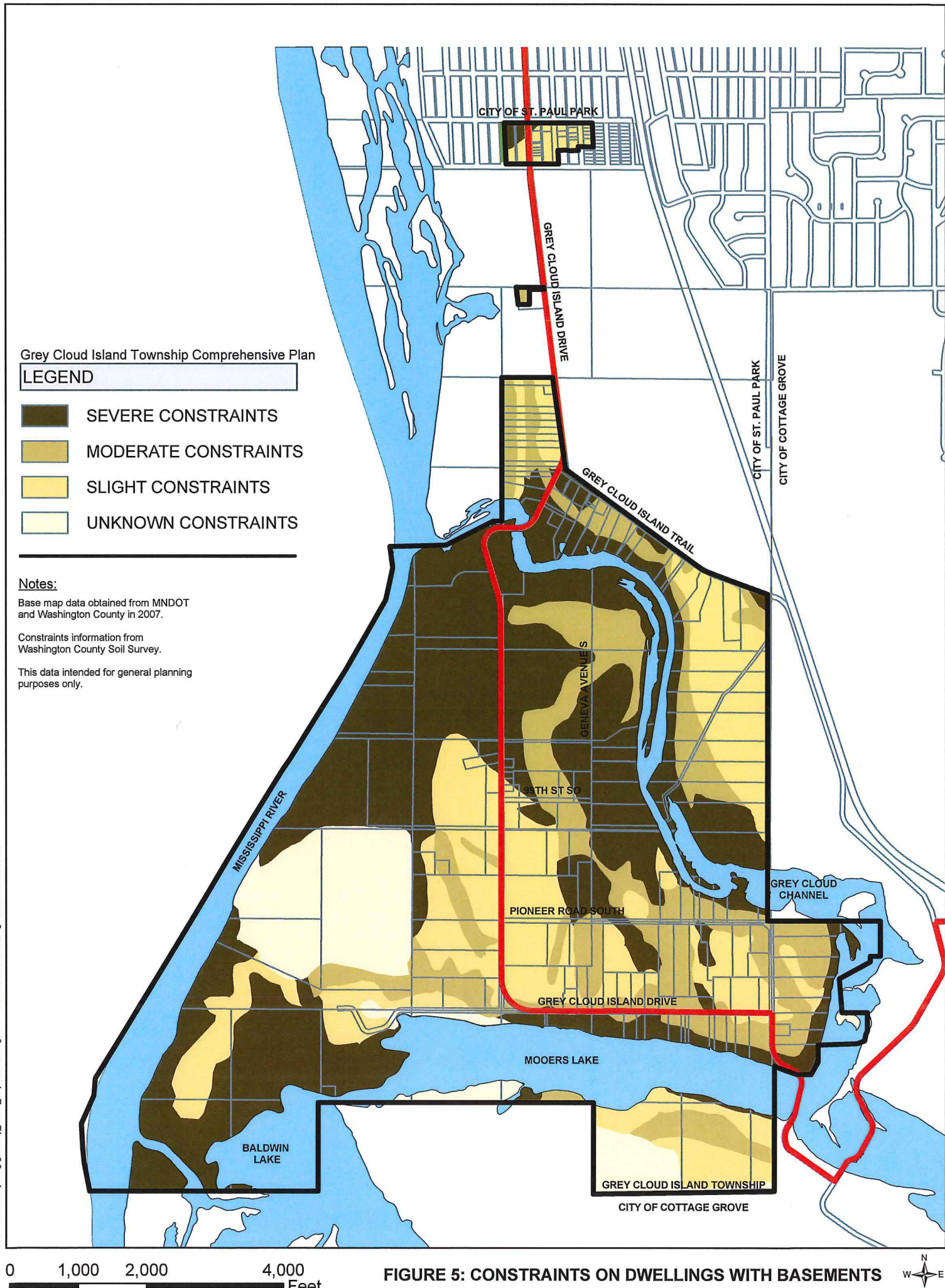
This data intended for general planning purposes only.



0 1,000 2,000 4,000 Feet

FIGURE 4: BEDROCK HARDNESS





K:\standards\hwy-brdg\gis\Grey_Cloud_Twp\Exhibits\Figure 6 - Septic System Constraints.mxd

Grey Cloud Island Township Comprehensive Plan

LEGEND

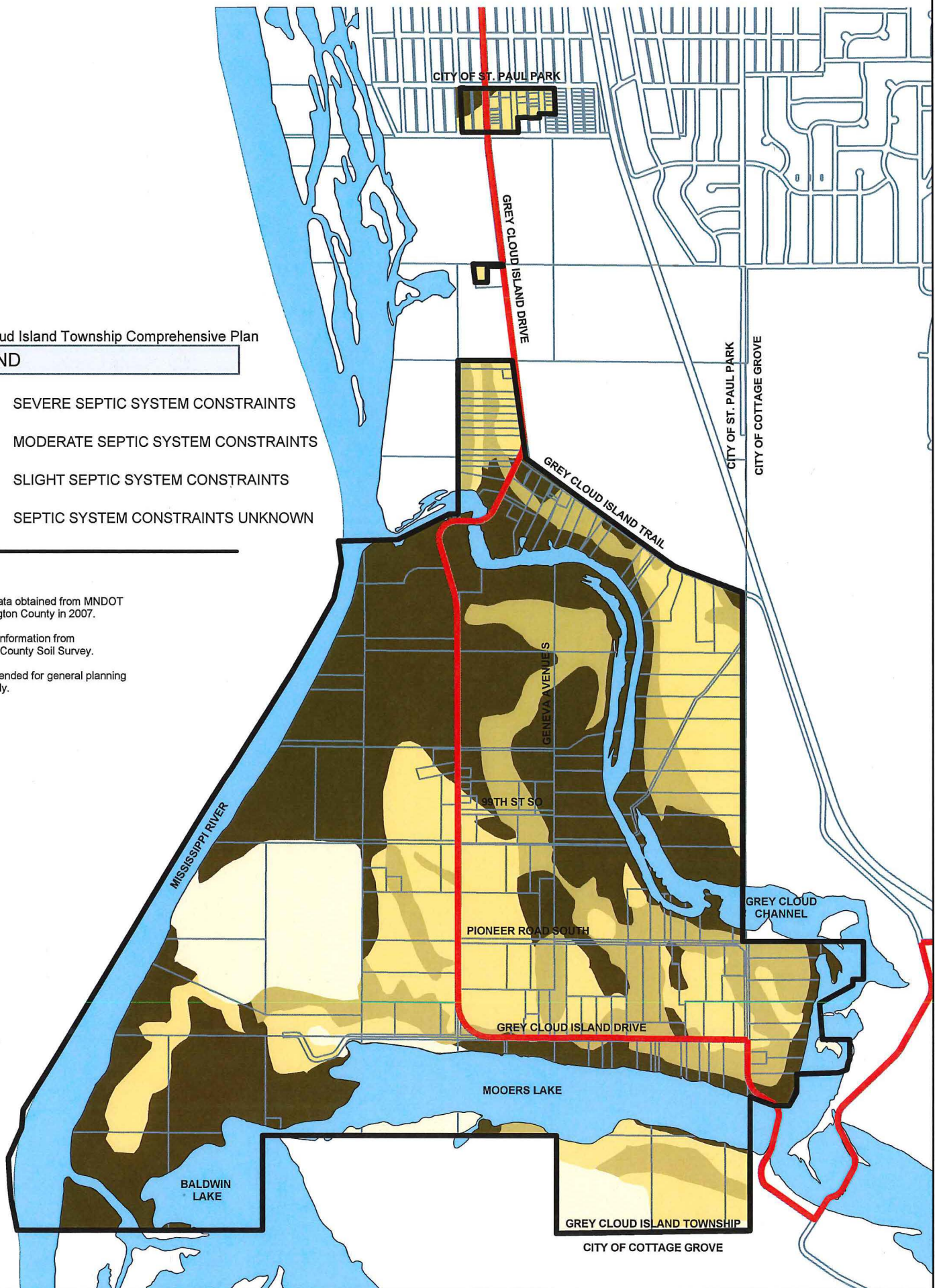
-  SEVERE SEPTIC SYSTEM CONSTRAINTS
-  MODERATE SEPTIC SYSTEM CONSTRAINTS
-  SLIGHT SEPTIC SYSTEM CONSTRAINTS
-  SEPTIC SYSTEM CONSTRAINTS UNKNOWN

Notes:

Base map data obtained from MNDOT and Washington County in 2007.

Constraints information from Washington County Soil Survey.

This data intended for general planning purposes only.



0 1,000 2,000 4,000 Feet

FIGURE 6: SEPTIC SYSTEM CONSTRAINTS



Grey Cloud Island Township Comprehensive Plan

LEGEND

-  NWI DEFINED WETLAND
-  100 YEAR FLOODPLAIN

Notes:

Base map data obtained from MNDOT and Washington County in 2007.

Floodplain boundary from MNDNR DFIRM Data Final for Washington County.

NWI boundaries from MNDNR updated NWI.

This data intended for general planning purposes only.

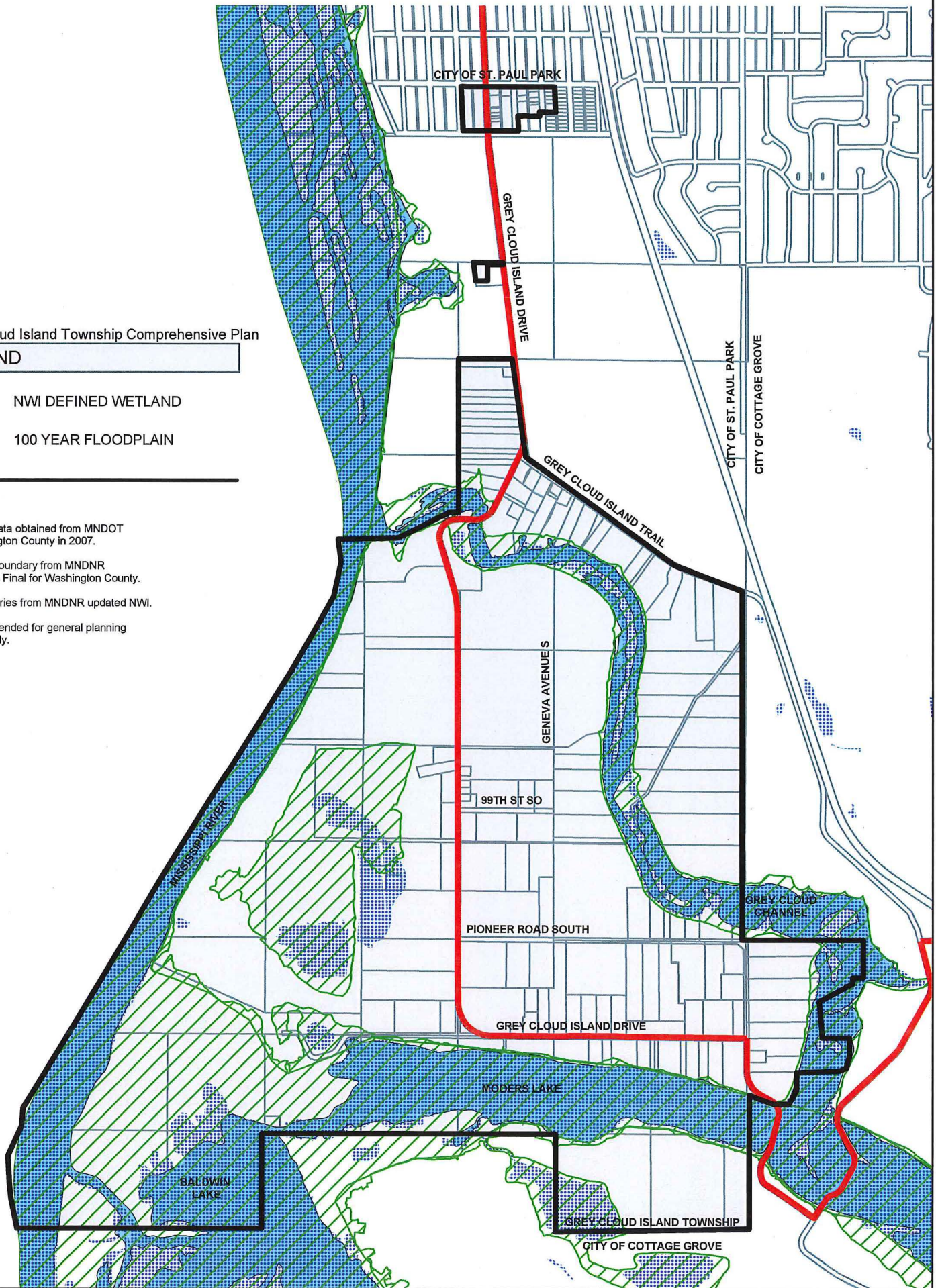
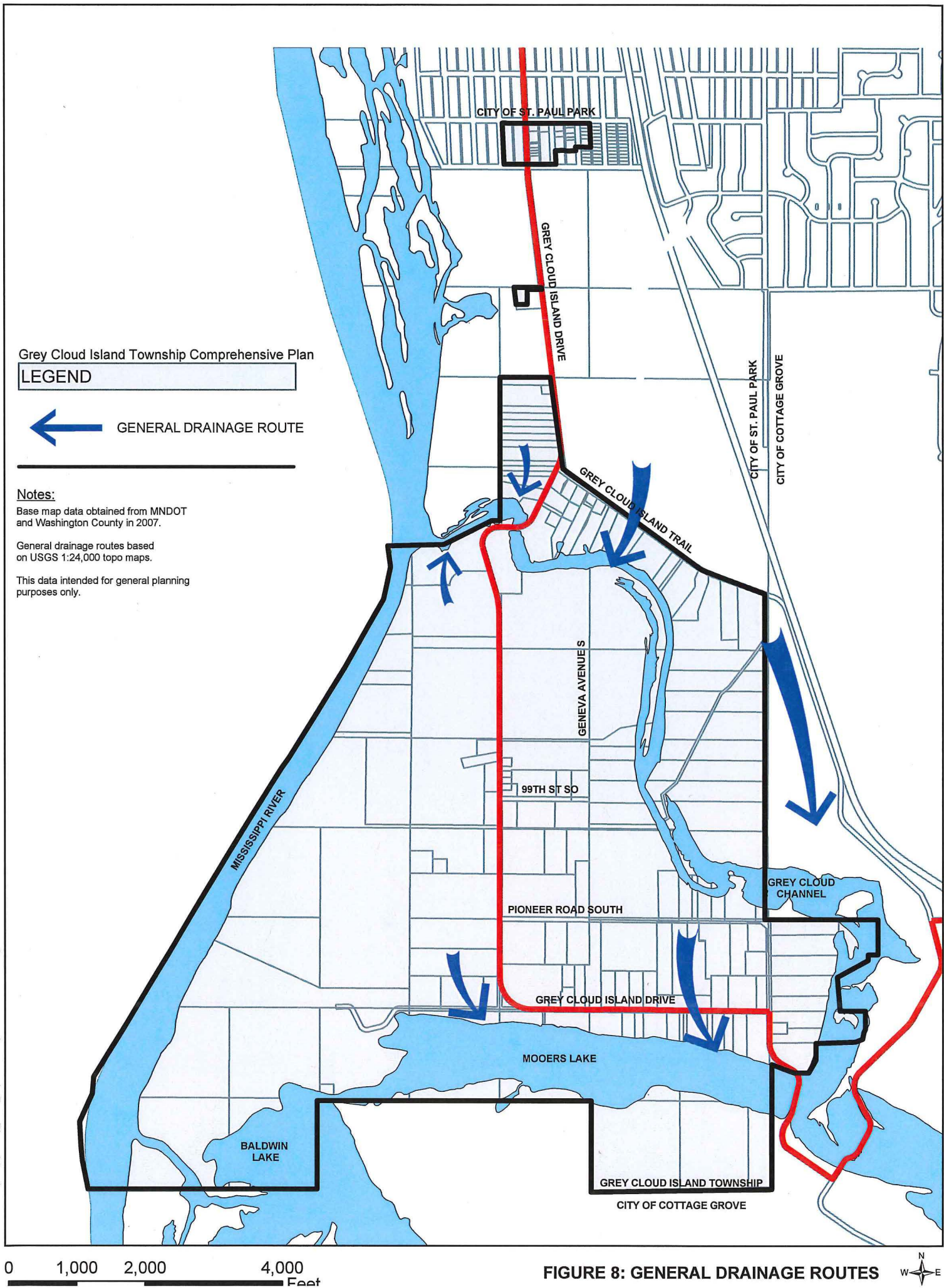


FIGURE 7: WETLANDS AND FLOODPLAIN





Grey Cloud Island Township Comprehensive Plan

LEGEND

 WOODED AREA

Notes:

Base map data obtained from MNDOT and Washington County in 2007.

This data intended for general planning purposes only.

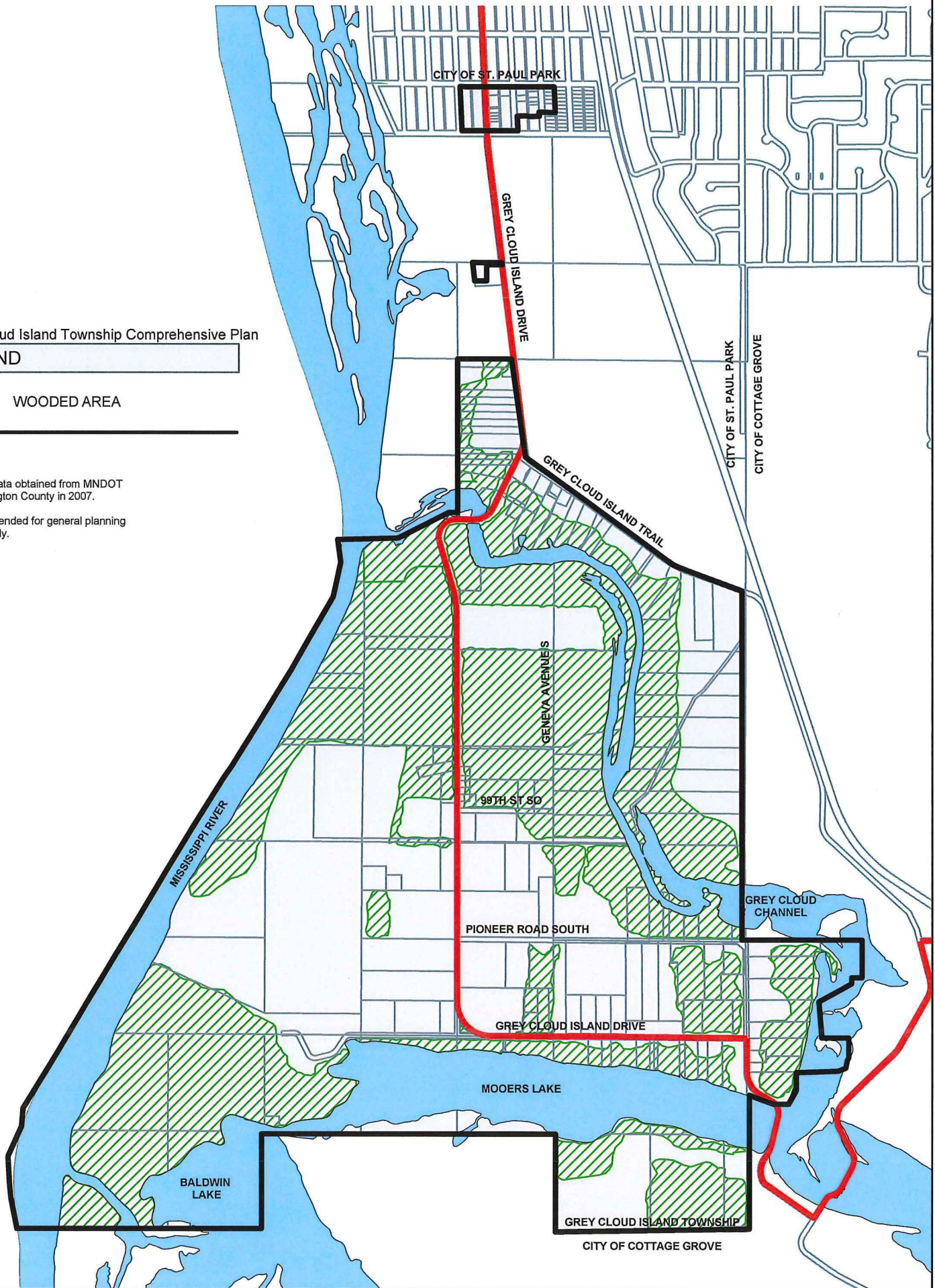
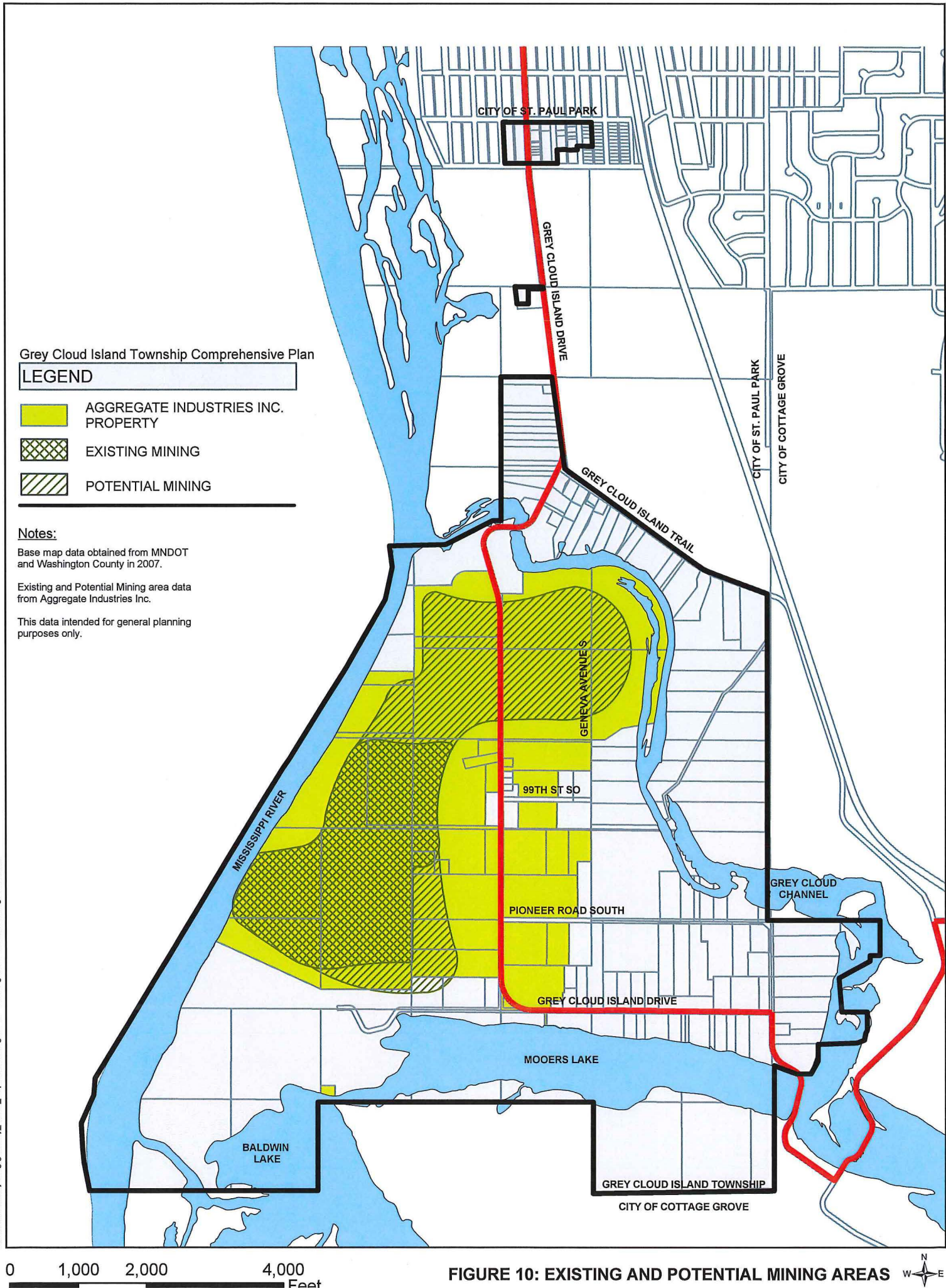


FIGURE 9: WOODED AREAS





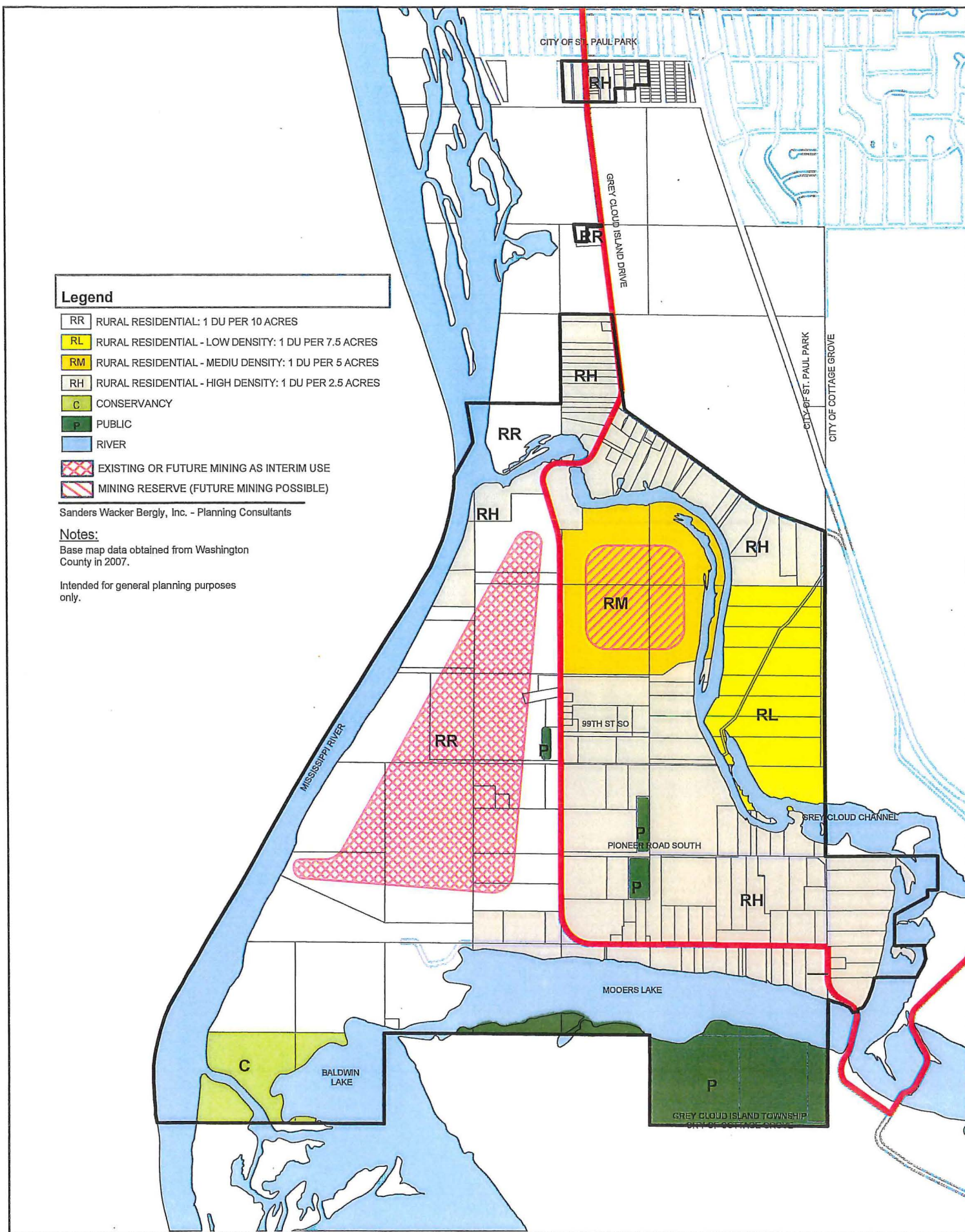


FIGURE 14-A: FUTURE LAND USE



2017 Annual Meeting: 2018 Budget & Tax Levy

	2013			2014			2015			2016			2017	2018
	Budget	Actual	△	Budget	Actual	△	Budget	Actual	△	Budget	Actual	△	Budget	Proposed
General Purpose														
Total General Purpose	34,800	28,832	-17%	35,900	37,200	4%	34,188	39,351	15%	41,578	42,532	2%	55,476	41,206
Public Safety														
Total Public Safety	87,449	76,087	-13%	91,386	87,075	-5%	94,105	84,796	-10%	91,094	87,323	-4%	89,022	91,693
Road & Bridge (Public Works)														
Total Road & Bridge	41,000	31,464	-23%	41,000	27,472	-33%	40,800	48,001	18%	40,800	41,463	2%	37,800	47,200
GRAND TOTAL	163,249	136,383	-16%	168,286	151,747	-10%	169,093	172,148	2%	173,472	171,318	-1%	182,298	180,099
Revenue Accts														
Total Non-Tax Revenue	37,650	24,255	-36%	32,100	38,965	21%	32,200	47,560	48%	34,110	39,372	15%	46,630	45,204
Tax Levy	108,099	106,035	-2%	108,786	108,789	0%	109,493	110,516	1%	109,562	107,632	-2%	107,768	107,195
Other Tax Revenue	17,500	24,740		27,400	30,526		27,400	28,012		29,800	26,812		27,900	27,700
Total Revenue	163,249	155,030	-5%	168,286	178,280	6%	169,093	186,087	10%	173,472	173,816	0%	182,298	180,099

Funds	2017 Budget	2018 Proposed	Variance vs 2017
General	\$55,476	\$41,206	-25.7%
Public Safety	\$89,022	\$91,693	3.0%
Road & Bridge	\$37,800	\$47,200	24.9%
Total	\$182,298	\$180,099	-1.2%
Other Revenue	74,530	72,904	-2.2%
TAX LEVY	107,768	\$107,195	-0.5%

	Surplus
UNALLOCATED	\$116,546
Cemetery	\$1,050
GP	\$73,082
PS	\$48,164
RB	\$69,364
	\$308,206



Minnesota Department of Transportation –
Metro District
1500 W County Road B2
Roseville MN 55113

January 2, 2018

Sherri A. Buss
Senior Planner/Manager
TKDA
444 Cedar Street, Suite 1500
Saint Paul, MN 55101

SUBJECT: CPA17-009 2040 Grey Cloud Island Township Comp Plan Update
Grey Cloud Island Township Limits
Grey Cloud Island Township, Washington County

Dear Ms. Sherri Buss:

Thank you for the opportunity to review the Grey Cloud Island Township Comprehensive Plan Update. The Minnesota Department of Transportation (MnDOT) has reviewed the draft plan and has no comments or concerns.

If you have any questions concerning this review, please contact me at (651) 234-7795.

Sincerely,

Josh Pansch
Senior Planner

A handwritten signature in black ink, appearing to read 'Josh Pansch', written over a light blue horizontal line.

Copy sent via E-Mail:
Nicholas Olson, Water Resources
Buck Craig, Permits
Gayle Gedstad, Traffic
Kaare Festvog, Traffic
Ashley Roup, Right of Way
Mackenzie Turner Borgen, Bike/Ped
Carl Jensen, Transit
Cameron Muhic, Bike/Ped
Natalie Ries, Programming
Ryan Coddington, Area Manager
Nancy Jacobson, Design
Shane Rowbotham, Design

January 3, 2018

Sherri Buss, Township Planner
TKDA
444 Cedar Street, Suite 1500
Saint Paul, MN 55101

RE: **Grey Cloud Island Township 2040 Comprehensive Plan Update– Preliminary Review**
Metropolitan Council Review File No. 21830-0
Metropolitan Council District 12, Harry Melander
Metropolitan Council District 13, Richard Kramer

Dear Ms. Buss:

Metropolitan Council staff have reviewed the preliminary draft of Grey Cloud Island Township's 2040 Comprehensive Plan Update (Plan), received on December 4, 2017. In the preliminary review, staff focused on whether the draft Plan appeared to be complete or contained any major system issues or policy conflicts.

The review letter identifies preliminary review areas that appear to have potential policy concerns, areas of the Plan that are complete for review, and areas that are incomplete for review. The draft Plan is complete for transportation, transit, wastewater, forecasts, water supply, solar, and implementation. Staff offers the following preliminary review comments for your consideration.

Forecasts (Dennis Farmer, 651-602-1552)

The following comments have been provided related to the Forecasts within the draft Plan:

- The Township's household forecasts differ slightly from Metropolitan Council forecasts. The township forecasts a gradual loss of 10 households per decade between 2020 and 2040. These household forecasts are identical to the 2000 – 2030 forecasts used in the township's last 2030 Comprehensive Plan Update, but applied to decades 2020 - 2040 instead of 2010 - 2030.
- The Metropolitan Council's most recent forecasts, by contrast, project that total households will remain at 120 through year 2040.
- The differences between the Township's forecasts and the Metropolitan Council's forecasts are small. If the township wishes to revise their official forecasts to show slowly decreasing households, please contact the Sector Representative.

Transportation (Russ Owen, 651-602-1724)

The following comments have been provided related to the Transportation chapter of the draft Plan:

- Within the bicycling and walking section, the Plan references a future trail that is included on two other maps. We suggest referencing the titles and/or figure numbers.
- Within the pedestrian discussion, we suggest acknowledging the community designation (Diversified Rural) and whether there are sidewalks present.

- Within the freight section, the draft Plan does not acknowledge any weight-restricted roadways/bridges, bridges with insufficient height or width clearances, locations with unprotected road crossings of active rail lines, or intersections with inadequate turning radii. If no such issues exist, this should be stated.
- Page 28, update the year from forecasts of 2030 to 2040.
- Typo (“Analysis”) in Figure 16 title, followed by calling TAZs “Transportation” Analysis Zones.

Transit (Scott Thompson, 612-349-7774)

The following comments have been provided related to the Transit section of the draft Plan:

- The Plan notes that the Township has Washington County Human Services Dial-A-Ride service for seniors and disabled persons. It mentions that the Township will work with Metro Commuter Services for ride matching. The name of this department is now Metro Transit Commuter Programs.

GIS (Paul Hanson, 651-602-1674)

The following comments have been provided related to the maps provided within the draft Plan:

- The map image resolution is recommended to be of higher quality in order to create our regional datasets and translate the information.

The following sections of the draft Plan are considered **incomplete**. Changes in the draft Plan are needed before it is submitted to the Council for formal review.

Environment (Jim Larsen, 651-602-1159)

Completeness

The Plan is **incomplete** at this time based on the ongoing review of the Mississippi River Corridor Critical Area (MRCCA) plan element by MDNR staff and a minor clarification request in the SSTS element. The local surface water management plan (LSWMP) and Aggregate Resources components are complete for review.

Surface Water Management

Grey Cloud Island Township lies within the boundaries of the South Washington Watershed District. The Township has prepared a draft LSWMP which was included as a chapter in the Plan. The draft LSWMP is complete for formal review. Please submit the LSWMP to the Council’s Water Resources staff at the same time it is submitted to the South Washington Watershed District for formal review. Council staff will review the plan and forward comments to the District at the completion of the review.

Advisory Comment

The draft LSWMP text indicates that Township stormwater runoff rates and volumes have been modeled for design storm duration rainfall events using TP-40 data. TP-40 data has been superseded by Atlas 14 rainfall protection data which result in approximately 20% higher rainfall amounts for 50- and 100-year event projections. We encourage the Township to have a discussion with watershed staff on the need and value of planning to perform a reassessment of stormwater and flood plain modeling for the entire Township utilizing NWOA’s updated Atlas 14 data. However, the high porosity of Township soils and low imperviousness of planned land uses

may not warrant the update at this time unless areas of isolated flooding are an existing concern of record within the community.

Subsurface Sewage Treatment Systems (SSTS)

Metropolitan wastewater collection facilities are not available within the Township. All existing residences in the Township are served by SSTS. There are no community wastewater treatment systems currently in use in the Township. Washington County manages the inspection, operation, and maintenance management of systems in the Township. The County's program is consistent with MPCA Rules and Council policy requirements.

Advisory Comment

It is unclear from the Plan text how many systems are in operation in the Township. Table 1 on page 6 of the plan indicates 117 households were present in 2010 with a projection of 120 in 2020, and text on page 16 references Council data indicating there were an estimated 126 households in the Township in 2015. Council staff requests that the plan specifically identify the number of known SSTS utilizing County data that are represented by the red dots within Township boundaries on Figure 18, in the formal Plan submission.

Aggregate Resources

The Plan contains a section on aggregate resources protection as required by the MLPA. It identifies the locations of known viable aggregate resource deposits within the Township, consistent with *Minnesota Geological Survey Information Circular 46*. The Plan also identifies existing and future mining (land use) areas, as well as Goals and Policies to address the potential land use conflicts of aggregate resource extraction and required site restoration.

Mississippi River Corridor Critical Area (MRCCA)

The submission includes a MRCCA component that has been forwarded on to MDNR staff for their completeness review. Comments on this element will be sent to the Township under separate cover.

Land Use (Corrin Wendell, 651-602-1832)

The Plan is incomplete at this time for Land Use. Clarifications are needed to ensure conformance with regional system plans. The following are needed for completeness:

Existing Land Use

- The Plan's Figure 12: Existing Land Use Map resolution needs to be improved in order for review to be completed.

Future Land Use

- Figure 13: Future Land Use Map resolution needs to be improved in order for review to be completed.
- The Plan's Residential Areas (d) Rural Residential does not state how many dwelling units per 10 acres.
- The Future Land Use Map must reflect an Agricultural land use designation with a maximum density of 1 unit per 40 acres at the time of plan adoption, as required by state law.
- Page 12 notes that the allowed land uses will show a minimum and maximum density, these ranges do not appear in the text on Pages 14 and 15.

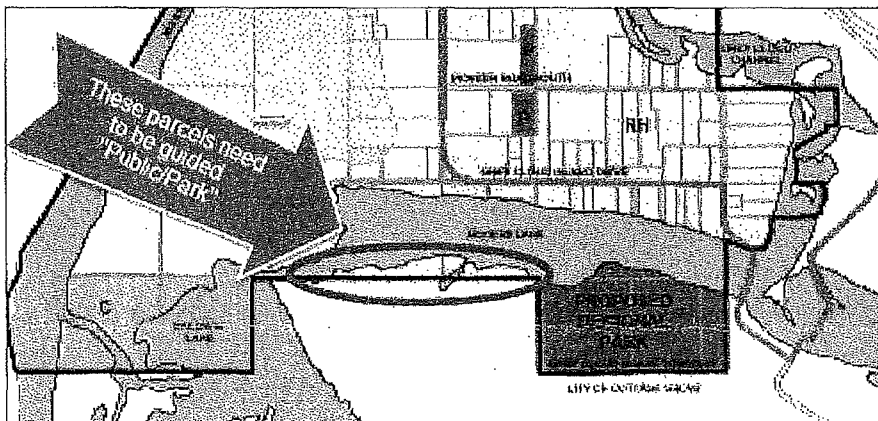
Advisory Comment

- All maps shown within the Plan have lower quality resolution and appear to be not legible. Please provide higher resolution maps.
- Please provide a table of contents within the Plan for ease of navigation throughout the document.
- The Plan's Chapter headings could be revised to match Chapter numbers.

Regional Parks and Trails (Jan Youngquist, 651-602-1029)

The Plan is incomplete for regional parks review and may have potential conformance issues with the 2040 Regional Parks Policy Plan (RPPP). The Regional Parks System components as identified in the RPPP are the planned Grey Cloud Island Regional Park and the Mississippi River Regional Trail Search Corridor, which will be developed and operated by Washington County and are protected through the RPPP.

Potential Conformance Issue: The Metropolitan Council-approved master plan for Grey Cloud Island Regional Park designates Lower Grey Cloud Island as a future regional park, a small portion of which is located within the Township. Washington County is in the process of acquiring land on the island as it becomes available. In acknowledgment of this planned regional facility, the future land use of properties on the island need to be guided as "Public/Park." The Plan properly guides land that has been acquired by Washington County for the regional park, but the inholdings within the regional park boundary are improperly guided with a future land use of Rural Residential-High Density. Revisions shown on the graphic below need to be made to the map on the cover of the Plan, Figure 13: Future Land Use (page 12), and the future land use map within the local watershed management plan (page 45). The acreage in Table 3: Projected Land Use Plan Tabulation 2020-2040 should be revised accordingly.



Incomplete Issue: The Parks and Open Space Plan discusses a potential overlook at Robinson Rocks and references Figure 14-D. This figure was not included in the Plan, nor is there any map in the Plan that depicts the location of Robinson Rock.

Advisory Comment

- The reference to "County" on Table 2: Existing Land Use should be changed to "County Land- Planned Regional Park." (page 10)
- The reference to "County Park" on Table 3: Projected Land Use should be changed to "Regional Park." (page 13)

- All references to the "Grey Cloud Island Regional Trail" should be changed to "Mississippi River Regional Trail Search Corridor". (pages 38, 72, 75)
- The text in the Parks and Open Space Plan section refers to 104 acres of County owned parkland within the Township. However, Table 2: Existing Land Use and Table 3: Projected Land Use show 82 acres of County owned parkland. The Parks and Open Space Plan section should state the existing acreage owned by the County for Grey Cloud Island Regional Park as well as the acreage of the inholdings within the boundary of the regional park to be acquired by the County in the future. These acreages should be consistent with the acreages in Tables 2 and 3, respectively. Please contact Washington County Parks staff to verify the appropriate acreages.
- The headers for Chapters 1 and 2 read "Chapter 3 Land Use" and should be updated accordingly. (pages 1-6)
- The headers within the Special Resources--Solar and Aggregate section begin with "Chapter 3 Land Use" and then skip to "Chapter 2 Community Profile" and should be updated accordingly. (pages 19-24)
- The headers for a portion of Chapter 4 read "Chapter 5: Local Watershed Management Plan" and should be updated accordingly. (pages 30-34)

Housing (Jonathan Stanley, 651-602-1555)

Grey Cloud Island Township's preliminary Plan is **incomplete** for housing related content. The following required element is missing from the chapter:

- Map of owner-occupied housing units identifying their assessed values and differentiating values above and below \$238,500. Council Staff can provide you with this map.

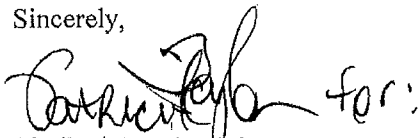
Advisory Comments:

The Township might consider allowing accessory dwelling units befitting of the local character on the outside of existing residences as a source of lower cost and/or intergenerational housing.

Council staff appreciates early submittal and review of the Township's preliminary 2040 Comprehensive Plan Update.

If you have any questions or would like to meet to discuss review comments in this letter please contact Corrin Wendell, Sector Representative, at 651-602-1832.

Sincerely,


LisaBeth Barajas, Manager
Local Planning Assistance

CC: Harry Melander, Metropolitan Council District 12
Richard Kramer, Metropolitan Council District 13
Elizabeth Bell, Township Clerk, Grey Cloud Island Township
Kyle Colvin, Environmental Services, Asst Manager Tech Services, Engineering/Planning
Corrin Wendell, Sector Representative/Principal Reviewer
Raya Esmaeili, Reviews Coordinator

Sherri A. Buss

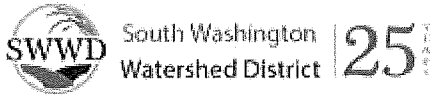
From: Loomis, John <john.loomis@woodburymn.gov>
Sent: Wednesday, January 24, 2018 9:19 AM
To: Sherri A. Buss
Subject: RE: Grey Cloud Island Township draft 2040 Comprehensive Plan
Attachments: Review Draft JHL.pdf

Sherri,

Our comments are attached. I've just marked up a pdf of the plan draft. The most substantive issue is the need to identify SWWD as LGU for WCA. We took that over a few years ago. The township no longer contracts with WCD. Additionally, as per the revised 8410, plans are required to include a mechanism to measure and evaluate progress. I'm not sure what that looks like for GCT.

John Loomis

Water Resources Program Manager



Direct: 651-714-3714

www.swwdmn.org

2302 Tower Drive

Woodbury, MN 55125

[Click for Directions](#)

From: Sherri A. Buss [<mailto:sherri.buss@tkda.com>]

Sent: Monday, December 4, 2017 11:09 AM

To: jburbank@cottage-grove.org; tlink@invergroveheights.org; kwash@stpaulpark.org; Chatfield, Kurt (KURT.CHATFIELD@CO.DAKOTA.MN.US) <KURT.CHATFIELD@CO.DAKOTA.MN.US>;

Molly.ORourke@co.washington.mn.us; dbentdahl@sowashco.org; joe.barten@co.dakota.mn.us; Loomis, John <john.loomis@woodburymn.gov>; Sherman, Tod (DOT) <tod.sherman@state.mn.us>; john_anfinson@nps.gov

Cc: townclerk@greycloudislandtwp-mn.us

Subject: Grey Cloud Island Township draft 2040 Comprehensive Plan

All,

Grey Cloud Island Township has completed the Draft of its 2040 Comprehensive Plan. Your organization is on the list of Affected Jurisdictions that the Metropolitan Council provided to the Township to review all or part of the Draft 2040 plan. The Local Water Management Plan and MRCCA Plan are included as chapters within the Draft Plan.

The Township requests that the appropriate person(s) in your organization review the plan, and send comments or questions to the Township. The Township's Planning Commission and Board will review all comments and respond to them. If you do not have any comments, please send an email to me to let us know that, so we know that you have taken this opportunity to review the draft plan.

Your organization has up to six months from the date of this email to review Grey Cloud Island's Draft 2040 Comprehensive plan. We hope that you will be able to complete your review within a month or two, so that the Township may proceed to revising the plan as needed and submit it to the Metropolitan Council early in 2018.

1/26/2018

Preliminary Review - Grey Cloud Island Township MRCCA Plan, Chapter 6 of 2040 Comprehensive Plan Update

DNR staff have reviewed the preliminary MRCCA plan and evaluated it as if it were being reviewed for approval. A check mark in the "Assessment" column indicates that the proposed provision meets the minimum requirement and is acceptable. If there is no check mark, comments explain what changes are needed to be acceptable for the final plan to be approved. There is no need to respond to these comments unless you have questions about them.

Minimum Requirements	Page number, or policy number	Assessment ✓=acceptable N/A=not applicable	Comments
Introduction			
1. Brief history of MRCCA and MRCCA goals	53-54	✓	
2. Map showing MRCCA boundary in community	57	✓	
3. Public process description	55	✓	
4. Summarize progress on goals since 2030 Plan	55	✓	
Districts			
<u>Map & Describe</u>			
1. Map each district that applies in community.	57	✓	
2. Describe each of the mapped districts for your community using the description and management purpose specified in MR 6106.0100 , Subp. 3 to Subp. 8. The district description is shown under Item A and management purpose is shown under Item B in each subpart.	56		Plan excludes second sentence of RN district description. If this is because the area does not include and is not guided for parks, open space, commercial, or marinas, then no need to include this sentence. If not, please add the sentence. Also, your description of the RN district does not include the word "readily" in front of visible. This is fine for the plan; however, the words "readily visible" are defined in rule and therefore will be required in the MRCCA ordinance.
3. Explain how future land uses (and potential redevelopment plans) fit the purpose of the MRCCA districts and identify potential conflicts (especially important for communities anticipating the need for implementation flexibility in MRCCA ordinance or future district boundary amendments)	56		Plan states what base zoning districts are covered by MRCCA overlay districts. However, there is no discussion of "fit" or potential conflicts. Please explain how any future land uses are aligned, or not, with the MRCCA districts and if there are any conflicts. If none, state so.
<u>Policies</u>			
1. Guide land use/development consistent with management purpose of each district.			No goals or policies are identified in plan. Please develop a policy or policies that guide land use and development consistent with the management purpose of each district.

<u>Implementation Actions</u>			
1. Amend existing or adopt new MRCCA ordinance overlay district compliant with the goals and policies of the MRCCA Plan and Minnesota Rules, part 6106.0070, Subp. 5 – Content of Ordinances.	Item 1 on P. 77	✓	
2. Amend zoning map to reflect new MRCCA districts.	Item 2 on P. 77	✓	
3. List any actions to be taken to pursue implementation flexibility (if any areas were identified as needing implementation flexibility during the planning process).		N/A	
Primary Conservation Areas			
<u>Map & Describe</u>			
1. Shore impact zone	58	✓	
2. Wetlands, floodplains, and confluence w/key tributaries	58	✓	
3. Natural drainage routes	59	✓	
4. Bluff impact zones	60	✓	Map in Appendix shows 12-18% slopes, slopes greater than 18%, and the bluff line, nice to have!
5. Native plant communities and significant existing vegetative stands	61	✓	
6. Cultural and historic properties	62	✓	
7. Gorges		N/A	
8. Unstable soils and bedrock	62	✓	Maps in Appendix show land unsuitable for development due to shallow bedrock and water table, nice to have!
<u>Policies</u>			
1. Protect PCAs (List those specifically found in your community) and minimize impact to PCAs from public and private development and land use activities (landscape maintenance, river use, walking/hiking, etc.).	1.1, 1.2, 1.3, 1.5, 2.1, 2.2, 3.1, 3.3, 3.4, 4.1, 4.2, 4.3, 4.4, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 6.2, 7.1, 8.1, 8.3, 8.4	✓	Policy 4.2 refers to SIZ, it should say BIZ.
2. Support mitigation of impacts to PCAs through subdivisions/PUDs, variances, CUPs, and other permits.	1.4, 8.2	✓	
3. Make restoration of removed Native Plant Communities and natural vegetation in riparian areas a high priority during development. (Clarification that this applies during development.)			Please add a policy that specifically prioritizes the restoration of both native plant communities and natural vegetation that are removed during development . This could be accomplished by modifying policy 1.4 or those policies under Goal 5.
4. Support alternative design standards that protect the LGU's identified PCAs, such as conservation design,	3.2, 5.8		Policies 3.2 and 5.8 encourage conservation development to preserve ag land, open space, scenic views, natural draining systems, and other features. Please

transfer of development density, or other zoning and site design techniques that achieve better protections or restoration of primary conservation areas.			specifically reference all PCAs that would be protected through conservation design.
5. Make permanent protection measures (such as public acquisition, conservation easement, deed restrictions, etc.) that protect PCAs a high priority.	1.5	✓	
Implementation Actions			
1. Ensure that information on the location of PCAs is readily available to property owners to understand how PCA-relevant ordinance requirements, such as vegetation management and land alteration permits, apply to their property for project planning and permitting.	Item 10 on Page 77	✓	
2. Establish procedures and criteria for processing applications with potential impacts to PCAs, including (organizational change):			
• identifying the information that must be submitted and how it will be evaluated,	Item 4 on Page 77	✓	
• determining appropriate mitigation procedures/methods for variances and CUPs,	Item 8 on Page 77	✓	
• establishing evaluation criteria for protecting PCAs when a development site contains multiple types of PCAs and the total area of PCAs exceed the required set aside percentages, and (Was previously listed as a policy.)			Please add an action item that address this. This could be as simply as stating the Town will develop criteria for prioritizing the protection of PCAs when a site contains multiple PCAs.
• developing administrative procedures for integrating DNR and local permitting of riprap, walls and other hard armoring. (Note: Application procedures will be a required element of MRCCA ordinance review and approval.)	Items 4 Page 77	✓	
Public River Corridor Views			
Map & Describe			
1. Map at least one <u>view toward the river from each public parkland and public overlook</u> , if any. Also, map views toward the river from those historic properties with views most important to the community. Document each view with the following: <ul style="list-style-type: none"> • Photo taken during leaf-on conditions. View of river should be in the frame. • Map showing the location the photo was taken from with two arrows indicating the general 	66		The view is from a location in Cottage Grove, not GCI. Are there any views from publicly accessible locations in GCI? If not, then you do not need to submit a view for this requirement. This submitted view fulfills the next requirement of <u>views toward bluffs from the OWHL of the opposite shore</u> . Please label Figures.

<p>boundaries of the view as depicted in the photo and point in in the direction of the view.</p> <ul style="list-style-type: none"> • Description of what makes the view valuable. The guidance document “Framework for identifying and selecting PRCVs” provides information on how to discuss and describe views. • Description of what changes would negatively or positively impact the view. <p>(Note: If there are no public parklands or public overlooks in your community, this requirement does not apply.)</p>			
<p>2. For views <u>toward bluffs from the OWHL</u> of the opposite shore:</p> <ul style="list-style-type: none"> • Map and describe areas along the OWHL in your community where there are highly valued views of bluffs across the river (these may be in another community). For these areas with valuable views describe what makes them valuable. This may include photos and identifying what makes the view valuable and what would negatively or positively impact the view. • Identify bluffs in your community where the views of those bluffs from across the river <u>may be of value</u> to other communities or river users. <p>(Note: If there are no bluffs in your community or bluffs visible from your community, this requirement does not apply.)</p>			<p>The submitted view from a location in Cottage Grove meets this requirement. Please revise plan language indicating this. Indicate why the view is valuable and what actions would negatively or positively impact the view.</p> <p>Please identify the view of Robinson’s Rocks (a bluff) from the OWHL across the river. DNR received many comments during the rulemaking that views of Robin’s Rocks were a highly valued view to other communities and river users.</p>
<p>3. Map and/or describe <u>other views important to your community</u>.</p>		N/A	
<u>Policies</u>			
<p>1. Protect and minimize impacts to PRCVs from public and private development activities.</p>	1.1, 1.2,	✓	
<p>2. Protect and minimize impacts to PRCVs from public and private vegetation management activities.</p>	1.3		<p>This policy references CUPS, variances and subdivisions which is good. Please also reference the vegetation permit.</p>
<p>3. Protect PRCVs located within the community and identified by other communities (adjacent or across the river).</p>			<p>Please add a policy that recognizes and protects views identified by other communities that are located in or include land in GCI.</p>
<u>Implementation Actions</u>			
<p>1. Ensure that information on the location of PRCVs is readily available to property owners to understand how PRCV-relevant ordinance requirements, such as</p>	Item 10 on P. 77	✓	

vegetation management and land alteration permits, apply to their property for project planning and permitting.			
2. Establish procedures for processing applications with potential impacts to PRCVs, including (organizational change):			
<ul style="list-style-type: none"> identifying the information that must be submitted and how it will be evaluated, and 	Item 4 on P. 77	✓	
<ul style="list-style-type: none"> determining appropriate mitigation procedures/methods for variances and CUPs. <p>(Note: Application procedures will be a required element of MRCCA ordinance review and approval.)</p>	Item 8 on P. 77	✓	
2. Actively communicate with other communities to protect views other communities have identified in LGU that are valuable, and vice versa.			Please add this action item.
Restoration Priorities			
<u>Map & Describe</u>			
1. Map & describe areas identified as priorities for vegetation restoration.	69	✓	
2. Describe areas identified as concerns for erosion prevention, bank and slope stabilization and other identified restoration activities that may be required as part of development. Refer to studies and reports completed by the community and other organizations (conservation districts, watershed districts, counties, etc.) and issues identified by citizens, and summarize priorities for action. If these areas have not been identified, state in your plan that they have not been identified.			Please describe areas identified as concerns for erosion prevention, bank and slope stabilization, and other identified restoration activities that may be required as part of development. Please check to see if studies have been completed on these issues by the watershed, conservation districts, Washington County, or other organizations and summarize issues raised in these studies or raised by citizens. If there are no relevant studies or priority areas have not been identified, please state so.
<u>Policies</u>			
1. Protect native and existing vegetation during the development process , and require restoration if any is removed by development . Priorities for restoration shall include stabilization of erodible soils, riparian buffers and bluffs or steep slopes visible from the river.	1.2		Please add language stating that vegetation restoration will be required if native or natural vegetation is removed by development and that priorities for restoration include stabilization of erodible soils, riparian buffers and bluffs or steep slopes visible from the river.
2. Seek opportunities to restore vegetation to protect and enhance PRCVs identified in this plan.	1.3	✓	
3. Seek opportunities to restore vegetation in restoration priority areas identified in this plan through the CUP, variance, vegetation permit and subdivision/PUD processes.	1.1, 1.3	✓	Add vegetation permit as an opportunity area for vegetation restoration.

4. Sustain and enhance ecological functions (habitat value) during vegetation restorations.			Please add this policy.
5. Evaluate proposed development sites for erosion prevention and bank and slope stabilization issues and require restoration as part of the development process. (NEW)			Please add this policy.
Implementation Actions			
1. Ensure that information on the location of natural vegetation restoration priorities is readily available to property owners to understand how relevant ordinance requirements apply to their property for project planning and permitting.	Item 10 on P. 77	✓	
2. Establish a vegetation permitting process that includes permit review procedures to ensure consideration of restoration priorities identified in this plan in permit issuance, as well as standard conditions requiring vegetation restoration for those priority areas. (Note: A vegetation permitting process will be a required element of MRCCA ordinance review and approval.)	Item 6 on P. 77	✓	
3. Establish process for evaluating priorities for natural vegetation restoration, erosion prevention and bank and slope stabilization, or other restoration priorities identified in this plan in CUP, variances and subdivision/PUD processes. (Significant clarification of expectations.) (Note: that a process for evaluating priorities will be a required element of MRCCA ordinance review and approval.)	Item 4 on p. 77	✓	
Open Space & Recreational Facilities			
Map & Describe			
1. All existing and proposed future open space (both public and potential private open space where future land development is anticipated) and recreational facilities, including those providing public access to the river.	72		Please identify on the map the potential public overlook at Robinsons Rock, potential park in existing mining area when that site is developed, and existing park on the town hall site. These areas have all been described in the plan text, but are not mapped.
Policies			

1. Encourage creation, connection, and maintenance of open space, recreational facilities, including public access to the river.	1.2, 2.1, 2.2		Please address <u>maintenance</u> of any locally created facilities.
2. Identify and encourage connection of CA-SR district land to existing and planned parks and trails for LGUs with developable land in CA-SR districts. (Not applicable in communities with no CA-SR district.)		N/A	No CA-SR districts
3. Encourage that land dedication requirements be used to acquire land suitable for public river access.	1.1	✓	
Implementation Actions			
1. Include facilities in the capital improvement program for parks and open space facilities (if relevant).			Please add this action. If not applicable, state so.
2. Develop a system for reviewing, tracking, and monitoring open space required as part of the subdivision process.	Item 9 on Page 77	✓	
Transportation & Public Utilities			
Map & Describe			
1. Existing and future planned public transportation facilities.			Please show or reference maps showing existing and future public transportation facilities (local and county roads)
2. Electric power generating facilities: <u>Map</u> existing and planned power generating facilities, including solar farms and wind generation and <u>describe</u> impacts to primary conservation areas (PCAs) and public river corridor views (PRCVs). If there are no existing or planned facilities or they are prohibited in your community, or if there are existing or planned facilities but no impacts to PCAs or PRCVs, please state so. <u>Describe</u> any existing or planned zoning districts where these facilities would be allowed and identify any areas within these zoning areas where these facilities could negatively impact PCAs and PRCVs. If none, please state so. (Clarification of expectations.)			Please map the location of the 2017 approved solar garden, as mentioned in the plan. Describe any impacts of this future facility on primary conservation areas (PCAs) and public river corridor views (PRCVs). If there are any other areas in GCI where zoning would allow these facilities in the MRCCA, please describe where and the potential impacts to PCAs and PRCVs.
3. Essential services and transmission services: <u>Describe</u> impacts of existing and planned underground and overhead facilities that impact primary conservation areas and public river corridor views. For example, key facilities causing impacts include pipelines, transmission lines, sanitary sewer, stormwater, and water systems, and intake and			Please describe impacts of existing and planned underground and overhead facilities on primary conservation areas (PCAs) and public river corridor views (PRCVs). If none, state so.

outfall structures, or other surface structures associated with these systems.			
<u>Policies</u>			
1. Minimize impacts to PCAs and PRCVs from solar and wind generation facilities, public transportation facilities and public utilities.	1.1 – 1.4 and 2.1		Listed policies are valuable, please integrate the minimization of impacts to PCA and PRCVs into them.
<u>Implementation Actions</u>			
1. Include transportation facilities in the capital improvement program, if applicable, identify which facilities, or portions of facilities, are in the MRCCA.			Please add this action. If not applicable, state so.
2. Incorporate specific design and placement conditions into local permits for solar and wind generation facilities and essential and transmission services (if allowed or within the community's permitting authority) that minimize impacts to PCAs and PRCVs. (Note: Permit conditions will be a required element of MRCCA ordinance review and approval.)			Please add this action.
<u>Surface Water Uses</u>			
<u>Describe</u>			
1. Describe any existing and potential surface water use conflicts or negative impacts (e.g. riverbank erosion) and/or improvement opportunities (i.e., high-traffic boating and fishing areas, paddle-share, riverboat tours, rowing, barging, other uses) on the river in your community and explain why they are important to resolve or improve.	73	✓	
2. Describe any existing and proposed barge fleeting areas (if applicable) and explain why they are important to the community, and identify areas where barge fleeting could have a negative impact on PCAs and should be avoided.	73	✓	
<u>Policies</u>			
1. Recognize the Mississippi River as a "working river" that is important to the economy of the Twin Cities metropolitan area and the Midwest.	1.1, 1.2	✓	
2. Minimize potential conflict of water surface uses authorized under Minn. Statute, Chapter 86B (MR 6110.3000 – 6110.3800). State whether your community is regulating surface water use under Chapter 86B. If so, there needs to be a policy to minimize conflict of surface water uses. If not, then this requirement does not apply.	1.3		Water-oriented use policy 2.1 mentions low wake zones for water craft. If GCI is regulating surface water use per MS 86B, please state so and add a policy addressing MS 86B in this part of the plan. If GCI is not regulating surface water use, please state so and this policy does not apply.

3. Provide for barge fleeting, if applicable, and identify areas where barge fleeting could have a negative impact on PCAs and should be avoided.	2.1, 2.2	✓	
4. Seek to balance commercial and recreational surface water uses.	2.1, 2.2	✓	Water-Oriented Uses policy 2.1 is really a surface water use policy and addresses this surface water use policy. Please move it into this policy section.
Implementation Actions			
1. Adopt surface water regulations authorized under Minn. Statute, Chapter 86B (MR 6110.3000 – 6110.3800). (Note: This action only applies if community is planning to regulate surface water uses. If no plans to regulate surface water use, then this action does not apply.) (NEW)			IF GCI is planning to regulate surface water use, please add this action item. If not, please state so.
Water-Oriented Land Uses			
Map & Describe			
1. Describe what water-oriented uses are and why they are important.	73	✓	
2. Describe the presence of existing and any future-planned water-oriented uses – including barge terminals, recreational marinas, public recreational uses, and any other water-oriented uses –and their benefits to the community and potential conflicts.	73	✓	
Policies			
1. Acknowledge existing and future water-oriented uses and provide for their protection. If none, please state so.	1.1	✓	Please replace reference to Executive Order 79-19 with reference to MRCCA rules 6106.
2. Minimize potential conflict of water-oriented uses with other land uses.	1.2	✓	
Implementation Actions			
1. Provide for water-oriented uses in the ordinance (if applicable). (Note: This will be a requirement of MRCCA ordinance review and approval.).			If GCI doesn't have any water-oriented uses, this action does not apply.

Sherri A. Buss

To: John Burbank
Subject: RE: comments requested for Grey Cloud Island draft 2040 Comprehensive Plan (2nd request)

Thanks, John

- The Functional Roadway classifications map is the one provided by the Metro Council on their Community Pages. I think they use their own classification system—not always the same as the City classifications. You would need to talk with the Metro Council about changing their map—their comments said our classification discussion needed to be consistent with their map.
- The map on page 45 is another Metro Council map. The spring location info came to them from the DNR. You could follow up with the DNR regarding more info on the spring.

Thanks, Sherri

Sherri A. Buss, RLA, AICP | Senior Planner, Planning Group Manager

444 Cedar Street, Suite 1500, Saint Paul, MN 55101
P 651.292.4582 | C 651.368.0665
sherri.buss@tkda.com
tkda.com

From: John Burbank [<mailto:jburbank@cottage-grove.org>]
Sent: Monday, March 12, 2018 2:11 PM
To: Sherri A. Buss
Subject: RE: comments requested for Grey Cloud Island draft 2040 Comprehensive Plan (2nd request)

Sheri, Sorry for the delay in getting this back to you. The City of Cottage Grove has four comments on the Grey Cloud Island Township Comprehensive Plan. They are as Follows;

1. Page 25 - The functional classification roads identified in Cottage Grove are incorrect. I believe it is utilizing the old alignment plans.
2. Page 25 – The functional classification map should reflect the alignment identified in the Southwest Cottage Grove transportation study completed by SHE and adopted by Washington County in 2008.
3. Page 45 – The two Islands located in the grey cloud slough in southeast corner of the township that are owned by the City of Cottage Grove should be identified as Public.
4. Page 45 – There is a spring identified in Cottage Grove on this Map. The City is requesting more information on this spring.

Call me if you have any questions on our comments.

John M. Burbank, AICP
Senior Planner

Sherri A. Buss

From: Vogel, Mike <MVogel@sowashco.org>
Sent: Thursday, March 15, 2018 3:03 PM
To: Sherri A. Buss
Cc: Pottratz, Dayna
Subject: FW: comments requested for Grey Cloud Island draft 2040 Comprehensive Plan (2nd request)
Attachments: Grey Cloud Island Township draft 2040 Comprehensive Plan

Ms. Buss:

I have reviewed the draft comprehensive plan on behalf of District 833 and the district does not have any specific comments in this regard. Please feel free to contact me at 651-425-6276 if you have further questions.

From: Pottratz, Dayna
Sent: Monday, March 12, 2018 9:27 AM
To: Vogel, Mike
Subject: FW: comments requested for Grey Cloud Island draft 2040 Comprehensive Plan (2nd request)

Hi Mike- I sent this initial request to you back on December 4th. Are you the right person to reply to them?

Thanks!

Dayna Pottratz
Executive Assistant to the Superintendent
South Washington County Schools
Phone: 651-425-6201 Fax: 651-425-6318
dbentdah@sowashco.org
www.sowashco.org

District 833: An east metro school district serving all or parts of the communities of Cottage Grove, Newport, St. Paul Park and Woodbury, and Afton, Denmark and Grey Cloud Townships, Minnesota.

From: Sherri A. Buss [<mailto:sherri.buss@tkda.com>]
Sent: Monday, March 12, 2018 9:19 AM
To: John Burbank <jburbank@cottage-grove.org>; Tom Link <tlink@invergroveheights.org>; kwalsh@stpaulpark.org; Chatfield, Kurt (KURT.CHATFIELD@CO.DAKOTA.MN.US) <KURT.CHATFIELD@CO.DAKOTA.MN.US>; Pottratz, Dayna <dpottrat@sowashco.org>; joe.barten@co.dakota.mn.us; john_anfinson@nps.gov
Subject: comments requested for Grey Cloud Island draft 2040 Comprehensive Plan (2nd request)

All,

On December 4, 2017, Grey Cloud Township sent a request to you to review their Draft Comprehensive Plan (attached). Your name is on the Metro Council's list of Affected Jurisdictions that the Township must notify and request to provide comments on the plan.

Sherri A. Buss

From: Chatfield, Kurt <KURT.CHATFIELD@CO.DAKOTA.MN.US>
Sent: Friday, March 23, 2018 1:50 PM
To: Sherri A. Buss
Cc: Tonsager, Cindy; Jackson, Mary
Subject: RE: comments requested for Grey Cloud Island draft 2040 Comprehensive Plan (2nd request)

Sherri,

Thank you for the opportunity to review the Grey Cloud Island Township Comprehensive Plan update. Dakota County will not be sending comments.

Kurt

Kurt Chatfield
Planning Manager
Dakota County
952-891-7022

From: Sherri A. Buss [<mailto:sherri.buss@tkda.com>]
Sent: Monday, March 12, 2018 9:19 AM
To: John Burbank; Tom Link; kwash@stpaulpark.org; Chatfield, Kurt; dbentdahl@sowashco.org; Barten, Joe; john_anfinson@nps.gov
Subject: comments requested for Grey Cloud Island draft 2040 Comprehensive Plan (2nd request)

All,

On December 4, 2017, Grey Cloud Township sent a request to you to review their Draft Comprehensive Plan (attached). Your name is on the Metro Council's list of Affected Jurisdictions that the Township must notify and request to provide comments on the plan.

The Township has received comments from the other organizations on the list, but is still waiting for comments from your organizations. Please send your comments as soon as you can; If you do not have comments, please send an email stating that, so that the review process can proceed.

The Metropolitan Council gives communities the option to upload the draft comp plan onto their websites, and email jurisdictions to request plan review, rather than sending digital or hard copies of the document to each of you. The Township has chosen this option, and has placed the Draft Plan on its website, <http://www.neighborhoodlink.com/GreyCloudIsland>. The draft 2040 comp plan is located on the front page of the web site, as the first item under the heading "Documents and Pages."

Please send your comments to me at sherri.buss@tkda.com.

Thank you,
Sherri



Sherri A. Buss, RLA, AICP | Senior Planner, Planning Group Manager



444 Cedar Street, Suite 1500, Saint Paul, MN 55101
P 651.292.4582 | C 651.368.0665

TKDA sherri.buss@tkda.com



City of Inver Grove Heights

www.ci.inver-grove-heights.mn.us

March 16, 2018

Sherri A. Buss
TKDA
Grey Cloud Island Township

Re: Review of 2040 Comprehensive Plan Update

Sherri:

The City of Inver Grove Heights appreciates the opportunity to review your draft 2040 Comprehensive Plan and offers the following comments:

Land Use

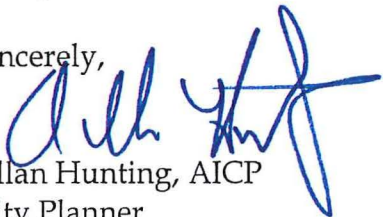
The proposed land uses of rural residential do not create any conflicts with land use designations along river in Inver Grove Heights.

MRCCA Chapter

The content of the MRCCA chapter does not pose any issues with Inver Grove Heights's goals for the river. We have no comments on the areas picked for Public River and Corridor views.

Again, thank you for the opportunity to comment on Grey Cloud Island's Comprehensive Plan.

Sincerely,


Allan Hunting, AICP
City Planner



Board of Commissioners

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

February 13, 2018

Sherri A. Buss, Senior Planner/Manager
444 Cedar Street, Suite 1500
Saint Paul, MN 55101

RE: Review of the draft Grey Cloud Island Township Comprehensive Plan

Dear Ms. Buss,

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

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

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

Again, we appreciate the opportunity to review the draft Grey Cloud Island Comprehensive Plan and look forward to working with the Township to create a common vision for the future of the County.

Sincerely,

A handwritten signature in black ink, appearing to read "Karla Bigham". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Commissioner Karla Bigham
Washington County Board Chair

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

Government Center • 14949 62nd Street North • P. O. Box 6 • Stillwater, MN 55082-0006
Telephone: 651-430-6001 • Fax: 651-430-6017 • TTY: 651-430-6246
www.co.washington.mn.us
Washington County is an equal opportunity organization and employer

Washington County Comments

Draft Grey Cloud Island Township Comprehensive Plan

Housing

- Since the Township does not have an allocation of housing need, the required elements in the Housing Chapter are minimal and are mostly addressed.
 - Consider including a map of owner-occupied housing values, available from the Metropolitan Council. This is one required element that appears to be missing.
- The Washington County Community Development Agency (CDA) appreciates the reference to the CDA and county housing programs for rehabilitation and new affordable development.
 - Consider including specific reference to programs that are an especially good fit for Grey Cloud Island: CDA's Home Improvement Loan Program, the county's Septic System Loan Program, the CDA's Homestretch Homebuyer Education program, and the CDA's Foreclosure Counseling program.

Land Use

- Page 22: For Aggregate Resources, the County agrees the area east of County Road 75 (owned by Aggregate Industries) will require rezoning by the Township to a rural residential or agricultural land use district to allow mining as a conditional use. This process should not be undertaken until all updated environmental documentation has been completed.

Transportation

- Page 25: County Road 75 isn't labeled on Figure 15, even though the paragraph below it (on Page 26) states, *"As shown in Figure 15, Washington County Road 75 is the only regional highway facility in the Township."*
- Page 26 and 28: The draft plan should acknowledge that County Road 75 is a candidate for jurisdictional transfer from the county to the Township.
- Page 26: The County encourages clarifying that the Township portion of Grey Cloud Island Drive *"connects the Township with Cottage Grove to the south and east"* instead of County Road 75 since the county portion of Grey Cloud Island Drive ends at 105th Street South.
- Page 27: The paragraph regarding Dial-A-Ride services should not reference Washington County Human Services, as the county does not operate any transit services nor does it have a department by that name. Additionally, dial-a-ride-style service is available to the general public, and is known as Transit Link, which is operated by the Metropolitan Council's Metropolitan Transportation Services. Transit Link service is not limited to older adults and people with disabilities.
- Page 28: The county requests that Grey Cloud Island acknowledge the "2018-2022 Capital Improvement Plan," which outlines the scope for the Southwest Arterial Study to conduct a feasibility and alignment study for an arterial highway located in the southwest quadrant of the county. The analysis will consider an arterial highway connection between County State Aid Highway 19 and the lower Grey Cloud Island. Please delete the section about the County Road 75 project since no roadway projects are planned for Grey Cloud Island in the next 5 years.

Water Resources

- The “Washington County 2014-2024 Groundwater Plan” has the goal to “manage the quality and quantity of groundwater in Washington County to protect health and ensure sufficient supplies of clean water to support human uses and natural ecosystems.” The county thanks the Township for recognition and support of the Groundwater Plan throughout their comprehensive plan and the water supply plan section.
- The township may want to elaborate on the current status of Perfluorchemical (PFC) contamination in the area and the ongoing investigation, monitoring, and remediation actions taken by the Minnesota Department of Health (MDH) and the Minnesota Pollution Control Agency. MDH would have the most current information regarding the number of well advisories that have been issued for private wells in the Township.

Subsurface Sewage Treatment Systems (SSTS):

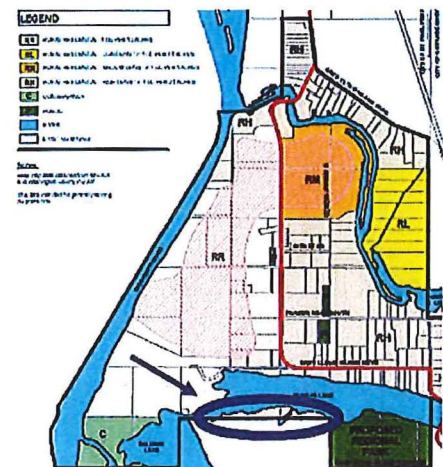
- Page 31: Consider modifying the final paragraph as follows: “As the SSTS permitting agency, the County maintains records of known nonconforming systems and systems with problems. Please refer to the county’s comprehensive plan, which includes a map of systems that have been ordered to be replaced.”

Parks and Open Space Plan

- Page 37: The paragraph that starts “It is possible that when the existing mining operation ...” refers to Figure 14-D, Park Plan. County staff were not able to locate this figure.
- Pages 37 and 70: Please update measurements for Grey Cloud Island Regional Park as follows:
 - Total Acres proposed in master plan (entire lower island) = 1,366.84
 - Of which, 90.09 acres are within Grey Cloud Island’s borders
 - Total county-owned acres owned within proposed park boundary = 113.81
 - Of which, 77.43 acres are within Grey Cloud Island’s borders
- Pages 38, 72, and 75: Please update references to “Grey Cloud Island Regional Trail” to “Mississippi River Regional Trail Search Corridor.”
- Page 38: The last paragraph refers to Figure 22, Park Plan, which should be located in the Appendix. County staff were not able to locate this figure.
- Page 38: The county’s Department of Public Health and Environment encourages the Township to provide recycling and garbage collection bins at any Township parks, public spaces, and trails. The Township should ensure collection bins are color-coded and paired (garbage and recycling), with proper signage and labeling. The Township’s current waste hauler contract could be expanded to include pick up at these additional locations.

Local Water Management Plan

- Page 45: The entirety of Lower Grey Cloud Island should be designated as a proposed regional park (Grey Cloud Island Regional Park). The land use designation of several parcel segments within the Township border and on the Lower Grey Cloud Island must be changed to reflect this. See figure and area indicated to the right:



Mississippi River Corridor Critical Area Plan

- The county acknowledges the time and effort the Township has invested in cooperation with the Minnesota Department of Natural Resources (DNR) on the updated Mississippi River Corridor Critical Area (MRCCA) plan, and would like to note the county will continue to work collaboratively with the Township in upholding these requirements.
- Page 66: Please update references to the public overlook to reflect Grey Cloud Trail instead of County Road 75.

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

- The county is encouraged by the Township's willingness to work with the county in the development of a future regional trail and park.
- In addition, the interest in supporting a future public scenic overlook at Robinson Rocks would add to the appeal of the area for local residents as well as visitors to the area supporting physical activity, recreation and an appreciation for the natural and scenic qualities of the Grey Cloud Island river corridor. Items not addressed in the plan, but that could be considered:
 - Access to healthy food, goods and services for all residents.
 - While there is a goal related to multi-modal transportation on page 28, the short paragraph regarding bicycling and walking on page 27 indicates there are no identified needs for bicycle or pedestrian facilities. As appropriate, consider adding language to ensure that bicycle and pedestrian accommodations will be incorporated into new construction of parks, trails, neighborhoods and updating of roads.
 - Consider tobacco free living ordinances for residents in public areas and in existing affordable housing.

General/Overall

- Consider adding a Table of Contents to improve reader navigation.
- Consider refining quality of the maps and labels to improve readability.
- Consider reviewing overall formatting and font use. Some of the headers do not appear to match the sections of the plan.
- Consider having the final version of the plan as a searchable PDF, to improve navigation and readability by interested stakeholders.



United States Department of the Interior

NATIONAL PARK SERVICE
Mississippi National River and Recreation Area
111 E. Kellogg Blvd., Ste 105
St. Paul, Minnesota 55101-1256

TO:

L3303

March 15, 2018

Sherri Buss
Senior Planner
444 Cedar Street, Suite 1500
Saint Paul, MN 55101

RE: Grey Cloud Island Township 2040 Comprehensive Plan

Dear Ms. Sherri Buss

Thank you for sharing the draft Grey Cloud Island Township 2040 Comprehensive Plan. As an affected party, the Mississippi National River and Recreation Area (Mississippi NNRA), a unit of the National Park Service (NPS), is pleased to provide comments. Our attached comments focus on the Mississippi River Corridor Critical Area (MRCCA) chapter of your plan and are grounded from our Comprehensive Management Plan (CMP) and the MRCCA rules.

If you any questions regarding these comments, please contact my staff, Rory Stierler at rory_stierler@nps.gov or by calling 651-293-8440.

Sincerely,

John O. Anfinson
Superintendent

COMMENTS

DOCUMENT-WIDE

- The acronym MNRRA is used to reference the Mississippi National River and Recreation Area. We prefer the acronym Mississippi NRRA.
 - “MNRRA” should be changed to “Mississippi NRRA.”
- In numerous places throughout the plan there is reference to the “MNRRA Plan” when it should be correctly referred to as the MRCCA Plan.
 - “MNRRA Plan” should be changed to the “MRCCA Plan.”
- Numerous times in the Chapter 6, the date of rule adoption is referred to as 2016, but the rules were officially adopted in 2017.
 - References to 2016 should be changed to 2017.
- Within the Goals and Policies sections, there is a lot of repetition and verbose language.
 - We appreciate the effort and intentions that are brought forth through the Goals and Policies within Chapter 6. However, we found them at times to be repetitive and verbose. The DNR, along with extensive public and partner input, spent years drafting the rules and crafting the language within it. We would encourage the township to directly utilize the well vetted language from the rules and guidance documents whenever possible.

INTRODUCTION

PG. 54 – Mississippi National River and Recreation Area (Mississippi NRRA) paragraph

- The relationship between the Mississippi NRRA and the MRCCA is important and often misunderstood. The plan should include a brief paragraph with more information detailing the relationship. Below is example language that may be used:
 - In 1988, the U.S. Congress established the Mississippi National River and Recreation Area (Mississippi NNRA), a unit of the National Park System. The Mississippi NRRA shares the same boundary as the MRCCA, and the park’s Comprehensive Management Plan (CMP) incorporates by reference the MRCCA program for land use management.¹ Rather than institute a separate layer of federal regulations, the Mississippi NRRA largely relies on the MRCCA to manage land use within the park. This reliance establishes a unique partnership and framework for land use management amongst the local, state and federal governments to protect the intrinsic resources of the Mississippi River Corridor.

¹ Mississippi National River and Recreation Area Comprehensive Management Plan, 4, <https://www.nps.gov/miss/learn/management/loader.cfm?csModule=security/getfile&PageID=3202395>

PG. 54 – MRCCA Program Goals

- The MRCCA goals outlined in the plan are actually the considerations for establishing districts.² The five purpose statements from MN Statutes 116G.15 Subd. 1 would more appropriately reflect the goals of the MRCCA. They are listed below:

“The federal Mississippi National River and Recreation Area established pursuant to United States Code, title 16, section 460zz-2(k), is designated an area of critical concern in accordance with this chapter. The purpose of the designation is to:

- (1) protect and preserve the Mississippi River and adjacent lands that the legislature finds to be unique and valuable state and regional resources for the benefit of the health, safety, and welfare of the citizens of the state, region, and nation;
- (2) prevent and mitigate irreversible damages to these state, regional, and natural resources;
- (3) preserve and enhance the natural, aesthetic, cultural, and historical values of the Mississippi River and adjacent lands for public use and benefit;
- (4) protect and preserve the Mississippi River as an essential element in the national, state, and regional transportation, sewer and water, and recreational systems; and
- (5) protect and preserve the biological and ecological functions of the Mississippi River corridor.”³

PG. 53 - Update the MRCCA map

- The map used to display the MRCCA in the plan is based on the old MRCCA districts. This map should be updated to reflect the current MRCCA districts and boundaries.
 - An updated map may be found at the link below:
http://www.dnr.state.mn.us/waters/watermgmt_section/critical_area/districts.html

² Minnesota Statutes Chapter 116g.15 Subd. 3, <https://www.revisor.mn.gov/statutes/?id=116g.15#stat.116G.15.3>

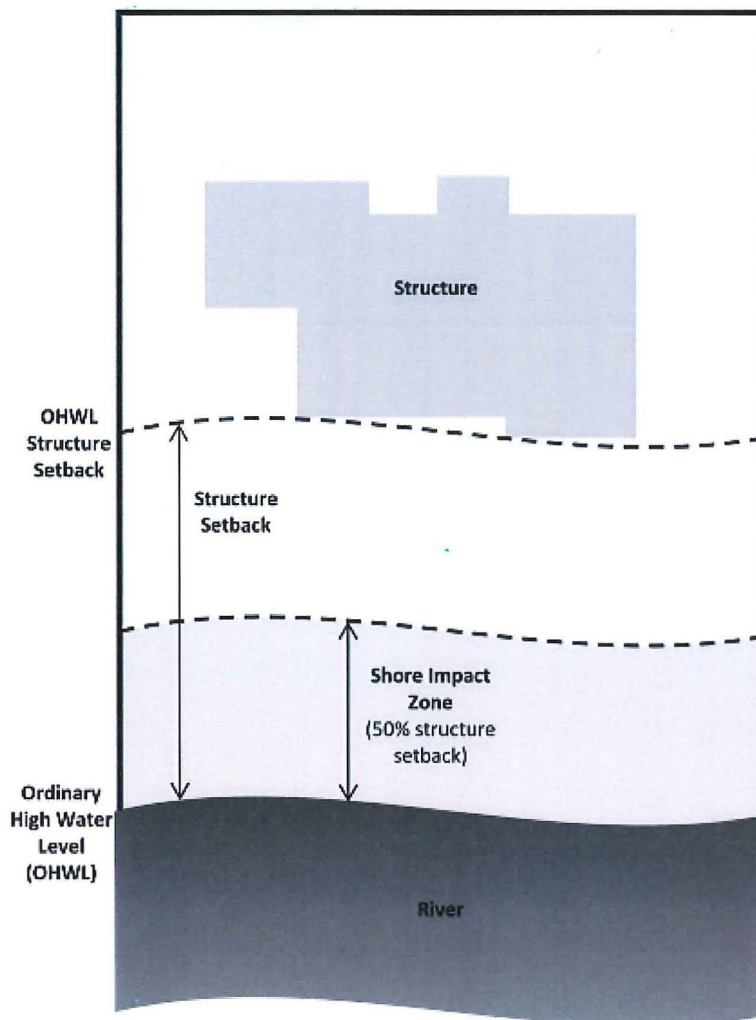
³ Minnesota Statutes Chapter 116g.15 Subd. 1, <https://www.revisor.mn.gov/statutes/?id=116g.15#stat.116G.15.1>

PRIMARY CONSERVATION AREAS (PCAs)

PG. 58 – Shore Impact Zone (SIZ)

- The diagram of the SIZ from the MRCCA rules should be included in the plan. This would help understand the subject and alleviate the difficulty in mapping and displaying the SIZ at a city-wide scale.⁴

Figure 2: Shore Impact Zone



- A bullet should be added that describes the SIZ in the CA-ROS district similar to how it is described in the CA-RN district. Sample language is provided below:
 - In the CA-ROS district in Grey Cloud Island Township, the Shore Impact Zone is the land area within 100 feet of the OHWL.

⁴ MRCCA Rules, 11, http://files.dnr.state.mn.us/waters/watermgmt_section/critical_area/mrcca_rules.pdf

PUBLIC RIVER CORRIDOR VIEWS

PG. 66 – One of the purposes of the MRCCA is to preserve and enhance the natural and aesthetic values of the river corridor and to protect scenic views.

- One method of doing so within the rules is by identifying PRCVs.
 - We appreciate and agree with the one identified view in the plan, public overlook from county road 75, but feel there are additional views and landscapes within the township that are special. They are listed below with example language that may be used:

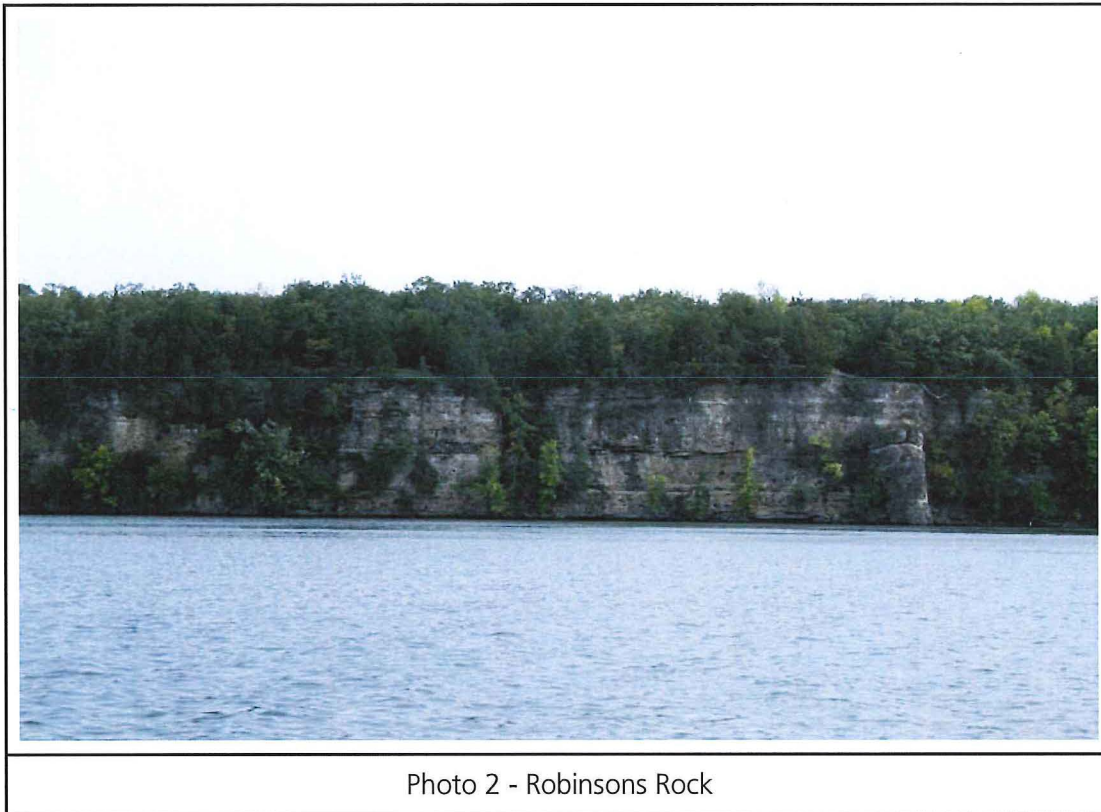
View #2 - Robinsons Rock



Photo 1 - Robinsons Rock

View Description: The view of Robinsons Rock contains unique natural geologic and vegetation features. The natural features are undisturbed and are visible primarily from an on-river user in a canoe, kayak, or boat.

Potential changes: Development activities that would disturb the vegetation or be visible above the treeline would detract from the view.



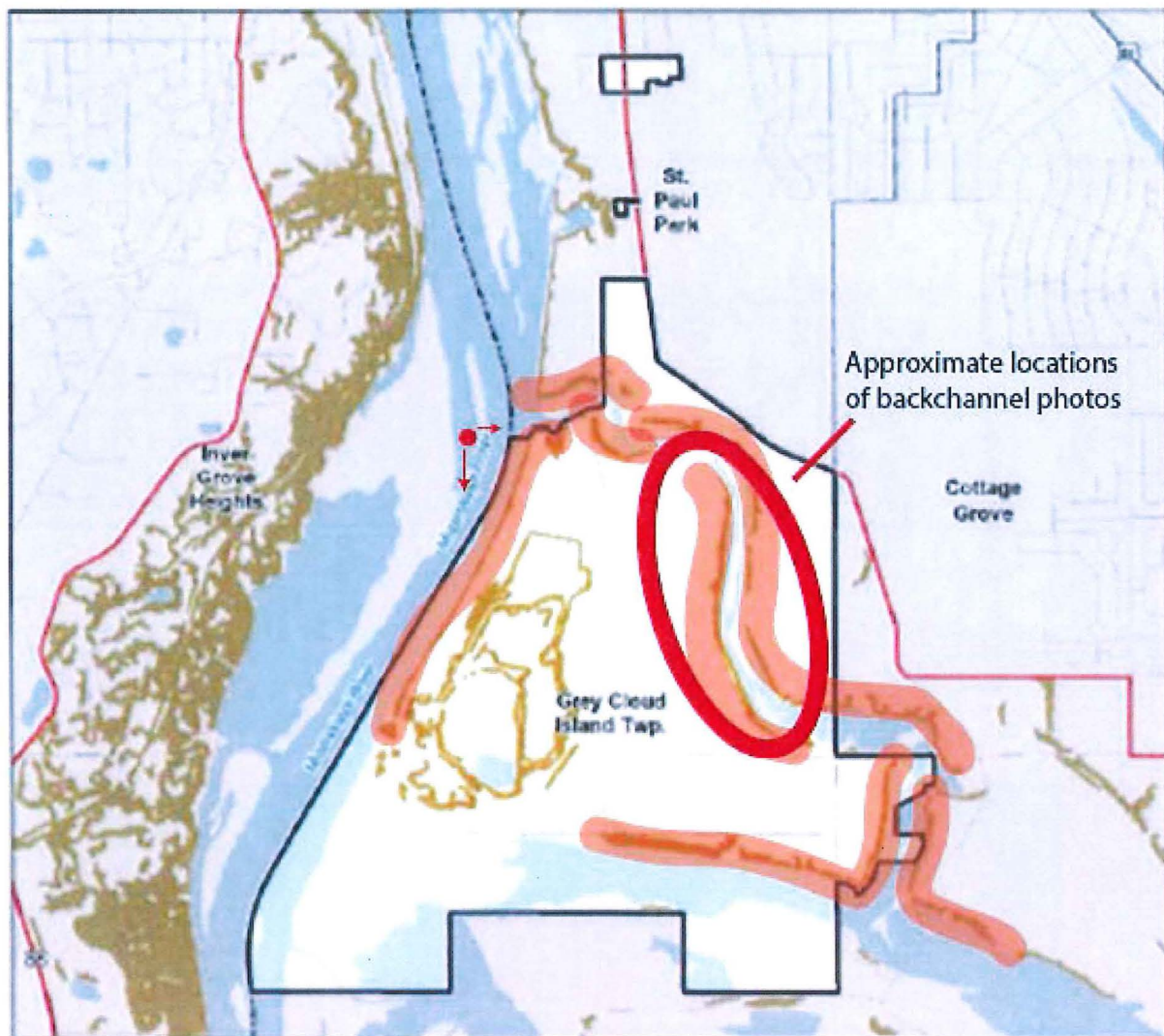
View #3 – BLUFF AREAS IN MISSISSIPPI RIVER BACKCHANNELS

- PRVCs are identified in two primary categories. One category is described as “views toward bluffs from the ordinary high water level of the opposite shore.”
 - Grey Cloud Island Township is blessed with many naturally vegetated shorelines that have varying and steep bluff topography. In order to adequately identify and protect these views, the bluff areas in the township should be identified, mapped, and described as PRVCs. Example language and graphics are provided below.

View Description: The views towards bluffs in the main and backchannels of the Mississippi River offer magnificent views of varying topography, natural shorelines, and vegetated bluffs and steep slopes. The views are mostly accessible for on-river users in canoes, kayaks, or boats, and to limited private residential properties.

Potential Changes: Potential threats include vegetation clearing on residential properties. Increasing public accessibility would enable more users to enjoy the views.

Mississippi River Corridor Critical Area - Bluff Impact Zones Grey Cloud Island Township, Washington County



- MRCCA Boundary
- MRCCA Bluff Impact Zones
(Bluffs and land within 20 feet of bluffs)
- County Boundaries
- City and Township Boundaries
- North Arrow Street Center Lines

- Public River Corridor Views
Bluff Areas
- Robinson Rocks



Photo 3 - Mississippi River backchannel



Photo 4 - Mississippi River backchannel



Photo 5 - Mississippi River backchannel



Photo 6 - Mississippi River backchannel



Photo 7 - Mississippi River backchannel



Photo 8 - Mississippi River backchannel

PG. 66

- “While there are also some existing bluff areas along the River on the west side of the Township, there is no accessible view of these areas from the opposite river bank in Inver Grove Heights.”
 - This statement should be removed from the plan. The bluff areas on the west side of the township include the iconic Robinsons Rock. These unique natural features are visible to on-river users in canoes, kayaks, or boats, and future on-land public access could be established.

CULTURAL AND HISTORIC PROPERTIES

PG. 62 – Grey Cloud Island Kiln.

- The Grey Cloud Island Kiln is referenced. The Kiln is also referenced on page 23 of the plan stating that much of the kiln was lost in a flood.
 - The language in the MRCCA chapter should be updated for consistency.
 - Below are two pictures exhibiting the intact kiln and plaque. Feel free to utilize them.



Photo 9 - Grey Cloud Lime Kiln



Photo 10 - Grey Cloud Lime Kiln Plaque

GOALS AND POLICIES – Primary Conservation Areas

PG. 62-65

- Policy 1.1 - Structure setbacks should be included in addition to the reference to the SIZ. Example language is below:
 - The Township will update its Zoning Ordinance to be consistent with the MRCCA rules that prohibit development of structures and impervious surfaces in the shore impact zone and established structure setbacks.
- Policy 5.7 – Rather than selectively list resources, it would be cleaner to refer to the Primary Conservation Areas. Example language is below:
 - Development should not adversely affect and should encourage permanent protection of sensitive environmental resources that meet the definition of Primary Conservation Areas (PCA).⁵
- Policy 8.4 – Rather than refer to the area within 100 feet of the river, refer to the SIZ and established buffers. Example language is provided below:
 - ... Throughout the Critical Area, but especially within the SIZ and established buffer areas, the Township will encourage the preservation of native vegetation and the

⁵ MRCCA Rules, 9, http://files.dnr.state.mn.us/waters/watermgmt_section/critical_area/mrcca_rules.pdf

use of native vegetation as an alternative to mowed and maintained lawns and encourage a reduction in the use of chemical fertilizers.”

OPEN SPACE AND RECREATIONAL FACILITIES

PG. 70, 72 – Lower Grey Cloud Island

- The text and maps indicate that all of Lower Grey Cloud Island is planned to be a regional park. The future land use maps on the cover and pages 12 and 45 show portions of this area as residential.
 - The maps on the cover and pages 12 and 45 should be updated for consistency.

Sherri A. Buss

From: Stierler, Rory <roby_stierler@nps.gov>
Sent: Friday, March 30, 2018 3:58 PM
To: Sherri A. Buss
Cc: Alan Robbins-Fenger; John Anfinson
Subject: Re: comments requested for Grey Cloud Island draft 2040 Comprehensive Plan (2nd request)

Sherri,

John spoke with me briefly after receiving input from you, and we have decided not to ask communities to change our acronym from "MNRRA" to "Mississippi NRRA." Please disregard the first bullet comment under the DOCUMENT-WIDE section on page 1 of our comment letter. The text to disregard may be seen below.

- The acronym MNRRA is used to reference the Mississippi National River and Recreation Area.
 - We prefer the acronym Mississippi NRRA. ◦ "MNRRA" should be changed to "Mississippi NRRA."

Thank you,
-Rory

On Fri, Mar 16, 2018 at 1:30 PM, Stierler, Rory <roby_stierler@nps.gov> wrote:
Attached are our comments on the draft Grey Cloud Island Township 2040 Comprehensive Plan. The zip file contains the original photos from the comments.

-Rory

On Mon, Mar 12, 2018 at 10:47 AM, Stierler, Rory <roby_stierler@nps.gov> wrote:
Hi Sherri,

We apologize for the delay. You may expect something from us by the end of the week.

-Rory

----- Forwarded message -----

From: Sherri A. Buss <sherri.buss@tkda.com>
Date: Mon, Mar 12, 2018 at 9:19 AM
Subject: comments requested for Grey Cloud Island draft 2040 Comprehensive Plan (2nd request)
To: John Burbank <jburbank@cottage-grove.org>, Tom Link <tlink@invergroveheights.org>, "kwalsh@stpaulpark.org" <kwalsh@stpaulpark.org>, "Chatfield, Kurt (KURT.CHATFIELD@CO.DAKOTA.MN.US)" <KURT.CHATFIELD@co.dakota.mn.us>, "dbentdahl@sowashco.org" <dbentdahl@sowashco.org>, "joe.barten@co.dakota.mn.us" <joe.barten@co.dakota.mn.us>, "john_anfinson@nps.gov" <john_anfinson@nps.gov>

All,

Sherri A. Buss

From: Nate Sparks <nsparks@nacplanning.com>
Sent: Monday, April 30, 2018 4:25 PM
To: Sherri A. Buss
Cc: Kevin Walsh
Subject: Grey Cloud Island Comprehensive Plan Comments

Sherri,

Thank you for the opportunity to comment on the Grey Cloud Island Township Comprehensive Plan. The City of St. Paul Park has one general comment. It is stated that on Page 15 that there is the potential for expanding current mining operations in the Township. The mining operations have increased traffic in the City of St Paul Park and the potential expansion of this use will likely further increase the transportation demand in the City which is a concern of the City's.

Thanks,
Nate Sparks
City Planner
City of St. Paul Park
651-726-7297

DATE: 5-3-18

TO: Mary Jackson
Senior Planner
Dakota County Office of Planning
14955 Galaxie Avenue
Apple Valley, MN 55124
Mary.jackson@co.dakota.mn.us

RE: Review of Draft Dakota County Comprehensive Plan, DC2040

Our jurisdiction/agency, Lower Mississippi River WMD,
has reviewed the draft Dakota County Comprehensive Plan, DC2040 and

☒ We have no comments or concerns.

☐ Based on potential impacts to our jurisdiction/agency, we have comments or concerns (attached).

(Please check one)

<u>Joe Barton</u>	<u>Administrator</u>	<u>5-3-18</u>
Name	Title	Date

Please return comments to Mary Jackson by October 1, 2018
mary.jackson@co.dakota.mn.us

Sherri A. Buss

From: Barten, Joe <Joe.Barten@CO.DAKOTA.MN.US>
Sent: Thursday, May 03, 2018 11:44 AM
To: Sherri A. Buss
Subject: RE: Grey Cloud Island 2040 Comp Plan - request for comments
Attachments: Grey Cloud Island_LMRWMO_5-3-18.pdf

Hi Sherri,

The LMRWMO has no comments on the plan. Please see attached.

Joe Barten

Resource Conservationist | Dakota County Soil and Water Conservation District
Administrator via Dakota County SWCD | Lower Mississippi River WMO
Office: (651) 480-7784 | joe.barten@co.dakota.mn.us
4100 220th Street West, Suite 102 | Farmington, MN 55024

Dakota County SWCD - Partners in Land and Water Conservation

From: Sherri A. Buss [<mailto:sherri.buss@tkda.com>]
Sent: Thursday, May 03, 2018 11:33 AM
To: Barten, Joe
Subject: Grey Cloud Island 2040 Comp Plan - request for comments

Joe,

The Lower Mississippi River WMO is the only organization on the Affected Jurisdictions list for the 2040 Grey Cloud Island Comprehensive Plan that has not replied to the email requests for comments yet.

We need a response from each organization—either comments or a statement that your organization has no comments on the plan—in order to move ahead with submitting the plan to the Metro Council. A copy is available for review on the Township's website, as noted in the email.

Please respond and let us know if the WMO has any comments on the plan.

Thanks, Sherri



Sherri A. Buss, RLA, AICP | Senior Planner, Planning Group Manager



444 Cedar Street, Suite 1500, Saint Paul, MN 55101
P 651.292.4582 | C 651.368.0665



sherri.buss@tkda.com
tkda.com

Note: This email and its attachments may contain information protected by state or federal law or that may not otherwise be disclosed. If you received this in error, please notify the sender immediately and delete this email and its attachments from all devices.



444 Cedar Street, Suite 1500
Saint Paul, MN 55101
651.292.4400
tkda.com

Memorandum

To:	Grey Cloud Island Township Planning Commission	Reference:	Summary of Responses to Comp Plan Comments received from Affected Jurisdictions and next steps
Copies To:	Town Board Elizabeth Bell, Clerk	Project No.:	16191.000
From:	Sherri Buss, TKDA, Planner	Routing:	
Date:	May 30, 2018		

The following is a summary list of the comments received from Affected Jurisdictions and the Metropolitan Council, and draft responses to the comments included in the March Draft 2040 Comprehensive Plan.

On May 3, 2018, the Township had received comments from all of the Affected Jurisdiction that were required to review and comment on the 2040 Comprehensive Plan. The Township may now schedule the public hearing for its plan and send the final plan to the Metropolitan Council for approval.

1. Minnesota Department of Transportation
No comments.
2. Metropolitan Council Preliminary Comments
Forecasts—updated data as requested
Transportation—updated text and maps as requested
GIS—improved the readability of figures as requested
Environment—MRCCA Chapter added, and updated plan text as requested
Land Use—updated text and maps as requested
Noted that the 1 per 40 Ag density applies only to Agricultural Preserve areas and none are designated in the Township
Parks and Trails—updated text and map as requested
Housing—added map as requested
The Township may consider whether it wants to permit accessory dwelling units when it updates its zoning ordinance.
4. SWWD
Updated text with minor comments and info on LGU. Added schedule for Local Water Plan implementation at end of chapter
5. Minnesota DNR—MRCCA comments
Updated text and map to address the comments. Virtually all of the required changes are MRCCA plan requirements.
6. City of Cottage Grove
Responded to comments about Functional Roadway Classifications not matching the City's classifications—noted that Township is required to use the Metro Council Functional Classifications, and referred the City to DNR about the location of a spring on the Township-City boundary

7. ISD #833
No comments
8. Dakota County
No comments
9. City of Inver Grove Heights
Noted that Township proposed land use has no conflicts with Inver Grove Heights.
Noted that MRCCA is consistent with City's goals for the river. No comments on areas identified as Public River and Corridor Views.
10. Washington County
Updated the Housing, Land Use, Transportation, Water Resources, SSTS, Parks and Open Space, Local Water Management Plan, MRCCA Plan sections with data and corrections from County.
11. National Park Service
Updated text and added maps consistent with MRCCA rules. Some NPS comments later withdrawn via email as not consistent with DNR guidance for the MRCCA plan.
12. City of Saint Paul Park
The City commented that the Township's plan states that there is potential for the expansion of mining in the Township, and noted that the City is concerned with the potential impacts of the expansion on the transportation system. The expansion of mining in the Township would require an EAW which will evaluate potential transportation impacts and identify required mitigation.
13. Lower Mississippi River WMO
No comments.





SOUTH WASHINGTON WATERSHED DISTRICT

September 12, 2018

Sherry Buss
TKDA
444 Cedar Street Suite 1500
Saint Paul, MN 55101

RE: Grey Cloud Island Township Local Water Management Plan.

Dear Ms. Buss:

The South Washington Watershed District (SWWD) Board of Managers would like to thank Grey Cloud Island Township for taking time to work with the SWWD in completing a local water management plan. The local plan is a key element of water resource management throughout the watershed, creating a consistent local framework. Grey Cloud Island Township has developed a plan that accomplishes this framework.

The SWWD Board of Managers approved the Grey Cloud Island Local Water Management Plan, contained within the Draft 2040 Comp Plan, at their regular meeting on September 11, 2018. Enclosed is a copy of SWWD Resolution #2018-006. Please provide a final electronic copy of the plan and resolution upon adoption by the Township. Thank you for your efforts on this plan.

If you have any questions or need additional information, please call me at 651-714-3714 or john.loomis@woodburymn.gov.

Sincerely,

A handwritten signature in black ink that reads 'John Loomis'. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

John Loomis
Water Resources Program Manager
South Washington Watershed District

c: SWWD Board of Managers
Ms. Judy Sventek, Metropolitan Council
Mr. Richard Adams, Town Board Supervisor, Grey Cloud Island Township



SWWD RESOLUTION #2018-006

**GREY CLOUD ISLAND TOWNSHIP
LOCAL WATER MANAGEMENT PLAN APPROVAL**

WHEREAS, The South Washington Watershed District ("The DISTRICT") has approved and adopted a comprehensive watershed management plan as defined by Minnesota Statutes Chapter 103B, 103D and 103E and Minnesota Rule Chapter 8410; and

WHEREAS, The local government units having land use planning and regulatory responsibility for territory within the watershed shall prepare a local water management plan, capital improvement program and official controls as defined in Minnesota Statutes Chapter 103B.235 Subd. 1.; and

WHEREAS, The Grey Cloud Island Township has prepared a local water management plan ("the PLAN") according to Minnesota Statute Chapter 103B.235; and

WHEREAS, The DISTRICT has completed its review of the PLAN according to Minnesota Statutes Chapter 103B.235. Subd. 3; and

WHEREAS, The DISTRICT has determined that the PLAN meets or exceeds the requirements of Minnesota Statute Chapter 103B.235 Subd. 2 and Minnesota Rule Chapter 8410.0160 and 8410.0170; and

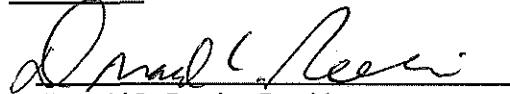
NOW THEREFORE BE IT RESOLVED, that the South Washington Watershed District Board of Managers approves the Grey Cloud Island Township local water management plan, contained within the Grey Cloud Island Township Draft 2040 Comprehensive Plan;

NOW THEREFORE BE IT FUTHER RESOLVED, that the Grey Cloud Island Township shall provide the DISTRICT with confirmation of PLAN adoption and amendment of official controls according to Minnesota Statutes 103B.235 Subd. 4.

Manager Chapdelaine moved the adoption of the foregoing Resolution

#2018-006, and Manager Johnson seconded the adoption of the

Resolution, and it was duly adopted by the Board on the 11th of September, 2018.


Donald L. Pereira, President


Michael Madigan, Secretary



October 10, 2018

Sherri Buss, Consulting Senior Planner
Grey Cloud Island Township
444 Cedar Street, Suite 1500
St. Paul, MN 55101

Re: Conditional Approval of Grey Cloud Island MRCCA Plan

Dear Ms. Buss:

I am pleased to inform you that the Minnesota Department of Natural Resources conditionally approves the Grey Cloud Island Mississippi River Corridor Critical Area (MRCCA) Plan.

We reviewed the MRCCA Plan chapter of your 2040 comprehensive plan submitted to the Metropolitan Council on July 16, 2018. We have found that the MRCCA plan is substantially consistent with Minnesota Statutes §116G and Minnesota Rules, chapter 6106. We will send final approval of your MRCCA plan after the Metropolitan Council authorizes Grey Cloud Island to put the comprehensive plan into effect. Within 60 days of receiving DNR final approval, Grey Cloud Island must adopt the MRCCA Plan. Grey Cloud Island must then submit a copy of the final adopted plan, with evidence of adoption, to the DNR, the Metropolitan Council, and the National Park Service within ten days of the adoption.

Only MRCCA plans and plan amendments approved by the DNR have the force and effect of law. Once in effect, local governments must implement and enforce the DNR-approved plans.

We appreciate your efforts to develop and adopt the MRCCA plan, which provides a solid basis for future ordinance amendments and MRCCA management. Please contact Matt Bauman at 651-259-5710 or at matthew.bauman@state.mn.us if you have any questions about next steps.

Sincerely,

A handwritten signature in cursive script that reads 'Julie Ekman'.

Julie Ekman, Section Manager
Conservation Assistance and Regulation

c: Raya Esmaeili, Metropolitan Council
Rory Stierler, National Park Service
Jen Sorensen, DNR Region 3 Area Hydrologist
Matt Bauman, DNR Land Use Unit

October 26, 2018

Sherri Buss, Consulting Senior Planner
Grey Cloud Island Township
444 Cedar Street, Suite 1500
Saint Paul, Minnesota 55101

RE: **Grey Cloud Island Township 2040 Comprehensive Plan - Notice of Council Action**
Metropolitan Council Review File No. 21830-1
Metropolitan Council District 12

Dear Ms. Buss:

The Metropolitan Council reviewed Grey Cloud Island Township's 2040 Comprehensive Plan (Plan) at its meeting on October 24, 2018. The Council based its review on the staff's report and analysis (attached).

The Council found that the Township's Plan meets all Metropolitan Land Planning Act requirements; conforms to the regional system plans including transportation, aviation, water resources management, and parks; is consistent with *Thrive MSP 2040*; and is compatible with the plans of adjacent jurisdictions.

In addition to the Advisory Comments and Review Record, the Council adopted the following recommendations:

Recommendations of the Community Development Committee (CDC)

1. Authorize Grey Cloud Island Township to place its 2040 Comprehensive Plan into effect.
2. Advise the Township to:
 - a. Adopt the Mississippi River Corridor Critical Area component of their 2040 Comprehensive Plan within 60 days after receiving final approval from the Minnesota Department of Natural Resources (DNR); and submit a copy of the final adopted plan and evidence of adoption to the DNR, Council, and National Park Service within ten days after the adoption.
 - b. Forward a final copy of the Local Water Management Plan (LWMP) to the Council after South Washington Watershed District (SWWD) approves the LWMP and the Township adopts its LWMP, along with the SWWD approval date, and local adoption date of the final plan.
3. Advise the Township to implement the advisory comments in the Review Record for Forecasts and Housing.

Please consult the attached staff report for important information about the Township's next steps. Of particular importance are the Council's actions listed on page 1, general Advisory Comments listed on page 2, and the specific comments for technical review areas, which are found in the body of the report. The final copy of the Plan needs to include all supplemental information/changes made during the review.

Congratulations on completing this important project. It was a pleasure to work with you throughout the review process.

Sincerely,


LisaBeth Barajas, Director
Community Development Division

Attachment

cc: Elizabeth Bell, Clerk, Grey Cloud Island Township
Harry Melander, Metropolitan Council District 12
Corrin Wendell, Sector Representative/Principal Reviewer
Raya Esmaeili, Reviews Coordinator

N:\CommDev\LPA\Communities\Grey Cloud Island Township\Letters\Grey Cloud Island Twp 2040 CPU PostCouncilAction 21830-1.doc

Community Development Committee

Meeting date: October 15, 2018

For the Metropolitan Council meeting of October 24, 2018

Subject: Grey Cloud Island Township 2040 Comprehensive Plan, Review File 21830-1

District(s), Member(s): District 12, Harry Melander

Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175)

Staff Prepared/Presented: Corrin Wendell, AICP, Sector Representative (651-602-1832)
LisaBeth Barajas, Community Development Director (651-602-1895)

Division/Department: Community Development / Regional Planning

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize Grey Cloud Island Township to place its 2040 Comprehensive Plan into effect.
2. Advise the Township to:
 - a. Adopt the Mississippi River Corridor Critical Area component of their 2040 Comprehensive Plan within 60 days after receiving final approval from the Minnesota Department of Natural Resources (DNR); and submit a copy of the final adopted plan and evidence of adoption to the DNR, Council, and National Park Service within ten days after the adoption.
 - b. Forward a final copy of the Local Water Management Plan (LWMP) to the Council after South Washington Watershed District (SWWD) approves the LWMP and the Township adopts its LWMP, along with the SWWD approval date, and local adoption date of the final plan.
3. Advise the Township to implement the advisory comments in the Review Record for Forecasts and Housing.

Community Development Committee

Meeting date: October 16, 2018

For the Metropolitan Council meeting of October 24, 2018

Subject: Grey Cloud Island Township 2040 Comprehensive Plan, Review File 21830-1

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize Grey Cloud Island Township to place its 2040 Comprehensive Plan into effect.
2. Advise the Township to:
 - a. Adopt the Mississippi River Corridor Critical Area component of their 2040 Comprehensive Plan within 60 days after receiving final approval from the Minnesota Department of Natural Resources (DNR); and submit a copy of the final adopted plan and evidence of adoption to the DNR, Council, and National Park Service within ten days after the adoption.
 - b. Forward a final copy of the Local Water Management Plan (LWMP) to the Council after South Washington Watershed District (SWWD) approves the LWMP and the Township adopts its LWMP, along with the SWWD approval date, and local adoption date of the final plan.
3. Advise the Township to implement the advisory comments in the Review Record for Forecasts and Housing.

Community Development Committee Summary of Committee Discussion/Questions

Senior Planner Corrin Wendell presented the staff's report to the Committee. Council Member Wulff asked about the history of several parcels that are within the Grey Cloud Island Township boundaries, but located on the northern portion of Lower Grey Cloud Island. Community Development Director Lisa Barajas responded that the Township limits have included those parcels historically and there has not been recent push from either the City or the Township to amend those boundaries.

The Community Development Committee unanimously recommended approval of the proposed action at its meeting on October 15, 2018.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing Grey Cloud Island Township to implement its 2040 Comprehensive Plan (Plan).

Community Development Committee

1. As stated in the *Local Planning Handbook*, the Township must take the following steps:
 - a. Adopt the Plan in final form after considering the Council's review recommendations as contained in the body of this report.
 - b. Submit one hard copy and one electronic copy of the Plan to the Council. The electronic copy must be submitted as one unified file.
 - c. Submit to the Council a copy of the Town Board resolution evidencing final adoption of the Plan.
2. The *Local Planning Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council's final action. If the Council has recommended changes to the Plan, local governments should incorporate those recommended changes into the Plan or respond to the Council before "final adoption" of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3)
3. Local governments must adopt official controls as identified in their 2040 comprehensive plans and must submit copies of the official controls to the Council within 30 days after the official controls are adopted. (Minn. Stat. § 473.865, subd. 1)
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council's metropolitan system plans (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within 9 months following amendments to comprehensive plans (Minn. Stat. § 473.865, subd. 3).

Background

Grey Cloud Island Township is located in southwestern Washington County on the shore of the Mississippi River. The Township is bounded by the City of St. Paul Park to the north and the City of Cottage Grove to the east. The Mississippi River serves as the boundary along the western and southern borders. *Thrive MSP 2040* identifies the Township as a Diversified Rural community (see Figure 2).

The Township submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. §§ 473.851 to 473.871) and the Council's 2015 System Statement requirements.

Review Authority & Rationale

Minn. Stat. § 473.175 directs the Metropolitan Council to review a local government's comprehensive plan and provide a written statement to the local government regarding the Plan's:

- **Conformance** with metropolitan system plans
- **Consistency** with the adopted plans and policies of the Council
- **Compatibility** with the plans of adjacent governmental units and plans of affected special districts and school districts

By resolution, the Council may require a local government to modify its comprehensive plan if the Council determines that "the plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans" (Minn. Stat. § 473.175, subd. 1).

The attached Review Record details the Council's assessment of the Plan's conformance, consistency, and compatibility, and is summarized below.

Review Standard	Review Area	Plan Status
Conformance	<i>2040 Water Resources Policy Plan</i> (Wastewater Services and Surface Water Management)	Conforms
Conformance	<i>2040 Regional Parks Policy Plan</i>	Conforms
Conformance	<i>2040 Transportation Policy Plan</i> , including Aviation	Conforms
Consistency with Council Policy	<i>Thrive MSP 2040</i> and Land Use	Consistent
Consistency with Council Policy	Forecasts	Consistent
Consistency with Council Policy	<i>2040 Housing Policy Plan</i>	Consistent
Consistency with Council Policy	Water Supply	Consistent
Consistency with Council Policy	Community and Subsurface Sewage Treatment Systems (SSTS)	Consistent
Compatibility	Compatible with the plans of adjacent and affected governmental districts	Compatible

Thrive Lens Analysis

The proposed 2040 Plan is reviewed against the land use policies in *Thrive MSP 2040*. To achieve the outcomes identified in Thrive, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and, taken together, serve to achieve the outcomes identified in Thrive.

Funding

None.

Known Support / Opposition

There is no known local opposition to the 2040 Comprehensive Plan.

REVIEW RECORD

Grey Cloud Island Township 2040 Comprehensive Plan

Review File No. 21830-1, Business Item No. 2018-276

The following Review Record documents how the proposed Plan meets the requirements of the Metropolitan Land Planning Act and conforms to regional system plans, is consistent with regional policies, and is compatible with the plans of adjacent and affected jurisdictions.

Conformance with Regional Systems

The Council reviews plans to determine conformance with metropolitan system plans. Council staff have reviewed the Township's 2040 Plan and finds that it conforms to the Council's regional system plans for Regional Parks, Transportation (including Aviation), and Water Resources.

Regional Parks and Trails

Reviewer: Corrin Wendell, AICP, Community Development – Local Planning Assistance (651-602-1832)

The Plan conforms to the *2040 Regional Parks Policy Plan (RPPP)* for the Regional Parks System element. The Regional Parks System components as identified in the RPPP are the planned Grey Cloud Island Regional Park and the Mississippi River Regional Trail Search Corridor, which will be developed and operated by Washington County and are protected through the RPPP (Figure 1). A portion of the planned Grey Cloud Island Regional Park is located in the southeastern portion of the Township. As shown in Figure 4, the Plan acknowledges and appropriately guides future regional park land as Public.

Regional Transportation, Transit, and Aviation

Reviewers: Russ Owen, Metropolitan Transportation Services – Systems Planning (651-602-1724); Heidi Schallberg, Metropolitan Transportation Services – Systems Planning (651-602-1721)

The Plan conforms to the *2040 Transportation Policy Plan (TPP)* adopted in 2015. It accurately incorporates and integrates transportation system components of the TPP as well as applicable land use policies for regional transitways. The Plan is also consistent with Council policies regarding community roles, the needs of non-automobile transportation, access to job concentrations, and the needs of freight.

Roadways

The Plan conforms to the Roadways system element of the TPP. The Township's Plan accurately accounts for the regional system of principal arterials. The Plan accurately accounts for the regional system of A-minor arterials and has delineated major and minor collectors. The Plan identifies all the required characteristics of the community's roadways, including existing and future functional class.

Transit

The Plan conforms to the Transit system element of the TPP and is consistent with the Transit system element policies of the TPP. The Plan acknowledges the Township's designation as Transit Market Area V, and addresses community roles related to its Community Designation, as well as the opportunities and challenges related to its Transit Market Area.

Aviation

The Plan conforms to Aviation system element of the TPP. No airports are included within the Township. The Plan appropriately references airspace protection and seaplane operations.

Bicycling and Walking

The Plan consistent with the Bicycling and Pedestrian policies of the TPP.

Freight

The Plan is consistent with Freight policies of the TPP.

Transportation Analysis Zones

The Plan conforms to the TPP regarding Transportation Analysis Zone (TAZ) allocations. However, the Township's TAZ allocations for employment, households and population do not sum to the Metropolitan Council's community-wide forecast totals for all forecast years. The difference is minor and can be adjusted and resubmitted to the Council administratively.

Water Resources

Wastewater Service

Reviewer: Kyle Colvin, Manager, Environmental Services - Engineering Services (651-602-1151)

The Plan conforms to the *2040 Water Resources Policy Plan (WRPP)*. The Plan represents the Township's guide for future growth and development through the year 2040. The Township is entirely provided wastewater service through the use of individual private subsurface treatment systems (SSTS). The Plan indicates continued wastewater services will be provided through the use of SSTS through 2040.

The Township's Plan does not propose nor anticipates requesting connection to the Regional Wastewater Disposal system within the 20-year planning period; therefore, the Township is not required to submit a Comprehensive Sewer Plan for approval.

The Metropolitan Council does not have plans to provide wastewater services to the Township within the 2040 planning period.

Surface Water Management

Reviewer: Judy Sventek, Environmental Services – Water Resources (651-602-1156)

The Plan is consistent with Council policy requirements and in conformance with the Council's *2040 Water Resources Policy Plan (WRPP)* for local surface water management. The Township lies within the boundaries of the South Washington Watershed District (SWWD). The Township submitted a Local Water Management Plan (LWMP) in July 2018 that was reviewed by Council Water Resources staff. Following completion of its review, comments were sent to the Township and SWWD on August 27, 2018. The Township has adopted the SWWD Water Management Plan by reference and refers to the SWWD plan to fulfill many of the required LWMP components.

Advisory Comments

After the SWWD approves the LWMP and the Township adopts its LWMP, Council staff request that the Township forward a final copy of the document to the Council for our records, along with the SWWD approval date and local adoption date of the final plan.

Consistency with Council Policies

The Council reviews plans to evaluate their apparent consistency with the adopted plans of the Council. Council staff have reviewed the Township's Plan and find that it is consistent with the Council's policies, as detailed below.

Forecasts

Reviewer: Todd Graham, Community Development – Regional Policy and Research (651-602-1322)

The Plan's forecast related material is complete and consistent with Council policy as show in Table 1 below. The Council forecasts no changes in households for the planning period and a slight reduction in total population.

Table 1. Metropolitan Council Forecasts for Grey Cloud Island Township

	Census	Estimated	Council Forecasts		
	2010	2017	2020	2030	2040
Population	295	300	300	280	270
Households	117	122	120	120	120
Employment	10	16	30	40	40

Advisory Comments

The Township states "The Metropolitan Council's forecasts predict that the Township... is likely to lose approximately 7 households by 2040" (page 15). Council staff advise that the Township review the forecast table included above; Metropolitan Council does **not** expect loss in households or housing loss.

Thrive MSP 2040 and Land Use

Reviewer: Corrin Wendell, AICP, Community Development – Local Planning Assistance (651-602-1832)

The Plan is consistent with *Thrive MSP 2040* (Thrive) and its land use policies. Thrive designates the Township as Diversified Rural (Figure 2), which directs communities to accommodate forecasted growth at an overall residential density of 1 unit per 10 acres for development and redevelopment. Council policies describe Diversified Rural communities as "places with a variety of farm and nonfarm land uses including very large-lot residential uses, clustered housing, hobby farms, and agricultural uses." Diversified Rural communities are expected to plan for growth not to exceed forecasts and in patterns that do not exceed 4 units per 40 acres in areas of new development. In addition, Diversified Rural communities are expected to manage land uses to prevent the premature demand for extension of urban services (i.e. municipal sewer and water systems), and so that existing service levels will meet service needs.

The Township includes a mix of large-lot residential development and existing residential areas with densities from 2.5 to 10 units per acre. Council policies do not affect areas of existing development, but require that areas of new development should not exceed 4 units per 40 acres. The Township has adopted a proposed 2040 Land Use Plan, infrastructure plans, and related goals and policies in this Comprehensive Plan that are the same as those adopted in its 2030 Comprehensive Plan, and therefore continue to be consistent with the Diversified Rural community designation. The Township is proposing to maintain the existing land uses and zoning, as the community is not forecasted to grow within the 2040 planning horizon. The Plan proposes to maintain the existing guiding of properties, which includes four residential land use categories ranging from one unit per 10 acres to as dense as one unit per 2.5 acres.

Currently, 193 acres in the western portion of the Township are being used for commercial excavation, within a total of 360 acres guided for existing or future mining. This land, along with the immediately surrounding property, is unlikely to be developed until just beyond the 2040 planning period due to the ongoing extractive operations. The extractive use, along with natural resource and topographic constraints, limit the potential for future development within the Township.

The Plan is also consistent with Thrive land use policies for natural resources protection, water sustainability, and resilience.

Housing

Reviewer: Hilary Lovelace, AICP, Community Development – Regional Policy and Research (651-602--1555)

The Plan is consistent with *2040 Housing Policy Plan*. The Township's existing housing is primarily single-family and homesteaded. Nearly 40% of homes are affordable to households with income below 80% of Area Median Income (AMI). Approximately less than ten percent of the households in the Township both earn 80% of the Area Median Income (AMI) or less AND pay more than 30% of their household income on housing costs, that is, are housing cost-burdened. Currently, the Township has two group homes and five manufactured homes; the Township also permits additional internal accessory apartments in single-family homes. The Plan indicates that the Township will continue to allow permitting for Planned Unit Developments that may include multifamily units if developed with community septic systems and will continue to refer residents to the Washington County Community Development Agency for services to address existing housing needs.

The Township is not planned to support sewer-serviced household growth, and therefore does not need to plan for a share of the region's need for affordable housing in the 2021-2030 decade.

Advisory Comments

On page 16, the Plan notes that there are at least five manufactured homes in the Township. Including mention of the importance of preserving this important source of affordable housing and the applicability of rehabilitation opportunities mentioned in the Housing Issues and Need section on page 18 would strengthen the Plan.

Council staff suggest written support for and partnership with Two Rivers Community Land Trust (TRCLT) to explore the possibility of providing some affordable homeownership options in the Township.

Water Supply

Reviewer: Lanya Ross, Environmental Services – Water Supply Planning (651-602-1803)

The Plan is consistent with *2040 Water Resources Policy Plan* policies related to water supply, including the policy on sustainable water supplies, the policy on assessing and protecting regional water resources, and the policy on water conservation and reuse.

Because the Township relies on private wells and does not own/operate a municipal community public water supply system, no local water supply plan is required. However, the updated local comprehensive plan should – and does - include information about water sources, including plans to protect private water supplies, in appropriate sections of the 2040 Comprehensive Plan.

Community and Subsurface Sewage Treatment Systems (SSTS)

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

The Plan is consistent with Council *2040 Water Resources Policy Plan* policies for community wastewater treatment and subsurface sewage treatment systems (SSTS). Metropolitan wastewater collection facilities are not available within the Township. The Plan indicates that as of 2015, there are 126 individual SSTS in operation serving all existing residences in the Township. There are no community wastewater treatment systems currently in use in the Township. Washington County manages the inspection, operation, and maintenance management of systems in the Township. The County's program is consistent with Minnesota Pollution Control Agency 7080-7083 Rules and Council *2040 Water Resources Policy Plan* requirements.

Special Resource Protection

Solar Access Protection

Reviewer: Cameran Bailey, Community Development – Local Planning Assistance (651-602-1212)

The Plan is consistent with Council policy for planning for the protection and development of access to direct sunlight for solar energy systems as required by the Metropolitan Land Planning Act (MLPA). The Plan addresses all the required solar elements as well as resilience in energy infrastructure and resources.

Aggregate Resource Protection

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

The Plan identifies, consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, the presence of viable aggregate resources within the Township. The Plan identifies both existing and future mining (land use) areas, as well as Goals and Policies to address the potential land use conflicts of aggregate resource extraction and required site restoration.

Mississippi River Corridor Critical Area (MRCCA)

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

The Plan includes a Mississippi River Corridor Critical Area Plan (MRCCA Plan) component that was reviewed by Minnesota Department of Natural Resources (DNR) staff and found to be substantially consistent with Minnesota Statutes 116G and Minnesota Rules Chapter 6106. Council staff also found it to be consistent with regional systems, Council *Thrive MSP 2040* policies, and Minnesota Rules Chapter 6106. Final DNR approval of the MRCCA Plan will be sent to the Township after the Council authorizes local adoption of the Plan.

Advisory Comments

Within 60 days after receiving final DNR approval, the Township must adopt the MRCCA Plan; and submit a copy of the final adopted plan and evidence of adoption to the DNR, Council, and National Park Service within ten days after the adoption.

Historic Preservation

Reviewer: Corrin Wendell, AICP, Community Development – Local Planning Assistance (651-602-1832)

The Plan appropriately addresses historic preservation in the community. The Township is rich in history and includes policies within the Plan that protect the historic sites and cultural resources within the Township, as well as partner with public agencies to further preserve resources.

Plan Implementation

Reviewer: Corrin Wendell, AICP, Community Development – Local Planning Assistance (651-602-1832)

The Plan appropriately addresses the implementation elements required by the Metropolitan Land Planning Act. The Plan includes a description of the zoning ordinance, SSTS regulations, and the MRCCA requirements. The Plan also includes a capital improvement program and describes official controls and fiscal devices that the Township will employ to implement the Plan.

Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

The Plan is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

Documents Submitted for Review

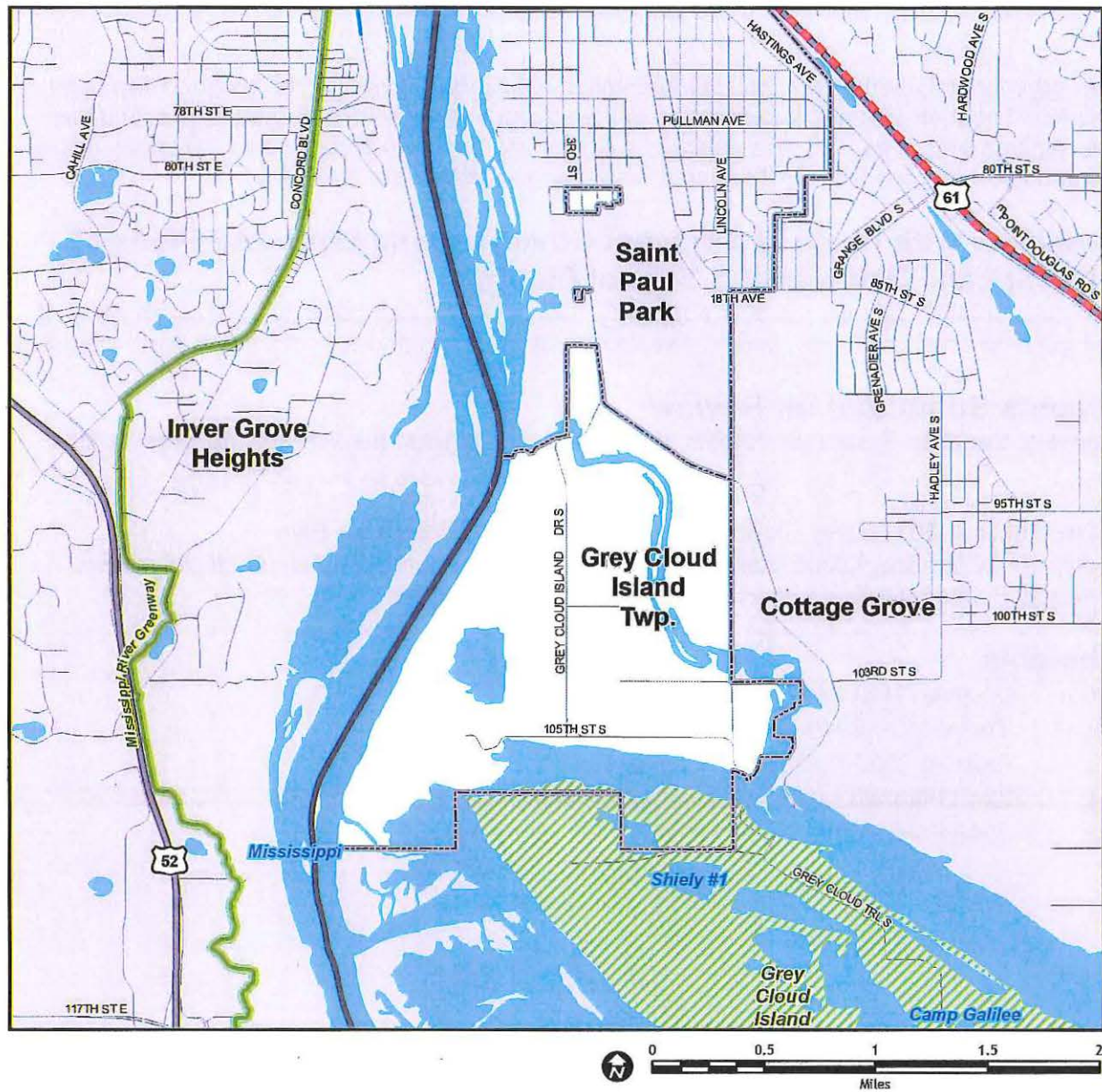
In response to the 2015 System Statement, the Township submitted the following documents for review:

- December 4, 2017: Grey Cloud Island Township 2040 Preliminary Plan
- July 16, 2018: Grey Cloud Island Township 2040 Comprehensive Plan for official review
- August 8, 2018: Updated parks and environment information

Attachments

- Figure 1: Location Map with Regional Systems
Figure 2: Thrive MSP 2040 Community Designations
Figure 3: Existing 2030 Planned Land Use
Figure 4: 2040 Planned Land Use
Figure 5: 2040 Planned Land Use Table

Figure 1. Location Map with Regional Systems



Regional Systems

- Planned Fixed Guideway Stations
- Existing Fixed Guideway Stations
- Regional Transitways**
 - Existing Fixed Guideway
 - Planned Fixed Guideway
 - Existing Bus Rapid Transit
 - Planned Bus Rapid Transit
- Wastewater Treatment**
 - M Meters
 - L Lift Stations
 - MCES Interceptors
 - WTP MCES Treatment Plants

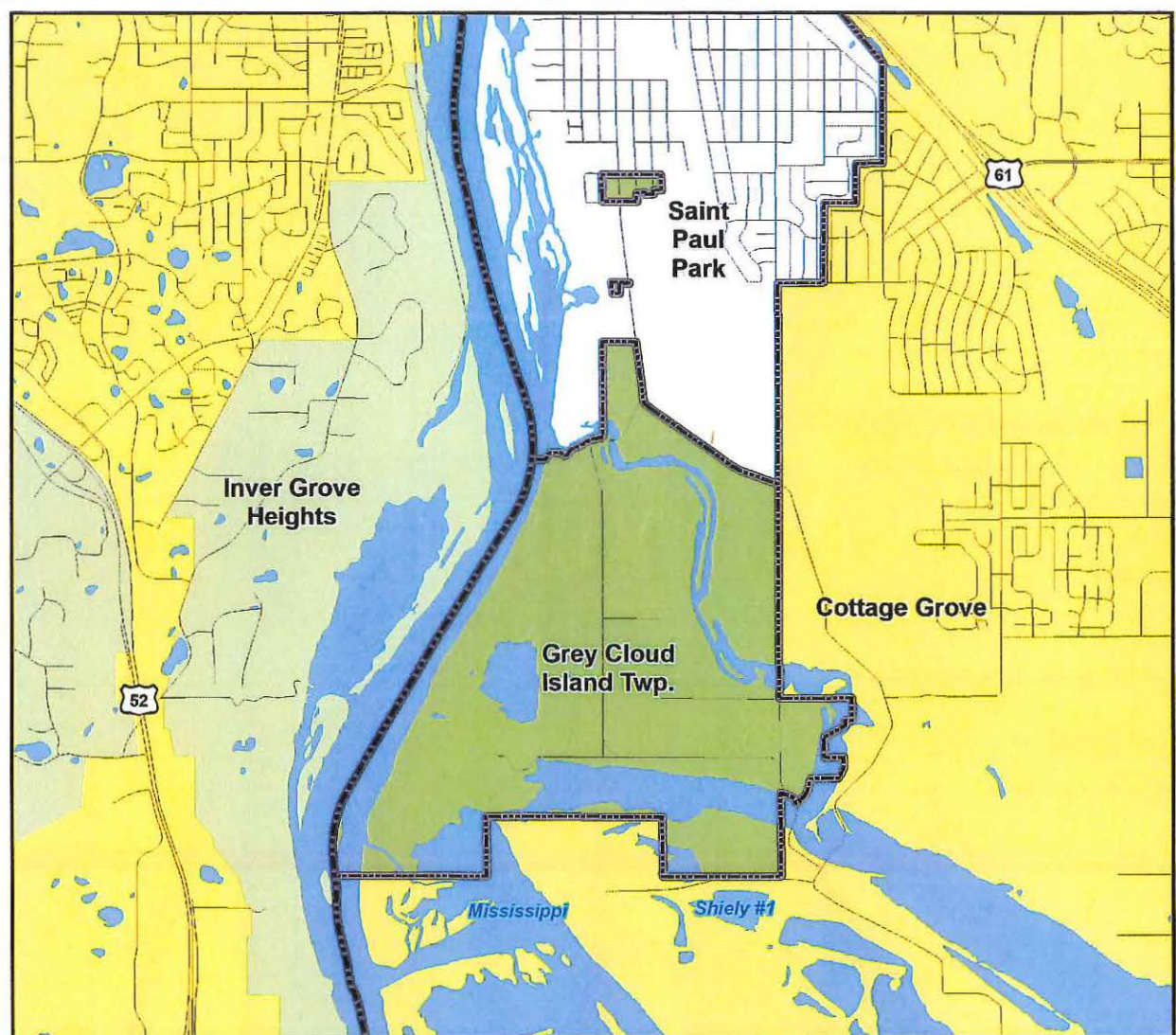
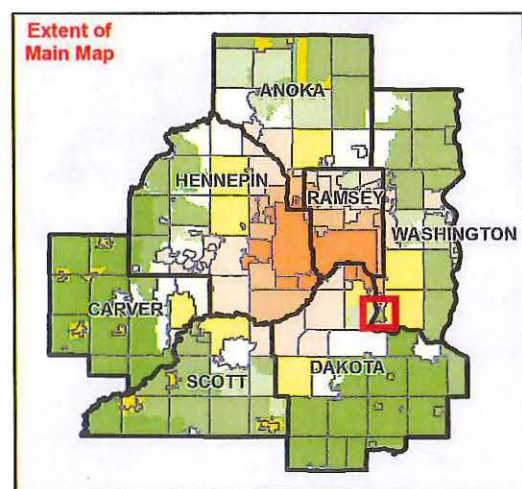
Regional Highway System

- Interstates
- US Highways
- State Highways
- County Roads
- Ncompass Street Centerlines

Regional Parks and Trails

- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units
- Existing Regional Trails
- Planned Regional Trails

Figure 2. Thrive MSP 2040 Community Designations



ThriveMSP 2040 Community Designations

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center
- Ncompass Street Centerlines

Figure 3. Existing 2030 Planned Land Use

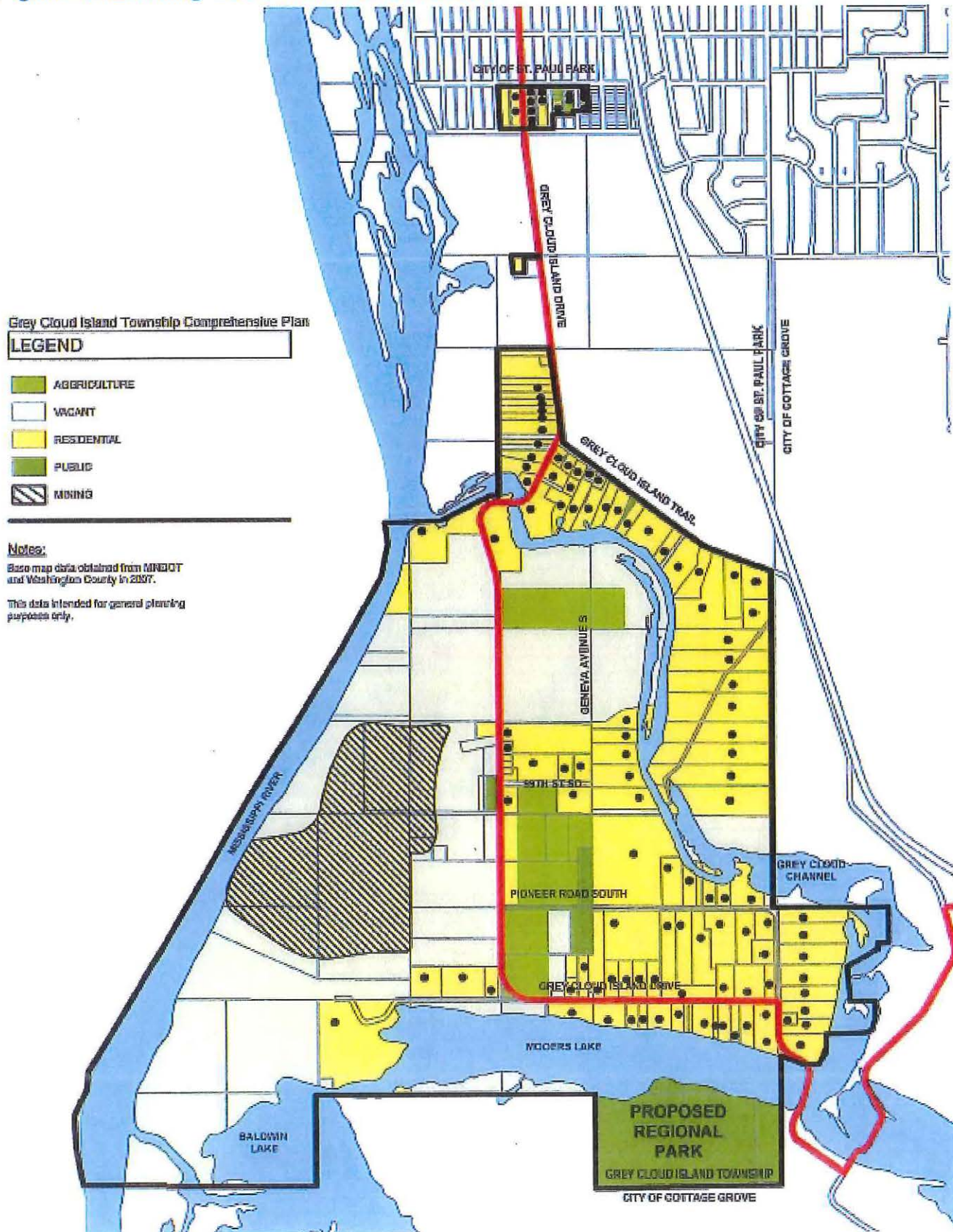


Figure 4. 2040 Planned Land Use

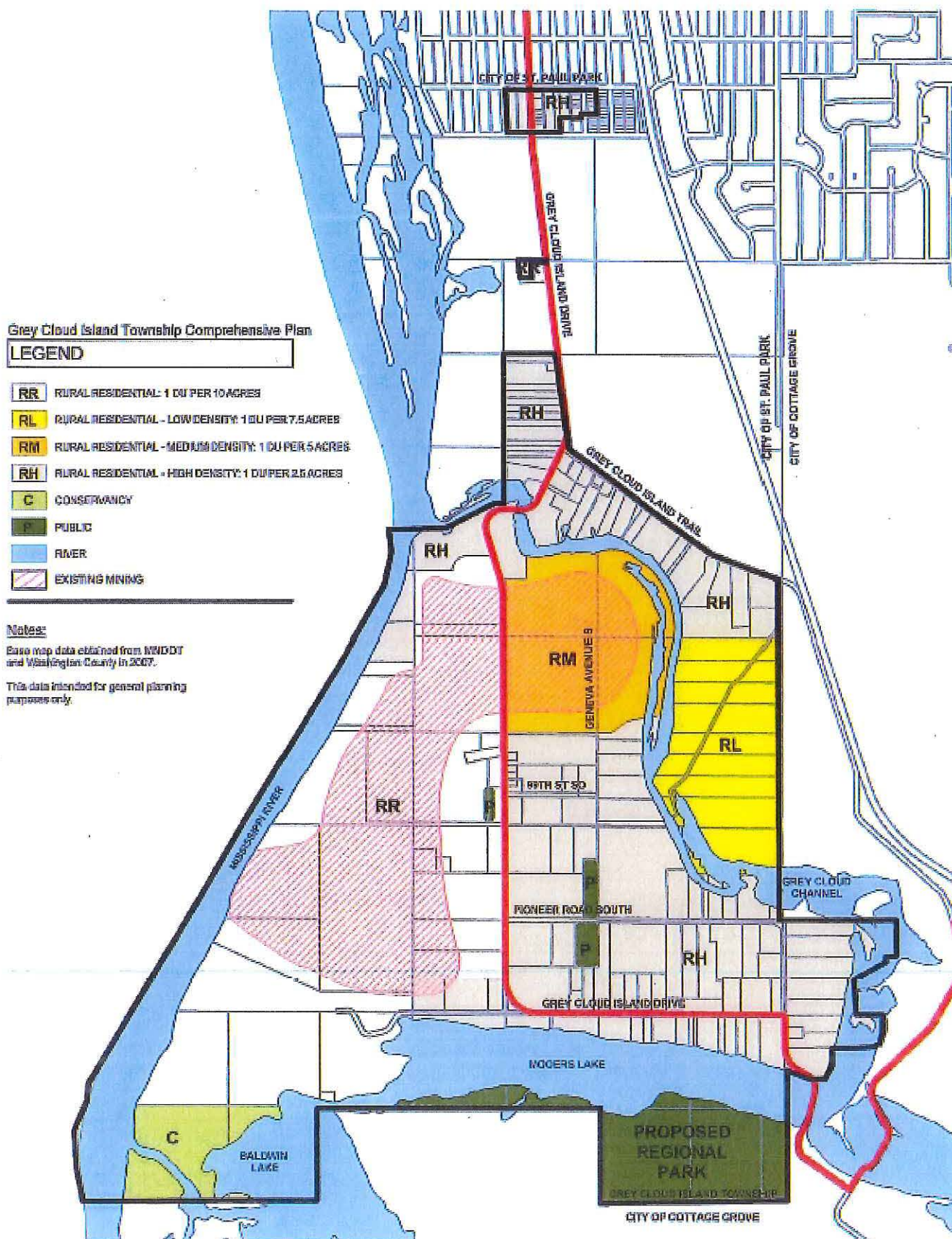
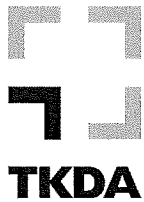


Figure 5. 2040 Planned Land Use Table

	ACRES	PERCENTAGE
RURAL RESIDENTIAL		
High Density - 1 unit/2.5 acre	453	23.0%
Medium Density - 1 unit/5.0 acre	125	5.9%
Low Density - 1 unit/7.5 acre	130	4.6%
Rural Residential - 1 unit/10.0 acre	600	30.1%
Sub-total	1308	66.5%
PUBLIC/PARK		
Town Hall	3	.1%
Cemetery	2	.1%
Other Township	5	.2%
Regional Park	90	4.5%
Sub-total	100	4.9%
MINING		
Existing or Future as Interim Use	(360 acre interim)	(18.3%)
Reserve	(70 acre interim)	(3.6%)
Sub-total	(430 acres interim)	(21.9%)
CONSERVANCY/UNDEVELOPABLE (islands/rivers)	129	6.6%
TOTAL	1967	100%



444 Cedar Street, Suite 1500
Saint Paul, MN 55101
651.292.4400
tkda.com

Memorandum

To:	Grey Cloud Island Planning Commission	Reference:	Public Hearing Summary – 2040 Comprehensive Plan Update
Copies To:	Grey Cloud Island Town Board Elizabeth Bell, Township Clerk	Project No.:	16476.000
From:	Sherri Buss, TKDA	Routing:	
Date:	July 16, 2018		

On July 9, the Grey Cloud Island Township Planning Commission held a public hearing on the Township's Comprehensive Plan.

Sherri Buss of TKDA summarized the key elements of the plan in a PowerPoint presentation.

The Township received the following comments on the plan, and responded (in *italics*)

- Dick Polta, Township resident offered the following comments:
 - Some changes should be made to the plan maps showing township roadways, parcel data and the location of septic systems.
 - *The Planning Commission and Board noted that the maps were created by Washington County, and show the County's parcel data and septic system permit data. The Township may inform the County about the comments, but cannot change the map data.*
 - The lime kiln, listed as a historic site in the Township, is not actually located within the Township
 - *A Planning Commission member responded that the Town understands that the lime kiln is located outside the Township on private property. However, the Town has included this feature in its Comprehensive Plans because it is associated with the history of the Township.*
 - The plan shows a potential transfer of a County road to the Township's jurisdiction. Mr. Polta supports the transfer.
 - The Comprehensive Plan should include a reference to the 3M settlement in the water and wastewater chapter, as this may help the Township to obtain some of the 3M settlement funds to help to address the pollution.

The Town Board noted that the Planning Commission has recommended that the Town Board approve the plan for submission to the Metro Council, and that the Township's Local Surface Water Management Plan has been submitted to the SWWD and to the Metro Council. The Town Board voted to adopt the resolution approving submission of the 2040 Comprehensive Plan update to the Metro Council.

GREY CLOUD ISLAND TOWNSHIP

COUNTY OF WASHINGTON
STATE OF MINNESOTA

RESOLUTION NO. 1

RESOLUTION OF THE PLANNING COMMISSION OF GREY CLOUD ISLAND TOWNSHIP, WASHINGTON COUNTY, MINNESOTA RECOMMENDING THE TOWNSHIP'S 2040 COMPREHENSIVE PLAN TO THE TOWN BOARD FOR A PUBLIC HEARING AND SUBMISSION TO THE METROPOLITAN COUNCIL

WHEREAS, all counties, cities, and townships in the Twin Cities Metropolitan Area are required to adopt a 2040 Comprehensive Plan; and

WHEREAS the Township's Planning Commission held meetings during 2017 and 2018 to develop the Draft 2040 Comprehensive Plan and Local Water Management Plan, a chapter of the Comprehensive Plan, and kept the Town Board informed about the plan process and contents; and

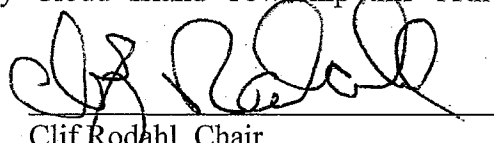
WHEREAS, the Township submitted its Draft 2040 Comprehensive Plan and Local Water Management Plan to affected jurisdictions for review and comment and to the Metropolitan Council for preliminary review, and updated the plan to respond to the comments; and

WHEREAS, the Township addressed the comments received from its residents, the affected jurisdictions, and the Metropolitan Council, and has completed the plan so that it is consistent with regional policies and plans and meets the needs of the Township; and

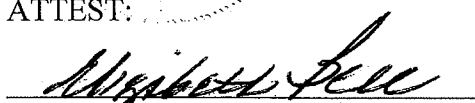
WHEREAS, the Township's Planning Commission reviewed the final draft of the 2040 Comprehensive Plan on June 11, 2018 and finds it complete; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF GREY CLOUD ISLAND TOWNSHIP, WASHINGTON COUNTY, MINNESOTA that it does hereby recommend that the Town Board hold a public hearing on the 2040 Comprehensive Plan and submit the 2040 Comprehensive Plan to the Metropolitan Council for review and approval, and the Local Water Management Plan to the South Washington Watershed District for review and approval.

Adopted by the Planning Commission of Grey Cloud Island Township this 11th day of June 2018.


Clif Rodahl, Chair
Planning Commission

ATTEST:


Elizabeth Bell, Town Clerk

GREY CLOUD ISLAND TOWNSHIP

COUNTY OF WASHINGTON

STATE OF MINNESOTA

RESOLUTION NO. 2018-02

RESOLUTION OF THE TOWN BOARD OF GREY CLOUD ISLAND TOWNSHIP WASHINGTON COUNTY, MINNESOTA, SUBMITTING THE TOWNSHIP'S 2040 COMPREHENSIVE PLAN TO THE METROPOLITAN COUNCIL FOR REVIEW AND APPROVAL

WHEREAS, all counties, cities, and townships in the Twin Cities Metropolitan Area are required to adopt a 2040 Comprehensive Plan; and

WHEREAS the Township's Planning Commission held meetings during 2017 and 2018 to develop the Draft 2040 Comprehensive Plan and Local Water Management Plan (LWMP), a chapter of the Comprehensive Plan, and kept the Town Board informed about the plan process and contents; and

WHEREAS, the Township submitted its Draft 2040 Comprehensive Plan and LWMP to affected jurisdictions for review and comment and to the Metropolitan Council for preliminary review, and updated the plans to respond to the comments; and

WHEREAS, the Township submitted its LWMP to the South Washington Watershed District on June 6, 2018, and the SWWD Board is expected to approve the LWMP in August, 2018; and

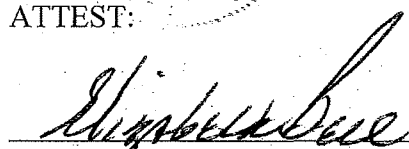
WHEREAS, the Township held a public hearing on July 9, 2018, to receive public comments on the draft 2040 Comprehensive Plan; and

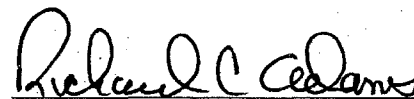
WHEREAS, the Township addressed the questions and comments received from its residents, the affected jurisdictions, and the Metropolitan Council, and has completed the plan so that it is consistent with regional policies and plans and meets the needs of the Township; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF GREY CLOUD ISLAND TOWNSHIP, WASHINGTON COUNTY, MINNESOTA that it does hereby submit the 2040 Comprehensive Plan to the Metropolitan Council for review and approval.

Adopted by the Town Board of Grey Cloud Island Township this 11th day of July 2018

ATTEST:


Elizabeth Bell, Clerk



Richard C. Adams, Chair
Board of Supervisors

GREY CLOUD ISLAND TOWNSHIP

COUNTY OF WASHINGTON
STATE OF MINNESOTA

RESOLUTION NO. 2018-06

RESOLUTION OF THE TOWN BOARD OF GREY CLOUD ISLAND TOWNSHIP WASHINGTON COUNTY, MINNESOTA, ADOPTING THE TOWNSHIP'S 2040 COMPREHENSIVE PLAN, MISSISSIPPI RIVER CORRIDOR CRITICAL AREA (MRCCA) PLAN, AND LOCAL WATER MANAGEMENT PLAN

WHEREAS, all counties, cities, and townships in the Twin Cities Metropolitan Area are required to adopt a 2040 Comprehensive Plan; and

WHEREAS the Township's Planning Commission held meetings during 2017 and 2018 to develop the Draft 2040 Comprehensive Plan, MRCCA Plan, and Local Water Management Plan (LWMP), a chapter of the Comprehensive Plan, and kept the Town Board informed about the plan process and contents; and

WHEREAS, the Township submitted its Draft 2040 Comprehensive Plan, MRCCA Plan, and LWMP to affected jurisdictions for review and comment and to the Metropolitan Council for preliminary review, and updated the plans to respond to the comments; and

WHEREAS, the Township submitted its LWMP to the South Washington Watershed District on June 6, 2018, and the SWWD Board approved the LWMP on September 11, 2018; and

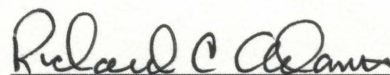
WHEREAS, the Township held a public hearing on July 9, 2018, to receive public comments on the draft 2040 Comprehensive Plan; and

WHEREAS, the Township addressed the questions and comments received from its residents, the affected jurisdictions, and the Metropolitan Council, and has completed the plan so that it is consistent with regional policies and plans and meets the needs of the Township; and

WHEREAS, the Township submitted the 2040 Comprehensive Plan to the Metropolitan Council for its review, and the Council approved the Township's plan on October 24, 2018; and

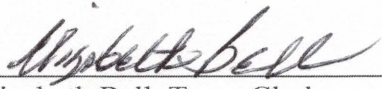
NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF GREY CLOUD ISLAND TOWNSHIP, WASHINGTON COUNTY, MINNESOTA that it does hereby adopt the 2040 Comprehensive Plan, MRCCA Plan, and Local Water Management Plan.

Adopted by the Town Board of Grey Cloud Island Township this 14th day of November 2018.



Richard Adams, Chair
Board of Supervisors

ATTEST:



Elizabeth Bell, Town Clerk



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