
NEW SCANDIA COMPREHENSIVE PLAN

*Growth Management for
a Rural Community*

**Adopted
October 20, 1998**

NEW SCANDIA TOWNSHIP

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NEW SCANDIA COMPREHENSIVE PLAN

INTRODUCTION

INTRODUCTION

New Scandia is a 39 square mile township situated in the northeast corner of the seven county Twin Cities Metropolitan Area, along the St. Croix River in Washington County. Its scenic, rolling landscape is dotted with lakes, woodlands, farms and low density residential development. The historic village of Scandia serves as the central service center of this generally rural community. Located within a forty minute drive from downtown St. Paul or Minneapolis, New Scandia today is becoming ever more a part of the greater Metropolitan Area, economically, culturally, and socially.

PURPOSE OF THE COMPREHENSIVE PLAN

This plan is intended as a general guide to manage growth and development in New Scandia for the next 20 years in a manner that will preserve the generally rural character of the community. It updates previous plans developed in 1980 and 1993 and responds to the 1995 amendments to the Metropolitan Land Planning Act. This state legislation requires all local communities in the seven county Metropolitan Area to review and, if necessary, revise their plans by the end of 1998. This plan has been developed in accord with the general growth management policies established by the Metropolitan Council in the *Regional Blueprint* and by Washington County in its *Comprehensive Plan 2015*.

This plan addresses future land use, including the density of new residential development; transportation; water and sewer; parks and open space; housing; and surface water management. As a statement of policy, this Comprehensive Plan is intended to serve the needs of a variety of individuals and agencies involved in the growth and well-being of the community:

- For the *Town Board and Advisory Commissions*, it serves as a guideline for making prudent, coordinated, incremental decisions over time and a vehicle for clearly articulating policies that may have been previously unwritten;
- For *land owners and developers*, it provides a set of guidelines and expectations concerning the arrangement of land uses, densities, transportation, and other public facilities that they can factor into their own decision-making;

- For *other public agencies*, this plan outlines existing and potential future linkages between local township regulations, services and facilities and those of other units of government intended to foster on-going collaboration in coming years;
- Most importantly, the Comprehensive Plan provides the *Residents and Business Owners* in New Scandia with a collective community vision for the future and a source of protection from unplanned or indiscriminate public or private development decisions

PLAN DEVELOPMENT PROCESS

In the late spring of 1996, the Town Board appointed an ad hoc citizen's Growth Management Task Force to oversee the preparation of a comprehensive plan update for the township. Working with a consulting planner, the Task Force met regularly through 1996 and 1997 to develop this plan. The Task Force reviewed the previous plan, assessed issues and opportunities facing the township, analyzed the evolving *Regional Blueprint* and Washington County *Comprehensive Plan 2015*, and evaluated basic growth options for the community.

A preliminary growth management strategy was developed and discussed at a joint meeting with the Town Board. After further refinements, the Task Force conducted a general community-wide information meeting in July of 1997. Meeting notices were sent to every property owner in the township and over 120 persons attended. A written survey was taken of those present to solicit their views of the major policy proposals in the plan. A strong majority expressed agreement with the basic growth management strategy outlined in this plan.

The Task Force met twice more with the Town Board in November, 1997 and January, 1998 to review and approve a draft plan for consideration at a formal public hearing held in April, 1998. The plan was also submitted for review by all neighboring communities, the school districts, watershed management organizations and Washington County. The public hearing was well attended and a variety of questions and comments submitted to the Task Force and Town Board. The Task Force reconvened on May 14 and after considering the testimony from the public hearing, approved the hearing draft with three minor amendments. On June 2, 1998, the New Scandia Planning Commission considered the plan developed by the Task Force and recommended approval to the

Town Board. Later that evening, the Town Board concurred with the Planning Commission recommendation, and approved the plan subject to Metropolitan Council review.

On September 10, 1998, the Metropolitan Council reviewed the plan and found it consistent with regional plans and policies. The Town Board then gave approval to this final draft of the plan on October 20, 1998.

Now that the final plan is adopted, work is underway to update the township's zoning and subdivision ordinances to bring them in conformance with the policies of this new plan. Until amended, the existing ordinances, together with the Washington County ordinances, will continue to govern development activity. If there is a conflict between the township and county requirements, the more restrictive requirements will prevail.

GROWTH MANAGEMENT STRATEGY OVERVIEW

This plan recognizes that the New Scandia has been, and will continue to be, a community in transition. The primary goal of this plan is to preserve and enhance the rural character of New Scandia as the community continues to move away from an economy based on traditional commercial agriculture to one increasingly related to the diverse metropolitan area. While the economic ties to the broader region may become stronger, it is hoped that New Scandia can continue to develop as a freestanding community with a strong sense of individual place. New Scandia should not become a continuous link in a chain of Twin Cities suburbs but rather evolve as a distinct community, physically separated from the main of the urban area by farms and open space.

If New Scandia is to maintain its rural character and distinct identity, future residential development in the future can no longer be scattered throughout the township on five-acre lots. This plan outlines an alternative strategy for managing future growth. The township is viewed as three major land use areas, with a distinct vision and land development policy for each:

- **Village Center of Scandia** The plan encourages most new residential, commercial, and institutional development to locate within close proximity to the village center of Scandia. Over the next 25 years, the village center is planned to evolve as a small, self contained town and an alternative to urban

sprawl. Scandia already serves as the focus of most township commercial and institutional activity. This base should be strengthened. New commercial and residential development in the township will be encouraged to locate as an extension of this village center. New homes developed at densities of 1 unit per 2 ½ acres will be supported, provided on-site sewer and water standards are met.

- **Semi-Rural Area** The area to the east and south of the village center is already largely developed residentially with five acre lots. Additional infill development at this prevailing density and lot size will be permitted.
- **General Rural-Agriculture Area**---Most of the township is planned to remain rural. Both traditional agriculture and larger, 20+ acre hobby farms will be encouraged. Some residential development in this area will be allowed but it will be limited to a base density of 4 units per 40 acres. However, this does not mean that a 40 acre parcel should be subdivided into four 10-acre lots. Instead, the allowable density of new homes should be clustered on smaller lots between 2 and 3 acres in size, preserving most of the land area in larger parcels (20+ acres) for agriculture, hobby farms, or open space.

In this area, the Township will also support residential densities in excess of 4 units per 40 acres if a significant portion of the parcel is maintained as permanent open space. Density bonus increases of 100%, permitting 8 units per 40 acres, will be given to residential projects that cluster homes on smaller lots in one area of the original parcel and dedicate at least 60% of the land area for permanent agriculture, recreation, or conservation.

NEW SCANDIA COMPREHENSIVE PLAN

CURRENT TRENDS AND CONDITIONS

CURRENT TRENDS AND CONDITIONS

HISTORICAL BACKGROUND

New Scandia township is the site of the first Swedish settlement in Minnesota. In October, 1850, three young men from Vastergotland, Sweden---Carl Fernstrom, August Sandahl, and Oscar Roos---settled on the shores of Hay Lake in what is now New Scandia township. They built a substantial log cabin and stayed over that winter. These men were not farmers. They wanted to seek adventure so in 1851, they sold their homestead to Daniel Nilson and set out on other journeys. Sandahl returned to Sweden, Fernstrom traveled to California in search of gold, and Roos settled in Taylors Falls. Carl Fernstrom's adventures became the basis for the character of Robert in Vilhelm Moberg's books about the Swedish immigrants who settled in this area. A monument now stands near the site of this first log house.

Many immigrants from Sweden arrived in the early 1850's, among them Nels Johan Johnson who was instrumental in the founding of this community. According to Anna Engquist's book, *Scandia Then and Now*, another early settler was Olof Olin who came from the province of Medelpad. Olin bought land comprising the town of Scandia. It was Olin who donated land for Elim Church and cemetery in 1860. He also owned the land where the building that houses the superette, veterinary clinic, and café now stands. The present township of New Scandia includes a number of communities such as Vasa, Copas, and Otisville now marked only by a cluster of homes or the memories of older citizens. For nearly a century, the Scandia area existed in near isolation from the social and cultural influences of the State of Minnesota. During the 1930's the Swedish language gradually gave way to the exclusive use of English in the local church services. Elim Lutheran Church, founded May 19, 1854, was the most significant force in the community. Outsiders found it difficult to see where the church ended and the community began.

The change from strictly rural to semi-suburban living was brought about by many factors. Banking moved out of Scandia with the depression, and school consolidation saw the departure of the country schoolhouse. Mechanization of farming reduced the need for manpower and increased the size of farms. Better roads and state highways eliminated the need for the railroad station in Copas. The roads and the automobile

brought Scandia's citizens to metro jobs and metro residents to Scandia for country living.

LOCAL GOVERNANCE

The history of Scandia's government begins in 1893 when New Scandia township was organized from a part of Marine township. A town board of three supervisors was elected to direct its affairs. The citizens voted to expand the board to five members in the 1988 annual election. Three members were appointed to the first Planning Commission in 1968. This was later increased to five members. The town clerk and the treasurer were elective offices until 1989 when, by a vote of the citizens, these positions became appointive.

The township now employs a Town Clerk, a Treasurer/Office Assistance, a two-person full time road maintenance crew, and a part-time groundskeeper for the parks. Police protection is provided by the Washington County sheriff. Fire protection is provided by the 30 member New Scandia Volunteer Fire Department. The township contracts with private firms for legal and engineering services and with the Washington County Soil and Water Conservation District for water resource management professional support.

Local planning and development was controlled by town ordinances and a part-time building inspector until 1972, when Scandia adopted the Washington County zoning code by reference. New Scandia has used the services of Washington County to review proposed developments for consistency with zoning and subdivision regulations. Until 1998, all building permits have been administered by the county, including on-site septic systems. County building inspection and other development related services to townships is undergoing considerable restructuring at this time. Although New Scandia residents have talked of incorporation as a municipality, the township has not incorporated and is not planning to do so at this time.

POPULATION AND HOUSEHOLD GROWTH

New Scandia township population reflected a downward trend during the 1930's and 40's caused by movement of rural populations to the cities. Much more dramatic, however, was the upward swing of population beginning in the 1960's reflecting the desire of city people for country peace and the rural environment.

Population and Household Growth 1930-1995

Year	Population	Households
1930	941	NA
1940	926	NA
1950	899	NA
1960	950	NA
1970	1513	408
1980	2858	851
1990	3197	1060
1995	3537	1195

Source: U.S. Census, Metropolitan Council

While population declined steadily from 1930 through 1950, there was an increase in population of almost 60% between 1960 and 1970. The rate of growth increased to 85% during the 1970's when the population grew by 1300 persons. The heavy influx in the 1970's and early 80's could be attributed to several factors, including the completion of Interstate Highway 35, improvement of county and state highways, relatively inexpensive land, development of subdivisions from previous farms and woodlands, conversion of seasonal cabins to year-round homes, and the ever continuing search of city dwellers for the amenities of a rural life style.

During the 1980's, the township's population growth rate slowed down to 12%. The number of households in the township, however, increased 25%, from 851 in 1980 to 1060 in 1990, reflecting in part the decrease in household size.

Since 1990, the household growth rate, as reflected by new residential building permits, has remained at the 25% level. On average, 27 new homes have been built each year since 1990. In 1995, the estimated population of the township was 3,537 distributed among 1,195 households. Average household size has continued to decline, from 3.87 persons per household in 1970, to 3.36 in 1980, and 3.00 in 1990. The 1995 estimated average household in New Scandia is 2.95.

RESIDENTIAL BUILDING ACTIVITY PERMITS ISSUED 1990-1996

Year	Permits
1990	30
1991	29
1992	27
1993	27
1994	27
1995	31
1996	<u>22</u>
TOTAL	<u>193</u>

Source: New Scandia township

ECONOMIC CONDITIONS

Employment - According to the 1990 Census, there were an estimated 340 persons holding non-farm jobs within the township. This number is expected to increase slightly over the next several decades as the population increases. Commercial enterprises in the areas of retail business, light manufacturing, home construction and services may be expected to show modest increases during the next decades in proportion to the increase in population and households. Most new residents will likely be employed within the urbanized portions of the Metro Area. Agriculture will not provide an increase in labor demand, since acreage in production is decreasing and mechanization increasing. Industrial production is limited in New Scandia and no major increase is foreseen at this time. Commercial mining of gravel, fill, and sand is presently still of significance but the related employment is not necessarily based in New Scandia.

Income of Residents- In 1989, the state median household income was \$30,090. New Scandia township households placed well above this statewide median, with a median household income of \$45,915. New Scandia's median income also ranked 55th of 192

communities in the seven county Metro Area. Since 1979, the median income has risen 17% as the poverty rate dropped from 3.5% to 1.5%. This increase reflects the migration of middle and upper middle income families to the fringes of the Metro Area over the past two decades. This income is derived essentially from outside the township, as many more people commute daily to the Twin Cities for employment. Per capita income, according to the 1990 Census, was \$17,076. Only 16 of the 928 families in the township had incomes below the designated poverty level.

HOUSEHOLD INCOME 1989

Annual Income	Households
Less than \$5,000	5
\$5,000-9,999	55
\$10,000-14,999	32
\$15,000-24,999	77
\$25,000-34,999	165
\$35,000-49,999	261
\$50,000-74,999	301
\$75,000-99,999	301
\$100,000-149,999	77
\$150,000 or more	7
Total Households	1,074

Source: U.S. Census

NATURAL RESOURCE BASE

Any plans for managing the future growth and development of the township need to be based on a thorough understanding of the natural resource base of the community.

Topography- The topography of New Scandia varies from level areas in the center of the township to steep slopes and ravines along the St Croix River on its eastern border.

Along the eastern border are the only year-round flowing streams of the township. Their sources coincide with the cliff-like exposures of limestone and sandstone forming the scenic bluff land along the river. This bluff pattern diverges just south of the junction of Quinell Avenue and TH 95. One part continues along the west side of the Soo Line RR right-of-way and the second along the river. Between these two lines of steep slopes and ravines lies a broad, flat terrace. William O'Brien park occupies a major portion of this terrace.

Water Resources- Throughout most of the township, the terrain is undulating and marked by many pot-holes, ponds, marshlands, and lakes. Of the many lakes and wetlands, 35 have been classified as public waters in accordance with the guidelines of the Minnesota Department of Natural Resources. They range in size from Big Marine Lake, the second largest lake in Washington County, to numerous smaller water bodies in the 2- to 50 acre range. Big Marine is a groundwater lake, located almost entirely within the township except for a small portion of its south bay which is located in May township. Big Marine Lake covers 2130 acres of water surface, with 12 miles of shoreline. Residential development that took place around Big Marine during the dry years of the 1950's experienced many problems during the 1970's as a result of rising waters. In response to these problems, the Big Marine-Big Carnelian Watershed District was formed and controls were constructed on the outlet of the lake as well as further downstream, ultimately draining through Big Carnelian and into the St. Croix River. Most of the damaged structures have either been removed or renovated and efforts are being made to correct the few still remaining problem properties. In response to state and county shoreland zoning requirements, township ordinances were amended to prohibit creation of lots smaller than 2.5 acres on shoreline property of designated recreation lakes and 5 acres on natural environment lakes. In addition, wherever possible, existing lots in this area are being combined to conform as closely as possible to present standards.

A 1990 study by the Department of Geology and Geophysics at the University of Minnesota identified the potential for significant water interaction between Big Marine Lake and the surrounding groundwater. Both existing and future development in this area will therefore need to be carefully planned and managed to prevent adverse impacts on the groundwater resources.

Bone Lake is the second largest and most densely developed of the remainder of the 35 lakes over five acres, as classified by DNR. It was originally platted with some small lots for seasonal homes. Because Bone Lake has a natural outlet, which eventually joins the outlet of Forest Lake to become the Sunrise River, it has not had the high water problems

associated with Big Marine. Where possible, the small lots have been combined to conform to shoreland zoning requirements.

In the area underneath, north and south of Bone Lake, there is no bedrock located between the land surface and the Jordan Sandstone and St. Laurence and Franconia Aquifers. The ground waters in this area flowing east and south to the St. Croix River have a pollution sensitivity rating of VERY HIGH according to the Washington County Geologic Atlas (U of M, 1990). For this reason, both existing and future development in this area will need to be carefully monitored.

The township is located within four separate watershed districts: Big Marine-Big Carnelian, Rice Creek, Forest Lake, and Marine on St. Croix. The northwest corner of the township drains into the St. Croix River through the Sunrise River basin. A small part of the southwest area drains in the Rice Creek watershed. The Big Marine Lake area drains southward through Mud and Turtle lakes into Big Carnelian Lake. Surface drainage of the eastern portion of the township is directly to the St. Croix River. The numerous lakes and many potholes provide localized ponding areas for snow melt and rain waters. The poor surface water drainage pattern is complicated by the ground water conditions. The largest lake, Big Marine, as well as many of the smaller lakes, is a ground water lake. It is not only supplied by seepage, but its outflowing seepage affects surrounding lands during periods of high water. Of all lakes and ponds, only Bone Lake has a consistently flowing outlet; the rest depend on seepage and evaporation. Consequently, the conjunction of high ground water levels with high amounts of snow and rain, and conversely, low ground water levels and periods of drought, produce extreme changes in water levels.

Soils -Soil characteristics in the township are important when considering areas suitable for long term agriculture as well as areas suitable for on-site septic systems. And unfortunately, many of the areas most suited for agricultural production are also most conducive to accommodating on-site sewer systems. Generally, those lands with steep slopes, shallow bedrock, wet or periodically flooded areas (hydric soils), or slow percolation rates are not suitable for on-site waste disposal systems. Areas with severe limitations for on-site sewer systems are scattered throughout the township, but are especially dominant along the St. Croix River. Much of the township is classified as having moderate restrictions for septic tank absorption fields. Sites suitable for on-site drain fields can be found within these areas, but need to be carefully planned and located after appropriate soil testing.

Although New Scandia has not been classified as a long term prime agricultural area from a metropolitan perspective, it does have extensive areas with soils considered prime for farming, with or without supplemental drainage measures.

Original Vegetation- New Scandia's landscape is a composite of several glacially-derived landscape features that determined the types of vegetation that occurred there prior to European settlement. Along the St. Croix River, alluvial soils supported a floodplain forest. Sandy terraces immediately above the floodplain were oak savannas. Much of the uplands in the eastern part of the township were covered by oak, maple-basswood and white pine forests on loamy soils derived from glacial till. To the west and south, on sandy soils derived from outwash, the vegetation ranged from small prairie openings to oak savanna to aspen-oak forest. Where peat soils developed in basins, a variety of wetlands occurred, including tamarack swamps, hardwood swamps, shrub swamps, emergent marshes and rich fens.

Natural Plant Communities- The Department of Natural Resources' County Biological Survey conducted studies throughout Washington County from 1987 through 1989 to locate rare plants, animals, and natural vegetative communities. The Survey documented a number of natural communities in the township. On bluffs and hills near the St. Croix River, oak and maple-basswood forests occur in a number of sites. White pine-hardwood forests are found in the Falls Creek Scientific and natural area and adjacent lands. Several small dry prairies occur on steep slopes. In the floodplain, silver maple floodplain forest predominates, with more open wetlands occurring as well.

A number of tamarack swamps occur in the township, including some extensive ones just west of Big Marine Lake. These swamps generally are found as part of a wetland complex that includes emergent marsh and other wetland types. Other wetland natural communities in the township include shrub swamp, hardwood swamp, wet meadow, emergent marsh, rich fen, and seepage fen. Also significant is the large expanse of maple-basswood forest in William O'Brien State park, together with several occurrences of oak forest in upland portions of the township.

Forested areas of hardwoods are distributed throughout the township and include Oak, Maple-Basswood, Elm, and Ash communities as well as Birch-Aspen groves. The following list of wooded areas includes stands of sufficient size and nature to warrant preservation efforts. Although relatively small blocks are included, as well as some whose continuity has been broken by development, their distribution throughout the township is a significant factor in its attractiveness.

- East of Sand lake, Sections 25, 26, 36; approximately 300 acres; extends into O'Brien State Park; mixed hardwood.
- Northwest from Big Marine Lake to Mayberry Trail and CR 15; Sections 29,30; approximately 200 acres; includes several stands of Tamarack
- Falls Creek Ravine; Section 7,12; approximately 300 acres; from St. Croix River to TH 95; mixed hardwoods and virgin White pine; partially within the Scenic River Zone and the DNR's Scientific and Natural Area
- Wooded area from TH 97 northward across 220th Street and irregularly to 240th Street; Sections 1,12,13; about 300 acres; mixed hardwoods but interrupted by roads, small developed tracts and cultivated fields. Small stands connect this area with the Falls Creek Ravine.
- North and east of German lake; Sections 7,17,18; about 140 acres associated with wetlands; traversed by power transmission Line
- East of north bay Big Marine Lake to Fish Lake; Sections 21, 28,29; approximately 240 acres; mixed hardwoods, some evergreen plantations, lakeshore developed but otherwise large tracts.

In addition to these areas, there are small hardwood stands of 40 to 80 acres located west of Nielson Lake (Section 6), north and west of Bone Lake (Section 5), south of TH 97 and east of CR 3 (Section 24), Cedar Bend Farm (Section 6 in Range 19), and in the Camp Lakamaga area, Section 28.

Rare Animals and Plants- The County Biological Survey documented five rare animal species and two rare plant species in New Scandia. The animals include two birds—red shouldered hawk and bald eagle—both associated with forested wetlands. Several Blanding's turtles, which live in open wetlands and adjacent grassy uplands, were documented in the township. The rare bog copper butterfly was found in a tamarack swamp in the northeast portion of the township. The two rare plants found by Survey plant ecologists were halberd-leaved tearthumb located in small emergent wetland and American water-pennywort, found in a seepage area of a hardwood swamp.

Common Wildlife- The wide range of vegetative types and land forms in New Scandia township, from rare natural plant communities to intensively-farmed crop and pasture land, provide a habitat base supporting a variety of wildlife which adds to the quality of life in the community. The St. Croix River valley is a major spring and fall migration corridor for a number of species of song birds, and also supports a diverse forest bird breeding population.

The wooded, wetland, old field, and open grassland habitats outside the river valley likewise support a variety of breeding birds. While the development of 5 and 10 acre building lots throughout much of the township has fragmented some habitats, particularly woods, to the detriment of nesting song birds, this development has also no doubt enhanced other habitats such as grasslands and undisturbed old fields. The richness of the township wetland habitats supports a variety of nesting birds including both nongame and game species.

Waterfowl. Wood ducks are an abundant nesting species in wetland habitats throughout the entire township, both in natural tree cavities and in artificial nest boxes placed and maintained by people to attract them. Wood ducks are also hunted throughout the township in the fall and are a common species in the bag, particularly early in the hunting season. Mallards and blue-winged teal also both nest in the township. Giant Canada geese, once thought to be extinct, but reintroduced in Minnesota in the late 1970's, have expanded their breeding range to where the birds now nest on virtually all wetlands in the township. Flocks and pairs of Canada geese can be seen flying in most parts of the township from late winter to early summer and again from late summer through early winter. September hunting seasons for these geese were initiated beginning in 1987.

Wild turkeys. It is not certain whether wild turkeys were present in the township during pioneer days. Now, however, as a result of D.N.R. releases of 21 turkeys in 1990 and 1991 in the township and southern Chisago County, a local wild turkey population is well established. The St. Croix River valley is a critical wintering area for these birds. D.N.R. estimates that the current population of wild turkeys in the township is about 200 birds and is continuing to increase. An annual spring wild turkey hunting season was first established in all of Washington county in 1993.

White-tailed deer. White-tailed deer are the primary large mammal found in the township. The mix of small woodlots and farm fields present in the township provides high quality deer habitat. In addition, the steep bluffs and wooded areas along the St. Croix River have served as traditional wintering areas for deer. The D.N.R. has established a spring, pre-breeding deer population objective of 2 to 2.5 deer per square mile for the area that includes New Scandia. However, populations have generally exceeded this objective in recent years due to restricted access to hunting resulting from increased development and more fragmented land ownership. Notwithstanding restricted hunting access, there is still a considerable amount of deer hunting in the township. The archery deer season opens in mid-September, and is very popular in the township. In most years, Washington county has the highest archery deer kill of any county in

Minnesota, and New Scandia is a significant contributor to this total. The firearms deer season opens in early November and the muzzleloader season in either late November or early December.

Fisheries Resources- Four bodies of water provide the majority of lake fishing opportunities in the township:

- Big Marine Lake (partially in May Township) is by far the largest lake in the township and is heavily fished. Big Marine has two public accesses and is managed by the D.N.R. primarily for bass and panfish although the lake also has abundant northern pike and is stocked with walleyes every other year.
- Bone Lake, also a popular fishing lake with one public access, is mostly a panfish lake but is periodically stocked with walleyes.
- Goose Lake, just north of the village center, has in the past provided some good northern pike and panfish catches, but populations of these fish were decimated when the lake froze out in the late 1980's and early 1990's. This lake was restocked with northern pike and largemouth bass fry in 1996 and with adult northern pike in 1997. Goose Lake is now being aerated in winter prevent further freeze-outs.
- Sylvan Lake (mostly located in Forest Lake Township) is a very clear lake with no public access, but good populations of bass and panfish. Because there is no public access, this lake is not stocked.

The St. Croix River also provides a significant and diverse fishery. With several public accesses, the river is very popular with boaters and canoeists. Small-mouthed bass and walleyes are the most popular game fish. The D.N.R. periodically stocks muskies in the river.

There are also two designated trout streams in the township: Falls Creek and an unnamed creek that is sometimes called Gilbertson Creek. Since both of these streams are on private property, there is essentially no public fishing on either.

EXISTING LAND USE

Land use in New Scandia is characterized by a mixture of agricultural activity and scattered large lot residential development. Although traditional farming has continued

to decline over the past several decades, agricultural activity in a variety of forms continues to be the major land use. Based on the tax classification of the county Assessor, approximately 47 % of the lands in the 39 square mile township is used for either agricultural or timber production.

Agricultural activities include dairy farms, small hobby farms, hay fields, orchards, nurseries, and some truck farming. Natural areas classified by the county assessor as woodlands are also included in this general agricultural land use category. While agricultural activity is located throughout the area, the more traditional commercial farms

EXISTING LAND USE 1996

USE	ACRES	% OF TOTAL ACRES
Agricultural/Natural Areas	11,813	47.1
Residential	6,208	24.8
Business & Mining	355	1.4
Public/Semi-Public	1,888	7.5
Lakes	2,746	11.0
Wetlands	991	4.0
Rights-of-Way	1,055	4.2
Total Area	25,078	100.0

Source: Washington County Assessor, New Scandia township

are most prevalent in the center of the township and north of TH 97. These are considered traditional not because of the type of agricultural activity involved, but because the farming activity taking place serves as the primary occupation and source of income to at least one member of the residing household. In this context, it is estimated that only between 12 and 15 such "commercial" agricultural enterprises remain in New Scandia today.

Land classified as strictly residential now occupies an estimated 6,208 acres or about 25% of the land area of the township. Non-farm related residences are most concentrated around the two major lakes, Big Marine and Bone, along the St. Croix River, and to the north, south, and east of the Scandia village center.

Commercial activities in the township are quite limited, and include the retail, service, and light manufacturing in the village center and the adjacent business park. A few isolated restaurants and businesses are located along the major highways. The major commercial activity in terms of land area involves three active sand and gravel mining operations. In total, only 1.5% of the land area is devoted to these commercial uses.

Public and semi-public uses account for about 8% of the land area. This category includes parks, schools, churches, camps and community facilities as well as lands owned or controlled by the federal government as part of the Lower St. Croix National Scenic Riverway.

Almost 15% of New Scandia is either lakes or wetlands. Finally, rights-of-way for roads or utilities consume a little over 4% of the total area.

CURRENT ZONING

Most of New Scandia, over 70%, is currently zoned A-2, Agriculture. This zoning classification permits both agricultural activity and residential development at a minimum lot size of 5 acres. A small portion of the township is zoned R-1, Residential with a minimum lot size of 2 ½ acres. Areas zoned R-1 are located primarily within the village center and the two major lakes of Big Marine and Bone. Within both the A-2 and R-1 districts, there is older residential development on lots smaller than the current zoning requires. These are found primarily around the major lakes, within the village center of Scandia, and in the older communities of Copas and Otisville near the St. Croix river.

Approximately 100 acres are zoned for business, primarily in the village center. This includes the recently developed Hawkinson Business Park just east of the original village center. The areas zoned for business outside the village center are all sites that have been utilized for commercial purposes for the past 50 years or more. The largest of these is a landscape nursery located just northeast of the intersection of TH 95 and CR 52.

Four areas of the township, involving over 1000 acres with steep slopes, bluff lands, or wetlands, have been zoned conservancy. This zoning classification restricts residential development to 20 acre lot minimums and sets additional standards to protect the sensitive lands from development. The northwest corner of Section 6, Range 20, is an area of steep slopes as is much of the bluff land along the St. Croix River north of Otisville to the Cedar Cliff development in Section 6, Range 19. A smaller area of wetlands at the outlet of Bone Lake is zoned conservancy as well as the 300 acres adjacent to Big Marine Lake that comprise Camp Lakamaga and Camp Mary Randall, owned by the Girl Scouts of the St. Croix Valley.

There are three types of overlay zoning districts in New Scandia: Agricultural Preservation, Shoreland Management, and the St. Croix Scenic River District.

Currently, over 1000 acres are enrolled in the Agricultural Preserve Program and zoned AP-Agricultural Preserve. This is a voluntary program in which a land owner commits his property to agricultural use in exchange for lower tax rates and limitations on assessments. AP zoning restricts residential development to one dwelling unit per forty acres. Historically, the township has endorsed enrollment in the AP Program and rezoned the acreage accordingly at the request of the property owner.

The Shoreland Management Act affects the zoning of lands within generally 1000 feet of the lakes classified by the Department of Natural Resources as protected waters of the state. The two major lakes in the township, Big Marine and Bone, are classified as Recreational Development Lakes. Sylvan Lake, which straddles the western township border, is also classified as a Recreational Development Lake. Eight other lakes are classified as Natural Environment Lakes, including Sea, Nielson, German, Goose, Fish, Hay, Sand, Long, White Rock, and Clear lakes.

The entire eastern border of the township is included in the Lower St. Croix National Scenic Riverway District which sets special standards for development with respect to location of structures, bluff protection, and clearing of vegetation.

In both the Shoreland and River Overlay Districts, the township has enforced a more restrictive minimum lot size policy on undeveloped parcels than would otherwise be permitted under the county ordinances. Newly subdivided lots adjacent to Recreational Development lakes must be a minimum of 2 ½ acres while lots adjacent to Natural Environment Lakes and within the Scenic River district must be a minimum 5 acres in size. Aside from these minimum lot size variations, the township subscribes to all other provisions of the Shoreland and Scenic River District regulations.

State statute permits the township to enforce its own zoning ordinance provided its regulations conform to or exceed county zoning regulations. When Washington County adopts its new zoning ordinance to implement the policies of its new Comprehensive Plan, the existing township zoning regulations will no longer be consistent with county zoning standards in some respects. The major point of discrepancy will relate to allowable density of residential development outside the village center. If the township desires to establish its own zoning ordinance, it will be necessary to develop the policy basis for its own standards in an update to the township Comprehensive Plan.

NEW SCANDIA COMPREHENSIVE PLAN

GROWTH MANAGEMENT ISSUES

GROWTH MANGEMENT ISSUES

REGIONAL CONTEXT

The future of New Scandia township is inextricably related to the future of the broader 7-county Twin Cities Metropolitan Area. The Metro Area as a whole is projected to grow over the next 25 years by 650,000 persons, 330,000 households, and 425,000 employees. By the year 2020, the 7-county region is expected to have a total population of 3.1 million persons, 1.265 million households, and 1.77 million employees.

Washington County alone is expected to grow from its 1995 estimated population of 175,441 to 282,960 by the Year 2020. Almost 50,000 additional households will locate in the county, increasing the total number of households to 108,420 from the 1995 estimate of 60,800. Employment is anticipated to grow from 48,219 to 78,030 over this same time period.

Over the past three years, major planning initiatives have been undertaken at both the metropolitan and county levels to analyze the issues that will be involved in accommodating this amount of additional development and economic activity. Both the Metropolitan Council and Washington County have recently adopted major comprehensive plan amendments setting forth a general strategy for managing the continued growth of this region in an orderly, economic, and environmentally sensitive manner. These plans provide a basic context and starting point for planning at the local township level.

Regional Blueprint

In the recent amendments to the Regional Blueprint, the Metropolitan Council has identified and mapped the general location of land uses in the region to the year 2040 and beyond. The Blueprint identifies an *Urban Service Area* and a *Rural Area*. Most of New Scandia township is designated as part of the *Permanent Rural Area*. In this portion of the region, the Council does not plan to provide urban level services before the Year 2040, if ever. "Communities in the Permanent Rural Area will be expected to pay the full cost of any required urban services should they be necessary before 2040."

The Council does not support extensive development in this area. "Appropriate rural land uses must meet all environmental quality standards, not require urban-level support services, be of a scale to serve local market demands, and preserve open space." A maximum, overall gross density of up to 1 unit/10 acres is viewed as consistent with the rural lifestyle.

Cluster development that meets the following performance standards is also supported:

- permanent protection of open space and common areas; design treatment that maintains a definite rural area visual appearance;
- permanent protection of natural resources and amenities;
- design and management of on-site or communal sewer systems that will function indefinitely;
- traffic generation consistent with rural levels of service;
- permanent agricultural areas and urban expansion areas around rural growth centers are not preempted.

At this time, the Council has not designated the village center of Scandia as a **Rural Growth Center**. In general, only freestanding municipalities with central sanitary sewer facilities have been so designated.

Also, no parts of New Scandia township have been designated as a **Permanent Agriculture Area**. These are areas planned to remain in agricultural production through and beyond the Year 2040. Most of the areas currently included in this classification are located in Carver, Dakota, western Hennepin and southern Washington counties. However, the Council encourages the continuation of agricultural activity within the Permanent Rural Area, such as New Scandia.

A small portion of the township adjacent to Forest Lake township and within the Forest Lake watershed has been designated part of the **Urban Reserve**. This is an area that could be served eventually by the metro sewer system (back through Forest Lake and into the major interceptor adjacent to I-35). The long range regional plan calls for this area to be added to the metropolitan urban service area sometime between 2020 and 2040. Because this area is planned for eventual urban density development, the Council is asking local governments to prohibit subdivision of parcels in tracts smaller than 40 acres.

As part of the Regional Blueprint, the Metropolitan Council has provided population, household, and employment forecasts for each local governmental jurisdiction in the region. These forecasts, in the aggregate, reflect the Council's best current estimate of future metropolitan population growth based on predicted birth rates, death rates, and net migration to the region. Household forecasts reflect population forecasts, future age distribution of the population, and household formation and lifestyle predictions. Employment forecasts reflect employment demand of the future population more than predictions of economic growth in the region. Therefore, future employment estimates reflect the age distribution of the future population and the labor participation rates.

The allocation of future population, households, and employment at the local municipal or township level reflects the overall regional growth management strategy set forth in the Blueprint. The forecasts for New Scandia township are therefore, in part, a goal which if achieved, would mean that the township has managed its rate of growth consistent with the overall regional plan.

**Regional Blueprint
Growth Trends and Forecasts
New Scandia Township
1970-2020**

YEAR	POPULATION	HOUSEHOLDS	EMPLOYMENT
1970	1,513	408	40
1980	2,858	851	50
1990	3,197	1,060	387
1995	3,537	1,195	364
2000	3,700	1,300	375
2010	3,850	1,450	380
2020	3,850	1,550	400

Source: Metropolitan Council

The household forecasts for New Scandia would suggest a residential building rate of approximately 17 units per year between 1995 and 2010 and 10 units per year between 2010 and 2020. This rate would represent a one-third to two-thirds reduction from the average 27 units/year constructed since 1990.

If housing starts were to continue at a rate more in line with recent trends, such as 25 new homes per year, the total number of households would increase by 625, for a total of 1,820 by the Year 2020. This would represent a 52% increase over the number of households residing in the township today. Assuming a continued decline in average household size, the population could still increase to over 4,500 by the Year 2020.

**New Scandia Township
Continued Trends Forecast
1995-2020**

YEAR	ANNUAL HOUSEHOLD INCREASE	TOTAL HOUSEHOLDS	PERSONS PER HOUSEHOLD	TOTAL POPULATION
1995		1,195	2.96	3,537
2000	25	1,320	2.84	3,750
2010	25	1,570	2.60	4,080
2020	25	1,820	2.48	4,520

Source: Metropolitan Council, Reichert & Associates, Inc.

Under either the Metropolitan Council's forecast, or a continued trends forecast, the magnitude of growth anticipated for the township over the next 25 years is not all that great in absolute terms. However, a 50% increase in the number of homes in the township, if not designed and located in a careful manner, could create a significant impact on the rural character of the community.

COUNTY CONTEXT

The new Washington County *Comprehensive Plan 2015* establishes a very simple and straight forward vision to “accommodate the county’s projected population growth of 63,000 people by 2015 while maintaining the ‘rural character’ of the county.” Toward this end, the county plan designates most of New Scandia township as a *General Rural Area* in which residential development should be limited to a gross density of 4 units per 40 acres in order to accommodate farming, protect the long-term agricultural areas, and preserve the county’s remaining sense of openness and rural character.

The county has also designated the town center of Scandia as one of the *Rural Centers* where additional housing development, and possibly business development, could be encouraged if such growth were consistent with its historic character and if the loss of prime farmland were minimized.

Both the Metropolitan Council and Washington County recognize that the existing zoning and much of the developed area in New Scandia township already exceeds the overall gross density goal of 1 unit/10 acres. The Metropolitan Council has therefore classified New Scandia as an *Exception Community*. The local government in an Exception Community is “still expected to be responsible for maintaining their overall status as permanently rural and to manage areas where a one per 10 standard is practicable within the performance standard.”

Washington County has taken a similar position with respect to New Scandia township. The county has calculated the overall potential gross development density of the township to be 1 unit per 5.46 acre, based on existing zoning and excluding development within shoreland areas and the Rural Center. The county is looking to the township to develop a land use plan that promotes an overall gross density, outside the shorelands and Rural Center, below 4 units per 40 acres. The township may plan for higher densities in some parts of the community in exchange for lower densities in other areas.

PRELIMINARY IDENTIFICATION OF ISSUES

As a starting point to develop a plan to guide the continued development of New Scandia over the next 20-25 years, the members of the Growth Management Task Force considered the plans and policies of the Metropolitan Council and Washington County. The Task Force identified the following general issues to be addressed:

1. What is the **community's future vision** for New Scandia? What should the community look like in 20 years?
2. **Agricultural lands:** Is it important to protect commercial agriculture in New Scandia? Is the presence of large open agricultural acreage important to the image of the community? Is there a way to permit some agricultural land to be sold for development and still maintain the appearance of open farm lands?
3. **Natural Amenity/Protection Areas:** Are there areas of the township that should be protected/preserved permanently? Are the current land use controls for these areas adequate in the long run? Are there additional approaches that should be pursued?
4. **General Rural Use Areas:** Should the township endorse the county's policy regarding 10 acre densities with 2 acre minimum lots? Can the township support this amount of growth? At any location and at any rate? Should the township establish guidelines for the location and pace of development? Does the township want to encourage cluster development? What design and management standards should be established for clusters? Are some parts of the township more suitable for cluster development than others?
5. What is the future of the **Rural Village Center of Scandia**? Should the township encourage its growth as a traditional village with smaller lots and classic design? Should additional limited commercial development be encouraged? What public investments and on-going public management responsibilities would be needed?
6. **Commercial/Industrial development---**What types are compatible with the long term vision of the community? Does New Scandia have a special economic niche in the Metro Area by virtue of its location, history, and natural amenities? Are current investment programs and regulations appropriate to foster the desired economic activity?

COMMUNITY VISION AND VALUES

To describe further the vision of the community's future, each member of the Growth Management Task Force identified and photographed sites and locations throughout the community that represented either assets to be preserved or enhanced, or issues or liabilities to be corrected or addressed in the future. Taken together and categorized, these photos created a vivid montage of the community's vision and values that should form the basis of any growth management strategy.

Natural Landscape- New Scandia's natural landscape—the St. Croix River Valley, the lakes, the woods and wetlands are our most precious assets. We value the views and undeveloped lakeshores. Our natural resources must be managed with care. Wetlands must be protected, not filled indiscriminately. Prairies can be restored. Gravel pits can be reclaimed.

Scandia Village Center- We like the small town character of our rural center. Swenson's is a great example of appropriate architecture. We like the services provided, too. Architectural integrity is important and redevelopment should respect the historic character of the town. Landscaping and the beginnings of a sidewalk system add to the beauty of Elim Lutheran Church. Remodeling should reinforce historic architectural themes. We should prevent inappropriate design in the town center. Stillwater offers some good examples of preservation and new construction according to established themes. Sidewalks are needed in the village center.

Agricultural Preservation- Farms are an important part of our landscape. They define our sense of place, providing views, open space, and appealing architecture, especially when well maintained. Creative new ventures, like the goat farm, are needed to insure the future of our farmland. Crop production decisions should reflect soil suitability, like cultivating oats on a level plain.

Community Facilities-Public parks and playgrounds are important community assets. But they are all concentrated in the village center. Should they be more dispersed? Community trails can provide opportunities for biking, x-country skiing, and in-line skating. Gammelgarden is a significant historic site and museum. Hay Lake School is another wonderful museum celebrating our community history. Scandia Elementary School is a focal point of community life. It is laid out well---set back from the road. Not everyone can live on a lake. Public access to lakes and the river are important to preserve. The two community drainfields for Big Marine Lake are important public

investments. Should there be more of these in the future? Senior housing is a valuable community service.

Roadways- Beautiful country lanes attracted us to New Scandia. But maintaining dirt roads is a concern. Narrow roads with overhanging trees and brush are not safe. Some of us like gravel roads, if they are wide enough, and well graded. Some prefer paved roads. New roads should avoid unnecessary assaults on the natural setting. Arterials should be protected from too many direct access driveways. Roads should be designed to rural standards; guard rails are too urban. Stop lights and congestion don't belong in New Scandia.

Residential Development- Residential development can be positive, if designed to maintain the natural setting. Vegetative screening is important. Some 5 acre lot developments have preserved key views. Others have chopped up the countryside. Barren landscapes should be enhanced by tree planting with new development. Homes should not be so close to the road. Trees can, and should, be preserved. Garages can be trouble if they are too large or out of scale with the primary residence. The quality of our residential areas is diminished by homes that are all garage and devoid of landscaping. Lakeshore development should not be so dense and homes should be screened with landscaping and painted in earth tones.

Village Center Issues- Some buildings have potential, but need sprucing up. Sidewalks, landscaping and street lanterns would be nice. Some buildings need better maintenance. Intensive truck parking and outdoor storage detract from the charm of the village center. The village center is not the best location for industries producing noise and truck traffic.

Commercial Development Issues- The new business park offers good convenient services and an opportunity for more economic development. As the business park continues to develop, consideration should be given to architectural design and landscaping that complements the rural character of the Township. Additional commercial development at other nodes should also be considered. But new development should not mimic the typical suburban strip.

Rural Area Issues- Gravel pits and propane tank farms are necessary but better screening from neighbors is needed. Land restoration must be executed with care. Truck traffic can create problems if not managed carefully. The rural landscape should not be littered with commercial debris and junked vehicles. Excessive outdoor storage in residential areas can also be a problem.

STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS

A second approach taken by the Growth Management Task Force to identify and examine the issues that would face the community over the coming years was to identify the strengths and weaknesses in the community today, in terms of resources and capacities whether natural or man-made. The Task Force also identified opportunities and threats that may impact the township in the coming years.

Strengths

- Natural Resource Base: wetlands, woodlands, rolling terrain, bluffs
- Existing agricultural land
- Sense of community
- Small town feel
- Community institutions: Elim Church, elementary school, newspaper, local government---many needs met locally
- Low population density; isolated but close to Twin Cities

Weaknesses

- Lack of coordinated development plan
- Vulnerability to rapid growth
- Very lax ordinance enforcement
- Few playgrounds outside village center
- Poor architectural review of commercial development
- Little local control given status as a township

Opportunities

- May still be able to direct growth
- Natural Resources still here to protect
- Can develop good advance plan for public improvements---roads, utilities, parks
- Land available for economic development
- Can bring community together through the planning process

Threats

- Inadequate government structure to handle growth
- Planning and development will be piecemeal and chaotic
- Environmental damage resulting from too rapid pace of development
- Lack of will to deal with growth management
- Potential over-development—scale or design incompatible with “rural” character

SUMMARY OF MAJOR GROWTH MANAGEMENT ISSUES

In planning for the next 20-25 years of growth in New Scandia, the basic issue that must be addressed is how to strike a balance between the desire to accommodate some additional residential and commercial development while still maintaining the rural character and sense of community that makes the township so attractive and valuable to both current and prospective residents. Too much additional development, scattered throughout the township with little regard for its long range cumulative impact, could present serious problems for the community. Additional public services could be required such as roads, police, schools, and parks--- all resulting in increased taxes. The scenic quality of the landscape and the rural lifestyle so cherished by the residents could be destroyed.

At the same time, the growth management strategy for New Scandia must result in a fair and equitable approach to development rights for property owners throughout the township.

It is unrealistic to assume that over the next two decades, commercial agriculture as it is now known will be a significant economic activity and land use in New Scandia. However, specialized crop production, truck and dairy farms may continue. Nevertheless, increasing land values due to residential development pressures continue to threaten the continued use of the land in agriculturally related uses.

Market demand for residential development in New Scandia is directly related to the growth trends of the greater Metropolitan Area. Much of the development over the past 25 years in the township has been attracted to the lakeshores. Now that much of the lake property has been developed, the pace of residential construction since 1990 has been relatively modest, averaging under 30 new homes per year. However, the urbanized area of the Twin Cities has continued to expand towards the township providing relatively easy access to urban goods, services, and employment opportunities. Whether this modest residential growth rate will continue, given a generally unconstrained regional market, is a major question.

New Scandia is clearly a community in transition. Unless the township were to set an absolute limit on the number of new residential homes that could be constructed each

year, the pace of development will be a function of the overall regional economy and housing market. Local land use planning however, can help shape the location and design of development so that the transition is managed. Through careful planning and development review, the natural resource base can be protected, existing development respected, and options for the future preserved.

NEW SCANDIA COMPREHENSIVE PLAN

GENERAL COMMUNITY GOALS

GENERAL COMMUNITY GOALS

The general goals guiding the growth management strategy for New Scandia township were developed by the Growth Management Task Force based on a review of goals from previous plans and consideration of the issues facing the community, its vision for the future, and its context in the metropolitan area.

1. Develop a growth management strategy that will maintain a pleasing and livable "rural lifestyle" environment for the residents of the township and that is generally consistent with the Metropolitan Blueprint and Washington County Plan. Characteristics of a "rural lifestyle" include:
 - some distance from major commercial services and conveniences
 - no township-wide central sewer or water system
 - avoidance of disproportionate service demands
 - individual responsibility and neighborly assistance in times of need
 - low density residential development with a high proportion of land devoted to agricultural production and open space
 - new land uses to be subordinate to existing uses.
2. Keep the size and cost of local government at a low and manageable level by providing basic services in a cost effective manner, and carefully evaluating the provision of new services
3. Protect and enhance the natural resources of the area (rivers and streams, lakes and ponds, wetlands and marshes, wildlife habitats, etc.) for the enjoyment of present and future generations.
4. Strengthen the village center of Scandia as the focal point of community activity and location of most major future development, both public and private, so that it may evolve over time into a small, self-contained town, and serve as an alternative to urban sprawl.
5. Support the continuation of agriculture as a viable land use and significant contributor to the rural landscape of New Scandia.

6. Plan for orderly population growth and development by generally limiting housing density in areas outside the village center.
7. Promote the clustering of residential development as a viable alternative to 5 and 10 acre lots, enhancing opportunities for long term agricultural production, maintenance of natural resources and wildlife habitats, and preservation of scenic views and vistas.
8. Establish a development pattern that ensures a safe, efficient, and scenic road system consistent with the rural character of the township.
9. Provide for the development of a park and open space system over time that is responsive to the changing needs of the community and coordinated with state, county and school district efforts.
10. Promote opportunities for affordable and life cycle housing in the community.

NEW SCANDIA COMPREHENSIVE PLAN

LAND USE

LAND USE PLAN

GENERAL LAND USE STRATEGY

The general land use management strategy for New Scandia reflects the belief that the township will have the best chance to preserve its rural character if it guides future development away from the active farming areas and towards those areas that have already experienced fairly significant residential development. Allowing new development on 10 acre lots scattered throughout the township may conform to the general density guidelines of the Regional Blueprint and the county Plan but will not result in the desired character of the township.

The land use strategy incorporated in this plan, therefore, seeks to strike a balance between the two primary considerations of preserving the rural character of the township while still accommodating a modest amount of new development throughout the community. It recognizes that the community will be in a state of long term transition over the next 20 years and that this transition must be carefully managed to preserve and protect the both the current and future interests of community residents and property owners.

To strike this balance, this plan divides the township into three major land use categories: the Rural village center of Scandia, the Semi-Rural Area, and the General Rural/Agricultural Area. The growth management strategy establishes a distinct vision and policy direction for each of these areas.

Major features of this strategy include:

Village Center - Encouraging the development of new commercial and residential activity as an expansion of the village center of Scandia in a contiguous manner over time to the south of TH 97. Areas adjacent to the south end of existing village center could be developed for residential use at a density similar to the traditional rural village densities of 1 unit per 2 ½ acres.

Semi-Rural Area - Providing for some continued in-fill development at residential densities of 1 unit per 5 acres to the east and south of the village center where much of the land is already developed at this density.

General Rural-Agriculture Area- Recognizing that a large portion of central New Scandia township is appropriate for continued agricultural production and compatible uses like hobby and horse farms. While some limited residential development in this area would be permitted at overall densities of 4 units per quarter-quarter section (40 acres), large lot residential development on 5 and 10 acres parcels would generally be discouraged. Instead, the zoning ordinance will encourage clustering the allowable density of new housing on smaller lots, sited to protect the natural resources and preserve the scenic quality of the area, and leaving a larger tract of land as a single parcel for farming or open space.

In addition to these three major land use areas, the growth management strategy includes a continuation of the township's current policy to limit residential densities along the undeveloped shoreline of the major lakes and the St. Croix Scenic Riverway.

Shoreland - Limit the density of lake shores to 16 units per 40 acres for Recreational Development lakes and 8 units per 40 acres for Natural Environment lakes but permit the development of smaller lots through cluster approaches.

St Croix River Corridor - Limit the density of the remaining undeveloped land to 4 units per 40 acres but permit the development of smaller lots through cluster approaches.

This land use strategy also builds on two additional growth management concepts established in both the Metropolitan Blueprint and the Washington County Comprehensive Plan. These include 1) regulating residential development according to overall gross density rather than simply minimum lot size, and 2) clustering housing on smaller lots to preserve opportunities for agricultural production, maintenance of open space, and long term additional development. Two approaches to clustering will be available: lot averaging and open space design development.

A more detailed explanation of the land use strategy and growth management concepts as it applies to each area follows.

THE RURAL VILLAGE CENTER

The existing rural center of Scandia is situated on the north and south sides of Highway 97 at the intersection of Olinda Trail (C.R. 3). The current delineation of the rural center incorporates approximately 60 homes and 20 businesses within 1 square mile area extending from 205th Street on the south to the intersection of Olinda and Oren Road on the north. Residential areas are zoned R-1, permitting 2 ½ acre lot development. Some of the older homes are situated on even smaller lots. The commercial areas are zoned either GB, General Business, or RB, Retail Business.

This historic crossroads is the cultural, religious, governmental, retail, and commercial center of the township. A small retail/service center is located on Olinda south of Highway 97. The only church in the township, Elim Lutheran, along with its cemetery, is also located here. To the west is the senior townhouse development and the elementary school. The Senior/Community Center, ice skating rink, ball fields, maintenance facility, fire station, and the Gammelgarden Museum are also clustered at the south end of the rural center.

To the east of Olinda Trail is the Hawkinson Business Park which includes the Scandia Plaza Mall and the relocated U.S. Post Office. Adjacent to Highway 97 on the north is another small general business district.

Residential development within the Scandia Rural Center is oriented primarily to Olinda Trail and Oakhill Road. While there have been residential streets developed off these two major roadways, the residential development pattern has not evolved in a grid. The new commercial center in the Hawkinson Business Park has been oriented to Highway 97 with no internal connector streets back to the village center.

With the exception of the north side of Goose Lake, Hawkinson Business Park, and a few scattered residential lots, the village center is fully developed. A major planning issue for the township is whether this center should be expanded to accommodate additional residential development at relatively higher densities of 1 unit per 2 ½ acres or more. Potential expansion could occur to the northeast along Parrish Road. However, this area includes a fairly substantial wetland with adjacent hydric soils posing severe restrictions for on-site sewer systems. Expansion to the south Highway 97 would offer somewhat improved soil conditions.

The proposed land use and growth management strategy includes gradual expansion of the Rural village center through rezonings of contiguous areas south of TH 97 as warranted by development demand. The rezoning of entire parcels to the higher density district should occur in a contiguous, incremental manner over time, as opposed to leap-frogging over parcels. "Contiguity" should be defined by the Planning Commission and Town Board on a case by case basis. For example, a parcel may only touch the existing village center boundary at its corner but still be considered "contiguous."

In the interim, the village expansion area would be zoned for residential development at a density of 4 units per 40 acres and treated the same as the General Rural/Agricultural Area. Subdivision of land could occur by either lot averaging or open space design. This would limit the overall number of new lots to the 4 per 40 base density but permit the creation of smaller lots that would be compatible with the eventual inclusion of the area in the village center and its rezoning to a higher density with smaller minimum lot sizes.

The long term vision for the village center is that it continue to serve as the focal point of community life and grow into a full rural center over time. All new commercial development in the township will be guided to the village center. Major public or institutional facilities that may be needed in the future should also be guided to locate in proximity to the village center. For example, if additional educational facilities are needed in the township, they should be located in the planned expansion areas to the village center.

The village center expansion area includes approximately 550 acres of land in total. About 280 acres is suitable for additional residential development, providing a long term residential development capacity for approximately 120 additional homes. This would represent a 200% increase in the number of homes currently located within the R-1, 2 ½ acre Zoning district that generally defines the village center. But this only reflects one-third of the Metro Council's modest household growth forecasts for New Scandia.

About 30 acres east of Hawkinson Business Park should be reserved for long term business uses. Future commercial development should be oriented towards the traditional village center and establish a new roadway connection between the businesses on Olinda and Oakhill and the business park. Zoning, subdivision, and site plan review regulations should be used to guide the development of a finer grain street network for the village center. Above all, strip commercial development extending east along Highway 97 should be avoided.

The remaining land area in the planned village expansion area is either already developed residentially or includes undevelopable areas such as wetlands.

Whether there will be market demand for village residences, in contrast to scattered large lot rural estates, is still a question. But the concept underlying the village center plan is to offer an alternative to large lot, rural sprawl, and to evolve, over time, as a small self-contained town. The village center expansion is therefore a form of cluster development on a macro, township wide level instead of clustering on individual parcels of land.

The village center is also viewed as the most optimal location to provide life cycle housing opportunities for township residents. The Oak Hill townhomes developed by the Washington County HRA for senior citizens are already located within the village center. If any additional higher density or attached housing is to be developed in the Township as an alternative to the large lot, single family home, the village center would be the most appropriate location. Both commercial and public services are available in the village center, and higher density and attached housing would be more in character architecturally with the more pedestrian orientation and scale of the area.

One critical concern that must be addressed as the village center expands is that of safe and effective on-site waste management. A major goal of this overall plan is to avoid the need for any publicly owned central sanitary sewer system.

At this time, it is proposed that new development in the village center will be served with private on-site sewer and water systems. This means that any new development must be located and designed to accommodate on-site septic system that will continue to function properly on a permanent basis. Earlier development in the village center was not so carefully planned, resulting in the need for a central collection system and common drainfield to serve the older businesses and Elim Church. While the township has assumed ownership of this system, and in cooperation with Washington County, responsibility for on-going maintenance, this level of public service is not planned for new development. Therefore, it will be especially critical to enforce strict requirements regarding design, installation, and maintenance of individual on-site septic systems in the village center.

The township is currently in the process of determining the location of a new well to provide adequate water for the Fire Department. This well will likely provide sufficient capacity for residential and commercial water supplies in the future. However, a water tower for storage would be needed. The township will continue to monitor the individual on-site water supply approach within the village center and the potential costs and

benefits of establishing a public water supply system in the long term. In the event that some form of community sewer or water system is desired in the future, it will be more efficient to provide within the context of the village center.

Rural Village Center Policies

1. The historic village center of Scandia should continue to serve as the social and economic focal point of the community. Development in the village center can and should occur at relatively higher densities than in the remainder of the township.
2. Provide for the gradual and contiguous addition of residential and commercial development to the village center. Rezone adjacent parcels for higher density development at 1 unit per 2.5 acres in accord with market demand.
3. Insure that all new development within the rural village center expansion area is designed for permanent on-site septic systems.
4. As additional development occurs, provide an integrated, internally connected street pattern within the village center that will promote pedestrian movement and provide a viable alternative to TH 97 for very localized vehicular trips.
5. Provide for pedestrian pathways along all existing and new streets within the core of the village center.
6. Limit commercial development along TH 97 to those areas currently zoned for commercial use. Consider rezonings for additional commercial land within the village center oriented toward Olinda and Oakhill that will contribute to the core of the freestanding center.
7. Do not plan or zone for additional commercial development outside the village center.
8. Continue to locate most major community facilities and activities within the town center. Encourage the Forest Lake School District to locate future schools in proximity to the village center and explore opportunities to develop joint recreation facilities.

9. Support the development of life cycle housing opportunities within the village center through the development of alternatives to the traditional large lot, single family home.
10. Encourage local business owners to maintain and upgrade their properties in keeping with the small town image and historic character of the center.
11. Build upon and expand the economic niche of the town center as a unique historic and cultural destination for intra-metropolitan tourism. Seek opportunities to mitigate the impacts of incompatible commercial activities through redevelopment or relocation.
12. In the review of new residential developments, encourage lot designs (size, shape) placement of structures, and building designs (architectural style, garage orientation) that reinforce the existing rhythm and pattern of the historic center.
13. In the review of new business developments or expansions, encourage the use of high quality materials, building designs that are compatible with the historic character of the area, and landscaping that restores the natural rural character of the area.

SEMI-RURAL AREA

Much of the township east of the village center to Highway 95, and south to Hay and Sand lakes has already moved from agricultural and hobby farm uses to large lot residential development. Much of the existing residential development has taken place on lots ranging in size from 2 ½ to 10 acres, with the majority meeting the current 5 acre minimum lot requirement. Because density of previous development in these areas has already crossed well beyond the 4 per 40 density considered to be rural, continued in-fill development generally similar in density and design to the existing pattern is appropriate. Therefore, approaches to cluster development---lot averaging and open space design---will be permitted but not mandated.

Within the planned Semi-Rural areas, there are a few larger parcels remaining, in the 30-40 acre size range. Altogether, the Semi-Rural areas provide an estimated residential development capacity for approximately 70-80 homes, not accounting for restrictions due to wetlands or other environmental constraints.

While additional in-fill 5-acre lot development will be accommodated in the designated Semi-Rural areas, certain environmental, community-building, and aesthetic concerns must still be addressed. Parts of the Semi-Rural areas are heavily wooded. In these areas, special attention should be given to the layout and design of roads and lots as well as the location of the homes and driveways. In some cases, varying lot sizes through lot averaging, or clustering the homes on smaller lots and preserving the woodlands as common open space may be appropriate. Determining which approach will provide the best fit with the existing topography and landscape will need to be assessed on a parcel by parcel basis.

Policies for the Semi-Rural Areas

1. The Semi-Rural Area includes those areas that are largely developed residentially at a density of 1 unit per 5 acres. Additional in-fill residential development at similar densities will be supported in these areas provided environmentally sensitive and natural resource areas are protected.
2. While typical 5 acre lot subdivisions will be permitted in the Semi-Rural Area, alternative subdivision design through lot averaging and open space design development will be encouraged wherever appropriate for preserving the natural landscape.
3. Newly created subdivisions should be designed with through streets connecting to adjacent properties.

GENERAL RURAL -AGRICULTURE AREA

Despite the demise of traditional commercial agriculture in New Scandia township, large tracts of land west of the village center are still undeveloped and devoted to agricultural production and agriculturally compatible uses. This characterization is especially true for the west-central portion of the township between the village center and Manning Avenue (County Road 15). Many of the parcels in this area range from 30-40 acres in size, and the presence of many contiguous parcels of this size in this west-central area contribute to the rural character and identity of the township as a whole.

This west-central portion of the township creates the greatest challenge to future planning. As traditional commercial agriculture in this area continues to decrease in economic importance, the value of the land for alternative uses, primarily residential, will increase. While it is recognized that some residential development in this area may be appropriate, guidelines are needed to insure that the location, design, and total amount of residential development in this area is consistent with the long term vision for the community.

The General Rural/Agriculture Area is envisioned as an area that will remain sparsely developed over the next 25 years. Agricultural production and compatible uses such as hobby and horse farms are planned to be the primary land uses. A limited amount of residential development will also be permitted provided it is designed to minimize its impact on the natural environment, and preserve the open, rural character of the area.

The goal for the General Rural-Agriculture area is to allow small portions of larger parcels to be sold for non-farm related residential development without carving up the entire countryside into five or ten acre lots that are too small to be a hobby farm, but unnecessarily large for a single family home. The preferred alternative would be to accommodate the residential development on small, contiguous lots, with the remainder of the original parcel retained as a large, single parcel. This remaining parcel should be large enough to support various forms of agricultural production or related compatible uses. Retaining much of the land in single ownership will also preserve a wider range of long term future uses than would subdividing the entire parcel into 10 acre residential lots.

Most of the township will be designated as part of the General Rural/Agricultural Area. Both traditional agriculture and larger, 20+ acre hobby farms will be encouraged. Residential development will generally be limited in this area to a base density of 4 units per 40 acres. However, this does not mean that a 40 acre parcel should be subdivided into four 10-acre lots. Instead, clustering of new homes on smaller lots and the preservation of larger parcels for agricultural activity, hobby farms, or permanent open space will be required. Two basic alternatives to traditional zoning will provide guidelines for development in the General Rural-Agriculture Area: **Standard Lot Averaging** and **Open Space Design Development**. Both of these techniques have been incorporated in the Washington County Comprehensive Plan and are especially well suited to application in much of New Scandia. These two approaches to subdivision design are discussed more fully below.

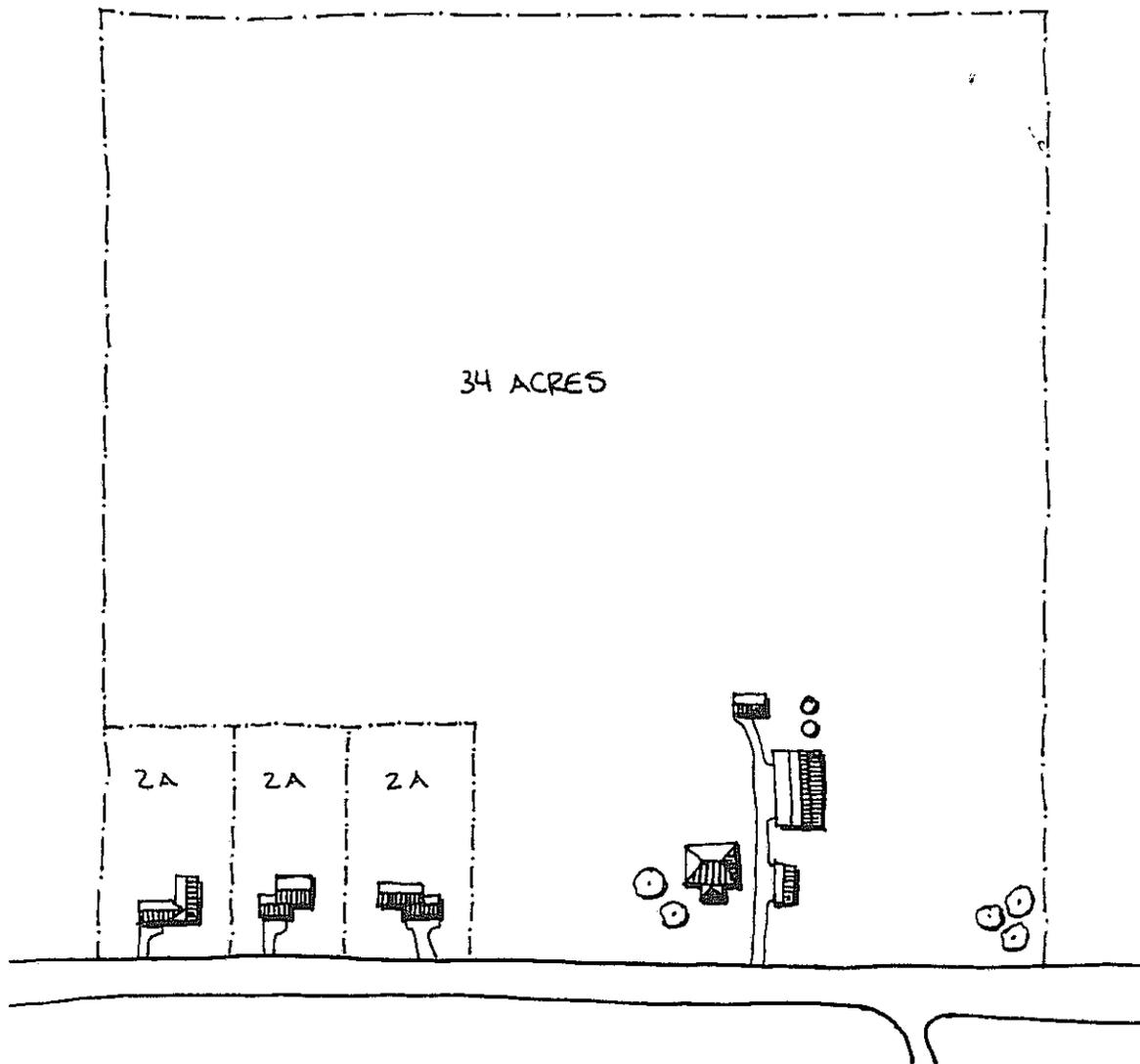
Standard Lot Averaging. Under this zoning approach for the General Rural-Agriculture Area, new subdivisions must be designed to allocate the allowable units among lots that are either *fairly small* (ranging between 2 and 3 acres in size) and contiguous or *fairly large* (20+ acres). The overall average density will still be 4 units per 40 acres, but lots larger than 3 acres yet smaller than 20 acres in size will be generally prohibited. Thus, in the General Rural-Agriculture Area, to realize the full allowable base density, subdivisions will need to meet basic lot averaging standards. Mid-size lots of 5 or 10 acres will not be allowed.

For example, a 40 acre parcel developed under lot averaging standards could result in three contiguous 2 acre lots and a remaining 34 acre parcel. While this subdivision includes three small lots and one large lot, the overall *average* density is still 4 units per 40 acres. Each of the lots is allowed one housing unit. Each individual lot may be privately owned. The larger parcel could be a hobby farm, a large estate, acreage rented for agricultural production, or held as a separate parcel within a larger landholding.

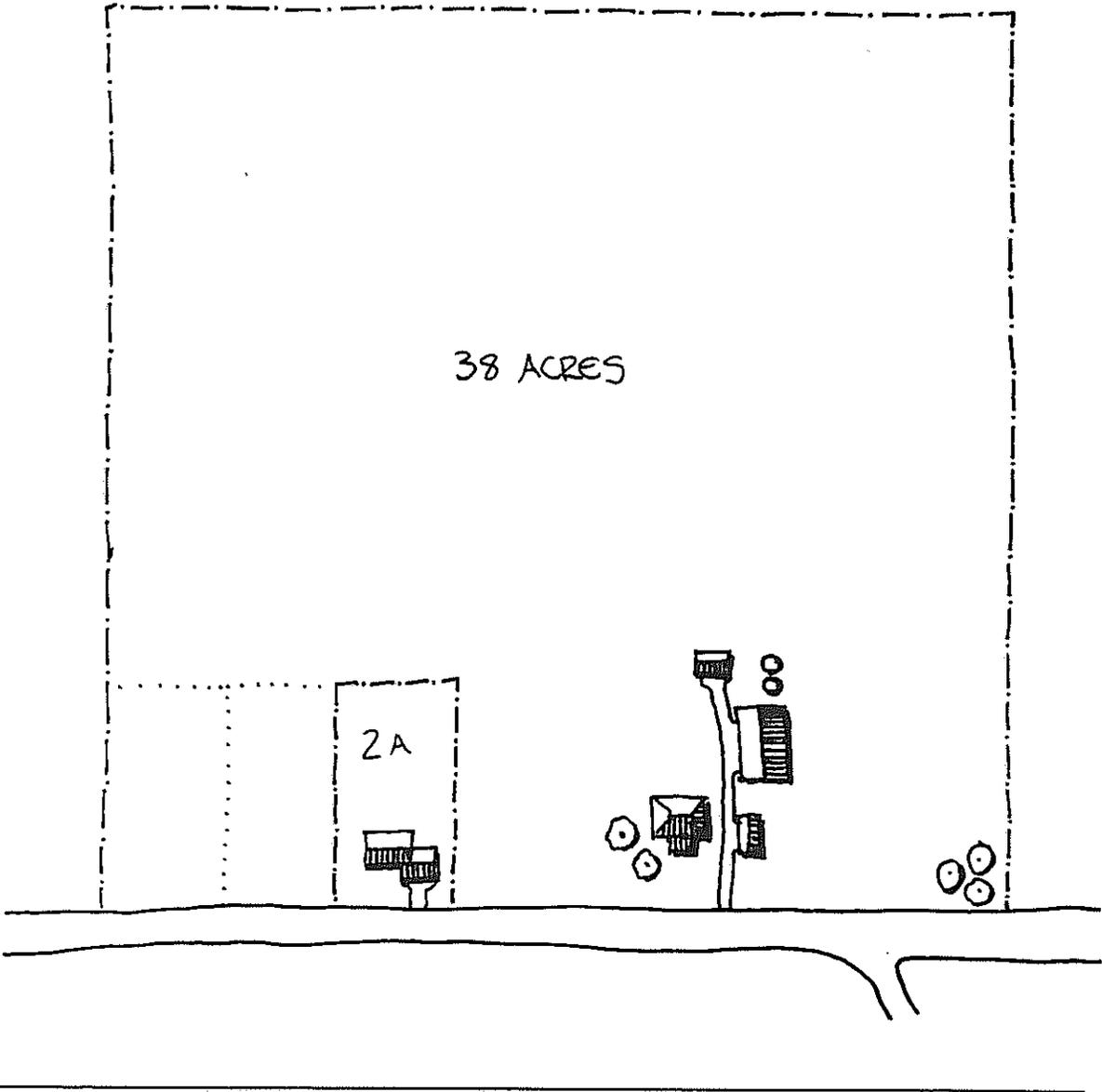
Open Space Design Development. In the General Rural-Agriculture Area, the township will also support residential densities in excess of 4 units per 40 acres if a significant portion of the parcel is maintained as permanent open space. Under the Open Space Design approach, density bonus increases of 100% (8 units per 40 acres) will be given to residential projects that cluster homes on smaller lots in one area of the original parcel and set aside the remainder of the parcel as *permanent* open space. Washington County has recently adopted a new zoning ordinance with special standards for this type of clustered development. At least 60% of the overall land area in the development must be set aside as permanent open space to realize the density bonus. The open space must be permanently protected from development through dedicated conservation easements but may be used for agricultural, recreational, or conservation purposes.

The choice of approach to land subdivision will depend on the wishes of the seller and the desires of the buyer. The following scenarios for the subdivision of a 40 acre parcel depict some of the options available through Standard Lot Averaging and Open Space Design.

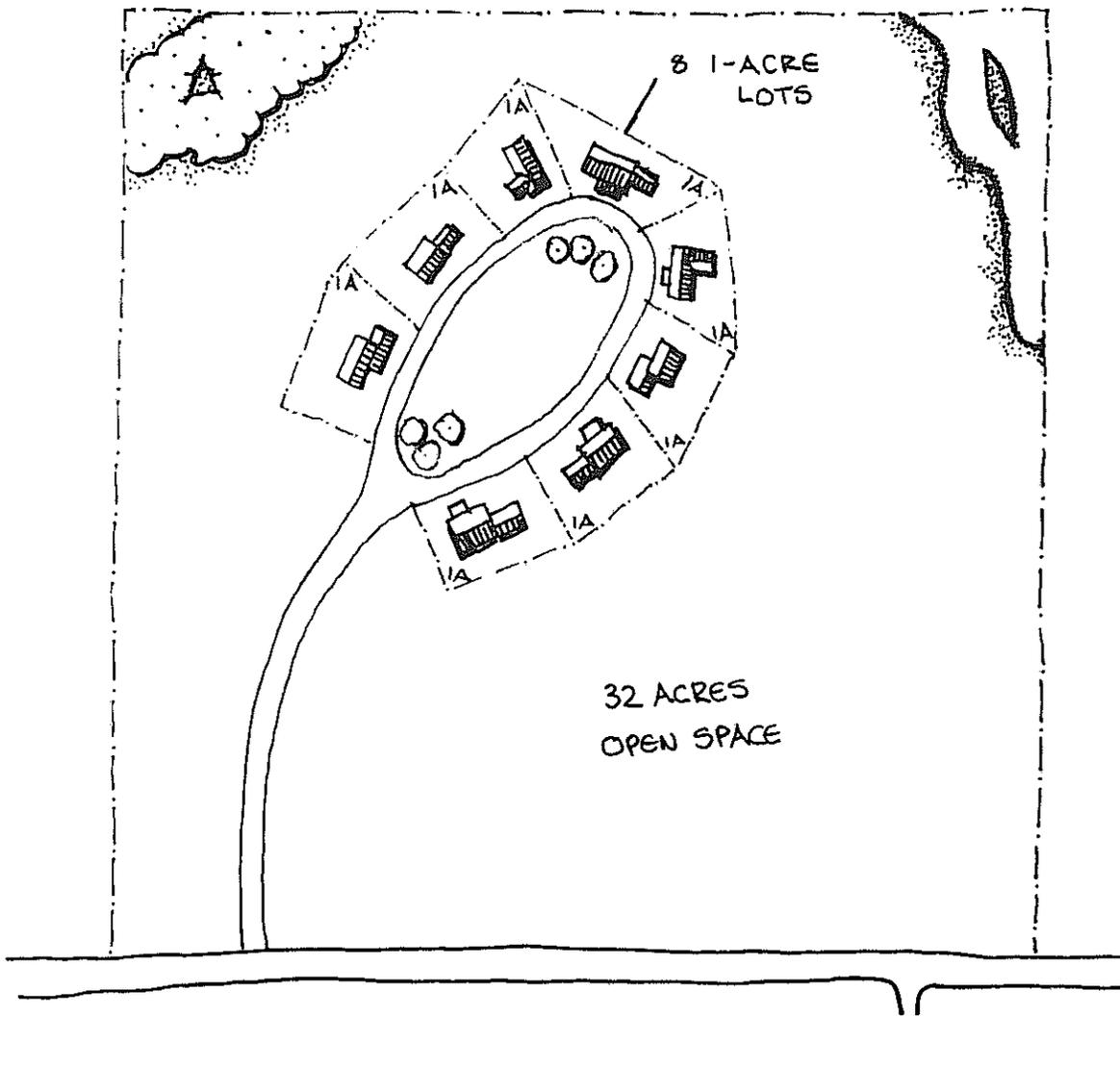
Scenario 1: Full Standard Lot Averaging: three 2 acre lots and one 34 acre parcel. The owner wants to continue living on the property but desires to sell some lots to support his retirement. The owner sells off three contiguous 2-acre lots and keeps the remaining 34 acre parcel with the original house on it for himself. The allowable base density applied to the 40 acre parcel is 4 units/40 acres because the lot sizes conform to the Standard Lot Averaging for the General Rural/Agricultural Area. Lot sizes are either 2 to 3 acres or larger than 20 acres. In this case, maximum development has now taken place. No further subdivision of the 34 acre parcel would be permitted unless both the land use plan and zoning for the property were amended.



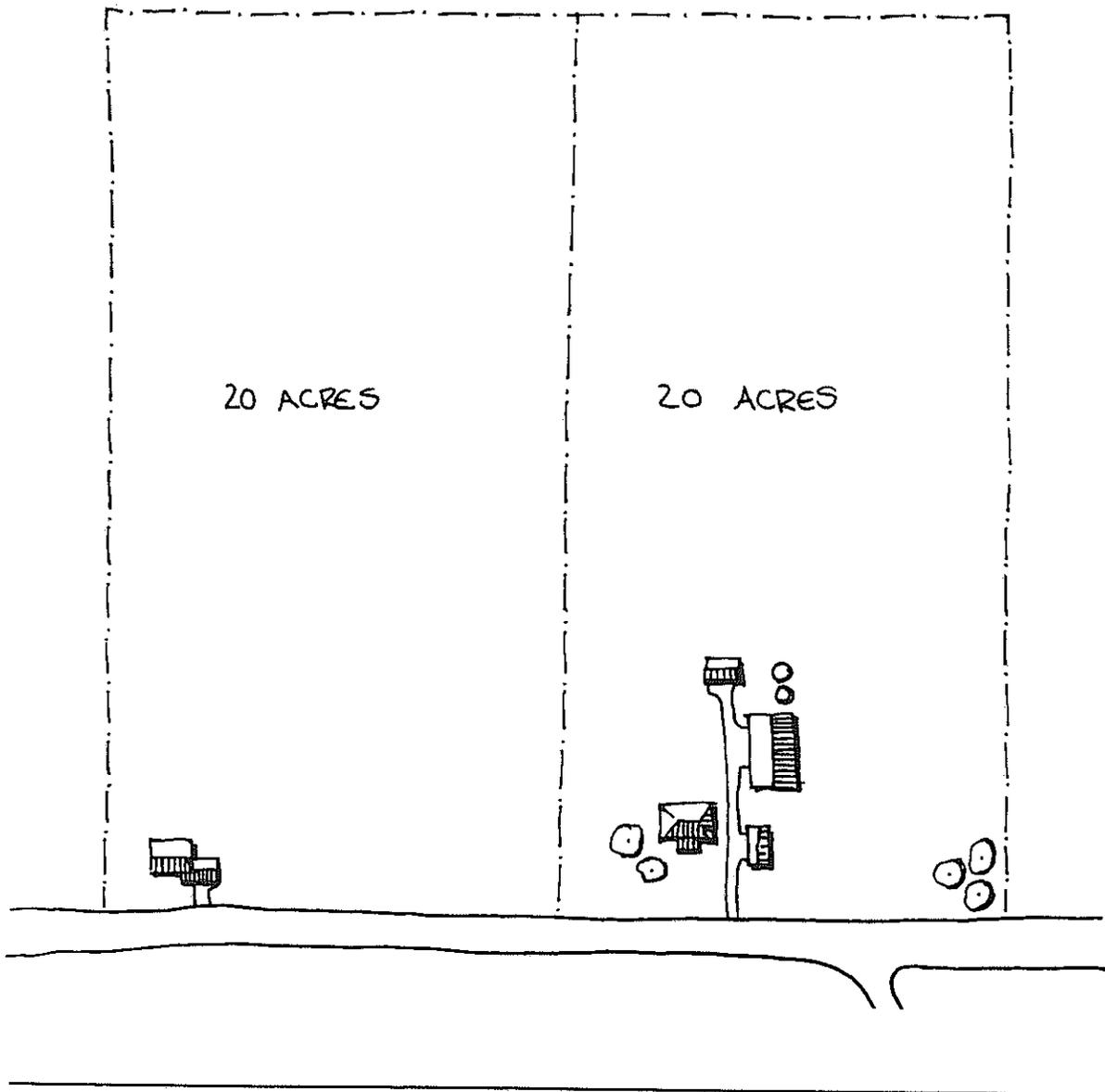
Scenario 2: Standard Lot Averaging with Incremental Development: One 2-acre lot and one 38-acre parcel. The owner wants to sell a lot to one of his children to build a home next door but has no further interest at this time in selling off additional land. The owner subdivides the 40 acres into one 2-acre lot and keeps the remaining 38 acre parcel. The owner retains the right to further subdivide the 38 acre parcel into 3 lots (two additional 2-acre lots and one 34-acre parcel) at a later time. He anticipates these future additional lots when he lays out the original single lot subdivision.



Scenario 3: Open Space Design/ Density Bonus: Eight 1-acre lots and 32 acres of permanent open space. The owner desires to develop a series of lots overlooking a wetland and adjacent upland meadow. He believes there is a market for homes on smaller lots that will share ownership of the preserved wetland and meadow. Because at least 60% of the 40 acre parcel will be owned in common by all the homeowners, and permanently preserved by dedicated conservation easement, a 100% bonus is added to the allowable base density. Instead of the base 4 units per 40 acres, the owner can now subdivide the parcel into eight 1-acre residential lots and one 32-acre commonly owned nature preserve. Residential lot sizes are permitted to be as small as 1 acre each because all the homes will be served by a common drainfield located in the meadow.



Scenario 4: Large Lot Development: two-20 acre parcels. The owner wants to divide his property evenly between his two children. He subdivides the 40 acres into two 20 acre parcels. Although this represents a gross density of only 2 units per 40 acres, no further subdivision of the property can take place because it would result in lots that are either larger than 3 acres or smaller than 20 acres. Because his land subdivision does not create lots meeting the criteria for standard lot averaging, the full base density of 4 units per 40 acres is not realized.



Subdivision Design in the General Rural-Agriculture Area

One of the major concerns identified by the Growth Management Task Force is maintaining the scenic rural quality of the community as it continues to grow. This can be accomplished to some extent by limiting the overall amount of development through controls on the density of development. Preserving larger parcels through lot averaging and open space design development techniques will also help greatly.

But the design and layout of new development, especially the newly created smaller lots in the General Rural-Agriculture Area, will also be critical. The beauty of New Scandia will be greatly diminished if new homes are constructed side by side along the roadway on lots of minimum width and at the current minimum setback of 40 feet. Newly created lots on former farmland are usually devoid of any existing trees or natural vegetation. Landscaping and screening of new homes can contribute greatly towards fitting the new home into existing countryside.

Designing new lots to be served by a new road stemming from a scenic country road is one way to potentially minimize the visual impact of new development. This approach should be encouraged for larger subdivisions involving a number of lots that make new road construction economically feasible. However, much of the future land subdivision anticipated for the General Rural-Agriculture Area will likely involve parcels of 40 acres or less, and the creation of only a few lots. In these instances, newly created lots will generally front on the existing roads. Increased setbacks and landscaping will be very important in these situations.

Urban Reserve Area

The Regional Blueprint identifies a small portion of central New Scandia township as part of the Urban Reserve Area. This is an area that is planned to become part of the Metropolitan Urban Service Area after the year 2020. The Blueprint calls for preserving this area for future development by keeping it generally undeveloped through very low density zoning (1 unit per 40 acres) in the interim.

This identified Urban Reserve Area in New Scandia is located in the area to be designated part of the General Rural-Agriculture Area. Much of the land area designated as *Urban Reserve* is already developed with scattered lots and even some larger, older subdivisions developed on 1 to 2 ½ acre lots. Designating the remaining undeveloped parcels in this area for such limited development of 1 per 40 would not be very useful at

this point. However, this area will be guided by the policies for the General Rural-Agriculture Area which will limit overall additional development to 4 units per 40 acres, with clustering through either lot averaging or open space design development. This approach will permit a modest amount of additional development on relatively small lots while preserving larger parcels for continued agricultural or related uses or even eventual urbanization.

The potential urbanization of this portion of the township is still a very long term prospect, to be considered at some time after the Year 2020. Urbanization, however, raises much larger issues of local governance and provision of full urban services which will need to be examined further as this plan is updated in the future.

General Rural-Agriculture Area Policies

1. The township supports the continuation of agricultural production and associated uses such as hobby and horse farms as the primary land use for areas designated as General Rural-Agriculture. The township will endorse the participation in the Agricultural Preserves Program by qualifying owners of land in the General Rural-Agriculture Area.
2. New residential development will be accommodated in this area but only if it is carefully planned and designed to be compatible with the rural character of the area, including the continuation of agricultural production, large hobby farms of 20+ acres, and preservation of the natural resources and scenic rural landscape.
3. Residential development will be generally limited to a gross base density of 4 units per 40 acres for subdivisions conforming to standard lot averaging requirements (lot size restricted to either 2 to 3 acre or 20+ acres). The subdivision of land into residential lots larger than 3 acres but smaller than 20 acres shall be generally prohibited.
4. The township will encourage the preservation of permanent open space in the designated General Rural/Agriculture areas through the granting of density bonuses for Open Space Design Development, consistent with Washington County's plans and policies.
5. The township recognizes that a small segment of west-central New Scandia has been designated as part of the long term Metropolitan Urban Reserve. The township will

maintain the option of long term, future urbanization of this area by guiding development in the interim according to the township's policies for the General Rural-Agriculture Area.

6. The township will work with Washington County, the Department of Natural Resources, the Land Stewardship Project and others to explore the potential for a county wide resource protection/open space plan that can be used as an overall guide for the proper location and design of additional residential developments in this area.
7. In the review and approval of new subdivisions proposed for this area, the township will seek to promote the following basic guidelines:
 - a) The general layout of the proposed subdivision should reflect a careful identification and preservation of the natural resources and scenic qualities present on site and in the surrounding area. This shall be accomplished through a general resource inventory and analysis of the site conducted at the time of the concept plan review, including consideration of existing and planned land uses in the surrounding area, topography, hydrologic features and resources, vegetation, roadway system, and views or vistas in the layout of lots and home sites.
 - b) New residential subdivisions should be designed so that the newly created lots are clustered and contiguous, with access provided from either an existing or new residential street. Subdivisions should be designed to avoid direct driveway access onto designated arterial and county collector roadways.
 - c) New residences should be set back a sufficient distance from designated arterial, collector, and scenic roads and screened by the existing vegetation and land contours or supplemental landscaping.
 - d) Additional guidelines for the design of subdivisions and building sites that will promote preservation of the rural character of the area include:
 - locate roads and building sites to maintain existing contours and vegetation and minimize grading and disruption of natural landforms
 - avoid placing structures in open fields and on the top of exposed ridge lines
 - maintain vegetation along ridge lines

- locate homes on the edge of tree lines and woodlands
- preserve and incorporate stone rows, tree lines, existing agricultural structures and usable farms roads in site plans, wherever possible.

LAKESHORE AND SCENIC RIVER DISTRICTS

Although much of the lakeshore and riverfront property in New Scandia is already developed, there are still some significant undeveloped areas remaining. The State of Minnesota and Washington County have established fairly strict controls on the development of these sensitive areas. However, their allowable residential densities exceed that which the township has viewed as appropriate and consistent with development densities throughout the remainder of the community. The county's Shoreland Zoning permits residential development on 1 ½ acres lots within the shoreland zone of designated *Recreational Development* lakes and 2 ½ acre lots within the shoreland of *Natural Environment* lakes.

In the growth management strategy for New Scandia, however, the township will continue to enforce lower residential density standards on the DNR designated lakes and St Croix Scenic River Corridor. The allowable densities, however, will still be significantly higher than the adjacent non-shoreline areas. Because of this significant difference, the township will support rezoning to higher shoreline zoning densities only for the first tier of lots directly adjacent to the lake shore.

For designated *Recreational Development* lakes, which include Big Marine and Bone Lakes, lakes, the maximum density of new residential subdivisions will be 16 units per 40 acres. *Natural Environment* lakes will be restricted to 8 units per 40 acres. These densities will apply only to the first tier of lots adjacent to lakeshore. Cluster development through lot averaging and density bonuses through open space design development will also be considered.

In the case of the St. Croix Scenic River District, the small amount of undeveloped and privately owned property is in most cases adjacent to TH 95, and well back from the river shore. Any further residential development in this River District would be more appropriate at the 4 units per 40 acre gross densities of the similar and adjacent General Rural/Agricultural Area.

Shoreland and River Corridor Policies

1. The township will continue to require development of designated shoreland and river corridor areas to meet the general design standards of the Washington County Shoreland and Scenic River Corridor zoning overlay ordinances but will establish lower density requirements than those of the county.
2. The township Shoreland Zoning Ordinance will restrict the density of lakeshore property to 16 units per 40 acres for Recreational Development Lakes and 16 units per 40 acres for Natural Environment Lakes. These density standards will apply to the first tier of lake shore lots only. Further residential development within the designated 1000' of the lakeshore zoning districts should conform to the general density standards for the area outlined in the land use plan and associated underlying base zoning districts. Lot averaging and density bonuses for open space design development will also be supported.
3. The township will restrict the density of the remaining undeveloped lands in the St. Croix Scenic River Corridor to a gross density of 4 units per 40 acres, consistent with the policies for the General Rural/Agricultural areas. Residential development at this density, but on smaller lots, will be permitted through lot averaging.

GENERAL GUIDELINES FOR IMPLEMENTATION OF LAND USE POLICIES

The strategy for growth management in New Scandia, especially for the General Rural-Agriculture Area, introduces many new concepts regarding the regulation of land use. The current zoning and subdivision ordinances will need to be amended to reflect these new concepts. For the most part, the new Washington County zoning and subdivision ordinances include these new concepts and will serve as the basis for township ordinances. As these new concepts are translated into actual ordinances, it will be important to clarify their application to certain existing situation "exceptions."

1. Existing Lots of Record. When this new plan and zoning ordinance are adopted, there may be some parcels that do not meet the new density and lot size requirements. However, one house may be built on any residentially zoned lot of record that existed

prior to the adoption of the new ordinance, provided the lot is “buildable” based on Washington County criteria. These criteria include provision of sufficient lot area with suitable soils for on-site waste treatment, sufficient street frontage, and sufficient buildable area to meet setbacks. For example, an 8 acre parcel in the General Rural-Agricultural Area, where the overall allowable density will be 4 units/40 acres, will still be a allowed one residential unit, provided the general requirements for a “buildable lot” are met.

2. Calculating Allowable Number of Residential Units The number of new residential units that can be created in a given area will be determined by applying the allowable density on a parcel ownership basis. For example, in the General Rural-Agriculture Area where the allowable density is 4 units per 40 acres, the owner of a 40 acre parcel may develop a maximum of 4 units. A parcel of 30 acres would be permitted 3 units, 50 acres-- 5 units, and so on. Although wetlands and steep slopes may not be built upon, this land area may be counted toward determining the overall allowable density. Individual lot layout for the residential units will still need to meet additional zoning requirements for street frontage, lot width, on-site sewer system accommodation, etc.
3. “Rounding Up” In developing a new zoning ordinance for the township, the methods for determining the allowable number of residential units in each zoning district should include provisions for rounding up if the final residential unit meets 80% of the base density requirement. For example, in the General Rural-Agriculture Area where the base density requirement is 4 per 40, or 1 per 10, a 38 acre parcel will be considered a 40 acre parcel and allowed 4 units, a 48 acre parcel would be allowed 5 units; a 58 acre parcel would be allowed 6 units, and so on. If the 80% requirement is not met, the number of allowable units will be rounded *down*. Thus, a 36 acre parcel would not meet the 80 % factor and would be allowed be allowed 3 units.
4. Parcels Ranging in Size from 18 to 23 Acres. In the General Rural-Agriculture Area, subdivision of pre-existing parcels ranging between 18 and 23 acres in size should be exempt from the standard lot averaging requirements. Therefore, the owner of a 23 acre parcel may develop 2 residential lots, of any size, provided they meet a minimum of 2 acres in size. Parcels under 23 acres that result from subdivisions created after adoption of this plan and related ordinances should be subject to the new rules for standard lot averaging.

NEW SCANDIA COMPREHENSIVE PLAN

TRANSPORTATION

TRANSPORTATION PLAN

New Scandia's transportation system is primarily auto-oriented and relies on a basic roadway network comprised of minor arterials and major collectors owned and operated by the State and Washington County as well as local collectors and residential streets owned and maintained by the township. As a rural community, the township currently has no transit service and is not planning for any formal public transit. The township does encourage car pooling and provides parking for ride sharers in a lot across from the Senior/Community Center in Scandia. Bicycling and walking/hiking for both recreational and transportation purposes is another non-auto mode of travel expected to become increasingly popular in coming years.

THOROUGHFARE PLAN AND FUNCTIONAL CLASSIFICATION SYSTEM

The thoroughfare plan for New Scandia is comprised of a system of roadways that are owned and managed by various levels of government, including the State of Minnesota, Washington County, and the township. The system has been designed to serve the travel needs of township residents over the next 20-25 years, based on the premise that new Scandia will continue to be a rural community. The thoroughfare plan also incorporates roadways whose main function is to carry longer inter-community trips through the township.

The functional classification of roadways is intended to guide the design and use of the various roads for the safe and efficient movement of people and goods throughout the community. Roads are classified based on the degree to which they are planned to provide access to adjacent land or mobility for longer trips. A roadway generally cannot provide both a high level of mobility and a high level of land access. Attempts to do both result in unsafe travel conditions, congestion, long term limitations on economic development, and a perceived reduction in community livability.

The thoroughfare plan for New Scandia incorporates the metropolitan and county thoroughfare system plans. Local collectors have been added to the system plan to insure that an adequate long term system of connecting through streets is established as farmland is initially subdivided.

Each type of roadway in the thoroughfare plan serves a different function in the community and poses different issues and challenges to proper design and management.

Access guidelines are needed to assure that new development and redevelopment adjacent to the major roadways is consistent with the planned function of the roadway. Washington County has adopted a set of guidelines indicating the appropriate type of access for each roadway classification. These guidelines have been incorporated by the township to guide the future integration of land use and transportation.

Principal Arterials. These roadways generally include the high volume, high speed interstates and major highways in the Metro Area. Currently, the closest principal arterial serving New Scandia is Interstate 35. There are no new principal arterials planned within the township over the next 20 years. However, Washington County recently completed an update to its long range transportation plan and has identified CSAH 15 (Manning Avenue) south of TH 97 as a potential candidate for upgrading to a Principal Arterial in the long run.

CSAH 15 would provide a major north-south alternative to I-35. It will be important for the township to consider the potential long run function of this roadway as scattered low density development continues over the next two decades. As development occurs, setbacks and access spacing should be designed in anticipation of the road eventually becoming a principal arterial. The township will need to work with the county in reviewing and approving new subdivisions and building plans along this future arterial. Direct driveway access should be avoided. Intersections with other selected arterials and collectors may be appropriate.

Minor Arterials. These roadways connect important locations within Washington County with access points on the Metropolitan Highway System and with important locations within the county. These roadways are intended to serve longer through trips and hence, direct access to these roads from adjacent land uses should be limited and restricted to intersections with other arterials, collectors, and local streets. Direct access to minor arterials should be limited to collector and residential streets at ¼ mile spacing. Individual residential driveway access should be avoided. Commercial driveways should be limited to 1/8 mile spacings. The use of combined driveways and frontage roads should be considered for commercial development adjacent to the minor arterials. In New Scandia, the minor arterials include TH 97, TH 95, CSAH 15 (Manning Avenue south of TH 97) and CSAH 3 (Olinda Trail).

ACCESS SPACING GUIDELINES

TYPE OF ACCESS	FUNCTIONAL CLASSIFICATION OF ROADWAY				
	Principal Arterial	Minor Arterial	County Collector	Township Collector & Local	
		>7,500 ADT	<7,500 ADT		
Private Residential Driveways	No direct access	No direct access	(3)	(3)	(3)
Commercial driveways or non-continuous commercial streets	No direct access	No direct access	1/8 mile	1/8 mile	(3)
Non-continuous residential streets	No direct access	1/8 mile with no median opening	1/8 mile	1/8 mile	(3)
Continuous local streets and collector streets	1/2 mile	1/4 mile	1/8 mile	1/8 mile	1/8 mile
Minor Arterials	1/2 mile	1/2 mile	1/2 mile	1/2 mile	1/2 mile

Source: Washington County Transportation Plan

Notes:

1. See Thoroughfare Plan Map for functional class function of each roadway
2. Traffic volumes refer to 20 year forecasts
3. Determination based on other criteria (sight distance, speed, traffic volume, etc.)
4. Distances shown are minimums and may be increased based on other factors such as sight distance, speed, traffic volume, etc.
5. "Non-Continuous" streets refer to cul de sacs or short length streets (less than 1/2 mile that do not cross the roadway in question)
6. The type of traffic control, turn lands and bypass lanes required will be determined based upon the projected traffic volumes on the type of access requested.

County Collectors. These roadways are designed to serve shorter trips and supplement the arterial system. They collect and distribute traffic from fairly large geographic sub-areas with numerous small residential clusters as well as scattered large lot development. In New Scandia, these roadways serve as important connections to the community and broader metropolitan area. Travel speeds are usually just as high as along arterial highways so design and access management is important if safety is to be maintained. Therefore, individual driveway access to these roadways should also be avoided in the design and construction of new subdivisions. Intersections with minor arterials, collectors, and local roads is appropriate for the county collectors in the rural parts of the county. In New Scandia, the designated county collectors include CR 15 (north of TH 97), CR 1 (north of TH 97), and CR 52.

Local Collectors. These are the major local through streets in the township that connect small residential enclaves and neighborhoods. New Scandia is developing a system of bituminous streets that will serve as the system of local collectors. The spacing of local collectors, and the timing of roadway upgrading through paving should be related to the timing, location, and density of development planned for the community. Because New Scandia intends to continue to be a rural, low density community well into the next several decades, a local collector system developed at a spacing of 1.5 to 3 miles should be sufficient.

As the township continues to develop, even at a relatively modest pace, it will be important to manage development along these collectors for two reasons. First, east-west or north-south connections between segments of the emerging local collector system should be provided in the design of new subdivisions. Second, the scenic quality of the roadways should be preserved and enhanced as a major contributor to the rural character of the community. This means that local collectors should be designed to conform to the natural landscape or topography and that adjacent development should be sited in a manner that enhances the natural setting. This could involve restricting direct individual driveway access to the roads, increasing building setbacks to preserve views of open space from the roadways, and screening new development from the roadway through land contouring and landscaping.

Scenic Roads. Although not part of the functional classification system, many designated minor arterials and collectors as well as existing residential roads in the township follow diagonal routes based on topography and old cart routes. These scenic country roads constitute a critical piece of the rural character so highly valued by community residents.

Washington County is working to develop a countywide system of scenic roadways. At this point, the county is developing criteria to define a scenic roadway and investigating methods to preserve and enhance the scenic quality of the adjacent landscape. The township will be working with the county over the next several years to define and implement a scenic road program.

Thoroughfare System Policies

1. The township will work with Washington County and the Minnesota Department of Transportation to insure that a coordinated and efficient thoroughfare system is developed and maintained consistent with the functional classification system established in this plan.
2. In the review and approval of new subdivisions, the township will coordinate with Washington County to insure conformance with the county's access and spacing guidelines. The township will discourage direct driveway access to arterial and collector roads wherever possible through the provision of new residential streets serving the development, or shared access driveways.
3. The township will work to develop a system of local collector streets throughout the community and seek to eliminate remaining gaps in the long range system through the dedication of necessary right-of-way at the time of subdivision.
4. The township supports the development of a scenic road system. New development adjacent to designated township collectors and scenic roads should be carefully designed to preserve views and scenic qualities through careful location of building sites, with modification of setbacks and provision of landscaping to screen structures. The township will work with Washington County to develop criteria for designating scenic roadways and standards for adjacent development.

TRAFFIC FORECASTS AND ROADWAY IMPROVEMENTS

Current and future estimates of average daily traffic volumes have been developed for the major township roads based on Washington County's 1996 transportation plan. The county forecasts for the Year 2015 were completed through application of a TRANPLAN travel demand model. In 1998, the county plans to update these forecasts to the Year

2020. Until these more complete forecasts are available, the township planning has extended the forecasts by assuming a simple growth rate in traffic volumes of 2.5% per annum.

At this time, all roads in the Township are two lane facilities. Based on the county and township forecasts, the two roadways expected to experience the most significant growth in traffic are TH 95 and County Road 3, north of TH 97 to the township border. This growth in traffic is largely attributable to the anticipated growth in through trips from Chisago county and communities to the north of New Scandia. Both of these roadways are planned to remain as two lane roads, which should provide adequate capacity to accommodate future traffic volumes. CR 3 is a county state aid road and is scheduled for reconstruction in 1998 with safety improvements and a bike path along the shoulder.

CR 52 is also anticipated to experience relatively significant traffic growth over the next 20 years. This road provides a connection between the two trunk highways in the township and serves the village center. Reconstruction of CR 52 by the county was completed in 1997.

LOCAL STREET PAVING PROGRAM

New Scandia initiated a local street paving program in the early 1990's. It is the township's goal to provide, over time, a bituminous surface to all collector roads and most existing residential roads. All new residential streets created through subdivisions must also be paved. The township believes that paving provides a better road surface, safer driving, and less expensive maintenance.

In the past, the township has determined its road paving program primarily on the basis of petitions from abutting property owners. Now that the township is developing a local thoroughfare plan with a revised system of collector streets, the criteria for determining paving priorities, as well as the assessment policies and practices, may need to be reviewed and amended accordingly. Paving of those roads serving the village center, Semi-Rural Area, and existing residential areas and shorelands should take precedence over designated collector roads serving isolated parts of the township with very little existing or planned residential development. Designated collector roads in the north central portion of the township, planned as a General Rural-Agricultural Area, may not need to be paved until after the Year 2020.

Local Street Paving Policies

1. As a requirement of subdivision approval, all new residential streets shall be paved according to township standards.
2. In determining future local street paving programs, priority should be given first to paving those streets serving existing development in the Village Center, Semi-Rural and Shoreland Areas. Paving of township collectors and local streets in the General Rural-Agriculture Areas should be given lower priority.

VILLAGE CENTER STREET PLAN

A major element of the township's overall growth management strategy involves encouraging development to concentrate within the village center of Scandia. For the village concept to be successful, development will need to be channeled into the village center and not allowed to string out along Highway 97. Strip commercial development along Highway 97 should be resisted through conformance to this plan in future rezonings.

Both County Roads 3 and 52 provide a backbone street system serving the village center. New commercial and residential development should be oriented more towards these roads than to Highway 97. Visibility for village commercial activities to the travelling public can be achieved through tasteful signage along the highway. Over the long term, the intersection of CR 3 and 52 with its business access and adjacent parking, could become problematic. As the village develops, additional streets need to be added to form a more dense street grid to serve both residential and commercial development. A north-south connection paralleling CR 3/Olinda and connecting the Scandia Business Park to the south end of the village center should be considered.

Village Street Policies

1. The township will not support rezonings or development designs that would result in strip commercial development along TH 97.

2. To foster the concept of a village center, new residential and commercial development in Scandia should be oriented away from TH 97, towards County Roads 3 and 52. The existing Business Park along TH 97 should be connected back to the village center through the extension of internal streets as additional development takes place.

BICYCLING AND WALKING

In New Scandia, bicycling is primarily a recreational activity. In providing bicycling routes, the two major considerations include continuity and safety. Ideally, separate bike trails would be provided throughout the township and adjacent to all major roadways. However, this will not always be feasible given the costs of right-of-way and construction. Washington County has developed a linear park plan that designates certain roadways in New Scandia as potential links, with either adjacent off-road or shoulder trails. Whenever major roadways are upgraded, opportunities to improve both biking and walking opportunities should be explored.

Future pedestrian facilities will be focused primarily on the village center. The upgrading of CR 52 in 1997 includes the provision of sidewalks in the village center. Similarly, CR 3, to be upgraded in 1998, will be designed with sidewalks in the village center. As additional residential streets are developed in the Center expansion area, opportunities should be explored to provide pedestrian links to the commercial center, the parks, and the elementary school through either traditional sidewalks within the right-of-way or separate dedicated trails.

Bicycling/Pedestrian Policies

1. The township will coordinate with Washington County to develop a system of safe and continuous bike routes along the major roadways in New Scandia.
2. The township will seek to improve the pedestrian friendly character of the village center through the inclusion of sidewalk improvements when roadways are upgraded and the provision of sidewalks and/or trails linking new residential areas to the commercial center, parks, and elementary school.

AVIATION

There are no airports within New Scandia township. Commercial aviation service to national and international destinations is available through the Minneapolis-St. Paul (MSP) Airport about 60 minutes south of the township. The closest general aviation public airport owned by the Metropolitan Airports Commission is located in Lake Elmo. Another nearby general aviation airport is located across the St. Croix River in Osceola, Wisconsin. The Forest Lake Airport, located in Forest Lake township, is a general aviation airport with turf runways.

General Airspace Protection

Although New Scandia is not located in the "influence area" of any existing or planned public airport, there is still the potential that development in the township, such as high communication towers, could affect air travel in the Metro Area. The Federal Aviation Administration and MnDot must be notified, therefore, of the construction of any structure 200 feet above the ground due to its potential effect on navigable airspace. Current township zoning prohibits the construction of buildings at this height, but communication towers could be considered in some districts as a conditional use. When the zoning ordinance is updated, notification provisions related to these airspace protection concerns of FAA and MnDot will be included.

Seaplane Operations

Mn/Dot designates big Marine Lake, in New Scandia and May townships, as one of the 60 lakes within the Metropolitan Area on which seaplane operations are permitted. At this time, seaplane operations have caused no problems to the adjacent residential and agricultural areas. If issues should arise in the future, the township will consult with Mn/Dot to determine an appropriate course of action.

NEW SCANDIA COMPREHENSIVE PLAN

SEWER AND WATER

SEWER AND WATER

With a few isolated exceptions, residents and businesses in New Scandia rely on individual wells for water supply and on-site treatment systems for the management of household and commercial wastewater. The township has no plans, at this time, for the provision of central sewage disposal, central water supply, or storm sewer for any area.

There are two private water companies, however, which serve about 50 customers within the village center. The township is also currently evaluating options for a new well in the village center to provide additional water supply for fire protection. This new well could also serve as the future supply source of a central water system for the village center if that were determined necessary. A water tower for storage would be required. However, at this point, provision of public water by the township to residences is not part of the plan.

The township has adopted the Washington County Sanitary Sewer Disposal Ordinance and relies on the county for enforcement. The county has developed a revised ordinance regulating the location, design, installation, use and maintenance of individual sewage treatment systems which the township will consider for adoption in 1998. The township also plans to continue utilizing the services of Washington County as the permitting agent for the installation and maintenance of on-site systems.

The revised ordinance continues to require soil testing for on-site system suitability prior to subdivision approval and issuance of building permits. All residential dwelling lots must provide adequate space with suitable soils to accommodate two drainfields. Pumping of septic tanks is required every three years.

The township is acutely aware of the need for proper installation and maintenance of on-site treatment systems. Back in the 1970's, some parts of the township experienced numerous septic problems with older, improperly designed systems. The township joined with Washington County, beginning in 1980, to evaluate the on-site systems of existing homes. This "201 Study," funded by the U.S. Environmental Protection Agency, the Minnesota Pollution control Agency, and the township, led to the upgrading on-site of over the half of the identified inadequate individual systems. The remaining systems needing improvement were put on collector systems and served with a common drainfield. Two such common drainfields are now owned by the township and maintained

by the county: one serves the Anderson/Erickson Addition on the east side of Big Marine Lake, and the other serves the Bliss Addition on the west side of Big Marine. The township also owns and maintains a common drainfield just south of the village center, west of Olinda Trail, that serves the older businesses in town and the Elim Lutheran Church. The senior citizen Oak Hill townhomes are served by their own common drainfield, and the Scandia Elementary School is served by an on-site activated sludge system that is regulated under permit from the Minnesota PCA.

The new Washington County on-site system establishes standards and conditions for the typical on-site treatment systems as well as alternative and experimental systems. The technology of on-site wastewater treatment continues to evolve as new technologies are developed and tested. The township is open to such innovations, providing there will be adequate safeguards to insure protection of public health and the natural environment. Those innovative systems designed to serve a larger number of homes (i.e., more than 10 units) would probably be most appropriate for developments within the village center given their scale and general density.

Sewer and Water Policies

1. In keeping with its general rural character, the township plans to continue relying primarily on individual on-site water and sewer systems to serve both existing and future development.
2. In cooperation with Washington County, the township will adopt and enforce strict conformance with regulations for the design, installation, and maintenance of on-site treatment systems.
3. New development in the village center should be planned to be served with private on-site sewer systems. Alternative and experimental systems designed to serve a group of residential units may be considered for developments in the village center or as part of open space cluster design projects, provided they are privately owned and conform to adopted ordinance standards.

NEW SCANDIA COMPREHENSIVE PLAN

PARKS AND OPEN SPACE

PARKS AND OPEN SPACE

Parks and open space areas in New Scandia provide both a variety of recreational opportunities in the township as well as a natural resource conservancy function. Parks and open space are owned and maintained by all levels of government and private institutions and identified by number on the accompanying map.

EXISTING AND PLANNED PARKS AND OPEN SPACES

The existing and planned public parks and open spaces in New Scandia are summarized below.

Federal Parks

1. *Lower St. Croix Scenic Riverway* includes land and scenic easements along the eastern border of the township and is managed by the National Park Service. Most of the publicly owned land areas are periodically inundated by the waters of the St. Croix and are accessible only from the river.

State Parks

2. *William O'Brien State Park* incorporates approximately 1400 acres in the southeast corner of the township. This park offers a wide range of activities, including overnight camping, hiking, picnicking, fishing, canoeing, and cross-country skiing. It also has an interpretive center and programs, canoe rental, 125 campsites and two group camp sites. Because of its many attractions, and proximity to the Twin Cities, it serves more than 200,000 visitors a year.
3. *Falls Creek Scientific and Natural Area (SNA)* is a 128 acre site adjacent to the St. Croix River bluffs north of TH 97. It has been acquired by the Minnesota DNR because of its significance and the size of the undisturbed natural area. The site has both old growth white pine and hardwood forests of maple, basswood, and red oak.

Two rare plants (kittentails and bog bluegrass) are found here, as well as a rare bird, the Louisiana waterthrush. The geology of the site is of interest, with fossil-filled rock outcroppings, goat prairies on the dry, exposed steep slopes, and a cool, clear, spring-fed stream. The site is generally open to the public for passive recreational pursuits, such as hiking, bird-watching, and photography. The DNR manages SNA's to protect and preserve the natural resources and may close the site during certain times, such as the breeding season of endangered species.

4. ***Bone Lake Access***- DNR maintains a public boat access at the north end of Bone Lake.
5. ***Big Marine Lake Access***- DNR maintains a public boat access at the north end of Big Marine Lake

County Parks

6. ***Big Marine Regional Park Reserve*** is an area of 2000 acres wrapping around the southern tip of Big Marine Lake. As of 1996, the county had acquired 540 acres of the planned park reserve. Acquisition will continue from willing sellers over the next decade, or more. Future uses will include areas along the west shore for active recreation, including camping, swimming, and boating, with more general conservation, passive recreation throughout the remainder of the park reserve.

Local Parks and Recreation Facilities

7. ***Lions Park*** is a 7.2 acre wooded area with foot trails near the Scandia Elementary School which was platted for home sites but never developed due to drainage difficulties.
8. ***Scandia Town Park*** includes a Senior/Community Center with meeting rooms and kitchen facilities. The Center is used for Town Board meetings, town offices, assorted community organization meetings, and private receptions. The adjacent park includes ball fields, tennis courts, and an outdoor skating rink with a warming house.
9. ***North Softball Field*** is located north of TH 97 along Olinda in the village center.
10. ***Barton Johnson Memorial Park*** lies south of the Elim Lutheran Church cemetery in the village center and offers picnicking, a playground, tennis courts, and ball fields. It is maintained by Elim Lutheran Church.

11. *Scandia Elementary School* offers athletic fields and playgrounds.
12. *Wind in the Pines Preserve* is a 44 acre site located east of Highway 95 and adjacent to the DNR Fall Creek SNA. The site consists of an open meadow surrounded by woods, and two heavily wooded ravines divided by a ridge. The woodlands include 100 year old White Pine, Oak, Yellow and White Birch, Basswood, Ash, and Ironwood. Over 100 species of common and rare plants are found in this diverse setting. A spring-fed stream flows year round into the St. Croix. A trail system through the site is being planned and developed.
13. *Goose Lake Access*- the township maintains a public access here
14. *Log House Landing* is a public access point to the St. Croix River at Copas.
15. *Undeveloped Park Parcels*- the township owns several other scattered, undeveloped small parcels that are generally inaccessible or function as wetland or wildlife habitat. These include a 24 acre parcel north of Bone Lake in Section 5, a 7 acre triangle adjacent to Creamery Run, a low area along the shore of Big Marine Lake, and a small site on Goose Lake.

Historic Sites include:

16. *Gammelgarden Museum* at the south end of the village center, is comprised of the original log church, parsonage, farm buildings, and a replica of a Swedish stuga. As a representation of the early Swedish settlement, it is a main attraction for tourists visiting the area.
17. *Hay Lake School Museum* includes a restored 1898 country schoolhouse and an immigrant log home.
18. *Swedish Settler's Monument* on Olinda Trail honors the original immigrants to the area.

EXISTING AND PLANNED LINEAR PARKS AND TRAILS

Several components of the adopted Washington County linear park system plan are located in New Scandia:

19. **Washington Parkway-** A linear combination of segments of county Road 15, TH 97, and CR 1 through New Scandia has been proposed as a scenic roadway that would be preserved and enhanced to showcase the beauty and rural landscape of the county. It would provide motorists with a scenic drive, as well as for rest areas for passive leisure and picnicking. The concept includes the potential future development of paved shoulder lanes for bicyclists, adjacent off-road trails for hiking, skating, and biking, and additional landscaping.
20. **TH 95/CR 53** provides an existing off-road bituminous trail from TH 97 south into Marine-on-St. Croix. Old CR 53 through Copas is designated as an on-road biking trail. TH 95 north of TH 97 provides for biking along the shoulders of the highway.
21. **TH 97/CR 52-** has been proposed as an east-west greenway through the township that would link Washington Parkway, the village center, and the trail along TH 95.
22. **CR 3/Olinda Trail-** was originally planned to be upgraded in 1997 to include a separate off-road trail within the right-of-way. Due to costs and impacts on adjacent properties, the plans have been revised to include the provision of bike lanes within the paved shoulders of the roadway. This project is now scheduled for construction in 1998.
23. **NSP Utility Corridor-** a portion of this corridor is located within New Scandia, north of TH 97, near Manning Avenue. This corridor is being considered by the county in its long range plan for low maintenance trail use, such as hiking and horseback riding.

PRIVATE FACILITIES

24. **Camp Lakemaga-** the most significant private recreational open space facility in the township is the 300 acres owned by the Girl Scouts Council of the St. Croix Valley. Camp Lakemaga and Camp Mary Randall are located on the north east shore of Big Marine Lake

ISSUES , OPPORTUNITIES, AND POLICIES

As a small, low density rural community located on the edge of the growing Metropolitan Area, New Scandia township is now increasingly becoming involved in issues related to the development of parks and recreation facilities, at the local, county, and regional levels. On the one hand, the township residents are proud of their beautiful landscape, and committed to protecting the natural resources for the use and enjoyment of generations to come. The federal, state, regional, and county governments continue to be important partners with the township in these efforts. But the township residents are also concerned with the potential local impacts of some of these facilities, particularly off-road trails for bicyclists, horseback riders, and snowmobilers.

Both William O'Brien State Park and the Big Marine Park Reserve will continue to be in the acquisition and development stages over the coming years. The township will need to continue to coordinate with both the State DNR and Washington County on the plans for these major facilities. The township also generally supports the Washington County plan for a system of linear parks and trails through the community but will want to be closely involved in the development of detailed implementation plans and designs.

At the township level, as the population has grown over the past decades, the demand and interest in providing local parks and recreation facilities has grown, for all age groups, from young tots to senior citizens. The Town Board and the Parks and Recreation Committee are now beginning to discuss options for expanding the local system. Some of the various questions under discussion include:

- Should additional neighborhood parks and tot lots be developed throughout the township?
- Should additional local public access be provided to the township lakes?
- Should a large multi-use recreation facility be developed to serve the entire township? If so, where?
- Should some type of joint-use facility be developed in conjunction with the Forest lake School District near the Scandia Elementary School?
- Are there opportunities for the development of a local trail system to complement the planned county system?
- Can and should individual open space design cluster developments be guided by an overall plan to establish a continuous open space corridor through the township? The

Land Stewardship Project is initiating a research study of this possibility in which the township plans to participate over the next several years.

These are all significant and long reaching policy issues that the township needs to explore further before reaching any definitive conclusion.

Park and Open Space Policies

1. New Scandia township will continue to coordinate with both the Department of Natural Resources and Washington County on the plans for the long term acquisition and development of William O'Brien Park and the Big Marine Park Reserve.
2. The township generally supports the Washington County plans to develop a system of linear parks and trails as well as scenic roadways throughout New Scandia. The township will work closely with the county as it continues more detailed planning efforts to insure that the county system is designed in a manner compatible with existing and planned development in the township as well as locally designated scenic roads and trails.
3. The township will monitor the Land Stewardship Project's investigation into the creation of a permanent green corridor through Washington and Chisago counties and evaluate the potential for linking this concept with local zoning requirements for cluster/open space design developments.
4. The Park and Recreation Committee should continue to evaluate options to improve the local park and recreation program of the township.

NEW SCANDIA COMPREHENSIVE PLAN

HOUSING

HOUSING

HOUSING SUPPLY

According to the U. S. Census, there were 1,197 housing units in New Scandia township in 1990. Most of the housing units were owner occupied (83.1%) Only 5.4% were renter occupied. A little over 11% of these were seasonal or recreational homes, not occupied year round. Only 1% of the housing units were actually vacant, and available for sale or rent.

Housing Units Tenure and Vacancy 1990

	Housing Units	Per Cent
Total	1,197	100.00%
Occupied	1,060	88.6
Owner Occupied	995	83.1
Renter Occupied	65	5.4
Vacant	137	11.4
For Rent	0	0
For Sale Only	3	0.3
Rented or Sold, Not Occupied	2	0.2
Seasonal, Recreational or Occasional Use	123	10.3
For Migrant Workers	1	0.1
Other vacant	8	0.7

Source: U. S. Census

Overwhelmingly, the housing supply in New Scandia is comprised of single family, detached structures. Over 97% of the units are single family detached units.

Since 1990, building permit records indicate that an additional 193 single family homes have been constructed in the township. In addition, a 40 unit townhouse project was

developed in the village center as a joint venture between the township and the Washington County HRA. The total number of housing units in New Scandia, at the end of 1996, was estimated at 1,430.

The average value of a single family detached home, in 1990, was \$117,595. The average asking price of those homes that were for sale at that time was \$175,000.

Assessed Value - New Scandia Single Family Homes- 1998

Assessed Value	Number of Units	Percent of Total	Cumulative Percent
\$ 0-80,000	73	7	7
\$80,000-100,000	132	12	19
\$100,000-125,000	245	23	42
\$125,000-150,000	255	24	66
\$150,000-175,000	177	16	82
\$175,000-200,000	95	9	91
\$200,000-250,000	59	5	96
\$250,000-300,000	23	2	98
\$300,000-400,000	14	1	99
\$400,000-500,000	0		
\$500,000-1,000,000	1	<1	100
Total	1074		

Source: Washington County HRA/Assessor

Building permit data during the 1990's has shown that new single family house construction has tended to average about \$175,000, excluding the cost of land. Recent analysis by the Washington County HRA of data from the County Assessor indicates that about two thirds of the single family homes values in New Scandia are assessed in value ranges of \$150,000 or less.

Almost two-thirds (59%) of the rental housing in New Scandia, in 1990, cost more than \$500 per month in gross rent. Census data indicates that most of the limited rental housing in 1990 was comprised of older single family detached homes. The new senior townhomes provided a much needed addition to the township's housing stock, both in terms of affordability and diversity. Prior to 1990, there was no publicly assisted housing in New Scandia. The HRA project was developed on land contributed by the township, and financed through the tax credit enhancement program that achieves lower rents for the project.

Housing Units by Type of Structure 1990

Housing Unit Type	Total Units	Per Cent
Single Family	1,163	97.2%
detached	1,157	96.7
attached	6	0.5
Multi-Family	23	1.9
2 units	7	0.6
3-4	2	0.2
5-9	11	0.9
10-19	3	0.3
20+	0	0
Mobile Home/Trailer	1	0.1
Other	10	0.8
TOTAL	1,197	100.0 %

Source: U. S. Census

HOUSING ISSUES

The major housing issues facing the township over the next 25 years focus on the areas of maintaining the quality of existing housing, and expanding the diversity and affordability of the housing stock to provide life cycle housing opportunities in the community.

Housing Conditions

New Scandia contracts with Washington County to issue building permits and inspect new construction. At this time, the township has no formal housing inspection program to address existing housing conditions. Over 75% of the housing is relatively new, having been constructed since 1960, so major structural problems have not been a noticeable problem. The high degree of owner occupied housing also suggests that the township can expect a fairly high level of on-going maintenance and upkeep.

As the township continues to grow over the next two decades, and the existing housing stock continues to age, it may be necessary to begin a more formal housing inspection program. Opportunities to utilize the shared services of either the county or adjacent local units of government should be explored.

The township should continue to monitor the trends in housing, particularly in the tenure of the older housing. As of 1990, over 63% of the rental housing in the township was constructed prior to 1960. Some communities have experienced a correlation between deferred maintenance and the conversion of older housing from owner-occupied to rental status.

Life Cycle Housing and Affordability

The housing stock in New Scandia is dominated by the single family detached home. This is not surprising given that the housing supply in the community today reflects its origins as a farming community coupled with the influx of exurbanites during the 1970's and 80's, especially to the St. Croix River and township lakes.

Nevertheless, Census data reveals that the housing stock in New Scandia was even less diverse in 1990 than typical for the General Rural Area as a whole. Only 2.4% of the housing in New Scandia was not comprised of detached single family units, compared with 7.9 % in all the General Rural communities of the seven county Metro Area.

For Rural Town Centers as a whole, including communities like Marine-on-St.Croix, Bethel, and St. Francis, almost 25% of their housing stock was comprised of non- single family detached units. The addition of the senior townhomes, post 1990 Census, in the village center of Scandia, however, probably brings the township more in line with other General Rural Area communities. The senior townhomes have a waiting list, however, demonstrating an unmet demand for additional housing of this type and cost range.

Life cycle housing is a term that refers to the availability of housing for people at all stages of their lives. For example, young couples and single individuals, because of income and life-style preferences, tend to live in smaller, rental housing situations. Households headed by those in their 30's and 40's tend to own the larger, single family homes. As households enter their 50's and 60's, they may seek a return to smaller quarters requiring less maintenance. As our population generally is living longer, and in a more healthy, independent condition, options for independent living are being demanded more and more. Senior citizens and empty nesters who reside in New Scandia may want to change their type of living condition, but remain in the general community.

New Scandia appears to have a greater proportion of seniors over 65 years of age in the population (14.9%) than does the General Rural Area as a whole (9.9%) but less than the Rural Town Centers in the seven county Metro Area (19.2%). The high proportion of the senior citizens residing in the rural town centers in the region is most likely the result of either aging in place, or moving into the town from the farm. In New Scandia, the higher proportion of seniors and empty nesters (age 55-64) may reflect some aging in place. But there is also anecdotal evidence that some households view New Scandia as an opportunity for retirement living in the rural fringe of the Metro Area.

Affordable housing is defined as housing costing less than 30% of a household's income. For analysis purposes, low-income households have been defined as those households in 1990 having incomes of less than \$20,000 (approximately 55% of the median household income). Using the 30% guideline, affordable housing for low-income households, therefore, has been defined as homes valued at \$60,000 or less, or rental units with a gross rent of \$500 a month or less. Twenty-two percent of the region's households had an income of \$20,000 or less at the time of the 1990 Census.

In terms of affordability, the Metropolitan Council estimated that in 1990, 6% of the total housing units in New Scandia were affordable to households with incomes of \$20,000 or less. Of the estimated 42 such housing units in the township, 15 were rental units and 27 were owner occupied homes.

Life Cycle Housing Indicators: New Scandia Township and Region 1990

	New Scandia	General Rural	Rural Town Centers	Northeast St. Paul Sector	Region
Total Housing Units - 1990	1,197				922,224
Occupied Housing Units	1,060				875,504
% Owner Occupied	93.8				67.8
% Rental	6.2				32.2
Housing Diversity					
% Not SF Detached	2.4	7.9	24.7	28.9	41
% Rental	5.3	6.7	24.0	23.0	36
Homestead Valuations					
% < \$72,000	10.6	17.2	43.5	23.5	31.4
% \$72-115,000	55.2	50.8	47.3	53.1	47.1
% >\$115,000	34.2	32.0	9.2	23.4	21.5
Gross Rents					
% < \$ 300	2.9	10.3	25.6	14.0	13.0
% \$300-499	40.0	35.0	42.7	38.0	40.0
% \$500+	57.1	54.7	31.7	48.0	47.0
Publicly Assisted					
% Fed-assisted Rental	-	0.2	4.1	3.8	4.8
% Fed-assisted Non-elder Rental	-	0.2	1.7	2.2	2.5
% All Publicly Assisted Housing	-	0.2	6.0	4.2	5.8
Age of Owned Housing					
% Pre-1950	20.1	15.6	29.8	20.1	27.5
% 1950-59	4.4	6.5	12.6	18.1	18.3
% 1960-69	15.0	13.5	14.4	14.2	14.0
% Post -1970	60.1	64.4	43.2	57.6	40
Age of Rented Housing					
% Pre- 1960	63.1	53.6	31.9	21.7	34.6
% 1960-69	4.6	10.0	10.7	17.9	20.6
% 1970-79	7.7	17.1	20.1	31.4	24.4
% Post 1980	24.5	19.3	37.3	29.0	20.4
Age of Head of Household					
% 15-24	0.8	2.2	5.0	3.8	6
% 55-64	13.6	11.6	10.4	13.0	11
% 65 +	14.9	9.9	19.2	15.6	16

Source: U.S. Census, Metropolitan Council

New Scandia is not unique among other General Rural Area communities in terms of low proportion of affordable housing. Homestead valuations in New Scandia do not seem to deviate too much from the rest of the General Rural Area. But home values are much higher in New Scandia than in the Rural Town Centers throughout the region. Again, this reflects the fact that much of the owner occupied housing (60%) in New Scandia has been constructed since 1970 whereas the large majority (57%) of the owner occupied housing in the Rural Town Centers was constructed prior to 1970.

The cost of rental housing in New Scandia also tends to be higher, in general, than in the overall General Rural Area. This may reflect, in part, the fact that much of the rental housing in New Scandia is comprised of single family detached units, not duplexes or small apartment buildings.

As a rural community, New Scandia is not considered to be an appropriate location for a great deal of additional housing, nor is it a priority community for various affordable housing assistance programs. Nevertheless, the community is home to many households who would like to see their children grow up and have an opportunity to live in the township. And many households in New Scandia will enter the empty nester and senior citizen age brackets during the next two decades. They may also seek opportunities to change housing but remain in the community.

The Land Use element of this plan incorporates an overall development strategy that can accommodate more diversity in the housing stock yet still be consistent with the overall goal of preserving the rural character. Primary among the strategies is the development of the village center as a rural town center over time. Toward this end, relatively higher residential densities will be permitted in the village center than in the rest of the township.

The potential development of smaller lot housing and even some townhomes in the village center could provide an opportunity to provide some reduced maintenance and perhaps more modest priced home ownership opportunities. Washington County has included attached housing and mother-in-law apartments as conditional uses in many of its residential districts. The township should incorporate these provisions in its zoning code update, particularly for those zoning classifications consistent with the village center.

The village center is also the most appropriate location for citing housing for seniors and those households desiring more maintenance-free housing, such as townhouses. The village center already provides some social services for senior citizens at the Community

Center and is the focal point of most governmental, social, and educational activities. The approaches to cluster development recommended in the Land Use Plan for the General Rural-Agriculture Area may also allow for relatively smaller lots which could, theoretically, be passed on in lower overall housing costs.

Housing Policies

1. New Scandia township will seek ways to expand the life cycle housing opportunities in the community in a manner that is also consistent with its status and character as part of the Permanent Rural Area in the *Regional Blueprint*.
2. Through its zoning and subdivision regulations, the township will offer opportunities to develop smaller lot and attached housing, with a special emphasis on providing opportunities for non-single family, detached housing within the village center.
3. The township will continue to work with the Washington County HRA to identify opportunities for providing additional affordable senior housing in the village center.
4. In cooperation with Washington County, the township will continue to monitor the general condition of the housing stock, with a special focus on the tenure characteristics of the older housing.

NEW SCANDIA COMPREHENSIVE PLAN

WATER RESOURCE MANAGEMENT

WATER RESOURCE MANAGEMENT

New Scandia township is located within four different watershed management districts: Forest Lake Watershed Management Organization (FLWMO), Marine on St. Croix Watershed Management Organization (MWMO), Rice Creek Watershed District (RCWS) and the Carnelian-Marine Watershed District (CMWD). Each of these watershed management organizations has developed a plan to address existing and future water resource issues under its jurisdiction. The township is a key partner in the implementation of these various plans. The Metropolitan Surface Water Management Act requires that the township adopt a local water resource management plan to guide its efforts in coordination with these other jurisdictions.

New Scandia township relies on the Washington County Soil and Water Conservation District to provide the necessary professional support in the area of water resource management. The SWCD has developed a draft of the township's Water Resource Management Plan which is included as an addendum chapter of this Comprehensive Plan.

NEW SCANDIA COMPREHENSIVE PLAN

IMPLEMENTATION

IMPLEMENTATION

The adoption of the goals and policies of this Comprehensive Plan is only the first step in a series of actions that will be needed to effectively guide the future course of New Scandia. The Plan is useful as a source of information on the general direction desired for the community over the next 20-25 years. But the plan must also be translated into the regulatory and investment programs of the township. In some cases, plan implementation will require new or modified institutional relationships with other units of government. This Implementation Plan outlines the next steps required to implement this plan in terms of additional studies, new or amended regulatory programs, capital improvements, and institutional relationships.

ADDITIONAL STUDIES

Streamlining Development Reviews Under current practice, various development proposals in New Scandia require approval of both the township Board and the Washington County Board. This may also involve review by the Planning Commissions of both units of government. While this two layered review may be warranted on major subdivisions, it may not be the most efficient and effective approach for handling some variances or conditional use permits (garage setbacks, home occupations). The county is no longer planning to provide staff support to the township for all development reviews and has indicated that the township will need to contract for its own planning staff support. This change in county staff services marks a good time to consider whether regulatory procedures should be modified so that a township resident requesting a fairly simple development review is not faced with two separate approval steps, and the costs associated with two separate staff reviews. Washington County administrative staff at the Department of Health, Environment, and Land Management have indicated a willingness to explore these issues further with the township in 1998.

Park and Open Space Planning The Parks element of this plan identified a number of unresolved issues and opportunities concerning parks and trails in the township. These issues will take considerable analysis and discussion over the next several years before a clear direction is determined. A high priority for the township will be discussions with the Forest Lake School District concerning future school plans affecting New Scandia and opportunities for the development of joint recreation facilities.

Village Center Plan This Comprehensive Plan has placed strong emphasis on the development of Scandia as the village center and focal point of the community. To fully achieve the potential of the village concept, as a compact, pedestrian oriented, mixed use rural center, a more detailed plan for the village center should be developed. This plan should include recommendations for a circulation system and pattern of subdivision design that will reinforce and complement the existing village.

REGULATORY MECHANISMS

Zoning and Subdivision Ordinances The primary implementation tools of the Comprehensive Plan are the Zoning and Subdivision Ordinances. State law requires that the township zoning ordinance is both consistent with its comprehensive plan, and consistent with the zoning regulations of Washington County. The county has recently adopted new zoning and subdivision ordinances. The township plans to use these new codes as the basis for updating its own ordinances in 1998.

Some of the key issues that will need to be addressed in the update of the township's zoning and subdivision ordinances include:

- Clarifying which zoning districts are consistent with the general land use planning areas.
- Revising the township Zoning Map to include the new zoning districts.
- Establishing requirements for the design and review of cluster development in the General Rural/Agriculture Area through either standard lot averaging or open space design.
- Setting criteria for attached housing as a conditional use in certain residential districts.
- Modifying the Shoreland Zoning and River Corridor overlay districts to reflect the more restrictive township density policy.
- Establishing standards and criteria for development along scenic roadways.
- Establishing procedures and requirements in the subdivision ordinance for a site inventory and resource analysis as the basis for concept plan design.
- Incorporating site design and landscaping provisions for commercial developments.

On-Site Waste Management- The township relies on Washington County to regulate the installation of on-site waste treatment systems. The county is in the process of adopting a new ordinance which the township plans to consider for adoption.

CAPITAL IMPROVEMENT PROGRAM

As a rural community, New Scandia has not had a major capital improvement program in the past. As the community has grown, however, the demands for adequate fire protection, paved roads, improved recreation facilities, and open space protection activities have placed increased emphasis on the need for multi-year planning for major investments. During the summer of 1997, the Town Board decided to appoint a special citizens task force to develop recommendations for a multi-year capita program. Their work should be completed in 1998 and incorporated as an appendix to this plan, to be updated on a regular basis.

INSTITUTIONAL ARRANGEMENTS

On-going Planning Support. The township currently contracts with private firms to provide engineering and legal services. This professional support is crucial to the successful implementation of the goals and policies of this plan. The township will also need to obtain planning support services, particularly to work with land owners very early in the process on the concept plans to subdivide their property according to the new approaches to density zoning and cluster development.