

Introduction

Goals and Policies Connect to Vision

Scandia's vision narrative describes the desired long-range outcome of Scandia's future development, investment, and protection efforts. The future land use map similarly shows the long-range outcome in terms of Scandia's preferred mix of land uses after the vision has been achieved. The goals, policies, and implementation strategies connect to the vision and the future land use map by describing discrete actions to be undertaken by the City.

The vision and future land use map are of limited value if the Plan does not identify mid-term and short term details for how the vision is achieved. Goals and policies provide an increasing level of detail for achieving components of the vision and future land use map. Goal and policy statements are structured as outcomes, similar to the vision, but more narrowly focused and with a shorter term focus. Goals are broad statements that set mid-term outcomes that will move Scandia toward the vision. Policies are subordinate to goals, identifying shorter-term outcomes that will similarly move Scandia toward the goal, and ultimately toward its vision and future land use map.

Goals and policies work interactively with the vision and the future land use map to form the Comprehensive Plan. The goal and policy language must be read within the context of the vision and future land use. Similarly, the vision and future land use map are defined and clarified by the goals and policies.

Moving Forward in Action - Implementation Strategies

Goals and policies define the mid- and short-term details for achieving Scandia's vision. Implementation strategies identify the preferred tools for meeting the goals and policies. A range of implementation tools are available to Scandia to shape the way that development occurs to be consistent with the Plan vision, goals, and policies: to maintain the community's rural character, to protect natural resources, to sustain Scandia's high quality of life. Implementation strategies define the methods that Scandia uses to move toward its long-term vision.

Implementation tools can be separated into the following four categories, all of which are available to Scandia. Each type of tool has advantages and disadvantages that make it suitable for specific goals and situations. The optimal overall implementation strategy uses tools from each category in order to take advantage of each tool's strengths and to minimize each tool's weaknesses.

- **Education and Promotion** – Educational and promotional programs encourage individuals or businesses to undertake voluntary actions that help to fulfill Scandia's Comprehensive Plan vision, goals, and policies. Encouragement can include:
 - Design standards that identify Scandia's preferences for how subdivisions or buildings function and look
 - Educational materials for citizens on the impacts of their choices on community resources, such as lake water quality

Goals, Policies and Strategies

- Promotion of comprehensive plan goals and policies to ensure that developers, businesses, land owners, and residents have the opportunity to comply voluntarily
- **Incentives and Incentive Regulations** – In addition to educational programs, Scandia can offer incentives to induce individuals or businesses to take actions that help the community reach its goals. Incentives may include:
 - Direct financial assistance such as cost sharing
 - Indirect financial assistance such as tax breaks or infrastructure improvements
 - Regulatory incentives such as density bonuses or flexible regulatory options
 - Professional assistance incentives such as technical assistance in façade or infrastructure design, integration of historic elements, or meeting State or Federal regulatory standards
- **City Ordinances and other Regulations** – Scandia’s land development ordinances are the primary regulatory tool and include zoning, subdivision, shoreland, stormwater, and other ordinances. Administrative approval processes are also part of this tool. Examples of regulatory tools include:
 - Threshold standards such as minimum or maximum lot sizes, height requirements, natural resource functional values, etc.
 - Performance standards that regulate development impacts such as risk from erosion during development, risks to water quality from stormwater runoff, visual elements including building appearance and effects on viewsheds, and nuisances such as noise, smell, and traffic generated by particular land uses
 - Administrative standards such as the information or analyses to be submitted to review whether proposed development meets regulatory standards
 - The order of and timing of approvals during the development process
- **Managing Public Resources, Lands and Processes** – Public investments and management decisions for infrastructure, public services, public lands, and public processes. Such investments or decisions may include:
 - Capital improvements planning coordination between departments to meet Comprehensive Plan goals
 - Water, wastewater, and transportation investments made by the City or ultimately managed by the City
 - Land acquisition, sale or exchange for the purpose of preservation or development
 - Acquisition and management of land or easements to meet park, recreation, and trails goals

The hierarchy of goals, policies, and strategies provides an increasing level of detail for how to meet Scandia’s long term vision. Each goal has one or more policy, and each policy is associated with one or more strategy. The recommended strategies include tools from all four categories, providing Scandia with a complete toolbox as it moves to implement its Comprehensive Plan.

Natural Resources

Water Resource Management

Wastewater Goals & Policies

NR Goal 1: Protect surface water and groundwater quality through proper installation, maintenance, and monitoring of wastewater systems.

NR Policy 1.1: In keeping with its general rural character, Scandia plans to continue relying primarily on individual on-site water and sewer systems to serve both existing and future development in areas outside the village center. **(See related LU Policy 2.7 regarding Village wastewater services)**

NR Policy 1.2: Alternative and experimental wastewater treatment systems designed to serve a group of residential units may be considered for developments in the village center or as part of Open Space Conservation Subdivision projects, provided they are privately owned and conform to adopted ordinance standards. **(See related policy LU 2.7 regarding Village wastewater services)**

NR Implementation Strategy 1.2.1: The City will develop and adopt standards for the design, installation, and maintenance of alternative and experimental wastewater treatment systems.

NR Policy 1.3: In cooperation with Washington County, the City will enforce strict conformance with regulations for the design, installation, and maintenance of on-site treatment systems including minimum design, licensing, and installation requirements of the Minnesota Rules Chapter 7080.

NR Policy 1.4: Continue to operate and maintain community systems on Big Marine Lake and in the Village. Consider the feasibility of extending centralized wastewater treatment to serve the village area.

Surface Water Management Goals & Policies

NR Goal 2: Preserve, protect, and enhance surface water quality in Scandia.

NR Policy 2.1: Work cooperatively with local watershed districts.

NR Implementation Strategy 2.1.1: The City will implement its Local Water Management Plan that conforms to the standards and rules of the watershed districts.

NR Policy 2.2: Work with Washington County, local watershed districts, the Minnesota Pollution Control Agency, and other agencies to address impaired water bodies within the City.

NR Implementation Strategy 2.2.1: The City will participate in Total Maximum Daily Load studies and Implementation Plans to address impaired water bodies within the City.

NR Implementation Strategy 2.2.2: The City will provide educational materials to residents and businesses regarding the relationship between stormwater runoff and impaired waters. **(See NR Implementation Strategy 2.5.1 and 2.9.1)**

NR Implementation Strategy 2.2.3: The City will develop and adopt an Operations and Maintenance Manual that outlines “good housekeeping” practices that can be used to reduce pollutants in stormwater runoff leaving City-owned sites. (See NR Implementation Strategy 2.8.1)

NR Implementation Strategy 2.2.4: The City will work with other units of government and other partners to identify waters in danger of becoming impaired and work to avoid these waters being listed as impaired in the future.

NR Policy 2.3: Continue working with local watershed districts that have permitting authority in the City to jointly review development permits for impacts on surface waters.

NR Implementation Strategy 2.3.1: The City will work with local watershed districts to develop a streamlined process for sharing and reviewing permits with potential impacts to surface waters.

NR Implementation Strategy 2.3.2: The City will work with local watershed districts to create and distribute an Information Packet with information on application requirements, deadlines, the review process, permitting requirements of the City and local watershed districts, etc., to developers at the beginning of the development process.

NR Policy 2.4: Design new development to minimize impacts on surface water, groundwater, floodplains, steep slopes, wetlands, and other environmentally sensitive areas.

NR Implementation Strategy 2.4.1: (This strategy is repeated as strategies 5.1.2 and 6.1.1) The City will develop and adopt an ordinance requiring all development to utilize low-impact techniques that:

- Utilize the Natural Resource Protection Areas map to identify large, connected natural systems
- Consider the impact of development on rare plant and animal species
- Preserve the natural features of the site or utilize constructed systems that mimic the natural hydrologic system
- Reduce storm water runoff to pre-development levels
- Retain, infiltrate, and filter stormwater runoff before its release into the City’s water bodies
- Eliminate or entrap pollutants before they enter surface waters
- Restore or enhance the ability of soils to absorb, retain, and infiltrate water
- Minimize impervious surfaces in new development

NR Policy 2.5: Encourage landowners in already developed areas to improve stormwater drainage to reduce the volume of runoff and polluted runoff.

NR Implementation Strategy 2.5.1: The City will provide educational materials to residents and business regarding practices that can reduce the volume of runoff or improve the quality of runoff.

NR Implementation Strategy 2.5.2: The City may consider incentives such as tax breaks or cost-share programs for landowners who install practices that reduce or disconnect impervious surfaces or allow water to be slowed or detained in vegetated areas.

NR Implementation Strategy 2.5.3: The City will help promote existing stormwater management related cost-share programs offered by local watershed districts and other partners.

NR Implementation Strategy 2.5.4: Create an inventory of stormwater facilities within the City, both public and private, and determine whether facilities are functioning as designed.

NR Policy 2.6: Protect surface waters by enforcing the following regulations:

- State shoreland management regulations and the City’s Shoreland Ordinance
- Erosion and sedimentation control standards of the MPCA
- Wetland alteration and mitigation requirements of the Wetland Conservation Act (WCA) and local watershed districts

NR Implementation Strategy 2.6.1: The City will work to integrate enforcement of regulations designed to protect sensitive areas with the City’s other enforcement and inspection functions.

NR Policy 2.7: Work with local watershed districts to assess wetlands and preserve them as essential components of the hydrologic system and valuable wildlife habitat; restore degraded wetland resources where possible.

NR Implementation Strategy 2.7.1: The City will cooperate with local watershed districts to complete a functions and values assessment and will use the results to preserve and protect wetlands within the City.

NR Implementation Strategy 2.7.2: The City may consider incentives like tax breaks or cost-share programs for land owners who restore wetland resources outside of the WCA mitigation process.

NR Implementation Strategy 2.7.3: The City will create, protect, and enforce the creation and preservation of upland buffers adjacent to wetlands.

NR Implementation Strategy 2.7.4: Through a change in the Subdivision Ordinance, the City will require development applicants to delineate wetlands and complete a wetland assessment using the MnRAM 3.0 process or higher. The subdivision review process will consider this information to determine if the development project has potential to negatively impact a protected wetland. If potential impact is identified, mitigation for the impact shall be required as part of development approval.

NR Policy 2.8: Demonstrate a commitment to improving surface water quality by incorporating best practices on City owned property.

NR Implementation Strategy 2.8.1: The City will limit the use of pesticides and herbicides on City-owned property.

NR Implementation Strategy 2.8.2: The City will implement innovative stormwater management practices to control runoff from City-owned property.

NR Implementation Strategy 2.8.3: The City will develop and adopt an Operations and Maintenance Manual for City-owned property that outlines “good housekeeping” practices that can be used to reduce pollutants in stormwater runoff leaving City-owned sites. (See **NR Implementation Strategy 2.2.3**)

NR Policy 2.9: Provide educational materials to residents about the connection between human activities (e.g. impervious surfaces, lawn care, winter sidewalk and road maintenance, etc) and water quality and the cumulative effects of individual actions.

NR Implementation Strategy 2.9.1: The City will provide educational materials to residents and businesses regarding the relationship between stormwater runoff and water quality. (See NR Implementation Strategy 2.2.2)

NR Implementation Strategy 2.9.2: The City will support and promote the existing water-related education efforts of local watershed districts, Washington County, and other agencies.

NR Policy 2.10: Consider the appropriate limitations on impervious surfaces on residential lots and appropriate use of pervious driveway and parking area surfaces.

NR Implementation Strategy 2.10.1: Consider lowering the allowed percentage of impervious surface per lot for new homes in lakeshore areas, particularly around those lakes where water quality is in decline.

NR Implementation Strategy 2.10.2: Encourage the installation of pervious paving surfaces in the City's development ordinances and develop or provide existing educational material about proper installation and maintenance.

NR Policy 2.11: Manage water quantity by continuing to protect Scandia's floodways and flood fringe areas as critical infrastructure mitigating flood risk.

NR Implementation Strategy 2.11.1: Continue to enforce Scandia's floodplain regulations.

NR Implementation Strategy 2.11.2: Work with DNR and FEMA to update floodplain maps and zones in order to reflect changes in watershed development patterns and storm intensity.

Water Supply and Groundwater Management Goals & Policies

NR Goal 3: Preserve and protect the quantity and quality of groundwater.

NR Policy 3.1: In keeping with its general rural character, Scandia plans to continue relying primarily on individual on-site water systems to serve both existing and future development.

NR Policy 3.2: Identify sensitive groundwater recharge areas and groundwater dependent natural resources and use this information to guide development; Limit contaminant generating land use activities to areas where the potential to contaminate groundwater is low.

NR Implementation Strategy 3.2.1: Provide educational materials to residents about how to avoid damage to groundwater resources when using household chemicals in Individual Sewage Treatment Systems (ISTS).

NR Implementation Strategy 3.2.2: The City will develop and adopt performance standards for contaminant generating land use activities such as fuel storage and animal agriculture in areas with the potential to contaminate groundwater.

NR Policy 3.3: Promote water conservation.

NR Implementation Strategy 3.3.1: The City will develop education programs that encourage water users to practice water conservation techniques.

NR Implementation Strategy 3.3.2: The City will implement water conservation practices in city-owned buildings.

NR Policy 3.4: Require developers to restore the ability of soils to absorb, retain, and infiltrate water following site development through the use of practices such as compost amendments and soil ripping.

NR Implementation Strategy 3.4.1: The City will develop and adopt an ordinance that requires developers to restore soils compacted during site development through the use of practices such as compost amendments and soil ripping.

NR Implementation Strategy 3.4.2: The City will encourage local refuse haulers to develop curbside collection of materials that can be composted (both household and yard waste) to create a local supply of compost.

NR Policy 3.5: Encourage the use of stormwater management techniques on developed sites that filter and infiltrate stormwater runoff to help recharge groundwater systems. **(Related to NR 2.5 and 2.6)**

NR Implementation Strategy 3.5.1: The City will provide educational materials to residents and businesses regarding stormwater management techniques that filter and infiltrate stormwater runoff to help recharge groundwater systems.

NR Implementation Strategy 3.5.2: The City will consider incentives such as tax breaks or cost-share programs for landowners who install stormwater management techniques that filter and infiltrate stormwater runoff to help recharge groundwater systems.

NR Policy 3.6: Promote the use of native species that do not require irrigation in order to reduce groundwater use.

NR Implementation Strategy 3.6.1: The City will provide educational materials to residents and businesses on utilizing native plants in their landscaping.

NR Implementation Strategy 3.6.2: The City will demonstrate a commitment to the use of native plants by making use of them in landscaping on City-owned property.

NR Implementation Strategy 3.6.3: The City will continue to require native plants in landscaping for new developments.

Natural Areas Goals & Policies

NR Goal 4: To retain the rural character of Scandia and protect natural resources, maintain large, connected areas of open space, rather than small, fragmented natural areas.

NR Policy 4.1: Scandia will continue to coordinate with both the Minnesota Department of Natural Resources and Washington County on plans for the long term acquisition and development of William O'Brien State Park and Big Marine Park Reserve.

NR Policy 4.2: Encourage development proposals to consider the context of natural areas on the site and preserve natural areas that connect to off-site natural areas.

NR Implementation Strategy 4.2.1: The City will use the natural resource priorities map and the 2006 Open Space Plan map to identify large, connected natural systems and will encourage and investigate various options for the protection of these areas.

NR Implementation Strategy 4.2.2: The City will develop and adopt an ordinance requiring all development to utilize low-impact techniques.

NR Goal 5: Preserve high quality natural areas and enhance degraded areas.

NR Policy 5.1: Work with property owners, other governmental units and agencies, and developers to protect high quality natural areas identified on the natural resource priorities map.

NR Implementation Strategy 5.1.1: The City will work with Washington County and other partners to develop a land acquisition program for high quality areas identified on the natural resource priorities map.

NR Implementation Strategy 5.1.2: The City will develop and adopt an ordinance requiring all development to utilize low-impact techniques.

NR Implementation Strategy 5.1.3: The City will investigate the concept of Transfer of Development Rights (TDR) as a means of compensating landowners who give up development rights in order to meet community goals of agricultural preservation, natural resource protection, and life-cycle and affordable housing. The City will establish a study committee to evaluate the use of TDR and report conclusions to the City Council within one year after adoption of the Comprehensive Plan. **(See related LU Policy 1.2)**

NR Implementation Strategy 5.1.4: The City will investigate a Purchase of Development Rights (PDR) program to obtain conservation easements for lands with high preservation value.

NR Policy 5.2: Require development proposals to identify and protect high quality natural areas to the greatest extent possible.

NR Implementation Strategy 5.2.1: The City will continue to use its Open Space Conservation Subdivision Ordinance to require use of low-impact techniques.

NR Policy 5.3: Encourage the restoration of indigenous plant communities and wildlife habitat in all private and public developments.

NR Implementation Strategy 5.3.1: The City may consider incentives like tax breaks, density bonuses, or cost-share programs for developers and land owners who restore indigenous plant communities and wildlife habitat.

NR Goal 6: Protect and preserve native, endangered, threatened and unique plants and animals.

NR Policy 6.1: The City will review development proposals to ensure minimal impacts on rare plant and animal species.

NR Implementation Strategy 6.1.1: The City will develop and adopt an ordinance requiring all development to utilize low-impact techniques.

NR Implementation Strategy 6.1.2: The City will coordinate with the DNR on the review of developments with potential locations of rare plant and animal species.

NR Implementation Strategy 6.1.3: The City will use MLCCS criteria for requiring inventories as part of the development process.

NR Policy 6.2: Strive to connect high quality natural areas through natural corridors on public or private land in order to allow for wildlife movement among habitats.

NR Implementation Strategy 6.2.1: The City will develop and adopt a corridor assessment that identifies key connections between existing high quality natural areas.

NR Implementation Strategy 6.2.2: The City will encourage developers to use the natural resource corridor assessment map to identify and protect key connections between natural systems.

NR Goal 7: Eliminate, reduce or mitigate the negative effects of invasive species on natural areas.

NR Policy 7.1: Encourage public and private development to landscape with noninvasive, native species.

NR Implementation Strategy 7.1.1: The City will consider incentives like tax breaks, density bonuses, or cost-share programs for developers and land owners who utilize native plants in their landscaping. **(See related NR Policy 3.6)**

NR Implementation Strategy 7.1.2: The City will demonstrate a commitment to the use of native plants continuing to require native landscaping on City-owned property.

NR Implementation Strategy 7.1.3: Encourage local nurseries to promote native species by clearly marking them or providing flyers to buyers. Work with local nurseries to provide educational programs on native landscaping that protects surface water and groundwater.

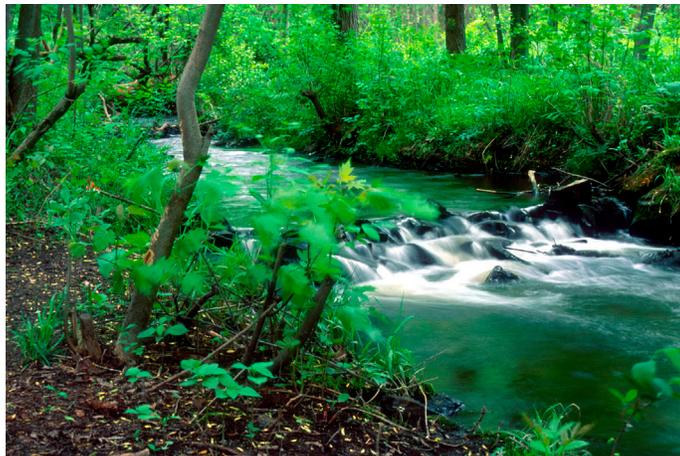
NR Policy 7.2: Promote public awareness about the potential impacts of invasive species.

NR Implementation Strategy 7.2.1: The City will provide educational materials to residents on the environmental, economic, and social impacts of invasive species.

NR Implementation Strategy 7.2.2: The City will teach the public how to prevent the transportation of invasive species from one land and water habitat to another.

NR Implementation Strategy 7.2.3: The City will work with the Washington Conservation District, the DNR, and other agencies to promote existing invasive species education efforts (such as the DNR's Invasive Species Program) within City boundaries.

NR Implementation Strategy 7.2.4: The City will encourage removal of invasive and exotic plants and animal species.



Land Use

The community of Scandia has shown a consistently high level of commitment to preserving its rural character, as expressed in the 1998 Comprehensive Plan and continuing through its transition from township to City. The policies in this section, therefore, continue to build upon this commitment, while accommodating a reasonable amount of new development that is compatible with the City's natural resources and rural and small-town character. The general goal and policies below are followed by goals and policies that pertain to each of the future land use areas shown in Map 27 - *Future Land Use Areas*.

General Goals and Policies

LU Goal 1: Maintain the City's unique rural and small-town character and its natural landscape while accommodating a reasonable amount of new development that contributes to, rather than detracts from, that character.

LU Policy 1.1: Establish standards to ensure that new development responds to the surrounding landscape and preserves scenic, historic and natural resources wherever possible.

LU Implementation Strategy 1.1.1: Modify existing zoning districts and create new zoning districts that are compatible with the preferred mix of land uses described in each Comprehensive Plan future land use areas.

LU Implementation Strategy 1.1.2: Explore the feasibility of initiating historic preservation efforts that would encourage the preservation of historic buildings, such as a revolving grant or loan program for façade improvements.

LU Implementation Strategy 1.1.3: Work with Washington County Historical Society and Gammelgarden to provide educational materials to residents about the City's historic buildings and sites, using techniques such as seasonal tours of buildings in the village center or awards for exemplary renovations.

LU Implementation Strategy 1.1.4: Encourage preserving historic landmark buildings - such as barns, village center structures, historic log homes - starting with an inventory and developing program criteria to identify structures.

LU Policy 1.2: Investigate the concept of Transfer of Development Rights (TDR) as a means of compensating landowners who are asked to give up development rights in order to meet community goals of agricultural preservation, natural resource protection, and life-cycle and affordable housing.

LU Implementation Strategy 1.2.1: Establish a study committee to evaluate the use of TDR and report conclusions to the City Council within one year after adoption of the Comprehensive Plan.

LU Policy 1.3: Establish standards that protect Scandia's scenic views by minimizing the visual impact of new development.

LU Implementation Strategy 1.3.1: Continue developing the City's inventory of scenic resources – scenic roads and viewsheds – using GIS methodology and the Visual Quality Analysis procedure. Use the scenic inventory for regulatory purposes, design review, and to provide educational materials to residents and landowners about the quality of these resources. Work with landowners prior to development to develop site-by-site strategies for protecting scenic resources.

LU Implementation Strategy 1.3.2: Require landscaping along major collector roads to minimize visual impact of new development.

LU Policy 1.4: Emphasize sensitivity to community character in new development and redevelopment, whether that character is expressed by historic buildings, agricultural views and activities, natural resource, scenic views, dark skies, a quiet setting, or other elements that are important to the City's residents.

LU Implementation Strategy 1.4.1: To protect Scandia's community character, develop standards or guidelines for the design of new development and redevelopment are needed.

LU Policy 1.5: Support agriculture as a basic economic activity in the City of Scandia by supporting the right to farm over other land uses in land use areas where agriculture is a primary use.

LU Implementation Strategy 1.5.1: Create programs to inform new landowners about potential impacts of living in agricultural areas.

Village Mixed-Use Goal and Policies

LU Goal 2: Reinforce the village center as the social and economic focal point of the community.

LU Policy 2.1: Encourage commercial, office, limited industrial, residential, institutional and civic uses that complement existing uses and use patterns.

LU Implementation Strategy 2.1.1: Create a new Village Mixed Use (VMU) zoning district that emphasizes retail, commercial, and light industrial uses. Establish densities consistent with existing lot sizes. Lot sizes will also depend on the availability of community wastewater facilities.

LU Implementation Strategy 2.1.2: Establish design standards and guidelines to ensure that new commercial buildings reflect "downtown" character in their size, massing, setbacks, and other attributes. Promote the use of guidelines for new buildings to encourage architectural design that is compatible with its surroundings.

LU Implementation Strategy 2.1.3: Establish design standards to improve the quality and appearance of light industrial development in the village center.

LU Implementation Strategy 2.1.4: Consider the VMU district as a receiving zone for a possible Transfer of Development Rights program. **(See LU Policy 1.2)**

LU Policy 2.2: Provide for easy pedestrian movement in the village center and connections to surrounding areas.

LU Implementation Strategy 2.2.1: Plan for sidewalks or pedestrian pathways along all existing and new streets within the village center, and consider developing pedestrian connections where streets cannot connect neighborhoods with the village center.

LU Implementation Strategy 2.2.2: Plan for new street connections between the village center and nearby areas. **(See Map 31 - Planned Village Transportation Improvements)**

LU Policy 2.3: Create an enhanced and economically healthy village center.

LU Implementation Strategy 2.3.1: Consider the feasibility of extending centralized wastewater treatment to serve the village area.

LU Implementation Strategy 2.3.2: Provide for new commercial development adjacent to existing commercial areas in land use regulation.

LU Implementation Strategy 2.3.3: Consider regulatory and financial incentives for programs to encourage existing building owners to make changes to meet design standards for the preservation, adaptive reuse, and design improvement of existing traditional structures.

LU Implementation Strategy 2.3.4: Continue to focus public and civic facilities and activities within the village center (with the exception of parks and trails which may occur in any area).

LU Policy 2.4: Encourage tourism and recreation businesses in the village area.

LU Implementation Strategy 2.4.1: Bring the Gateway Trail extension to the village area.

LU Implementation Strategy 2.4.2: Create pedestrian and bicycle connections through the village area, centering on the village core area.

LU Implementation Strategy 2.4.3: Consider lodging land uses that fit the character of the village and can be developed consistent with planned infrastructure capacity.

Village Neighborhood Goal and Policies

LU Goal 3: Establish growth areas surrounding the Village Center, intended to support primarily single and multiple family residential uses on lot sizes reflective of the existing village lot sizes.

LU Policy 3.1: Encourage single- and multiple-family residential uses that are compatible with adjacent land uses and use patterns in the village center and reflect the character of the village area.

LU Implementation Strategy 3.1.1: Create a new Village Neighborhood zoning district that emphasizes residential lands uses on small lots. The density and minimum lot size of the Village Neighborhood areas will be 1 dwelling unit per 2.5 acres. Bonus densities up to 1 dwelling unit per acre may be earned as an incentive for providing multi-family or life-cycle housing or use of Transfer of Development Rights.

LU Implementation Strategy 3.1.2: Establish design standards and guidelines to ensure that new residential buildings are compatible with existing historic buildings in terms of building height and massing, placement on the lot, and garage and driveway placement.

LU Implementation Strategy 3.1.3: Consider the Village Neighborhood district as a receiving area for a possible Transfer of Development Rights program. **(See LU Policy 1.2)**

LU Policy 3.2: Provide an integrated, internally-connected street system connecting village neighborhood to the village center.

LU Implementation Strategy 3.2.1: Develop street and pedestrian path standards for new development that avoids cul-de-sac development and provides for pedestrian connections to the village center.

LU Policy 3.3: Encourage development of new neighborhoods that relate to their natural setting.

LU Implementation Strategy 3.3.1: Provide pedestrian access to parks and trails and community destinations.

LU Implementation Strategy 3.3.2: Consider conservation performance standards to protect natural features in and near the village center.

LU Implementation Strategy 3.3.3: Consider landscaping standards for new development along the public right-of-way.

Natural Resource Protection Area Goals and Policies

LU Goal 4.1: Ensure that natural resources are taken into account prior to any land use decisions.

LU Policy 4.1: Establish minimum protection standards for priority natural resources.

LU Implementation Strategy 4.1.1: Create performance standards for priority natural features identified in Scandia’s Natural Resource priorities maps and component maps.

LU Goal 4.2: Protect natural resources through performance and site design standards while allowing an appropriate level of development.

LU Policy 4.2: Encourage the use of Open Space Conservation Subdivision, Transfer of Development Rights or low-impact development standards to protect and enhance natural resources.

LU Implementation Strategy 4.2.1: Establish a study committee to evaluate the use of TDR for achieving agricultural preservation, natural resource protection, and life-cycle and affordable housing goals. Report back to City Council with recommendations within one year after the adoption of the 2008 Comprehensive Plan. **(See LU Policy 1.2)**

LU Implementation Strategy 4.2.2: Adopt low-impact development performance standards.

Agricultural Core Area Goals and Policies

LU Goal 5: Recognize, protect and encourage agricultural production as a viable long-term land use.

LU Policy 5.1: Encourage a variety of agricultural operations, including small-scale metropolitan-oriented agriculture, value-added production, and small-scale agricultural-related commercial uses.

LU Implementation Strategy 5.1.1: Create a new Agricultural Core zoning district where agriculture is the predominant use, but allowing for secondary use when compatible with agriculture, including low density residential, commercial recreation, and agricultural-related commercial. Establish densities of 4 units per 40 acres. Within the 4 per 40 density limit, a variety of lot sizes will be encouraged in the manner of the current lot averaging zoning: lots of 2 to 5 acres in size or 20 acres or greater would be allowed. Bonus densities of up to 75% of the base density may be earned only if developers use the Open Space Conservation Subdivision process and undertake actions such as permanent protection of agricultural land or open space, or protection or enhancement of natural resources.

LU Implementation Strategy 5.1.2: Provide educational materials to current and prospective residents about quality-of-life issues such as noise and odors that can be expected in proximity to agricultural operations.

LU Implementation Strategy 5.1.3: Investigate the feasibility of small-scale programs to assist agricultural producers and promote Scandia as an agricultural-friendly community. For example, programs matching farmers wishing to rent land for cultivation with landowners or

homeowners associations with available land, or programs offering seasonal tours of farms and farm-related enterprises.

LU Policy 5.2: Encourage Transfer of Development Rights out of Agricultural Core areas as a means of realizing a portion of the development value of land while keeping it in agricultural production. (See LU Policy 1.2)

LU Implementation Strategy 5.2.1: Establish a study committee to evaluate the use of TDR for achieving agricultural preservation, natural resource protection, and life-cycle and affordable housing goals. Report back to City Council with recommendations within one year after the adoption of the 2008 Comprehensive Plan.

LU Policy 5.3: When siting new structures, roads or drives, consider how best to preserve the viability of agricultural operations.

LU Implementation Strategy 5.3.1: Develop standards for Open Space Conservation Subdivisions that are specific to agricultural protection.

LU Policy 5.4: Encourage participation in the Agricultural Preserves Program.

LU Implementation Strategy 5.4.1: Create an agricultural preserves overlay district to encourage continued or expanded agricultural land uses in the agricultural core future land use area and the general rural future land use area.

LU Implementation Strategy 5.4.2: Promote the Metropolitan Agricultural Preserves Program as a voluntary means for land owners in the agricultural core and general rural areas to meet community character and stewardship goals. (See ED Implementation Strategy 4.3.2)

General Rural Area Goal and Policies

LU Goal 6: Provide for a wide range of land uses that are able to coexist within a rural setting, including traditional and specialty agriculture, horse and hobby farms, limited raising of animals, market gardening, and limited residential development and institutional use.

LU Policy 6.1: Allow a broader mix of compatible rural land uses than in the agricultural core land use area.

LU Implementation Strategy 6.1.1: Create a new general rural zoning district that combines both agricultural production and single-family residential uses, along with parks, commercial recreation, and similar rural uses. Allow a density of 4 dwelling units per 40 acres with a minimum allowed lot size of 2 acres (lot averaging is not required).

LU Implementation Strategy 6.1.2: Limit use of smaller lots for inappropriate activities that have noise and other nuisance impacts on surrounding areas.

LU Policy 6.2: Require development to protect natural features.

LU Implementation Strategy 6.2.1: Develop standards for Open Space Conservation Subdivisions that protect priority natural features in General Rural areas as identified within Scandia's Natural Resource Protection Areas overlay. Bonus densities of up to 75% of the base density may be earned only if developers use the Open Space Conservation Subdivision process and undertake actions such as protection or enhancement of natural resources, or permanent protection of agricultural land or open space.

LU Implementation Strategy 6.2.2: When siting new buildings or drives, encourage and incorporate protection or screening of scenic views from roads into design standards. Use the City's inventory of scenic resources for regulatory purposes, design review, and to educate residents and landowners about the quality of these resources. Work with landowners prior to development to develop site-by-site strategies for protecting scenic resources. Require landscaping or screening requirements along major roadways encouraging the use of native vegetation.

LU Goal 7: Within a 4 dwelling units per 40 acre density limit encourage a mix of lot sizes with a minimum lot size of 2 acres.

LU Policy 7.1: Allow for limited infill of large lot residential areas.

LU Implementation Strategy 7.1.1: Consider the General Rural land use area as a receiving area for a Transfer of Development Rights program. (See LU Policy 1.2)

LU Policy 7.2: Encourage connection of existing higher density (5 acre lot) neighborhoods via streets and trails to nearby neighborhoods, parks, and other community destinations.

LU Implementation Strategy 7.2.1: Require non-motorized travel connections in new development to other neighborhoods, parks, or schools.

Lakeshore Traditional Area Goal and Policies

LU Goal 8: Maintain the established pattern of small-lot residential development in lakeshore areas while improving stormwater management and land stewardship practices.

LU Policy 8.1: Apply shoreland management standards that allow the continuation of established development patterns without extending those patterns into undeveloped areas.

LU Implementation Strategy 8.1.1: Create a new zoning overlay or district allowing traditional density and form of lakeshore development.

LU Policy 8.2: Avoid any increase in runoff or other potential adverse impacts on water quality.

LU Implementation Strategy 8.2.1: Require new development or redevelopment to use low-impact development techniques.

LU Implementation Strategy 8.2.2: Create incentives for owners of existing developed shoreland to create buffers and rain gardens.

LU Implementation Strategy 8.2.3: Encourage local nurseries to work with the Washington Conservation District to offer classes on buffers and rain gardens.

LU Policy 8.3: Encourage the protection and enhancement of shoreland vegetation as a means of improving lake water quality.

LU Implementation Strategy 8.3.1: Consider pro-active means of protecting sensitive areas, including Purchase of Development Rights programs and participation in DNR and watershed district shoreline restoration programs.

LU Implementation Strategy 8.3.2: Initiate programs to improve stormwater management in shoreland areas.

Lakeshore Conservation Area Goal and Policies

LU Goal 9: Protect the resources of those lakeshore areas that remain in a relatively natural state, in agricultural uses, or are developed with lots that meet current shoreland standards, while allowing limited development where appropriate.

LU Policy 9.1: Require new development in lakeshore conservation areas to protect water quality, natural resources on the site, and scenic qualities from the lake and surrounding areas.

LU Implementation Strategy 9.1.1: Create a new zoning district or overlay to restrict density and set design standards that protect natural resources and systems.

LU Implementation Strategy 9.1.2: Encourage Open Space Conservation Subdivisions that use low-impact development techniques to protect and enhance high quality natural areas identified on Scandia's Natural Resource Protection Areas overlay.

LU Policy 9.2: Encourage the protection and enhancement of shoreland natural areas as a means of improving lake water quality.

LU Implementation Strategy 9.2.1: Consider creating or participating in an existing Purchase of Development Rights program to permanently protect undeveloped sensitive natural areas in shoreland areas.

LU Implementation Strategy 9.2.2: Consider restoration requirements for degraded natural areas in the zoning district or overlay development standards.

St. Croix River Corridor Goal and Policies

LU Goal 10: Protect the natural and scenic resources of the St. Croix River Corridor, both within and adjacent to the St. Croix National Scenic Riverway, while allowing traditional residential and recreational use patterns to continue.

LU Policy 10.1: Continue to apply Washington County development standards that limit the density, location and appearance of new development, until adoption of standards by City.

LU Implementation Strategy 10.1.1: Revise the St. Croix River ordinance to be specific to the City's needs and interests, including protection of scenic views of the river and encouragement of visual or physical access in appropriate locations.

LU Policy 10.2: Work with river corridor residents, the National Park Service and scenic river interest groups to increase City-wide awareness and stewardship of the area's resources.

LU Implementation Strategy 10.2.1: Follow the recommendations of the Parks, Trails, Recreation and Open Space Plan to improve access, increase visibility, and improve stewardship.

LU Policy 10.3: Improve visual access to the river corridor where potential overlooks or viewpoints exist, while avoiding damage to sensitive resources.

LU Implementation Strategy 10.3.1: Continue developing the City's inventory of scenic resources – scenic roads and viewshed – using GIS methodology and the Visual Quality Analysis procedure. Use this information in regulatory standards and design review, and to

educate residents and landowners about the quality of these resources. (See **LU Implementation Strategies 1.3.1 and 14.2.1**)

LU Policy 10.4: Improve physical access to the river corridor where public lands may provide access opportunities (see also Parks and Trails policies).

Rural Commercial Areas Goals and Policies

LU Goal 11: Recognize the value of the City's historic rural commercial areas and crossroads stores.

LU Policy 11.1: Allow for the continuation and expansion of rural commercial areas with new small-scale commercial uses.

LU Implementation Strategy 11.1.1: Create a new zoning district for the Rural Commercial Nodes shown on the Future Land Use Map that would encourage businesses that serve visitors and users of the City's recreational assets. Establish a 2-acre minimum lot size for commercial development and residential densities consistent with on-site septic systems.

LU Policy 11.2: Encourage additional commercial and service businesses where commercial uses existed historically and continue to be maintained, but not in other areas of the City.

LU Implementation Strategy 11.2.1: Establish design standards to ensure that new commercial buildings reflect the historic character of their surroundings in their size, massing, setbacks and other attributes.

LU Policy 11.3: Manage parking and pedestrian circulation in historic hamlets to calm traffic and encourage walking and biking.

LU Implementation Strategy 11.3.1: Improve pedestrian crossings, consider installation of sidewalks and walkways in defined areas, and work with businesses to improve signage for parking areas, paths and trails.

Protected Recreation Area Goal and Policies

LU Goal 12: Recognize and enhance publicly-owned lands and other lands permanently protected from development and improve public access to such lands where appropriate.

LU Policy 12.1: Establish standards or guidelines for the protection of scenic and natural resources within and adjacent to protected recreation areas, and for public access to recreation areas.

LU Implementation Strategy 12.1.1: Consider participating in an existing Purchase of Development Rights program or creating a new program to permanently protect high priority sites on the Natural Resources Overlay or those identified as park search areas.

LU Implementation Strategy 12.1.2: Use Park Dedication requirements to protect scenic or natural resources.

LU Implementation Strategy 12.1.3: Establish partnerships with county, state, and federal agencies and private land protection organizations for the management, protection and enhancement of protected recreation areas.

LU Policy 12.2: Encourage compatible management and protection of resources on privately-owned lands adjacent to recreation areas.

LU Implementation Strategy 12.2.1: Consider purchasing conservation easements from willing landowners to meet management goals.

LU Implementation Strategy 12.2.2: Create development standards that require a buffer for new development that is adjacent to recreation areas.

Mining – Resource Extraction Goal and Policies

LU Goal 13: Allow for the safe and orderly extraction of aggregate resources now and in the future while protecting sensitive resources on or near those properties and providing for transitions to other uses when resource extraction is complete. Mining is limited to existing locations.

LU Policy 13.1: Implement performance standards for the management of existing mining operations in order to minimize or prevent negative impacts to resources and nearby land uses.

LU Implementation Strategy 13.1.1: The City will continue to implement its Aggregate Resource Ordinance, which governs the relationship between mining operations and existing and proposed developments.

LU Policy 13.2: Prior to granting approvals, require reclamation plans for all extraction sites that require restoration to pre-extraction natural vegetation.

LU Implementation Strategy 13.2.1: The City will continue to implement ordinance provisions requiring extraction sites to have a reclamation plan indicating how mined lands will be restored to a safe, attractive, and usable condition with native vegetation after the extractive use has ended.

LU Policy 13.3: Manage proposed development that may conflict with active aggregate extraction.

LU Implementation Strategy 13.3.1: The City will continue to use its Aggregate Resource Ordinance to govern the relationship between mining operations and existing and proposed developments.

Scenic Roads Goal and Policies

LU Goal 14: Protect scenic rural roads, viewpoints and vistas identified through the planning process from visually intrusive or incompatible development.

LU Policy 14.1: Establish context-sensitive roadway design standards that will protect the narrow and heavily wooded character of identified low-traffic roadways.

LU Implementation Strategy 14.1.1: Modify street standards to maintain the visual qualities of identified scenic roads, including allowing a narrower right-of-way and protection of vegetation within that right-of-way.

LU Policy 14.2: Establish viewshed protection overlay standards that will maintain the scenic quality of significant views throughout the City.

LU Implementation Strategy 14.2.1: Continue developing the City's inventory of scenic resources – scenic roads and viewsheds – using GIS methodology and the Visual Quality Analysis procedure.

LU Policy 14.3: Work with landowners to establish desirable development patterns that will protect important viewsheds, through appropriate siting of buildings and roads and screening with native vegetation and landforms.

LU Implementation Strategy 14.3.1: Consider creating a scenic overlay district that modifies setback, screening and landscaping, and building placement for new development to ensure that community character is maintained.



Housing

Housing Goals and Policies

H Goal 1: The City of Scandia will expand life-cycle housing opportunities for residents at all points in life.

H Policy 1.1: The City will create opportunities to develop housing on smaller lots and to develop two-family and multi-family housing within the village center.

H Implementation Strategy 1.1.1: Create a village zoning district allowing smaller lots when community wastewater systems are available.

H Implementation Strategy 1.1.2: Investigate opportunities and costs for expanding existing community wastewater or creating new community systems.

H Policy 1.2: The City will continue to work with the Washington County Housing and Redevelopment Authority to identify opportunities for providing additional affordable senior housing in the village center.

H Implementation Strategy 1.2.1: Work with the County HRA to identify market absorption rates for senior housing, amenities that will sustain senior housing, and financing opportunities for new senior housing development.

H Implementation Strategy 1.2.2: Identify village areas suitable for higher density affordable senior housing within zoning regulations.

H Policy 1.3: In cooperation with Washington County, the City will continue to monitor the general condition of the housing stock, with a special focus on the tenure characteristics of the older housing.

H Implementation Strategy 1.3.1: Create indicators for tracking housing conditions, turnover rates, and owner/rental characteristics.

H Policy 1.4: Encourage residential buildings to be designed for accessibility in order to meet the needs of current and future owners.

Energy Use and Systems

Energy Use and Systems Goals and Policies

ES Goal 1: The City encourages the use of renewable, local and diverse forms of energy in order to increase use of local resources, mitigate the local risk from fossil fuel scarcity and price increases, and help meet Minnesota's climate protection goals.

ES Policy 1.1: Protect solar access for homes and businesses in the subdivision process.

ES Implementation Strategy 1.1.1: Require subdivisions to identify lots with good solar access and encourage passive solar design.

ES Implementation Strategy 1.1.2: Consider tools such as solar easements to ensure long-term solar access.

ES Policy 1.2: Promote the use of renewable energy systems on housing and in areas where such systems can be safely operated and produce a minimum level of visual impact.

ES Implementation Strategy 1.2.1: Identify areas and the performance criteria under which wind and solar energy systems can be installed with minimal impact on Scandia's landscape, natural viewshed corridors, and neighborhoods and prohibit more restrictive covenants.

ES Implementation Strategy 1.2.2: Permit small wind energy systems, designed to serve primarily on-site needs, in Agricultural Core and General Rural future land use areas so the system does not detract from designated protected viewsheds. Restrict wind energy installations in the St. Croix River corridor.

ES Implementation Strategy 1.2.3: Designate districts where wind energy systems are permitted or conditional.

ES Policy 1.3: Encourage energy efficient housing, exceeding the minimum efficiency levels required in the State building code, in order to promote housing that is more affordable, put less strain on electric distribution systems, and contribute to Minnesota climate protection efforts.

ES Implementation Strategy 1.3.1: Consider working with utility, state agency, and other entities on their efforts to educate about and provide incentive for energy efficiency.

ES Policy 1.4: Encourage appropriate use of alternative renewable heating fuels such as bio-mass (wood, corn, etc.), and limit nuisances associated with such systems.

ES Implementation Strategy 1.4.1: Consider performance requirements for combustion efficiency and air emission controls to limit smoke and particulates in the village area.

ES Implementation Strategy 1.4.2: Create standards for fuel storage that limits nuisances.

ES Goal 2: The City recognizes that rural areas face a high risk from transportation fuel price volatility and will evaluate efforts to lower that risk.

ES Policy 2.1: Encourage the use of alternative fuels and alternative means of transportation for City residents and businesses.

ES Implementation Strategy 2.1.1: Work with Washington County and the Metropolitan Council to improve transit access in the village areas (See TR Goal 7).

ES Implementation Strategy 2.1.2: Work with developers, existing land owners, Washington County, and MnDOT to connect Scandia to regional trail systems and create bicycle trail connections that can connect people to jobs, goods, and services.

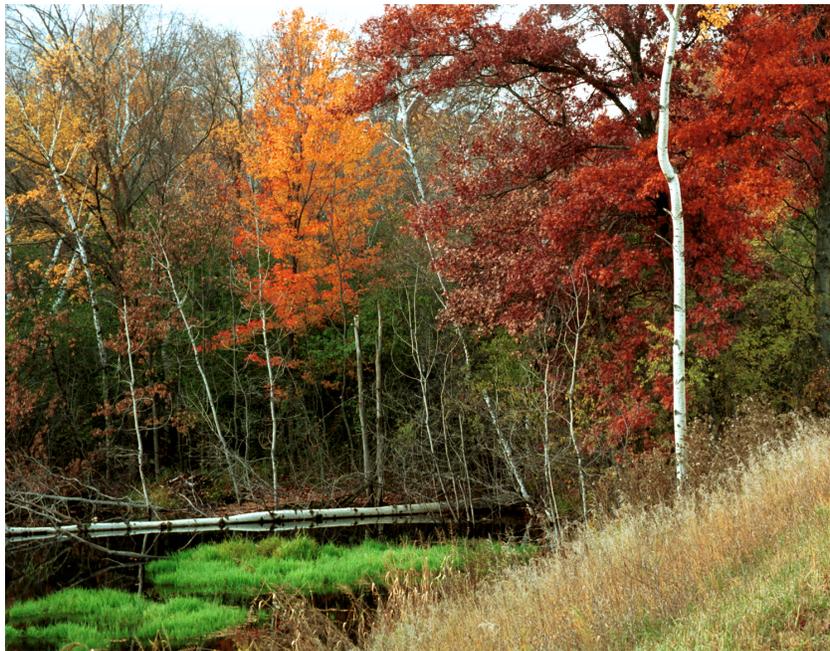
ES Policy 2.2: Consider that housing development markets will be affected by fuel availability and price when evaluating development proposals and designs.

ES Policy 2.3: Protect local sustainable agricultural production that serves local markets in land use and transportation decisions.

ES Implementation Strategy 2.3.1: Protect diversified agricultural operations from conflicting land uses.

ES Implementation Strategy 2.3.2: Encourage agricultural development that diversifies the type of products grown in Scandia.

ES Implementation Strategy 2.3.3: Consider applying eco-industrial park concepts to diversified local agricultural operations.



Economic Development

Economic Development Goals and Policies

ED Goal 1: Strengthen the village center of Scandia as the focal point of economic and community activity.

ED Policy 1.1: Work with village center land and building owners to maintain and upgrade their building facades and properties consistent with the village’s small town image and historic character.

ED Implementation Strategy 1.1.1: Create architectural design guidelines with examples to guide facade improvements.

ED Implementation Strategy 1.1.2: Investigate incentive programs such as small grants or free design assistance to encourage building and property improvement.

ED Policy 1.2: Identify in-fill opportunities and promote new commercial investment that creates synergy with existing businesses.

ED Implementation Strategy 1.2.1: Work with local banks and economic development entities to create opportunities for entrepreneurs to use empty or underused commercial buildings in the village.

ED Implementation Strategy 1.2.2: Consider redevelopment strategies in the village core to reassemble land and develop buildings that both meet desired design standards and are attractive to businesses starting, expanding, or relocating to Scandia.

ED Policy 1.3: Continue to encourage public and private investment in community-oriented institutions including the community center and city hall, church, cemeteries, and Gammelgarden.

ED Implementation Strategy 1.3.1: Make investments in new public facilities adjacent to or connected with the village core area.

ED Policy 1.4: Create land use standards that guide development into the village center and away from a linear pattern along the highways or undeveloped rural intersections.

ED Implementation Strategy 1.4.1: Restrict new non-agricultural commercial development to the village or other designated commercial nodes.

ED Implementation Strategy 1.4.2: Restrict creation or extension of community water or wastewater infrastructure outside designated commercial areas in the village.

ED Policy 1.5: In the review of new business developments or expansions, require 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.

ED Implementation Strategy 1.5.1: Create design standards including architectural and landscaping standards consistent with a historic design pattern that provides continuity without restricting individuality.

ED Implementation Strategy 1.5.2: Consider forming a design standard advisory committee to review proposals and make recommendations on design to the Planning Commission.

ED Goal 2: Encourage small businesses and entrepreneurs in and around the village center.

ED Policy 2.1: Create land use and zoning standards that encourage businesses with size and structures appropriate for village center's building infrastructure.

ED Implementation Strategy 2.1.1: Set maximum size limitations for commercial building footprints.

ED Implementation Strategy 2.1.2: Investigate standards that discourage formula food establishments.

ED Implementation Strategy 2.1.3: Prohibit franchise architecture or signage.

ED Policy 2.2: Work with local and area banks to encourage and support entrepreneurs.

ED Implementation Strategy 2.2.1: Identify financial and technical barriers to entrepreneurship, coordinate efforts to remove those barriers, and promote Scandia as a place for entrepreneurs.

ED Policy 2.3: Encourage small niche businesses that serve regional markets.

ED Implementation Strategy 2.3.1: Identify existing niche businesses and create a promotional strategy to expand the visibility (within the larger region) of Scandia Village as a unique retail or service center.

ED Implementation Strategy 2.3.2: Explore the opportunities to link Scandia and its surrounding communities and small direct market agricultural producers to retail and services in the village center.

ED Implementation Strategy 2.3.3: Strengthen artist communities, arts incubators and arts as ecological development.

ED Goal 3: Encourage home-based entrepreneurs and businesses.

ED Policy 3.1: Create zoning and land use standards for home-based businesses that support Scandia's self-employed households and encourage new home-based business that can function as a secondary use in residential areas.

ED Implementation Strategy 3.1.1: Identify specific types of home-based businesses that generate few nuisances and identify these in the zoning district land use tables.

ED Implementation Strategy 3.1.2: Set performance standards such as the number of customers per day to encourage home-based businesses to transition to a storefront when its market is adequately developed.

ED Goal 4: Recognize the economic importance of agricultural businesses.

ED Policy 4.1: Encourage new and existing agricultural businesses that take innovative advantage of Scandia's agricultural resources, including agricultural tourism, certified local or organic food production and processing, and niche or local markets for fiber, fuel, or other agricultural product.

ED Implementation Strategy 4.1.1: Define agricultural uses in zoning regulation to include the unique mix of agriculture found in Scandia.

ED Implementation Strategy 4.1.2: Create incentives to attract new agricultural producers that fit a description of being oriented to local markets.

ED Implementation Strategy 4.1.3: Consider agricultural development incentives in tax structure, development regulations, and economic development programs.

ED Policy 4.2: Set standards for allowing agricultural support businesses in areas where agriculture is the designated primary or secondary use.

ED Implementation Strategy 4.2.1: Identify types of businesses (specifically businesses accessory to the primary agricultural activity on a parcel) that support the kind of agriculture encouraged in Scandia and make them conditional uses.

ED Policy 4.3: Create agricultural protection areas and agricultural protection programs to limit the impact of development pressure on the economic viability of agricultural practices.

ED Implementation Strategy 4.3.1: Create zoning districts that match the intent of the agricultural core area, limiting non-agricultural land uses.

ED Implementation Strategy 4.3.2: Continue to encourage land owners to participate in the Metropolitan Agricultural Preserve Program. (See **LU Implementation Strategy 5.4.2**)

ED Implementation Strategy 4.3.3: Consider Purchase of Development Rights program options for proactively protecting key agricultural lands.

ED Implementation Strategy 4.3.4: Evaluate the potential market size for Transfer Development Rights (TDR) within Scandia.

ED Implementation Strategy 4.3.5: Consider options for multi-jurisdictional TDR programs.

ED Implementation Strategy 4.3.6: Consider incentive-based TDR programs, for instance, where subdivisions are given expedited regulatory review or more flexibility for rezoning or conditional use permits with participation in the TDR program.

ED Implementation Strategy 4.3.7: Consider a “bank” for development rights as part of a Purchase of Development Rights program.

ED Implementation Strategy 4.3.8: Explore the interest of local agricultural land owners in participating in the agricultural land trust/cooperative concept now being developed in the metropolitan area.

Parks and Trails

Parks and Trails Goals

The City of Scandia adopted a Parks, Trails, Recreation, and Open Space Plan in 2006. The plan included five park goals and seven trails goals, with multiple policies or strategies for each goal. The policies identified both general principles for creating and managing parks and trails and specific recommendations for tools to achieve park and trail goals. In addition to the goals, policies and strategies, the Park Plan identified specific improvements to existing parks, search area priorities for new parks, and a general prioritization of the local needs for different types of parks.

The park and trail goals, policies and strategies of the 2006 Parks, Trails, Recreation, and Open Space Plan are adopted by reference in this Comprehensive Plan. The goals, without the accompanying policies and strategies, are listed below. The Park goals, Trails goals, and Recreation goals were listed separately in the 2006 Plan but used largely identical language and have been combined in the first seven of the following goals. Three additional new goals (8, 9 and 10 below) have been added to support other recommendations of the 2006 Parks, Trails, Recreation, and Open Space Plan and integrate with the rest of the Comprehensive Plan.

PT Goal 1: Develop a park, recreation, and trail system that meets the needs of City residents.

PT Goal 2: Develop a close working relationship with other agencies and groups to enhance the parks and recreation facilities and develop trails and routes in the City.

PT Goal 3: Design and locate parks, recreation facilities, trails, and routes in a manner that best meet their purpose.

PT Goal 4: Develop an effective planning approach to developing and maintaining parks and recreation areas and constructing and maintaining trails and routes.

PT Goal 5: Scandia supports the establishment of a network of public parks and public, multi-use, non-motorized trails, including the Gateway Trail, which the City Council might establish as part of a program of providing outdoor recreation amenities and community-wide connections that serve the health and welfare of the City's residents.

PT Goal 6: Identify the search area for a trail connection between William O'Brien State Park and Big Marine Regional Park Reserve.

PT Goal 7: Consider potential trail connection when/if the abandoned Soo Line railway corridor from White Bear Lake to Wisconsin through the City of Scandia becomes available.

PT Goal 8: Use the four park search areas and five recreational facilities search areas identified in the 2006 Park plan and other natural resource information to guide park acquisition donations and potential site acquisitions when property becomes available.

PT Policy 8.1: Consider limitations on recreation or park amenities suggested by the future land use areas and Natural Resource Protection Areas overlay.

PT Policy 8.2: Identify new park search areas consistent with the natural resource priority map.

PT Policy 8.3: Identify lakes that should be designated for non-motorized recreation.

PT Goal 9: Implement the recommendations of the 2006 Parks, Trails, and Open Space Plan for improvements to Scandia's existing parks and trails.

PT Policy 9.1: Consider the compatibility of suggested park, trail, and recreation improvements with the primary and secondary land uses surrounding each existing park.

PT Policy 9.2: Provide for connections to possible residential areas, consistent with the land use map, during implementation of the recommended improvements.

PT Goal 10: Since the adoption of the 2006 Parks, Trails, and Open Space Plan, Scandia has become an incorporated city and taken a greater responsibility for its own green infrastructure. The City will continue to work closely with Washington County, the Metropolitan Council, and the Minnesota Department of Natural Resources on more detailed planning efforts to insure that the regional green infrastructure system is designed in a manner compatible with existing and planned development in the City.

PT Policy 10.1: Emphasize the importance of connecting regional trails, particularly the Gateway Trail, with the village area.

Implementation Recommendations

The Parks, Trails, Recreation and Open Space Plan identified the following actions as high priorities for implementation:

1. Develop existing undeveloped parcels as an integral part of Scandia's Park System for the benefit of residents and visitors.
2. Evaluate property located in park and/or recreational facility search areas for purchase, lease, or easement to augment the existing Park System, if and when it becomes available.
3. Continue to identify the Gateway Trail Extension Search Areas. The trail right-of-way has now been identified from William O'Brien State Park to the village center as shown on Map 20, *Park and Recreation Search Areas*.
4. Promote trail connection between Big Marine Park Reserve and William O'Brien State Park.
5. Develop and install uniform park system signage (to include park, trail, open space and recreational facility components).
6. Provide pedestrian crosswalk on Olinda Trail North between the Scandia Community Center and the Gammelgarden/ Barton Johnson Memorial Park.
7. Explore how the immediate needs for athletic fields can be met.
8. Continue development of master plans for all existing parks.
9. Implement the German Lake Management Plan, as per Carnelian-Marine St. Croix Watershed District (CMSCWD) recommendations.
10. Develop a Landowner Outreach and Stewardship Program, as per CMSCWD recommendations.

Transportation

Thoroughfare System Goals and Policies

TR Goal 1: Preserve the through-traffic function of arterial roadways.

TR Policy 1.1: The City of Scandia will work with Washington County and the Minnesota Department of Transportation to ensure that a coordinated and efficient thoroughfare system is developed and maintained consistent with the functional classification system established in this plan.

TR Implementation Strategy 1.1.1: Participate in long-range Washington County Transportation Plan updates; and modify street functional classification map as conditions warrant.

TR Implementation Strategy 1.1.2: Identify areas where there is potential for new driveway access points to interfere with the flow and safe operation of arterial traffic; and work with property owners to develop alternative access solutions.

TR Policy 1.2: In the review and approval of new subdivisions, the City will coordinate with Washington County and MnDOT to ensure that new local streets conform to Washington County access and spacing guidelines.

TR Implementation Strategy 1.2.1: Provide Washington County and MnDOT with timely opportunity to review and comment on potential subdivisions.

TR Policy 1.3: Unless a development pattern is largely established, the City will prevent or limit direct driveway access onto arterial and collector roads wherever reasonable alternatives exist.

TR Implementation Strategy 1.3.1: Require development and subdivision applications to demonstrate that alternatives to direct access (presently or in the future) have been explored.

TR Policy 1.4: The City will develop a system of collector streets and other local streets through the dedication of necessary right-of-way at the time of subdivision. The City of Scandia designates future alignments on its transportation plan map, which includes key, but not necessarily all future local street alignments.

TR Implementation Strategy 1.4.1: Maintain up-to-date subdivision regulations.

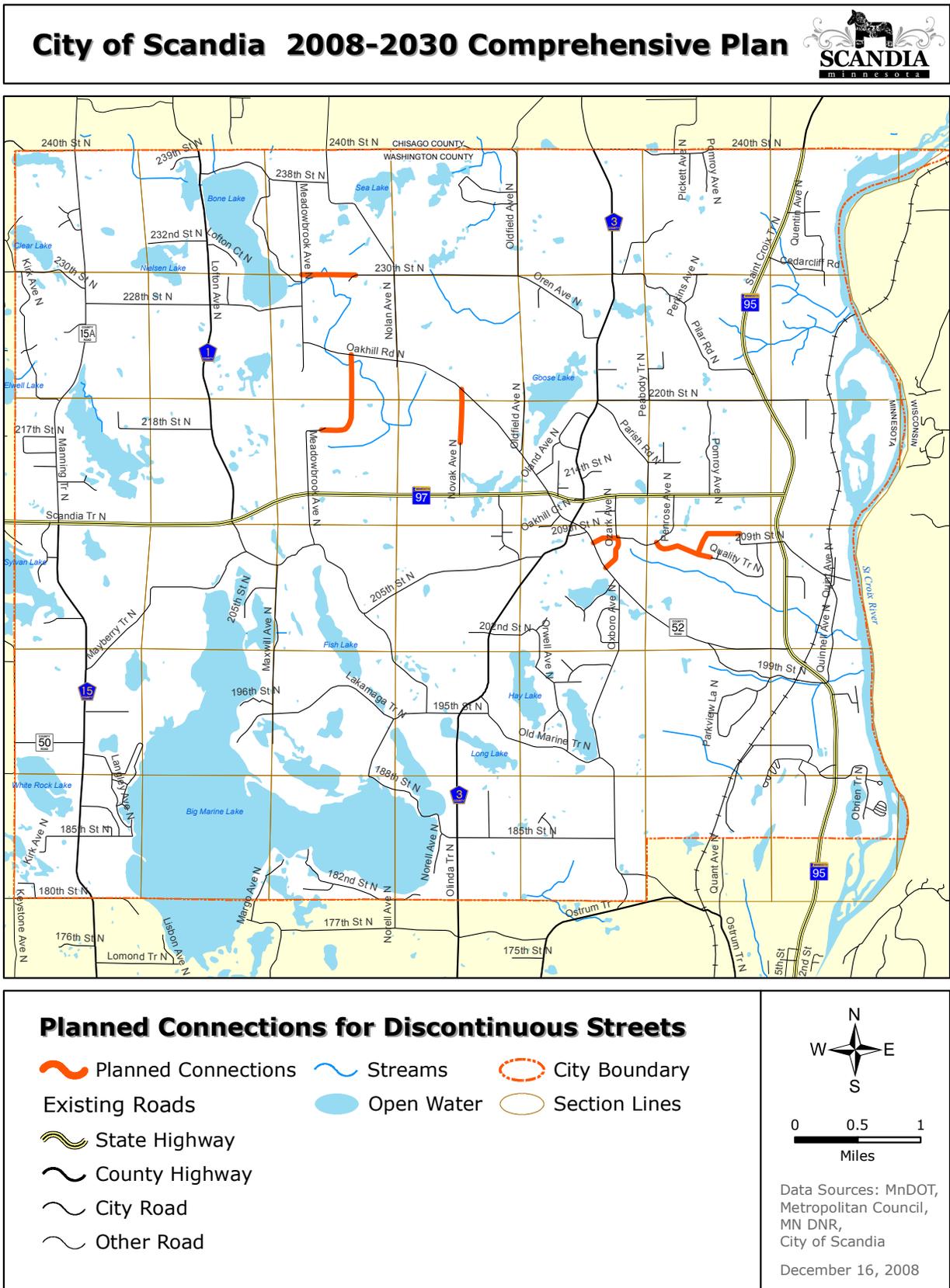
TR Implementation Strategy 1.4.2: Identify potential local street alignments in areas that are likely to experience subdivision in the near future.

TR Implementation Strategy 1.4.3: Maintain up-to-date future local street map.

TR Goal 2: Ensure orderly and scenic rural development through the creation of interconnected local roadways that respect the landscape.

TR Policy 2.1: In addition to dedication of rights-of-way for local streets at the time of subdivision, the City of Scandia will also require right-of-way for demarcation of future street extensions into adjoining developable areas, including assurances that such extensions and eventual outlets are feasible and consistent with comprehensive plan policies.

Map 30 - Planned Connections for Discontinuous Streets



Transportation

Goals, Policies and Strategies

TR Implementation Strategy 2.1.1: Require that development applications include information on development conditions in adjoining areas; and include Right Of Way and/or street stubs that support connection to orderly development of adjacent property.

TR Implementation Strategy 2.1.2: Change subdivision regulations to require developers to construct and pave streets to the border of the development.

TR Policy 2.2: The City of Scandia will prevent the creation of permanently long streets with only a single access point (i.e., dead-end streets, looping streets and elongated cul-de-sacs).

TR Implementation Strategy 2.2.1: Incorporate/maintain subdivision performance standards rather than length limits.

TR Policy 2.3: The City of Scandia will require that new roadways are carefully aligned to preserve views and scenic qualities, accompanied by careful location of building sites, with modification of setbacks and provision of landscaping to screen structures.

TR Implementation Strategy 2.3.1: Incorporate/maintain subdivision performance standards that preserve views and scenic qualities.

TR Policy 2.4: The City of Scandia will identify, designate and map future street alignments that connect existing discontinuous streets (see Map 30 - *Planned Connections for Discontinuous Streets*).

TR Implementation Strategy 2.4.1: Use consultants, staff resources, and/or develop working committees to prioritize problem and opportunity areas for developing future alignments to connect existing discontinuous streets.

Local Street Maintenance Goals and Policies

TR Goal 3: Maintain Scandia's system of local roadways.

TR Policy 3.1: Keep Scandia's hard surface roadways in good repair with timely maintenance and investment.

TR Implementation Strategy 3.1.1: Develop a capital improvement plan based on the Pavement Management Study and other City priorities and financial constraints.

TR Implementation Strategy 3.1.2: Update the Pavement Management Study periodically to keep the capital improvement plan consistent with needs.

Village Center Street Goals and Policies

TR Goal 4: Strengthen the Scandia Village Center through new local street connections and access policies.

TR Policy 4.1: The City of Scandia will not support rezonings and site plans that result in additional strip commercial uses with primary access along TH 97/Scandia Trail.

TR Implementation Strategy 4.1.1: Maintain zoning map consistency with comprehensive plan policies.

TR Implementation Strategy 4.1.2: Require that development plans/subdivision plans accompany requests for rezoning.

Transportation

Goals, Policies and Strategies

TR Policy 4.2: The City of Scandia requires that new residential and commercial development in the Village Center area should be oriented toward Oak Hill Road, Ozark Road, and Olinda Trail rather than TH 97/Scandia Trail.

TR Implementation Strategy 4.2.2: Continue to require that land subdivision, rezoning, and site plans be consistent with the comprehensive plan.

TR Policy 4.3: Though the subdivision and development review process, the City of Scandia will preserve options for future street connections that connect the existing business park along Ozark Court to the core of the Village Center/Community Center area, and which provide improved access to the southeast section of the City for emergency vehicles (as shown in Map 31 - *Planned Village Transportation Improvements*).

TR Implementation Strategy 4.3.1: Communicate with property owners about the goals and objectives for new street connections.

TR Implementation Strategy 4.3.2: Develop an understanding of shared responsibility for costs of new roadway connections (e.g., developer vis-à-vis existing property owner vis-à-vis the City of Scandia).

Bicycling/Pedestrian Goals and Policies

TR Goal 5: Develop a system of bike- and pedestrian-friendly streets to complement recreational trails.

TR Policy 5.1: The City of Scandia will coordinate with Washington County to develop a system of safe and continuous bike shoulder routes along the major roadways in Scandia.

TR Implementation Strategy 5.1.1: Ensure the safety and comfort of the bicyclist in the design and maintenance of shoulders on collector streets.

TR Policy 5.2: The City 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.

TR Implementation Strategy 5.2.1: Maintain subdivision regulations that support this policy.

Aviation Goal and Policy

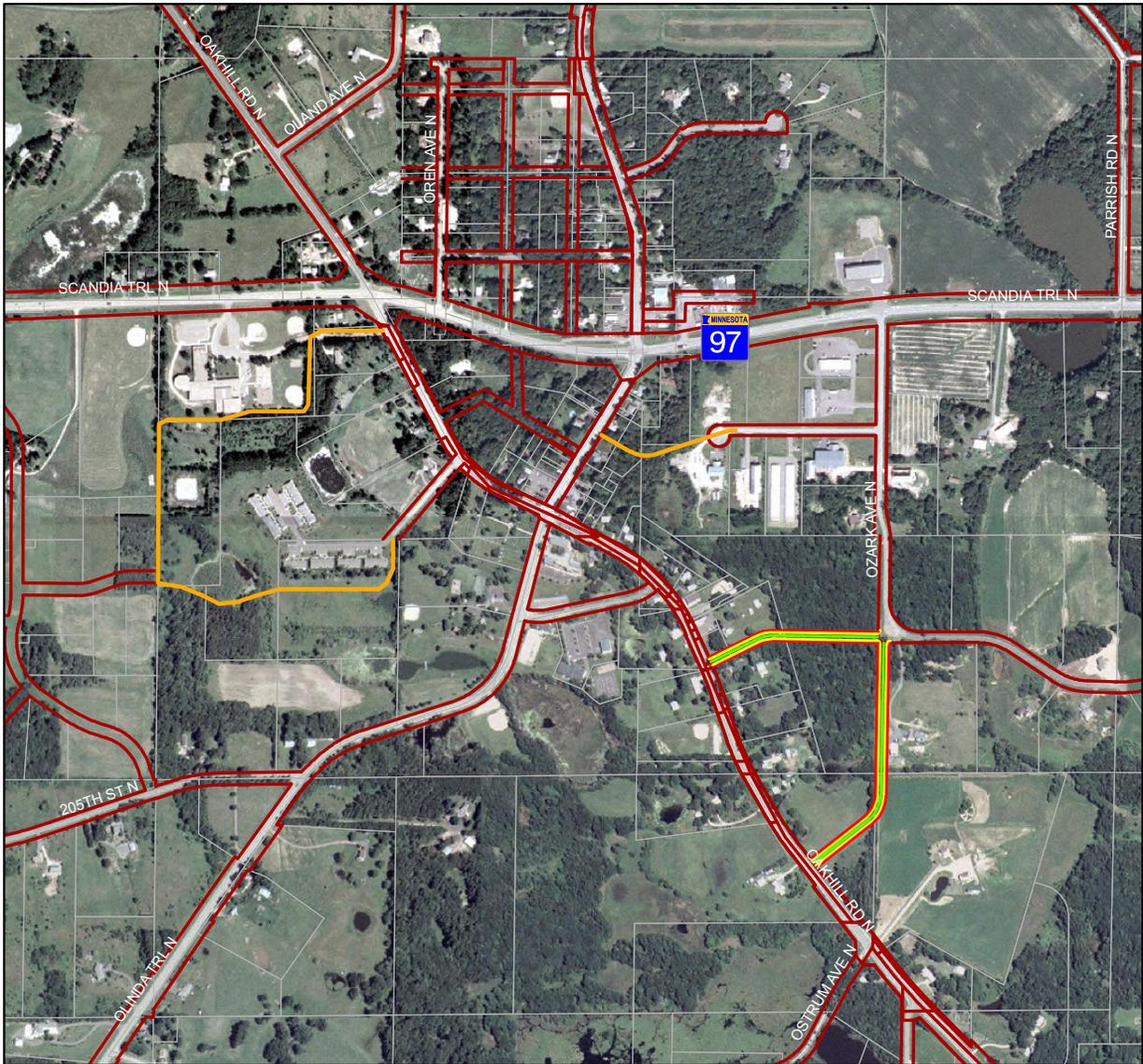
TR Goal 6: Preserve the safety of regional air traffic.

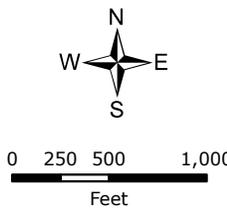
TR Policy 6.1: It is the policy of the City of Scandia to notify Mn/DOT Aeronautics of any structure of a height of two hundred feet (200') above the ground that could affect airspace; and address both Federal and State safety standards when planning the design of any object related to or affecting navigable airspace.

TR Implementation Strategy 6.1.1: Develop administrative procedures to ensure this policy is implemented.

Map 31 - Planned Village Transportation Improvements

City of Scandia 2008-2030 Comprehensive Plan



<p>Planned Village Transportation Improvements</p> <ul style="list-style-type: none">  Existing Right of Way  Proposed Non-Motorized Connection  Proposed Right of Way (60')  Proposed Roadway Surfacing (36')  Proposed Centerline  Parcels 	 <p>0 250 500 1,000 Feet</p> <p>Data Sources: URS, MN DNR June 1, 2008</p>
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Transit Goals and Policies

The City of Scandia is identified by the Metropolitan Council as area where regular transit is not cost-effective due to low densities.

TR Goal 7: Support the development of regional and local transit options.

TR Policy 7.1: The City will support efforts related to service development of the Forest Lake Transit Center as well as the Rush Line Corridor for commuter rail service.

TR Implementation Strategy 7.1.1: Promote transit and other ridesharing options in City publications and at City Hall.

TR Implementation Strategy 7.1.2: Pass City Resolution in support of these efforts.

TR Policy 7.2: The City will support efforts to provide more efficient delivery of dial-a-ride services for Scandia residents, including but not limited to efforts to utilize the Village Center as a focus of service.

TR Implementation Strategy 7.2.1: Develop a survey of dial-a-ride patrons in Scandia to ascertain what the City can do, if anything, to improve or support this service.

TR Policy 7.3: Continue to maintain Scandia's park and ride lot in the village center.

Goals, Policies and Strategies

