

X. IMPLEMENTATION

A. Implementation Plan

The Comprehensive plan creates a vision for the City of Scandia and guides land use and infrastructure improvements so that the City can meet the needs of the community in the future. The vision of the plan can only be realized if the plan is used. Tools to implement the plan will vary in that some will be reactive, such as zoning and subdivision ordinances that guide private developments, and others will be proactive, such as the City's Capital Improvement Program (CIP) for undertaking public improvement projects.

1. Official Controls

To achieve the goals and objectives of this Comprehensive Plan, the City of Scandia has adopted a Development Code to establish regulations for zoning, subdivision of land, and shoreland and floodplain areas. The Development Code was originally adopted in November of 2010, with ongoing amendments as needed. Scandia's Development Code incorporates all land development regulations into a single code.

Zoning

City zoning codes regulate land use to promote the health, safety, order, convenience, and general welfare of all citizens. They regulate location, size, use and height of buildings, the arrangement of buildings on lots, and the density of population within the City. The City's zoning districts effectively guide development in Scandia.

The City of Scandia is divided into eight zoning districts, detailed below and shown in Figure X-A. There are permitted and accessory uses in most districts, as well as the other allowed uses under conditional use permit, interim use permits, or administrative permits. Table X-A provides a high-level summary of each zoning district, and Table X-B provides a summary of each overlay district.

To ensure compliance with this 2040 Comprehensive Plan, the following zoning ordinance changes will need to be implemented:

- Update zoning map based on future land use plan
- Reconcile inconsistencies between current zoning ordinance and intended future land uses

Figure X-A – Current Zoning Map

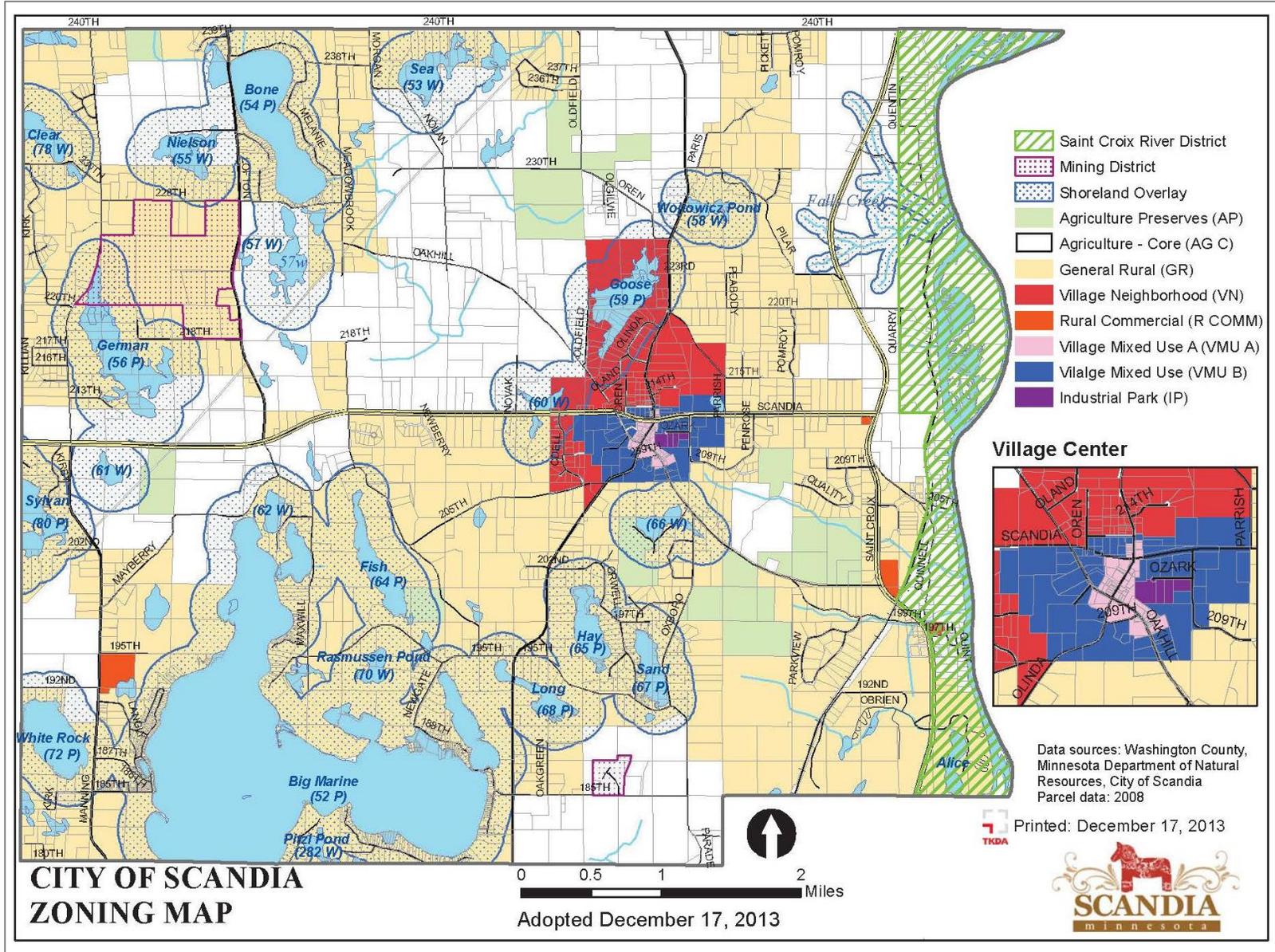


Table X-A – Zoning Districts

Zoning Classifications	Agricultural Core Area (AG C)	General Description	The AG C District is established to protect and preserve land for long-term agricultural production. Residential development compatible with agriculture is permitted.
		Primary and Secondary Uses	<p>Primary uses:</p> <ul style="list-style-type: none"> • Agricultural production • Agricultural businesses and services • Single family residential • Essential Services • Feedlots and livestock operations • Parks and recreation facilities <p>Secondary land uses:</p> <ul style="list-style-type: none"> • Accessory structures • Limited professional services • General farming services
		Density/Intensity	<p>4 buildable lots per 40 acres. Lots shall be 2 to 5 acres in size or 20 acres or greater. Maximum lot coverage is 25%.</p> <p>An open space conservation subdivision providing the minimum required open space shall receive a 25% density bonus. The number of additional bonus lots allowed is directly tied to the quantity and quality of preservation and protection afforded natural landscapes, agricultural land, open space, and cultural features. The maximum bonus permitted is 75%.</p>
		Special Natural Resource Standards & Design Standards	<ul style="list-style-type: none"> • Continued viability of agricultural uses considered in siting of structures and drives • Open space conservation subdivisions are encouraged • Bonus density incentives may be offered in open space conservation subdivisions only if agricultural protection is the focal point of the subdivision design
Zoning Classifications	Agricultural Preserves District (AP)	General Description	This district plans for the continuation of the Agricultural Preserves Program in Scandia. Regulations fulfill standards to make land eligible for the Metropolitan Agricultural Preserves according to Minnesota Statute 473H, as amended, to remain in long-term agricultural production.

Table X-A – Zoning Districts

	Primary and Secondary Uses	<p>Primary uses:</p> <ul style="list-style-type: none"> • Agricultural production • Agricultural businesses and services • Single family residential • Essential Services • Feedlots and livestock operations • Parks and recreation facilities <p>Secondary land uses:</p> <ul style="list-style-type: none"> • Accessory structures • Limited professional services • General farming services
	Density /Intensity	1 unit per 40 acres. Maximum lot coverage is 25%.
	Special Natural Resource Standards & Design Standards	<ul style="list-style-type: none"> • Continued viability of agricultural uses considered in siting of structures and drives
General Rural District (GR)	General Description	Provide for a rural residential area of mixed lot sizes.
	Primary and Secondary Uses	<p>Primary uses:</p> <ul style="list-style-type: none"> • Agricultural production • Agricultural businesses and services • Single family residential • Essential Services • Feedlots and livestock operations • Parks and recreation facilities <p>Secondary land uses:</p> <ul style="list-style-type: none"> • Accessory structures • Limited professional services • General farming services

Table X-A – Zoning Districts

	Density/Intensity	4 buildable lots per 40 acres; minimum lot size of 2 acres. Maximum lot coverage is 25%. An open space conservation subdivision providing the minimum required open space shall receive a 25% density bonus. The number of additional bonus lots allowed is directly tied to the quantity and quality of preservation and protection afforded natural landscapes, agricultural land, open space, and cultural features. The maximum bonus permitted is 75%.
	Special Natural Resource Standards & Design Standards	<ul style="list-style-type: none"> Continued viability of agricultural uses considered in siting of structures and drives Open space conservation subdivisions are encouraged for subdivisions
Village Neighborhood District (VN)	General Description	The VN District is established to designate growth areas surrounding the village center, to support primarily single-family residential uses on lot sizes reflective of the existing village lot sizes.
	Primary and Secondary Uses	<p>Primary uses:</p> <ul style="list-style-type: none"> Single family residential Public parks and recreation Agriculture Essential Services <p>Secondary land uses:</p> <ul style="list-style-type: none"> Accessory structures Limited professional services Recreation facilities and equipment
	Density/Intensity	<p>Single family: 1 dwelling unit per 2.5 acres.</p> <p>Multifamily (with conditional use permit): 1 dwelling unit per acre. Bonus densities up to 1 dwelling unit per acre may be earned as an incentive for providing life-cycle housing (age 55+).</p> <p>Lots sizes in the Goose Lake shoreland area shall remain consistent with those allowed under the current shoreland ordinance.</p>
	Special Natural Resource Standards & Design Standards	<ul style="list-style-type: none"> Design standards shall ensure that new development is visually compatible with existing village development patterns. Street and sidewalk standards ensure new development is well-connected to the Village Center

Table X-A – Zoning Districts

Village Mixed Use A District (VMU A)	General Description	The VMU A District is established to sustain the historic village center by preserving and protecting the long-term viability of historic properties and structures, and by allowing a mixture of mutually supportive land uses. The mixture of commercial, office, institutional, recreational, and residential land uses are made compatible through the enforcement of design guidelines.
	Primary and Secondary Uses	<p>Primary uses:</p> <ul style="list-style-type: none"> • Commercial, office, retail • Public and private institutions • Civic buildings • Light industrial • Parks and recreation <p>Secondary land uses:</p> <ul style="list-style-type: none"> • Accessory Structures • Recreation facilities and equipment
	Density /Intensity	2,500 square feet minimum lot size. No new subdivisions of land permitted. Maximum lot coverage of 80%. Maximum building height is 45 feet.
	Special Natural Resource Standards & Design Standards	<ul style="list-style-type: none"> • In the core of the Village, buildings shall be of a size and have setbacks that reflect the “downtown” character • Scandia Architectural Design Guidelines should be used as an example to protect the historic elements and further development should match these styles
Village Mixed Use B District (VMU B)	General Description	The VMU B District is established to provide a growth area around the Village Center. The District provides for a mixture of commercial, office, institutional, recreational, and residential land uses. The District provides an area for larger scale businesses, for businesses that benefit from visibility from MN Hwy 97, and for business and mixed-use development that utilize on-site wastewater treatment systems.

Table X-A – Zoning Districts

		<p>Primary and Secondary Uses</p>	<p>The primary uses in the VMU B are the same as those in the VMU A including the following:</p> <ul style="list-style-type: none"> • Department, discount, and warehouse stores • Garden supply stores • Laundromats • Sports and fitness clubs, less than 4,000 square feet in area <p>Secondary land uses:</p> <ul style="list-style-type: none"> • Accessory Structures • Recreation facilities and equipment
		<p>Density /Intensity</p>	<p>2.5 acres minimum lot size, 1 acre minimum buildable area. Maximum lot coverage 65%. Maximum building height 45 feet</p>
		<p>Special Natural Resource Standards & Design Standards</p>	<p>None</p>
<p>Industrial Park District</p>		<p>General Description</p>	<p>The IP District is established to allow for light industrial businesses. IP District areas are designated Village Mixed Use in the Comprehensive Plan. Industrial park uses include a variety of light manufacturing, fabrication, assembly, warehouse, wholesaling or storage businesses that are non-threatening to the environment. The IP District does not abut major roadways, and property access is via a local street which does not also serve residential districts.</p>

Table X-A – Zoning Districts

		<p>Primary and Secondary Uses</p>	<p>Permitted uses:</p> <ul style="list-style-type: none"> • Building Supplies • Contractor Operations • Light Manufacturing and Assembly • Essential services • Government Buildings • Recreational Uses <p>Secondary uses:</p> <ul style="list-style-type: none"> • Accessory Structures • Off-Street Parking • Temporary Produce Stands
		<p>Density /Intensity</p>	<p>2.5 acres minimum lot size, 1 acre minimum buildable area. Maximum lot coverage 65%. Maximum building height 45 feet</p>
		<p>Special Natural Resource Standards & Design Standards</p>	<p>None</p>

Table X-B – Overlay Districts

Overlay Districts	Aggregate Mining Overlay District	General Description	The Aggregate Mining Overlay District provides areas where mineral deposits, primarily gravel, may be made available for general use under the conditions and regulations of Chapter 4 of the Scandia Development Code, Mining and Related Activities Regulations. The Aggregate Mining Overlay District areas are designated Mining Area in the Comprehensive Plan.
		Primary and Secondary Uses	Permitted uses: <ul style="list-style-type: none"> • Mining • Essential services Secondary uses: <ul style="list-style-type: none"> • Accessory Structures
		Density /Intensity	1 parcel with at least 40 contiguous acres in size
		Special Natural Resource Standards & Design Standards	Mining uses must comply with local and state extractive use regulations. Reclamation plan must restore the natural resource of the site to a level such that the land is suitable for he planned future land uses such as agriculture or residential.
	Shoreland Ordinance	General Description	The Shoreland Ordinance was adopted to protect the public resource that is shoreland around lakes, ponds, and rivers.
		Primary and Secondary Uses	Primary uses: <ul style="list-style-type: none"> • Single family residential • Parks and historic sites • Agriculture
		Density /Intensity	Density limitations are dependent on the underlying zoning. Some exceptions to this will apply and requirements for those can be found in Chapter Five of the Development Code.
		Special Natural Resource Standards & Design Standards	

Table X-B – Overlay Districts

Saint Croix River Overlay District	General Description	The city adopts by reference the Washington County Lower St. Croix River Bluffland and Shoreland Management Ordinance, as amended, until such time that the City Council adopts a City of Scandia Lower St. Croix River corridor ordinance for this zone. Until then, properties within the Lower St. Croix River Corridor Overlay District are regulated according to the Washington County Lower St. Croix River Bluffland and Shoreland Management Ordinance with the exception that lots shall meet the density and lot requirements of the Agriculture District – Core (AG C).
	Primary and Secondary Uses	<p>Primary uses:</p> <ul style="list-style-type: none"> • Conservancy • Agriculture • Single Family Residential <p>Secondary uses:</p> <ul style="list-style-type: none"> • Accessory uses which are incidental to the permitted primary uses of the property
	Density /Intensity	Density limitations are dependent on the underlying zoning.
	Special Natural Resource Standards & Design Standards	Both aesthetic elements and uses have regulations within the code adopted by Washington County.
Floodplain Overlay District	General Description	Promote the public health, safety, and general welfare and to minimize accidental losses.
	Primary and Secondary Uses	<p>Primary uses:</p> <ul style="list-style-type: none"> • General open spaces used for uses such as boat launching ramps, swimming areas, parks, wildlife and nature preserve, fish hatcheries and hunting and fishing areas. • Residential units
	Density /Intensity	Density limitations are dependent on the underlying zoning.
	Special Natural Resource Standards & Design Standards	Only uses that have a low flood damage potential will be allowed. The use will be allowed by the underlying zoning district. The use shall not obstruct flows or increase flood elevation.

Subdivision of Land

The Subdivision Ordinance regulates the subdivision and platting of land within the City providing for the orderly, economic and safe development of land and facilitating the adequate provision for transportation, water, sewage, storm drainage, electric utilities, streets, parks and other public services and facilities essential to any development. City controls to regulate subdivision of land include an application process, legal notice and public hearings by the Planning Commission, and approval by the City Council. The process includes imposing applicable fees, a development agreement prescribing the standards for the development and imposing penalties for the violation of its provisions. The subdivision of land promotes the public health, safety and general welfare of the people and helps achieve the vision of this comprehensive plan by providing for standards in the development of land.

The City also prohibits premature subdivisions. The Development Code defines a premature subdivision as any development inconsistent with the Comprehensive Plan, inconsistent with the City’s CIP, inconsistent with environmental regulations, and lacking adequate infrastructure, including sewage treatment systems, streets and drainage.

2. CIP

Capital improvement projects are major projects that benefit the City, including the construction or reconstruction of roads and sidewalks, sewer and water utilities, trails, and park and recreation facilities, as well the purchase of new or replacement equipment and buildings. A capital improvement program (CIP) is a budgeting plan, which lists five years of needed capital improvements, their order of priority, and the means of financing.

The City of Scandia’s 2018-2022 CIP lists a wide variety of projects totaling more than \$10 million. These projects are intended to meet the City’s goals. The CIP is reviewed and updated annually by the City Council to ensure the proper priorities and funding.

Table X-C – 2018 – 2022 Capital Improvement Plan						
Project/Program	2018	2019	2020	2021	2022	Funding
Community Facilities	\$139,300	\$127,000	\$41,000	\$75,000	\$30,000	Capital Improvement Fund
Equipment (Vehicles and Operating)	\$43,500	\$118,000	\$267,000	\$25,500	\$240,000	Equipment Replacement Fund
Parks and Trails	\$15,000	\$-	\$20,000	\$-	\$45,000	Park Improvement Fund
Streets	\$6,425,650	\$-	\$620,000	\$450,000	\$320,000	Local Road Improvement Fund
201 Sewer System	\$-	\$62,000	\$-	\$36,000	\$1,160,000	User Fees
Uptown Sewer System	\$3,000	\$-	\$-	\$-	\$23,200	User Fees
TOTAL	\$6,626,450	\$307,000	\$948,000	\$586,500	\$1,818,200	

3. Action Plan

To ensure the goals of the 2040 Comprehensive Plan Update are met in a timely fashion, the Action Plan outlines the overarching community goals for Scandia and identifies implementation tools to help the city obtain its goals. Also detailed is a proposed timeline

for tool and program implementation. The timing of activities reflects community priorities identified through public participation and review of the comprehensive plan, compliance needs from the Metropolitan Council, and capacity needed to ensure successful implementation. This timeline also incorporates programs and policies from the Housing Implementation Plan outlined in Chapter III. This timeline is subject to change due to unexpected natural and sociocultural events, shifting community needs, and political priorities at the County, State, and Federal levels.

Amending the Plan

To keep the Comprehensive Plan current, it will be necessary to make amendments from time to time. However, as the foundational document guiding development, most amendments should occur through a comprehensive effort to address changes to the community overtime. The Action Plan, described below, should be amended more frequently.

Action Plan Worksheets

Implementing the vision and goals of the Comprehensive Plan requires an action plan, and the coordination and investments of many stakeholders. The Action Plan worksheets present a concise summary of the goals along with specific action steps, organized by chapter. The table includes:

- **Schedule:** The schedule indicates when the action item might begin and is advisory in nature.
- **Lead:** This represents the leader for the action item. The Lead will likely be a City staff person, but include coordination with other City departments, public, private, or non-profit entities.
- **Status:** This section provides an update on the status of each action item.
- **Comments:** This column is intended to allow further explanation of the action item.

All action plan worksheets are included in Appendix G.



Prepared by



**BOLTON
& MENK**

Real People. Real Solutions.

