



*Steering Committee Workshop #3*  
*August 24, 2017*

# Focus Groups

## 3 Groups

- Youth
- Business and Agriculture
- 55+

## Common Themes

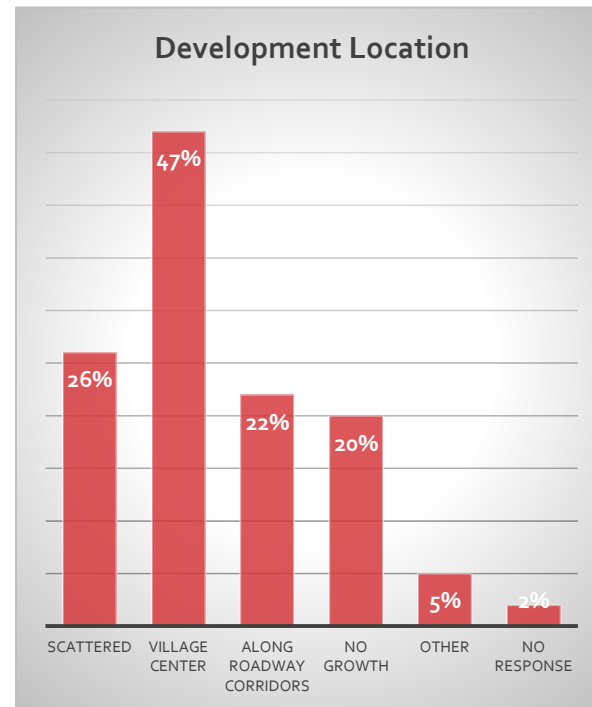
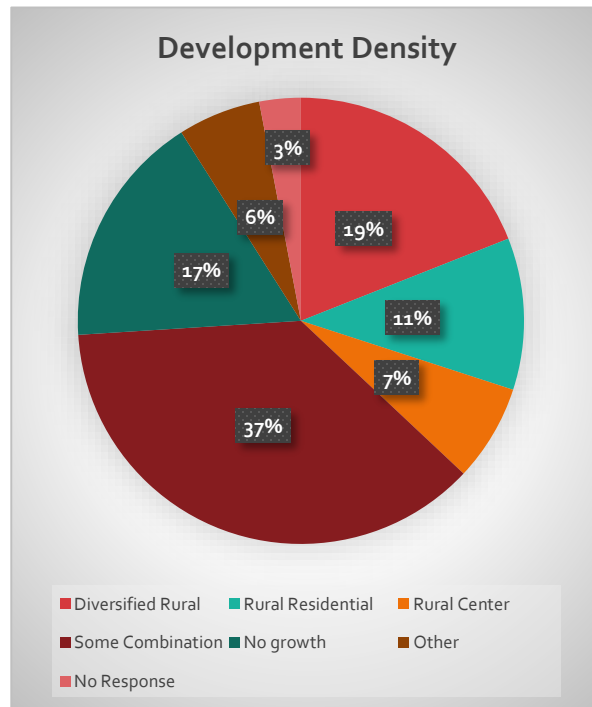
- Strengths:
  - Rural, open space, history
- Weaknesses:
  - Internet service, transportation, aging population and lack of younger families
- Future Policies/Needs:
  - Agricultural Preservation
  - Tourism (and services)
  - Services and businesses to meet local needs
  - Senior housing options
  - Wayfinding and marketing

# Community Survey Summary

- Demographics:
  - 73% of respondents age 45-74
  - 58% of respondents have lived in Scandia more than 15 years
- Why Scandia:
  - Clean and safe (17%)
  - Small town character (12%)
  - Quality of schools (8%)
- Challenges:
  - Unreliable or slow internet (23%)
  - Businesses struggling in low density city (14%)
  - High housing costs (9%)

# Community Survey Summary

## Development Preferences



- New Housing
  - Single Family Homes \$250-500,000 (36%)
  - 10+ acre lots (31%)
- Housing Needs:
  - Senior/Assisted Living (46%)

# Community Survey Summary

- Business/Service Needs

- Restaurants (26%)
- Services (17%)
- Groceries (14%)

- Location

- Village Center (56%)
- 95 Corridor (44%)

- Economic Development Activities

Activity	Response
Small business appropriate for size of Scandia	14%
Sustainable food production	13%
Business capitalizing on natural beauty	11%
Local entrepreneurship	10%
Businesses adding to tax base	10%

- City/Public Services

- 68 % rated Telecommunications as Fair or Poor

## Community Survey Summary

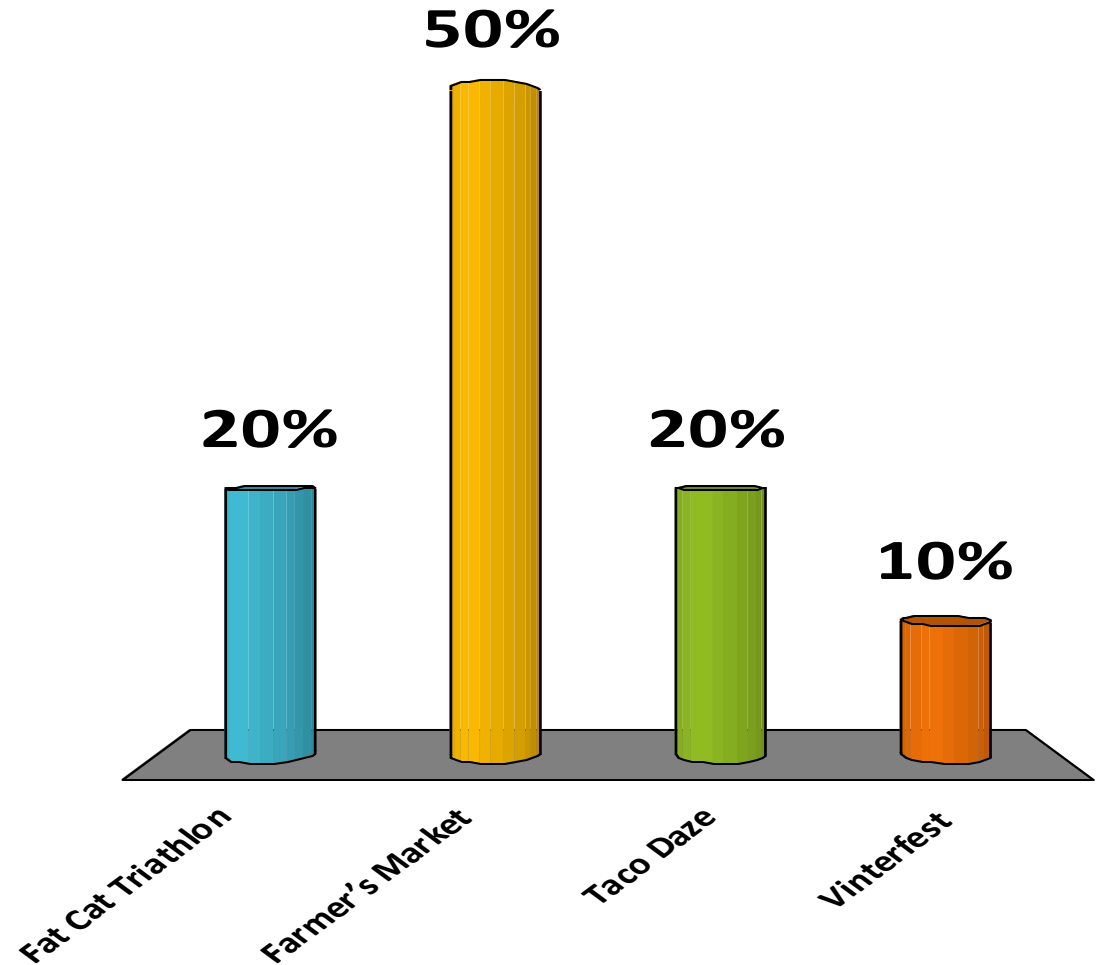
### Priorities for the Future

1. Residential & Commercial Growth
2. Walking/Biking/Horseback Riding Trails
3. Life Stage Housing

Let's try it.

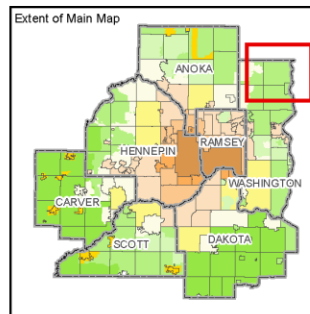
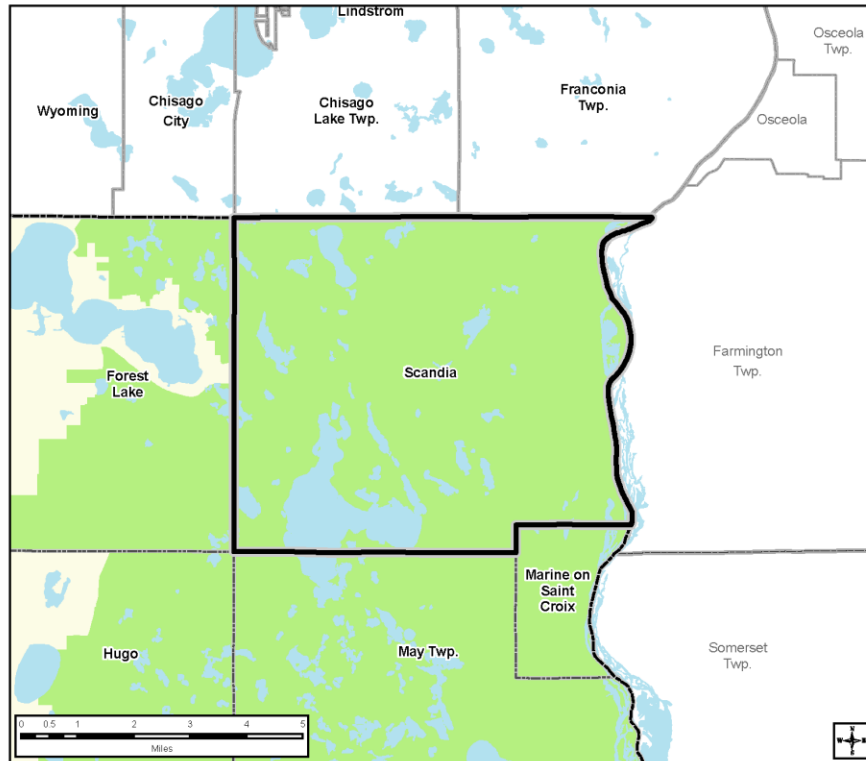
## What is your favorite Community Event?

1. Fat Cat Triathlon
2. Farmer's Market
3. Taco Daze
4. Vinterfest



# Community Designation

## Community Designation City of Scandia, Washington County



### Community Designation

- Urban Center - Core City
- Urban Center
- Urban
- Suburban
- Suburban Edge
- Emerging Suburban Edge
- Rural Center
- Diversified Rural
- Rural Residential
- Agricultural
- Outside Council planning authority

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



# Community Designation

## Diversified Rural

- Protecting land for rural lifestyles and long-term urbanization
- Home to a variety of farm and non-farm land uses.
- Large areas of high-quality natural resources
- Large portions of community contain prime agricultural soils

## Rural Center

- Serve the rural area as small town centers of commerce
- Surrounded by agricultural lands
- Generally have a mix of housing densities, and strong commercial service districts in a traditional downtown district
- May have wastewater treatment services

### Overall Density Expectations for New Growth, Development and Redevelopment

Designation	Density
Diversified Rural	4 units/40 acres
Rural Center	3-5 Units per acre

## Community Designation

### Impact on Future Land Use

Forecasts					
	2010	2016	2020	2030	2040
Population	3,934	3,945	4,260	4,630	4,950
Households	1,498	1,506	1,700	1,910	2,100

- The Land Use Plan must provide available land to meet forecasted growth
- Required density is an average of all development

# Land Use Needs

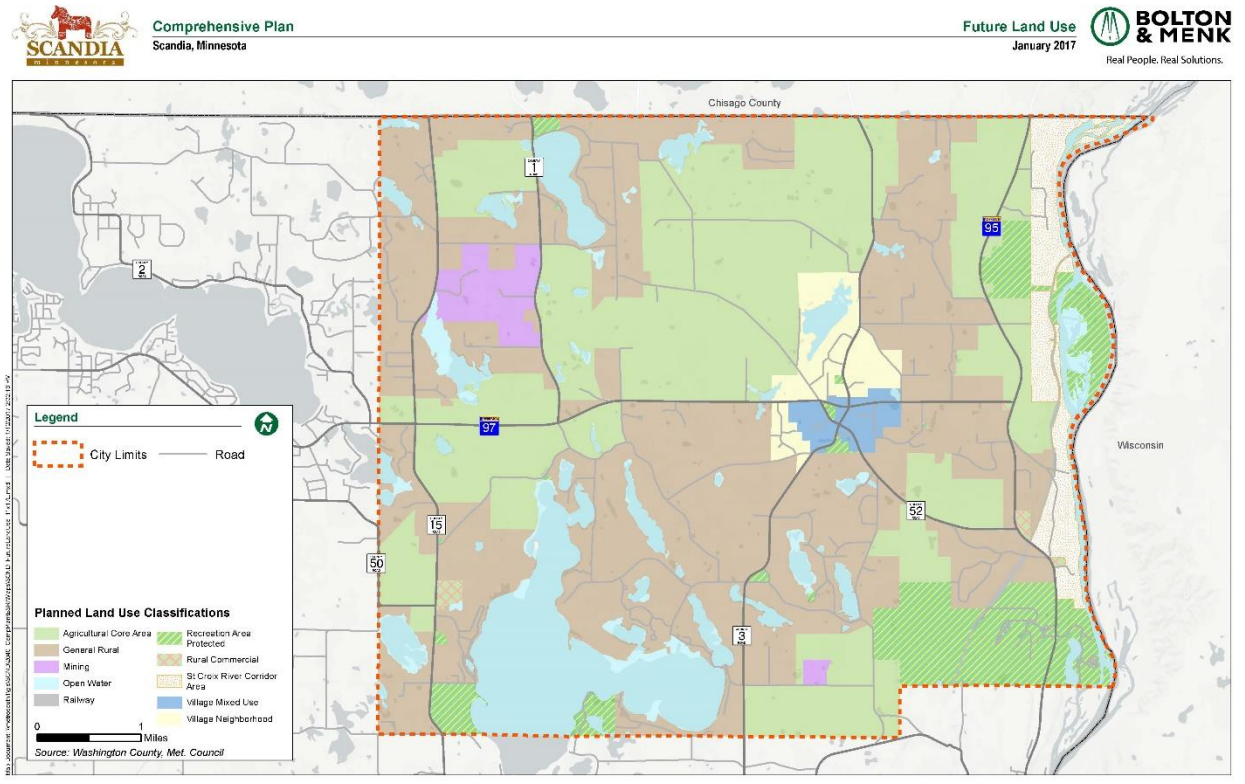
Planning Period	Population Growth	Housing Units Needed	Acres Needed to Meet Projections Based on Density		
			Diversified Rural (4 un/40ac)	Rural Residential (1 un/2.5 ac)	Rural Center (3 – 5 un/ac)
2016-2020	315	194	1,940	485	65 - 39
2020-2030	370	210	2,100	525	70 - 42
2030-2040	320	190	1,900	475	63 - 38
<b>TOTAL</b>	<b>1005</b>	<b>594</b>	<b>5,940</b>	<b>1,485</b>	<b>198 - 119</b>

Future Land Use	Acres	Maximum Density	Potential Units
Agricultural Core	6,508	4 un/40 ac	651
General Rural	6,775	4 un/40 ac	678
Mining	308	NA	NA
Recreation Area Protected	45	NA	NA
Rural Commercial	49	NA	NA
St. Croix River Corridor Area	473	4 un/40 ac	47
Village Mixed Use	112	1 un/2.5 ac	45
Village Neighborhood	320	1 un/2.5 ac	128
<b>TOTAL</b>	<b>14,591</b>		<b>1,549</b>

# Community Designation

## Option 1:

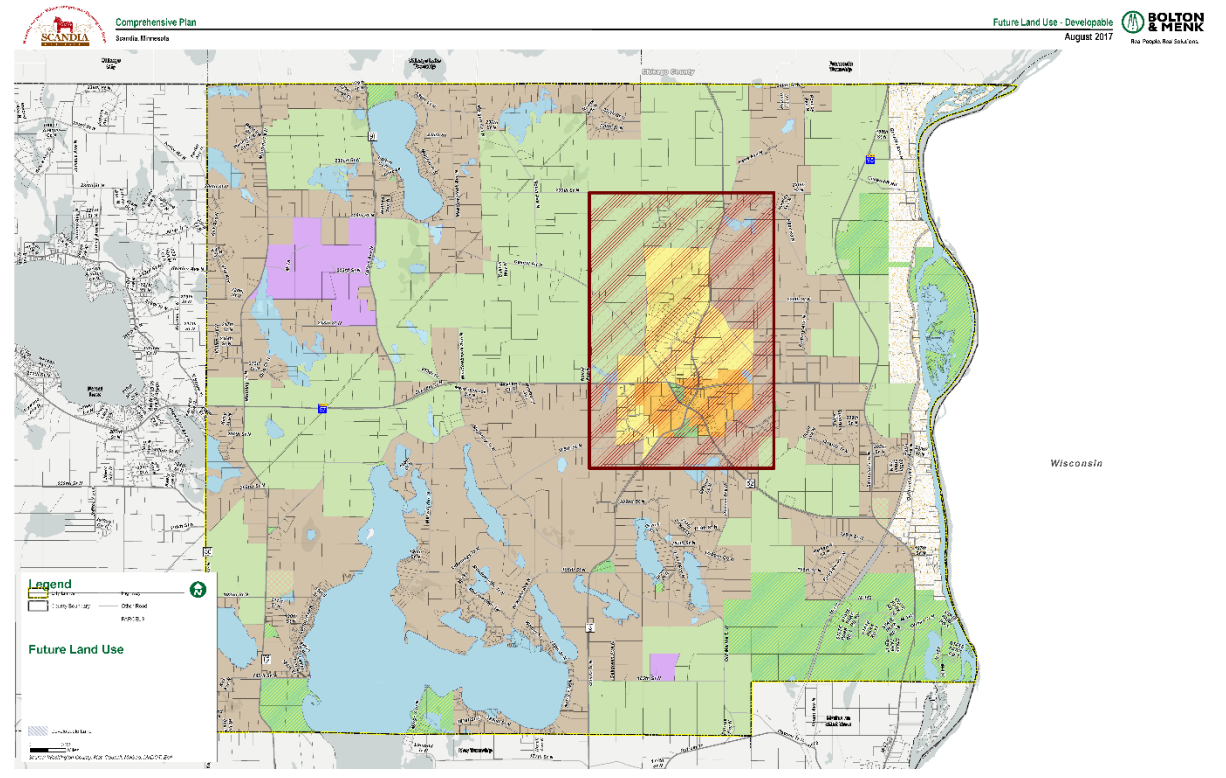
- Continue as Diversified Rural
- Density is 4 units/40 acres
- Few changes to current Land Use Map



# Community Designation

## Option 2:

- Designate a portion of the City as Rural Center
- Average density is both 3-5 units/acre and 4 units/40 acres
- Requires Land Use Plan Map Changes & Zoning Ordinance Changes

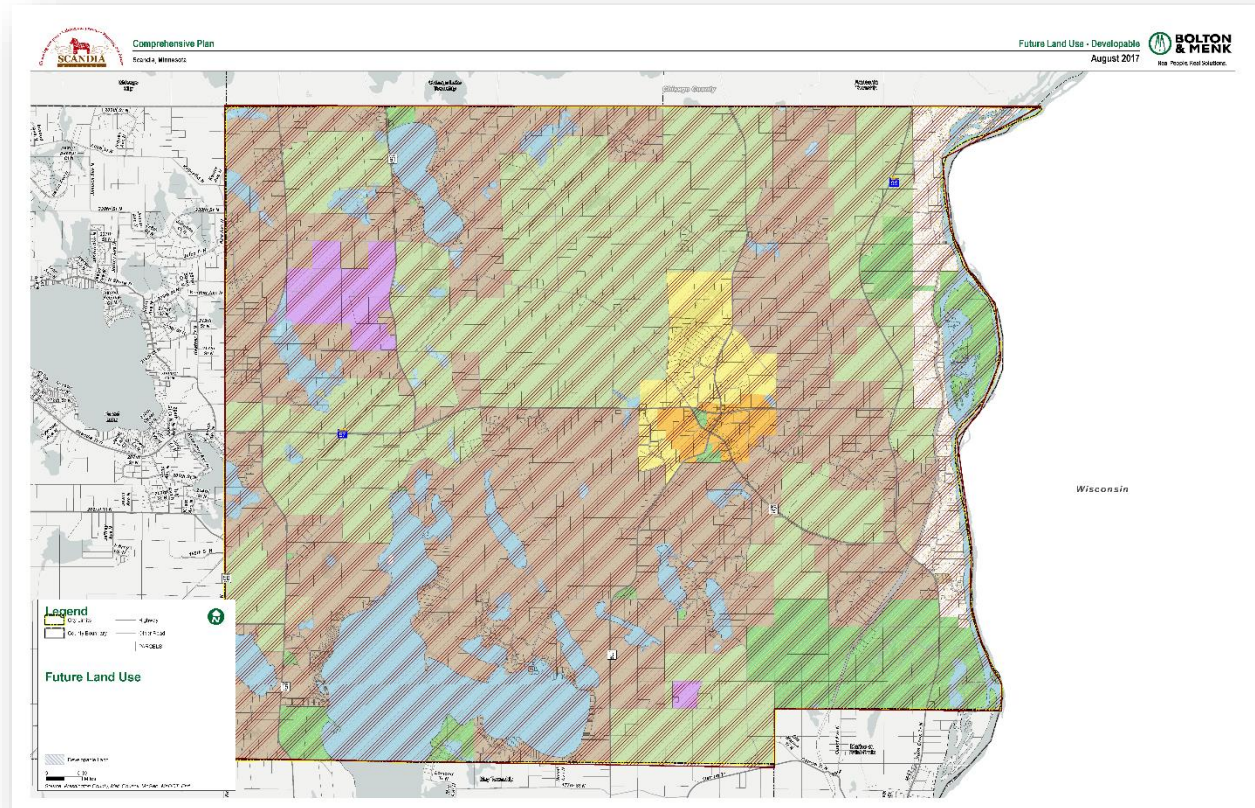




# Community Designation

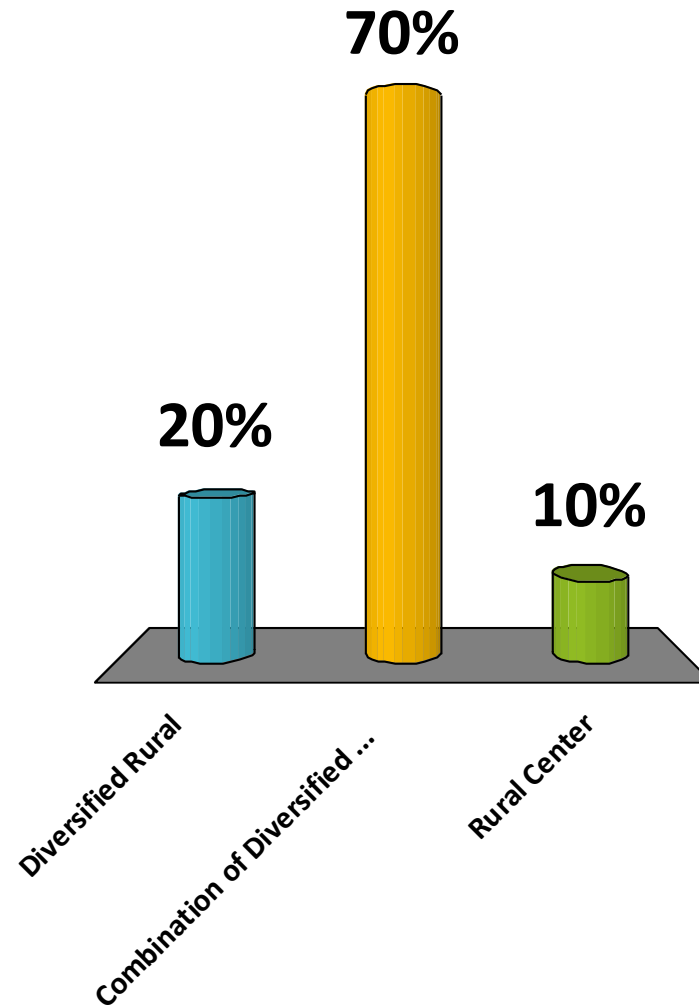
## Option 3:

- Designate entire City as Rural Center
- Average density is both 3-5 units/acre
- Requires Land Use Plan Map Changes & Zoning Ordinance Changes



## Which Community Designation Option do you prefer?

1. Diversified Rural
2. Combination of Diversified Rural & Rural Center
3. Rural Center



5 Minute Break



# Goals and Policies

- Our effort today will be to recommend general goals and policies for each of the Comprehensive Plan Elements
- We will do this by facilitating a conversation on these topics and by completing some instant polling

## Elements of the Comprehensive Plan

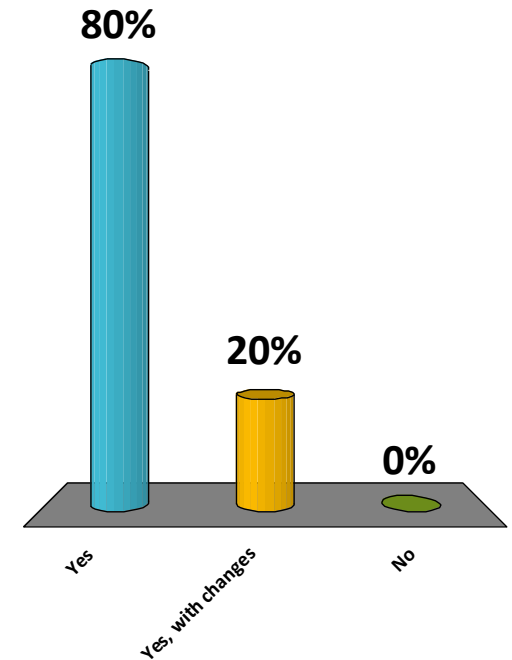
- **Vision**
- **Land Use**
- **Natural Resources**
- **Water Resources**
- **Resilience**
- **Housing**
- **Economic Development**
- **Parks and Trails**
- **Transportation**

## VISION:

Does this description fit with the vision for the future of Scandia?

1. Yes
2. Yes, with changes
3. No

Scandia is known for its unique character and history. The City's overall vision is to maintain its unique village center and rural character, agricultural heritage, historic charm, and natural resources. In 2040, Scandia remains unique because of its vibrant village center surrounded by natural resource corridors intersecting thriving agricultural areas interspersed with rural residential and lakeshore neighborhoods. As new development is proposed, the emphasis will remain on the protection of a rural agricultural and natural resources.



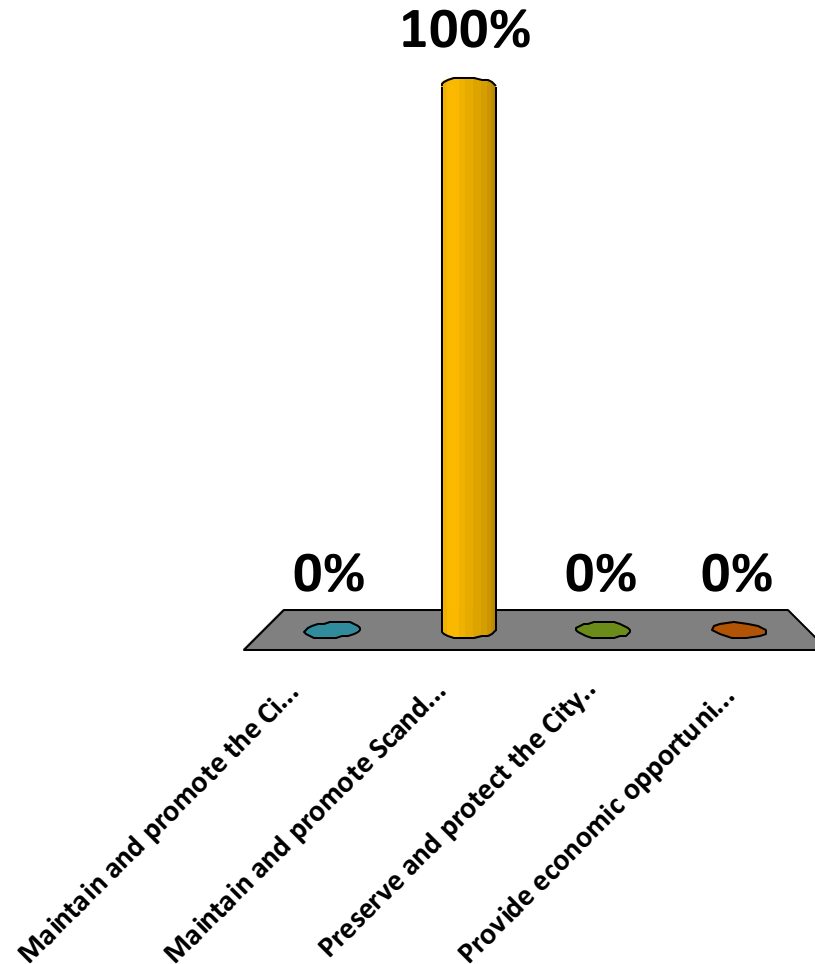
## Overall Goals

- 4 goals to guide development of the plan

1. Maintain and promote the City's unique cultural character and history.
2. Maintain and promote Scandia's existing agricultural and rural character, combined with a variety of land uses and residential densities.
3. Preserve and protect the City's natural resources.
4. Provide economic opportunities for residents and businesses.

## Which of these 4 goals are NOT appropriate?

1. Maintain and promote the City's unique cultural character and history.
2. Maintain and promote Scandia's existing agricultural and rural character, combined with a variety of land uses and residential densities.
3. Preserve and protect the City's natural resources.
4. Provide economic opportunities for residents and businesses.



## Goals and Policies

### Land Use

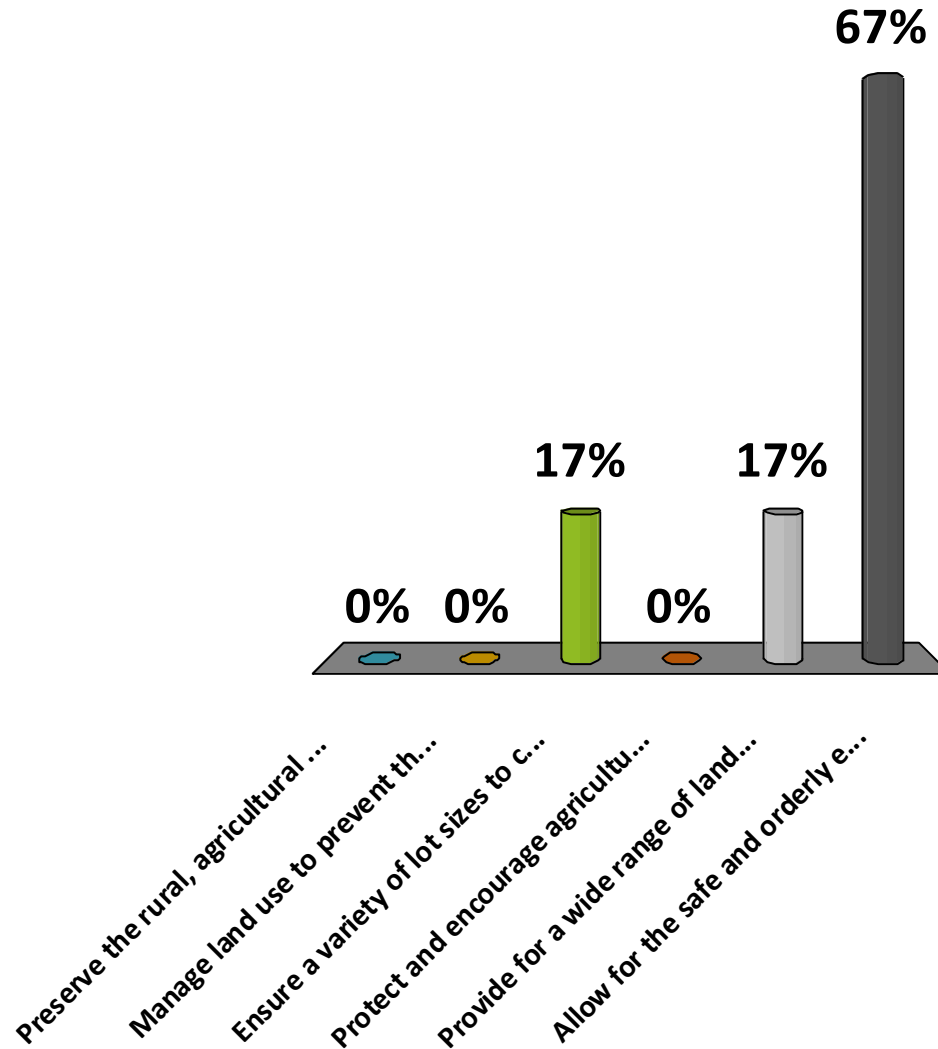
Possible  
Language  
includes:

# Land Use Goals

1. Preserve the rural, agricultural character of Scandia through zoning regulations, ordinances, and site design standards
2. Manage land use to prevent the premature demand for extension of urban services and in ways that allow existing service levels to meet service needs.
3. Ensure a variety of lot sizes to create affordable development opportunities to best meet the needs of residents and businesses in Scandia
4. Protect and encourage agricultural production as a viable long-term land use
5. Provide for a wide range of land uses that can coexist within a rural setting
6. 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

# What Land Use goals are **NOT** appropriate for inclusion in this plan?

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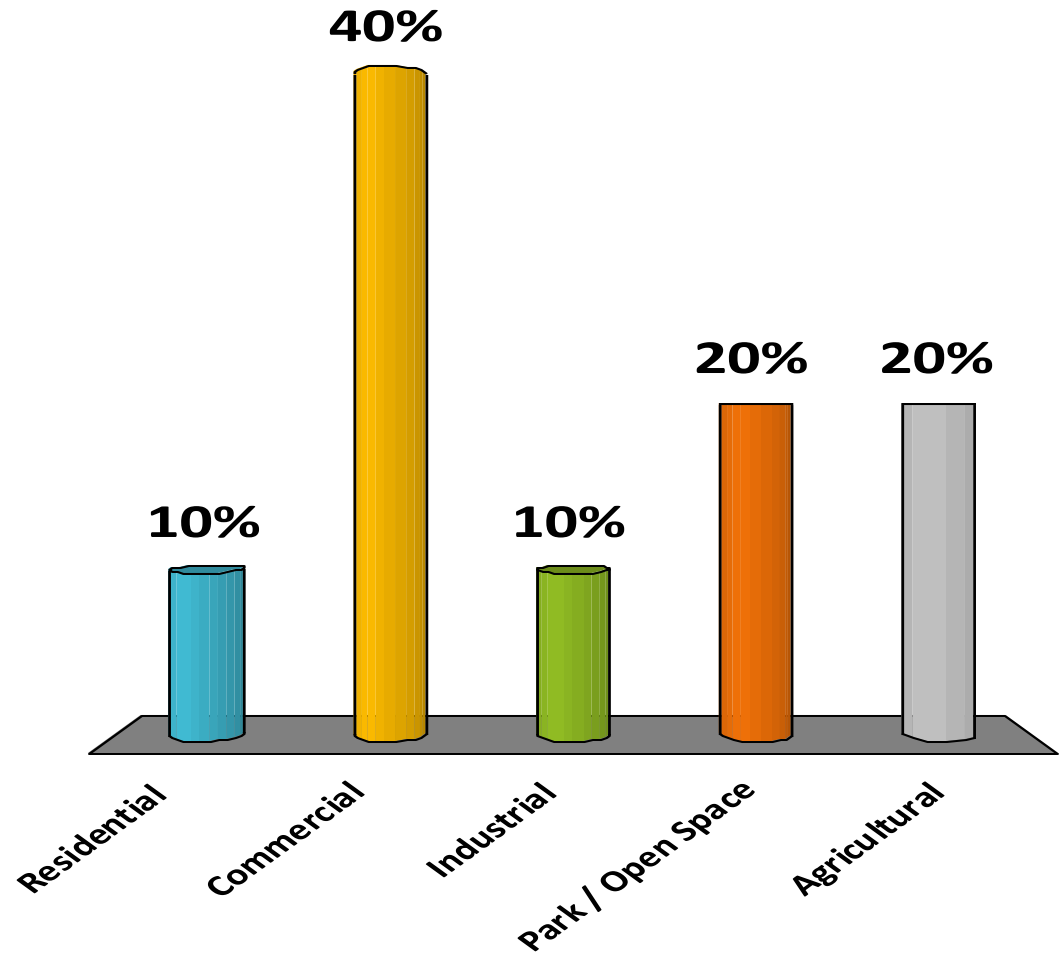
When considering developing land uses over the 20+ year planning period, what type of land uses are most needed?

1. Residential
2. Commercial
3. Industrial
4. Park / Open Space
5. Agricultural



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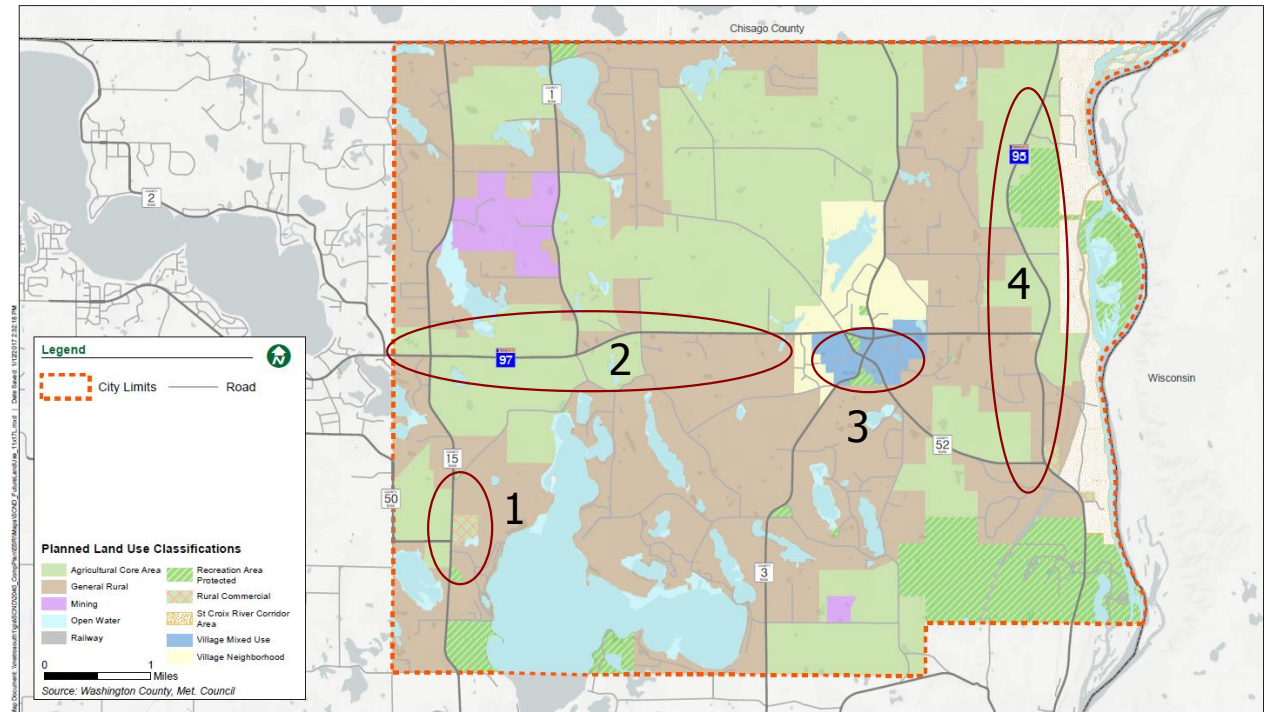


# What areas should be guided and prioritized for Commercial Land Uses?



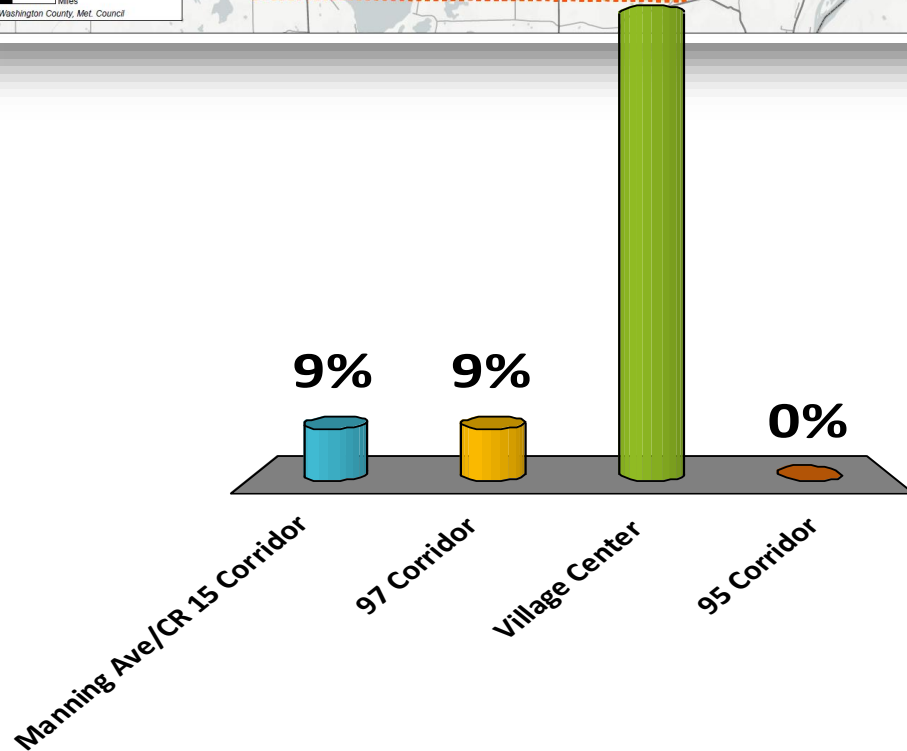
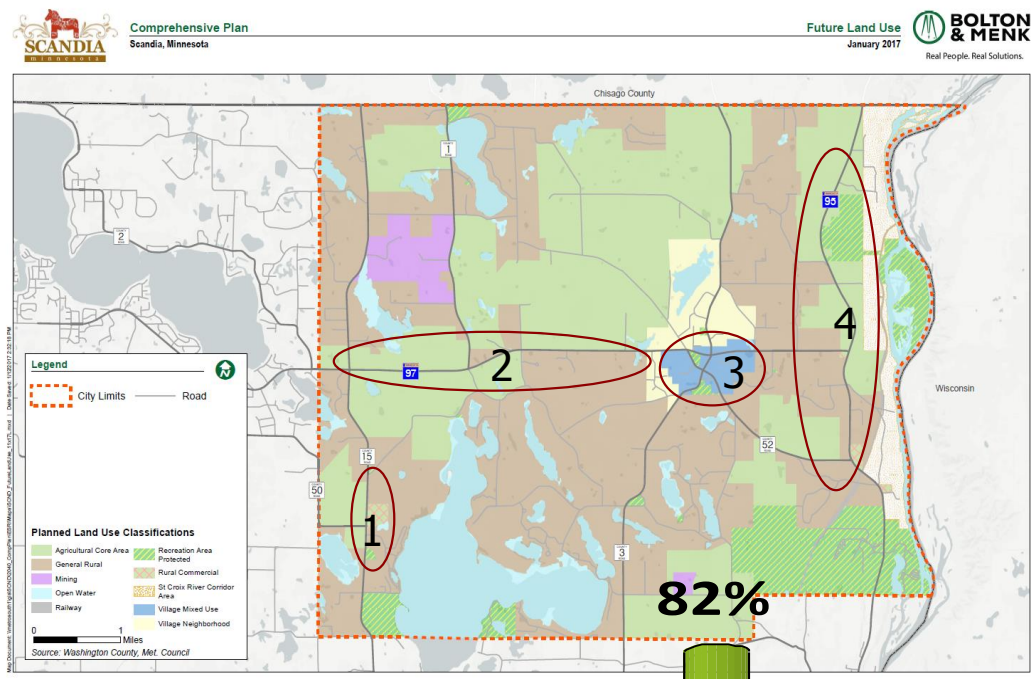
## Comprehensive Plan Scandia, Minnesota

Future Land Use  
January 2017



# What areas should be guided and prioritized for Commercial Development?

1. Manning Ave/CR 15 Corridor
2. 97 Corridor
3. Village Center
4. 95 Corridor



## Goals and Policies

## Natural Resources

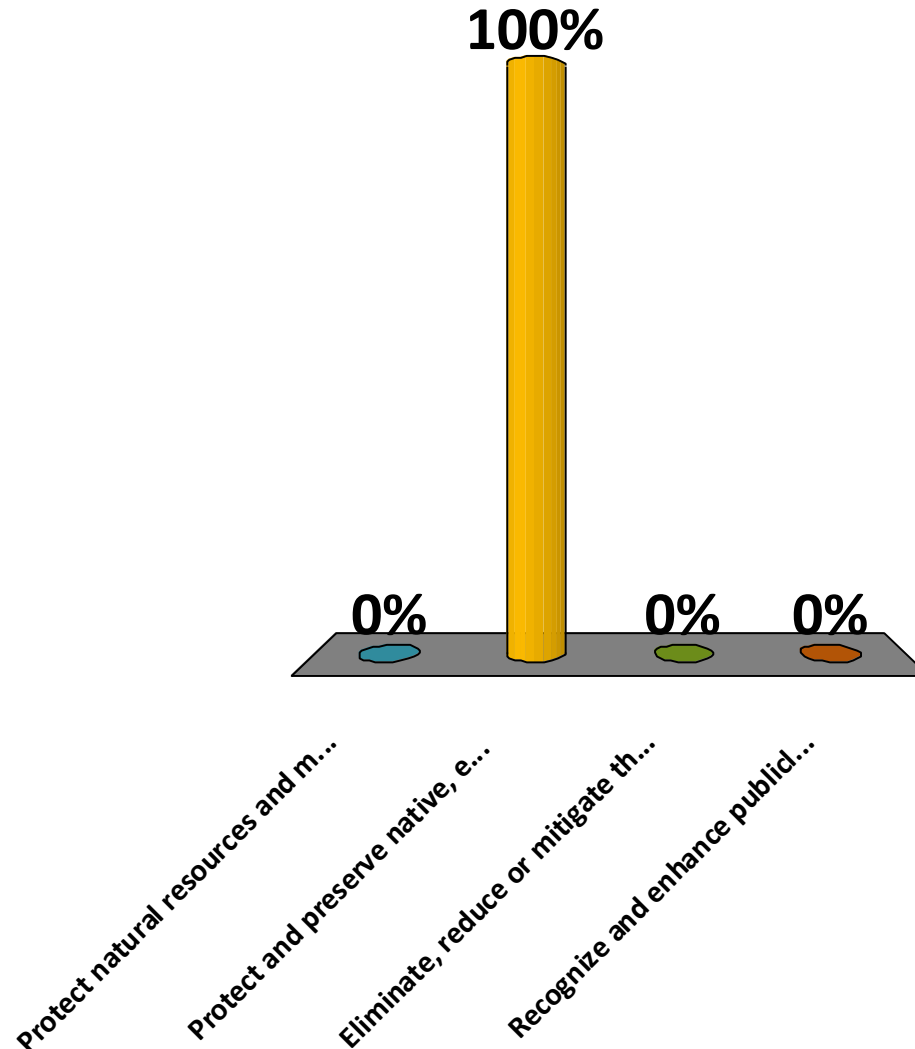
Possible  
Language  
includes:

# Natural Resources Goals

1. Protect natural resources and maintain large, connected areas of open space
2. Protect and preserve native, endangered, threatened and unique plants and animals
3. Eliminate, reduce or mitigate the negative effects of invasive species on natural areas
4. Recognize and enhance publicly-owned lands and other lands permanently protected from development and improve public access to such lands where appropriate.

# What Natural Resources goals are **NOT** appropriate for inclusion in this plan?

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## Goals and Policies

## Water Resources

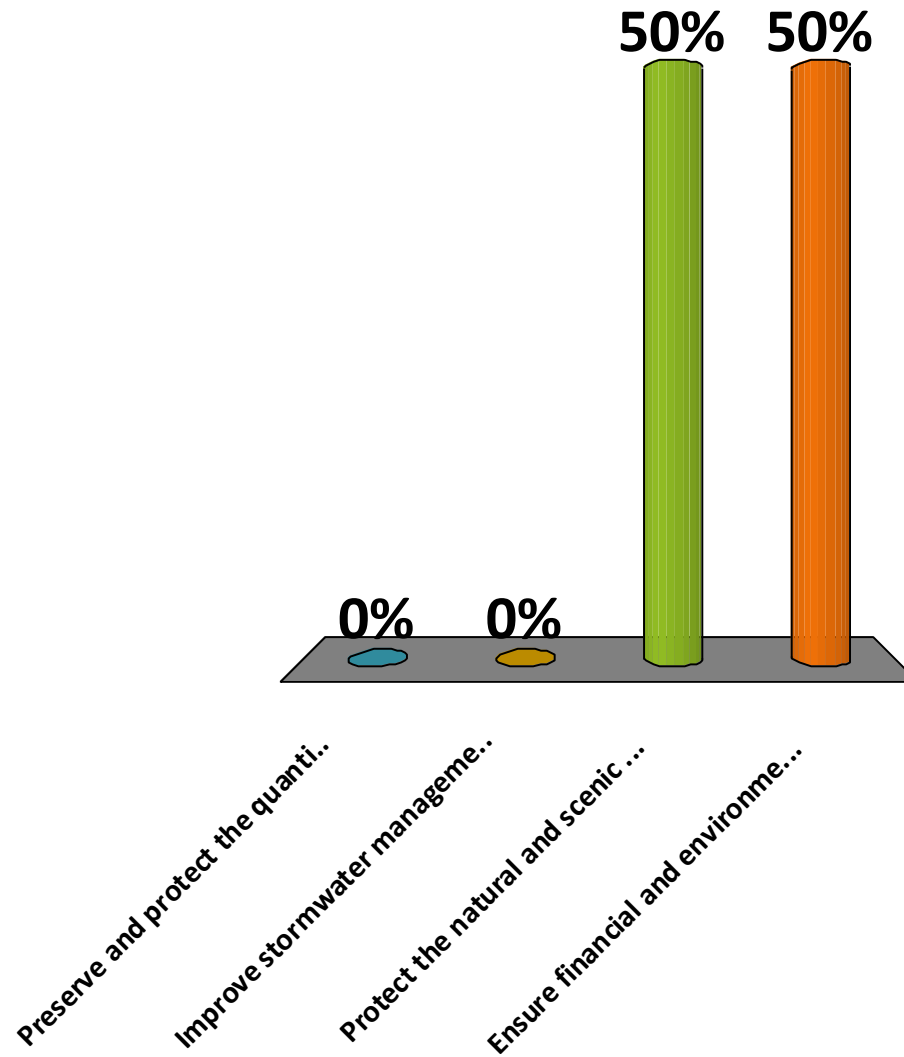
Possible Language includes:

# Water Resources Goals

1. Preserve and protect the quantity and quality of surface water and groundwater.
2. Improve stormwater management and land stewardship practices.
3. Protect the natural and scenic resources of the St. Croix River Corridor, both within and adjacent to the St. Croix National Scenic Riverway.
4. Ensure financial and environmental accountability for installation, maintenance, remediation, and management of any permitted private wastewater system.

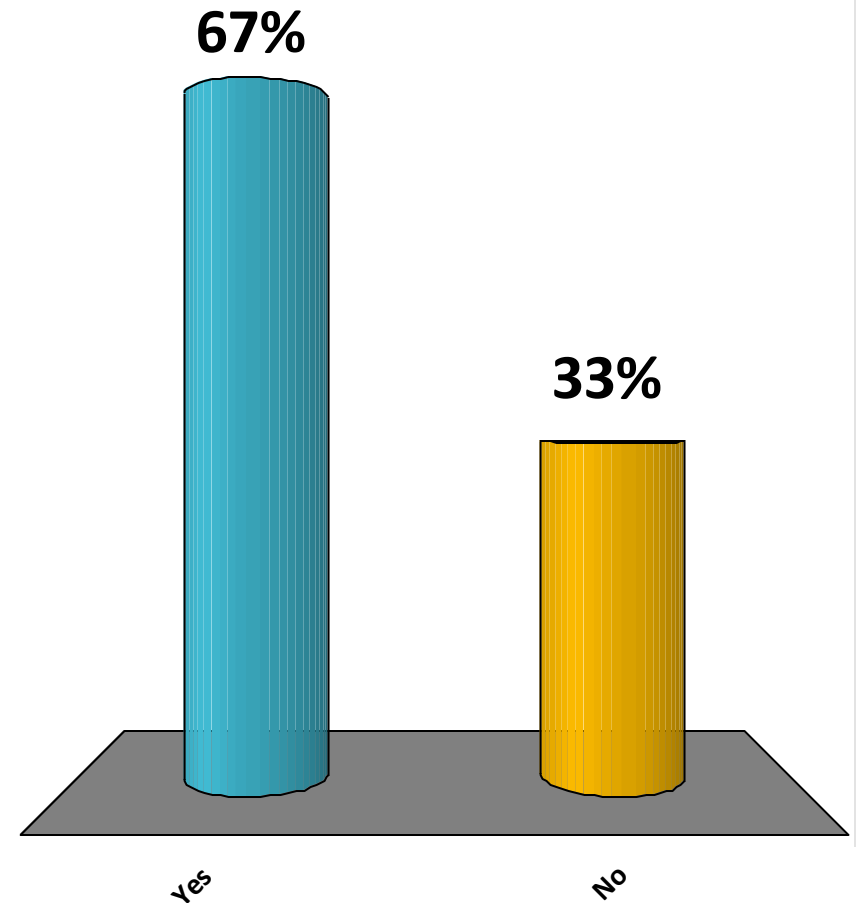
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Should the  
plan include  
goals specific  
to City  
services?

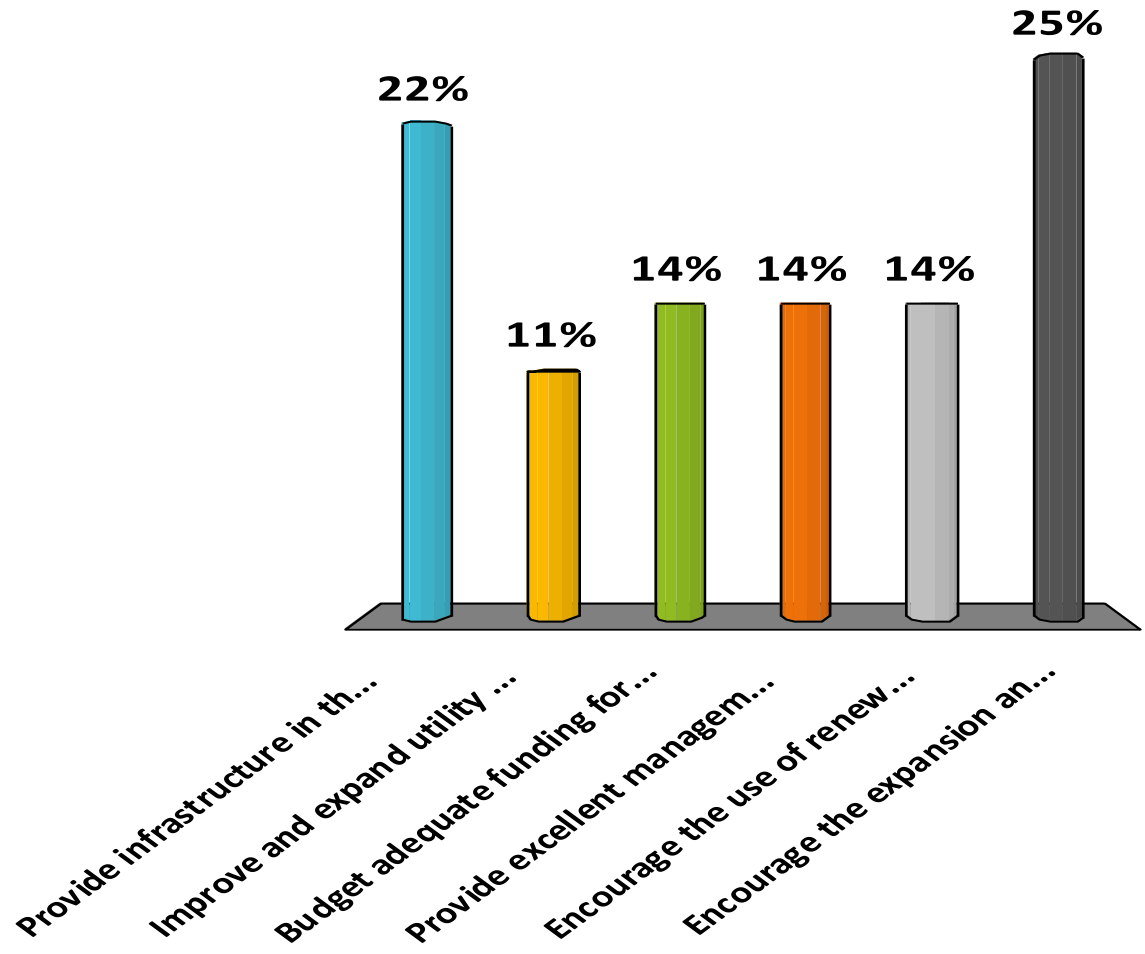
1. Yes
2. No





# What utility and infrastructure goals are appropriate for inclusion in this plan?

1. Provide infrastructure in the most efficient and equitable manner consistent with sound environmental and growth management policies.
2. Improve and expand utility systems in concert with the Comprehensive Plan
3. Budget adequate funding for utility infrastructure improvements
4. Provide excellent management of operations
5. Encourage the use of renewable, local energies to meet the City's sustainability goals
6. Encourage the expansion and improvement of telecommunications in



## Goals and Policies

## Resilience

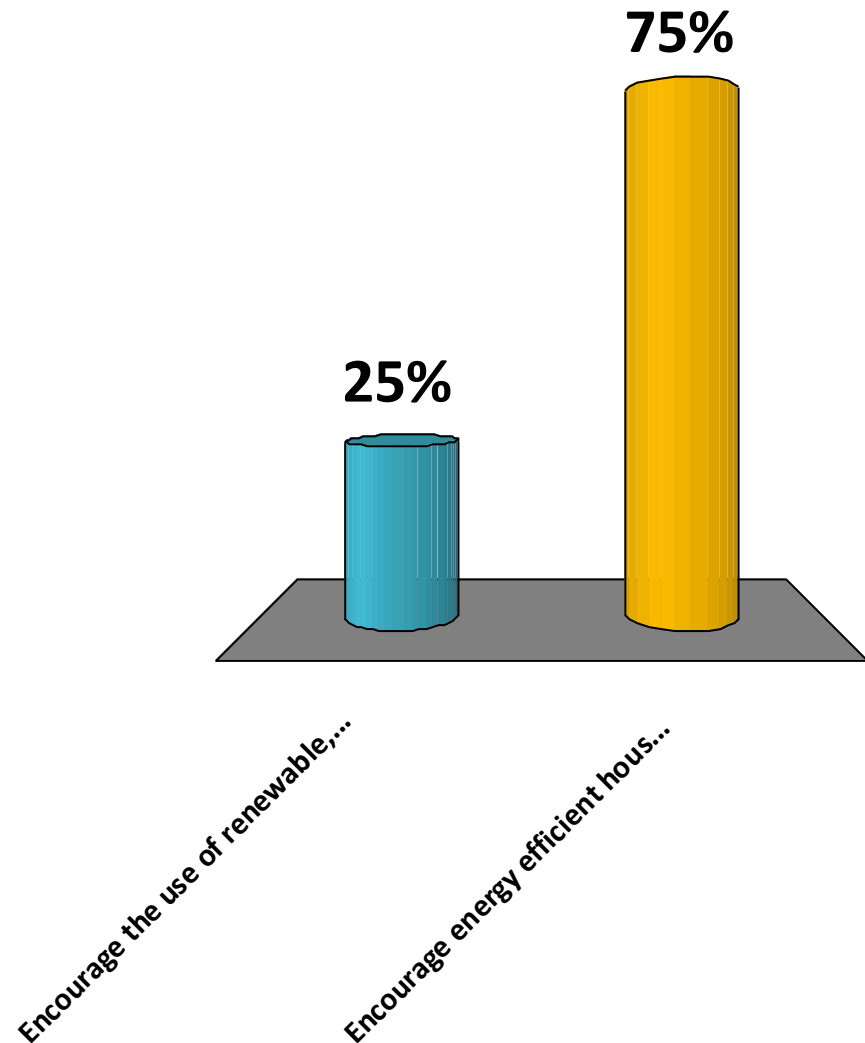
Possible  
Language  
includes:

## Resilience Goals

1. Encourage 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.
2. Encourage energy efficient housing that exceeds the minimum efficiency levels required in the State building codes

# What Resilience goals are **NOT** appropriate for inclusion in this plan?

1. Encourage 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.
2. Encourage energy efficient housing that exceeds the minimum efficiency levels required in the State building codes



## Goals and Policies

## Housing

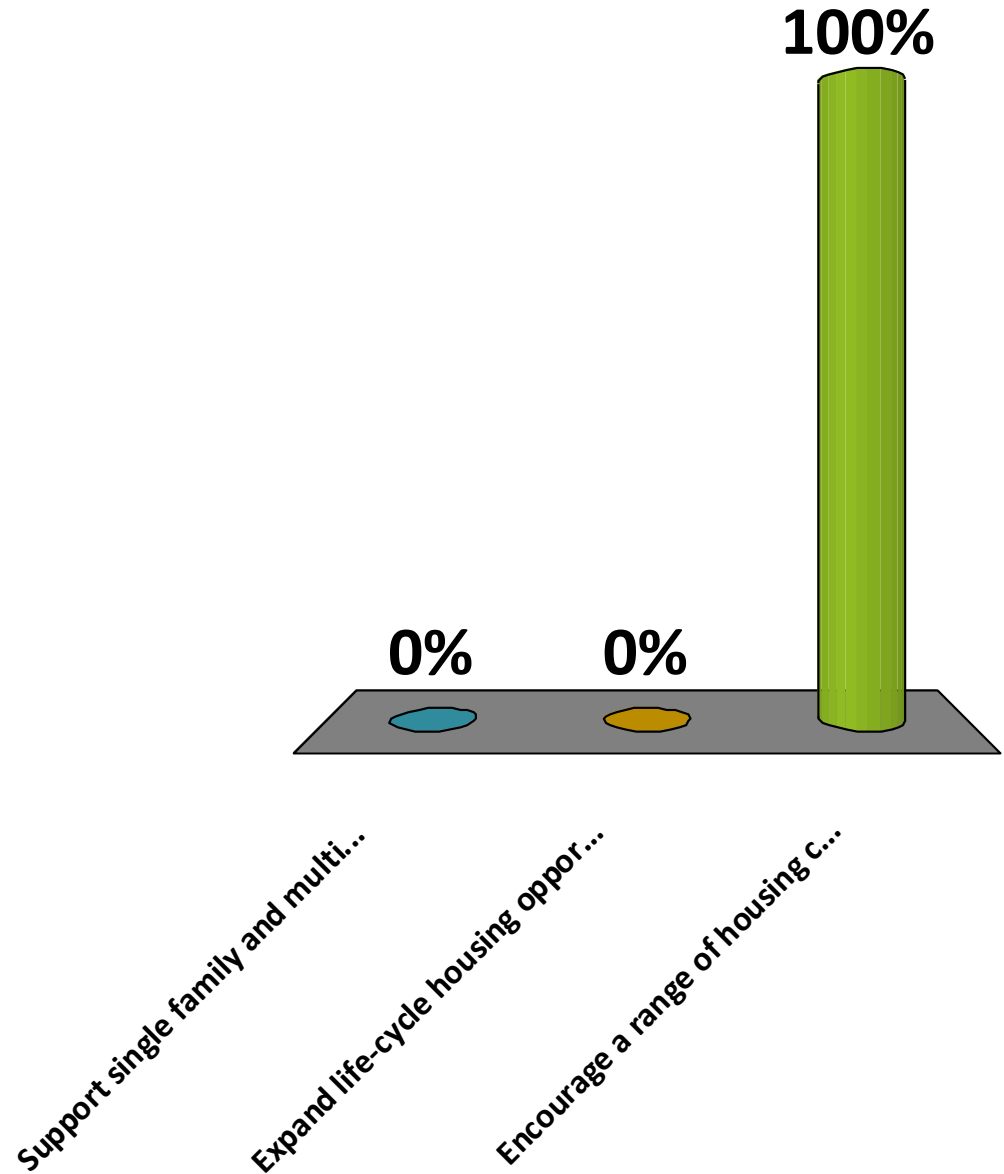
Possible  
Language  
includes:

# Housing Goals

1. Support single family and multifamily residential uses in and surrounding the Village Center.
2. Expand life-cycle housing opportunities for residents at all points of life.
3. Encourage a range of housing choices that fit with the character of the community

# What Housing goals are **NOT** appropriate for inclusion in this plan?

1. Support single family and multifamily residential uses in and surrounding the Village Center.
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# Economic Development Goals

## Goals and Policies

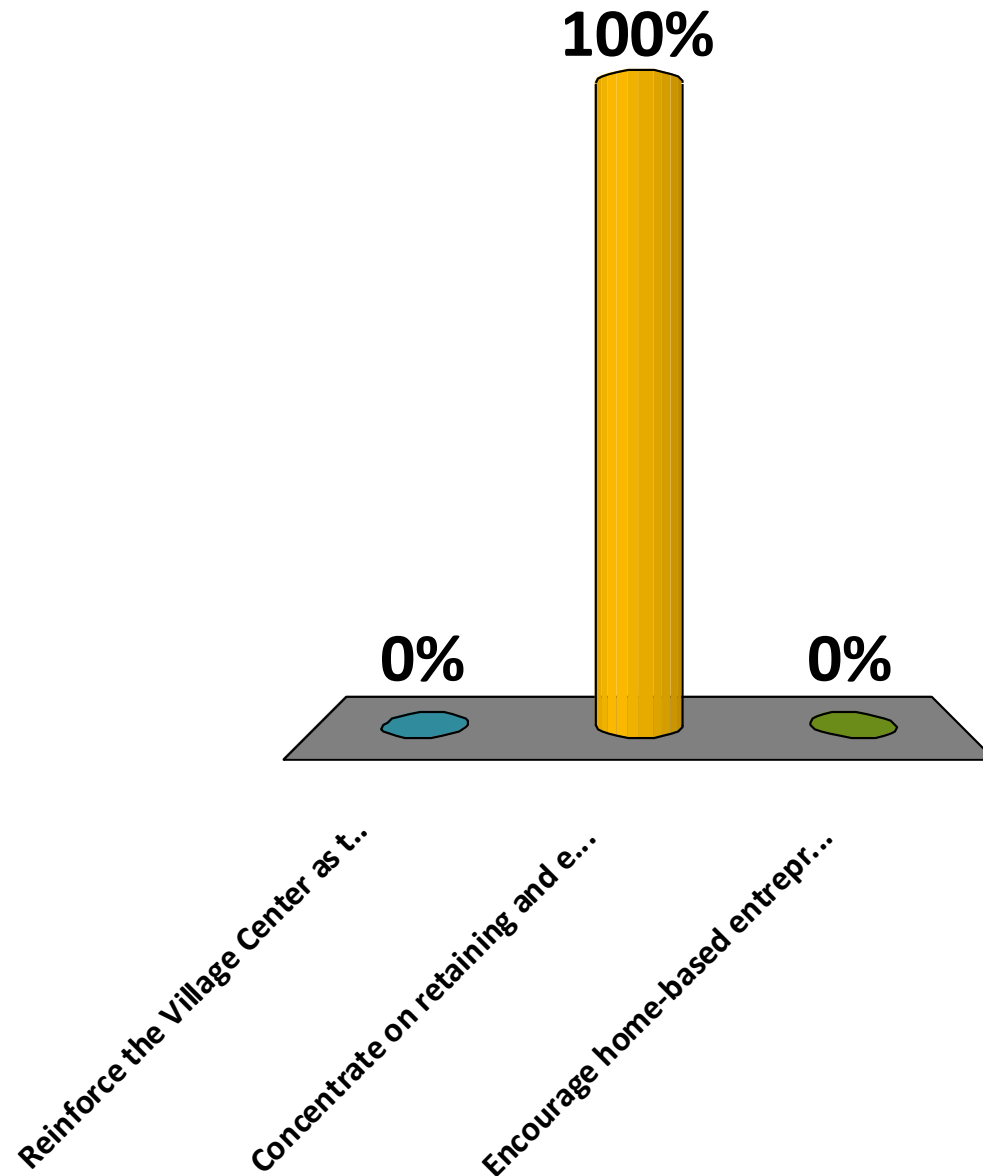
## Economic Development

Possible Language includes:

1. Reinforce the Village Center as the social and economic focal point of the community
2. Concentrate on retaining and expanding local businesses in and around the Village Center
3. Encourage home-based entrepreneurs and businesses

What Economic Development goals are **NOT** appropriate for inclusion in this plan?

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## Goals and Policies

### Parks & Trails

Possible  
Language  
includes:

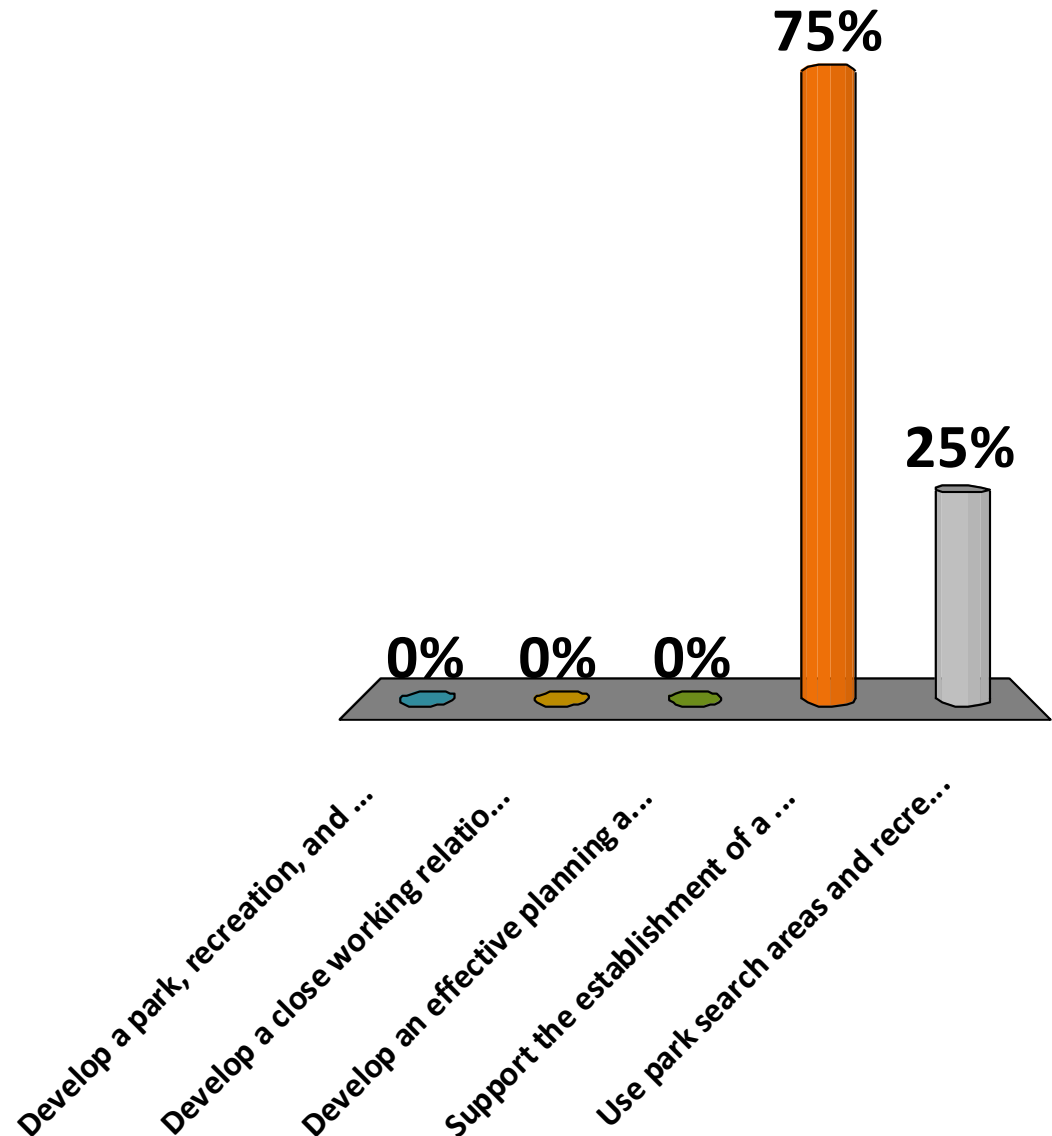
## Parks & Trails Goals

1. Develop a park, recreation, and trail system that meets the needs of City residents.
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.
3. Develop an effective planning approach to developing and maintaining parks and recreation areas and constructing and maintaining trails and routes.
4. Support the establishment of a network of public parks and public, multi-use, non-motorized trails, including the Gateway Trail, to provide outdoor recreation amenities and community-wide connections to serve the health and welfare of the City's residents.
5. Use park search areas and recreational facilities search areas and other natural resource information to guide park acquisition donations and potential site acquisitions when property becomes available.



# What Parks & Trails goals are **NOT** appropriate for inclusion in this plan?

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## Goals and Policies

### Transportation

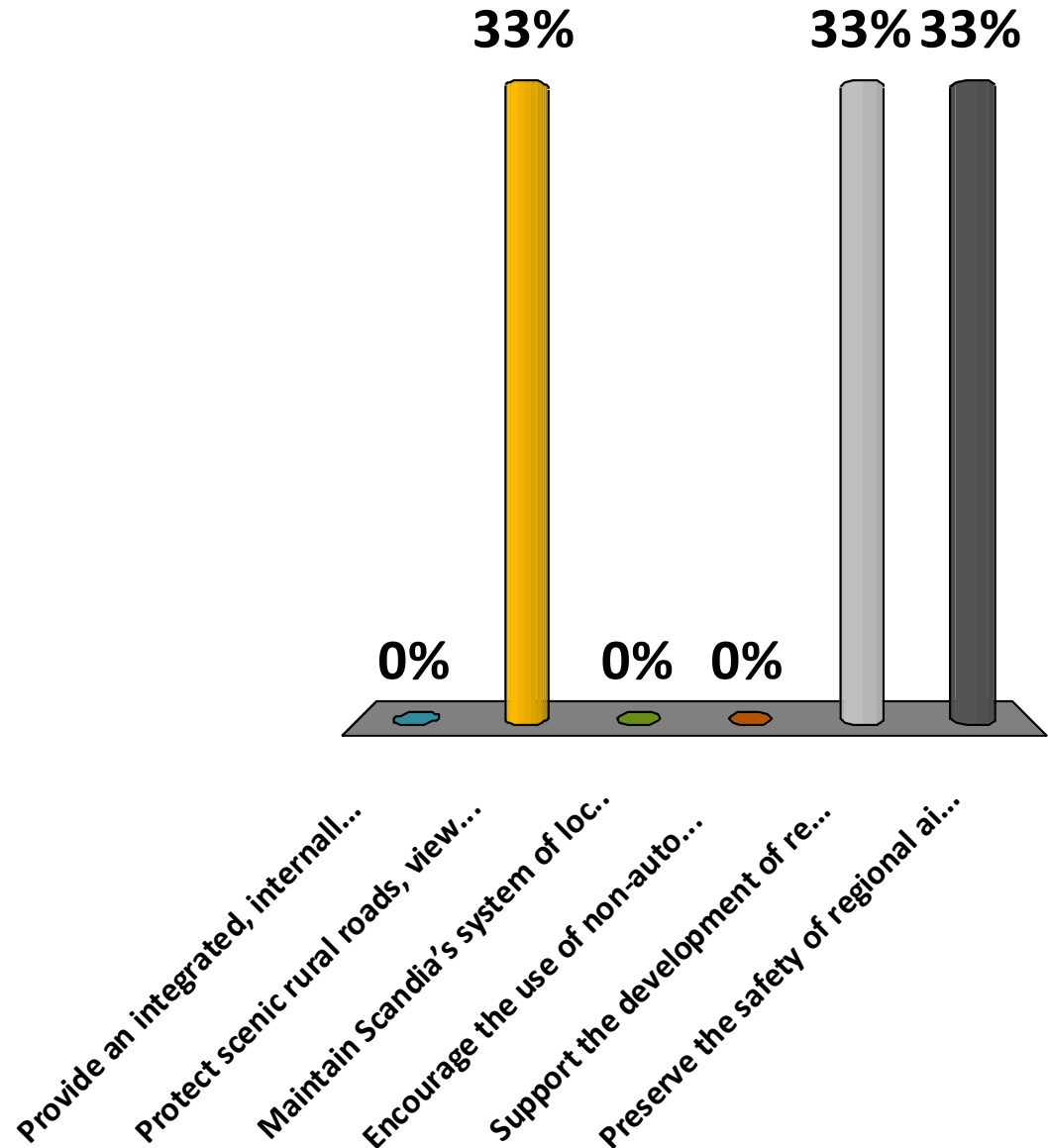
#### Possible Language includes:

## Transportation Goals

1. Provide an integrated, internally-connected, efficient street system connecting village and higher density neighborhoods to the Village Center.
2. Protect scenic rural roads, viewpoints and vistas identified through the planning process from visually intrusive or incompatible development.
3. Maintain Scandia's system of local roadways
4. Encourage the use of non-automotive modes of transportation
5. Support the development of regional and local transit options.
6. Preserve the safety of regional air traffic

## What Transportation goals are **NOT** appropriate for inclusion in this plan?

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# IF WE HAVE TIME

Priorities

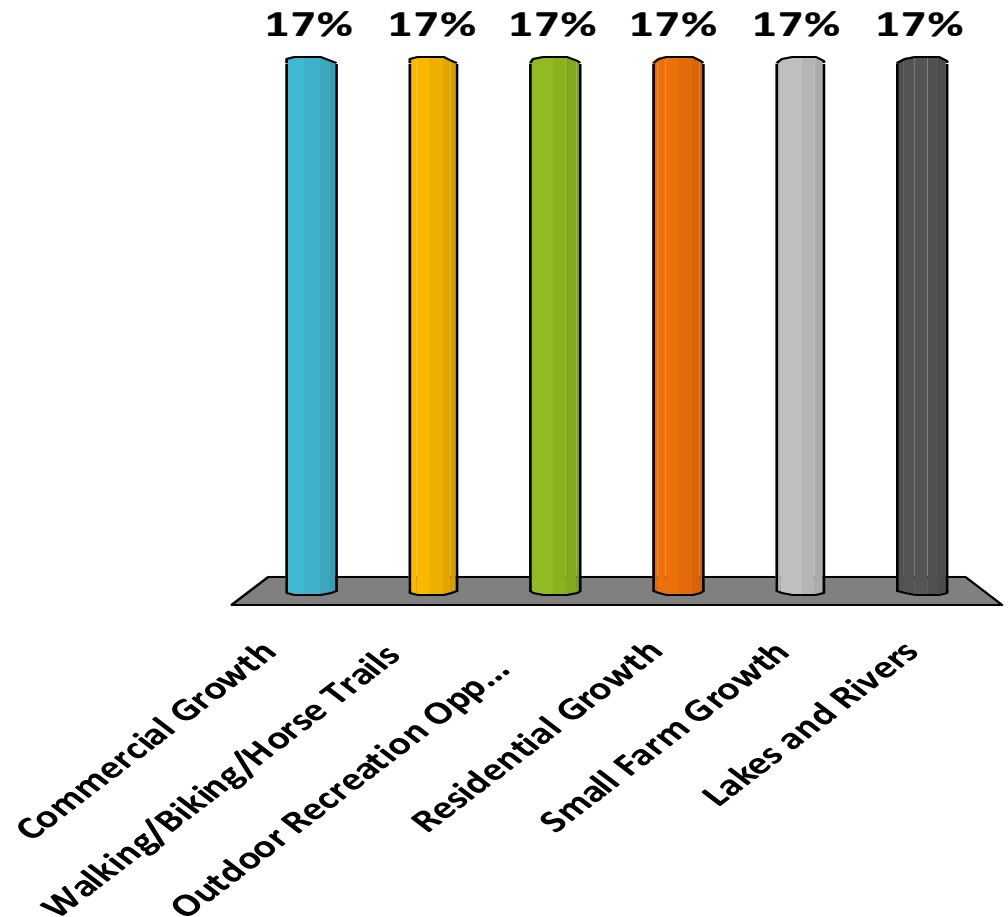
Which priorities should be the focus of planning efforts in the next 10 years?

1. Commercial Growth
2. Walking/Biking/Horse Trails
3. Outdoor Recreation Opportunities
4. Residential Growth
5. Small Farm Growth
6. Lakes and Rivers

## Select up to three answers

Which priorities should be the focus of planning efforts in the next 10 years?

1. Commercial Growth
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Horse Trails
3. Outdoor Recreation  
Opportunities
4. Residential Growth
5. Small Farm Growth
6. Lakes and Rivers



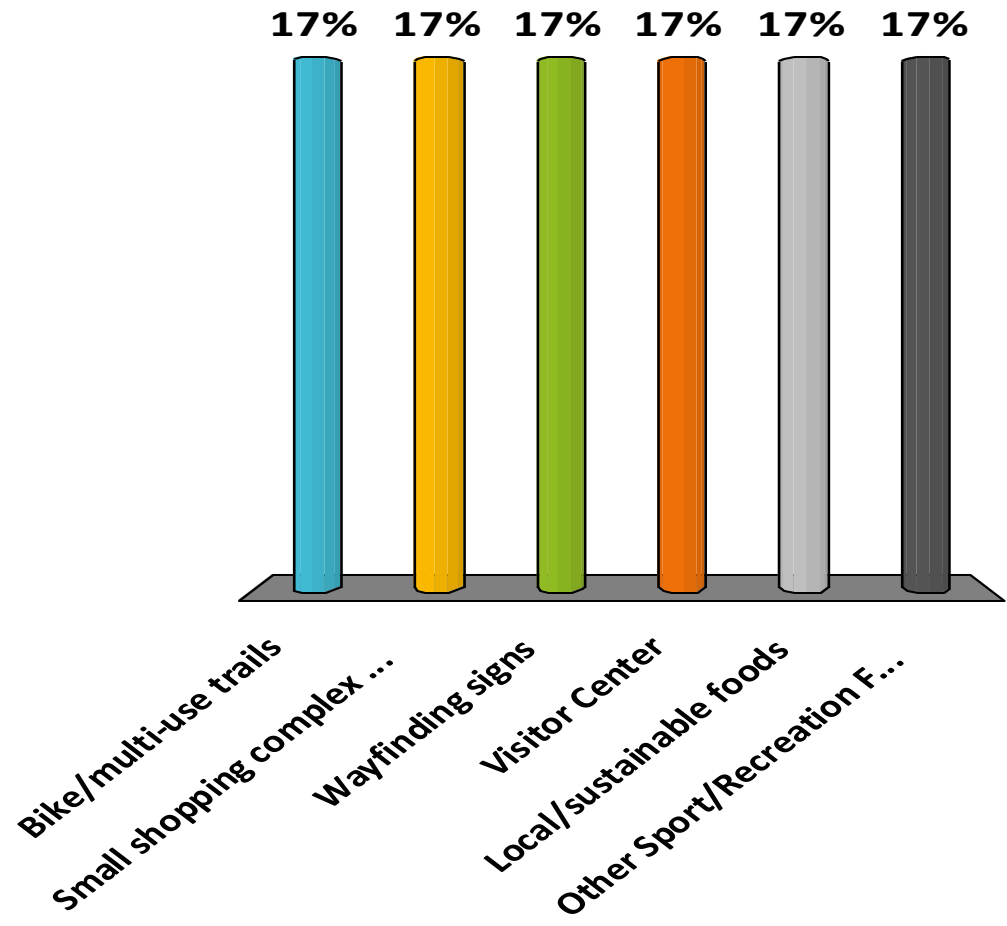
When considering community improvements that could make the City of Scandia a destination, what project makes the most sense?

1. Bike/multi-use trails
2. Small shopping complex in/near Village Center
3. Wayfinding signs
4. Visitor Center
5. Local/sustainable foods
6. Other sports/recreation facilities

## Select up to three answers

When considering community improvements that could make the City of Scandia a destination, what project makes the most sense?

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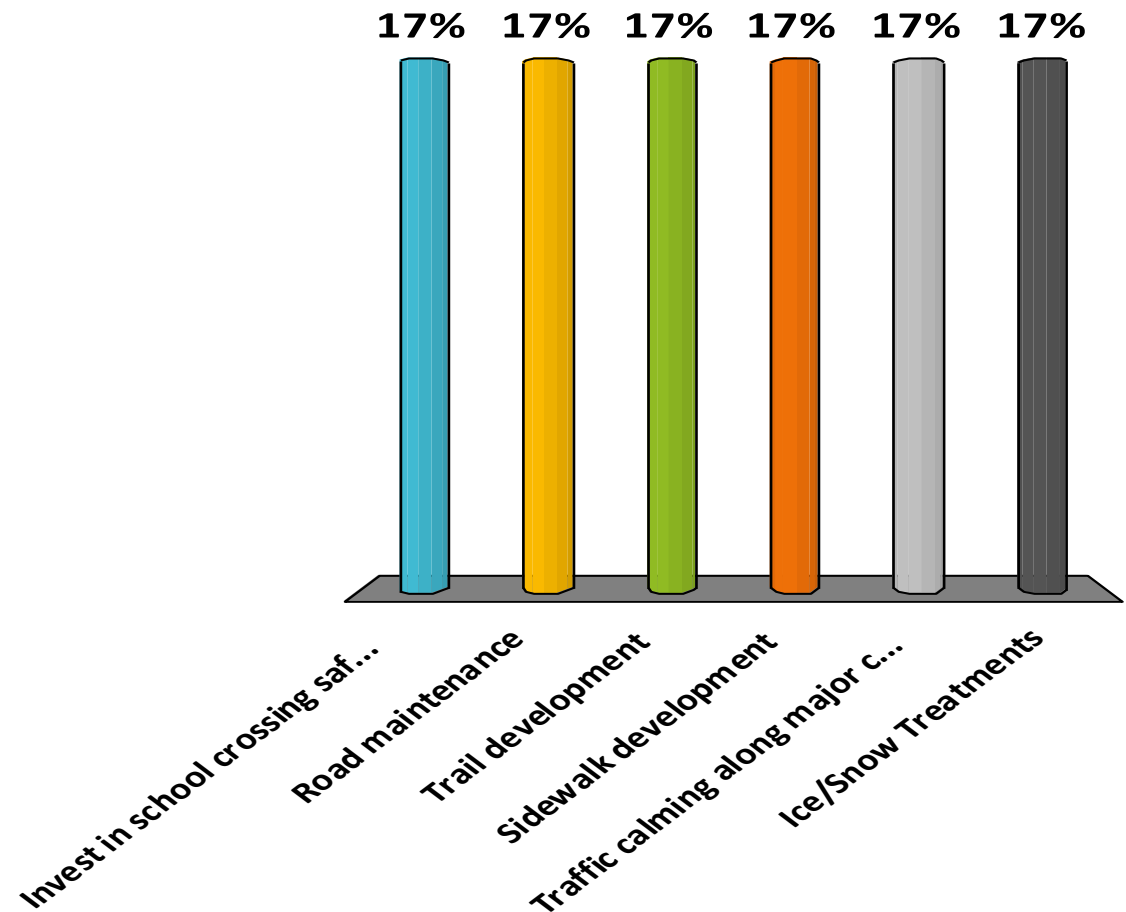




## Issue Identification: Transportation Safety

The City should invest in increasing the safety for all modes of transportation and in particular:

Select up to three answers



1. Invest in school crossing safety near the school
2. Road maintenance
3. Trail development
4. Sidewalk development
5. Traffic calming along major corridors
6. Ice/Snow Treatments

# Policies

## Policies

## Housing

## Possible Language includes:

- Encourage residential development in areas with existing infrastructure
- Offer density bonuses for development providing multifamily, senior, or life cycle housing
- Encourage residential buildings to be designed for accessibility
- Review current development ordinance to allow smaller lot sizes or higher densities to fit Rural Center characteristics
- Allow limited infill of large lot residential areas
- Monitor the general condition of the housing stock

# Policies

## Policies

## Land Use

## Possible Language includes:

## Policies

- Conduct development in a manner that is sensitive to the impact upon natural features and environmental constraints.
- Coordinate with property owners, other governmental units and agencies, and developers to protect high quality natural areas and historic resources
- Utilize low-impact development techniques in new developments.
- Provide incentives to protect scenic views by minimizing the visual impact of new development.
- Explore programs and development concepts that encourage creative methods to preserve rural character and natural resources.
- Encourage a variety of agricultural operations and uses.
- Encourage participation in the Agricultural Preserves Program.
- Review current development regulations to allow compatible secondary uses in agricultural areas.
- Achieve compatible relationships between different types of land uses by utilizing design standards, appropriate buffers, land use transitions and high-quality design
- Implement performance standards for the management of existing mining operations to minimize or prevent negative impacts.

## Policies

### Policies

### Transportation

Possible  
Language  
includes:

- Discourage the creation of permanently long streets with only a single access point.
- Encourage design and land uses that support a range of transportation choices.
- Guide future development to roadways capable of accommodating resulting traffic.
- Establish context-sensitive roadway design standards that will protect the narrow and heavily wooded character of identified low-traffic roadways.
- Develop a capital improvement program to ensure adequate funding for priority roadway concerns.
- Cooperate with County and State jurisdictions to keep through-traffic on arterials at minimum disruption of local circulation and residents.
- Develop a system of bike and pedestrian friendly streets to complement recreational trails.
- Require new roadways be 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.

## Policies

## Economic Development

Possible  
Language  
includes:

## Policies

- Create development and land use standards to guide development into the Village Center, away from a linear pattern along highways or undeveloped rural intersections.
- Encourage tourism and recreation businesses in the Village Center
- Work with building owners to maintain and upgrade building facades and properties consistent with the Village Center's small town image and historic character.
- Encourage public and private investment in community-oriented institutions including the community center and city hall, church, cemeteries, and Gammelgarden.
- Identify and allow in-fill development opportunities for business expansion
- Promote new businesses that create synergy with existing businesses
- Cooperate with businesses, educational institutions, community organizations, and government to provide information to local businesses.
- Set and enforce performance standards to encourage home-based businesses to transition to a storefront when its market is adequately developed.
- Strengthen public services to attract and retain businesses and workforce.

## Policies

### Parks and Trails

### Possible Language includes:

## Policies

- Design and locate parks, recreation facilities, trails, and routes in a manner that best meet their purpose and the needs of residents.
- Work with Washington County, the Metropolitan Council, and the Minnesota Department of Natural Resources on more detailed planning efforts to insure the regional green infrastructure system is designed in a manner compatible with existing and planned development.
- Coordinate with local park and trail interest groups in development, implementation, operation, and maintenance of projects.
- Promote volunteerism to enhance community ownership and stewardship of parks, trails, recreation programs, and services
- Emphasize the importance of connecting regional trails, particularly the Gateway Trail, with the Village Center.
- Promote trail connection between Big Marine Park Reserve and William O'Brien State Park.
- 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

## Policies

### Policies

### Utilities and Infrastructure

Possible  
Language  
includes:

- A. Locate public facilities to optimize services and allow rapid response
- B. Develop a replacement or expansion program for deteriorating and aged infrastructure and utility lines.
- C. Ensure the availability of funding of short- and long-term utility infrastructure improvements.
- D. Seek alternative funding sources as needed
- E. Hire/Retain staff to implement and monitor standards, policies, and procedures.
- F. Encourage appropriate uses of alternative energies across a variety of land uses.



Thank you!

Questions /  
Comments

- Jane Kansier, AICP

[Janeka@Bolton-menk.com](mailto:Janeka@Bolton-menk.com)

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