# TOWNSHIP OF LENT 20 4 0 COMPREHENSIVE PLAN



ADOPTED BY THE TOWN BOARD AUGUST 17, 2021



## **Dedication**

This document is a culmination of input by citizen volunteers, elected officials, staff, and our consultants. Thank you.

## **Town Board**

Rick Keller (Chair)

Brian Seekon

Carolyn Cagle

Troy Nelson

Jess Eischens

## Planning Commission

Mike Willcoxen (Chair)

Phil Carlson (Vice-Chair)

**Bob Schule** 

Jeff Johnson

Susie Brooks

Mike Olson

## **Township Staff**

Kelly Wood, Township Clerk

Laura Carr, Township Deputy Clerk

Stephanie Aker, Township Treasurer

## Consultant







### TABLE OF CONTENTS

INTRODUCTION & COMMUNITY PROFILE	2
LAND USE & GROWTH	16
HOUSING	31
NATURAL RESOURCES, OPEN SPACE & RECREATION	38
TRANSPORTATION & INFRASTRUCTURE	49
IMPLEMENTATION	66

## TABLES

TABLE 1-1: POPULATION OF LENT TOWNSHIP AND NEIGHBORING COMMUNITIES, 1970 - 2019	6
TABLE 1-2: AGE OF POPULATION, LENT TOWNSHIP RESIDENTS 2010 & 2020	7
TABLE 1-3: POPULATION BY RACE; TOTAL HISPANIC POPULATION	8
TABLE 1-4: 2020 POPULATION 25+ BY EDUCATIONAL ATTAINMENT	9
TABLE 1-6: LENT TOWNSHIP EMPLOYMENT BY INDUSTRY	11
TABLE 1-7: TOP INDUSTRIES OF EMPLOYMENT FOR CHISAGO COUNTY	11
TABLE 1-8: HOUSEHOLD INCOME	12
TABLE 1-9: LENT TOWNSHIP HOUSEHOLD INCOME DISTRIBUTION	13
TABLE 1-10: BUILDING PERMIT DATA 2000-2020	14
TABLE 1-11: PERSONS PER HOUSEHOLD	15
TABLE 1-12: LENT TOWNSHIP POPULATION AND HOUSEHOLD FORECASTS	15
TABLE 2-1: EXISTING GENERALIZED LAND USE DESCRIPTIONS	19
TABLE 2-2: EXISTING GENERALIZED LAND USE BY ACRE	2′
TABLE 2-3: FUTURE LAND USE DESCRIPTIONS	23
TABLE 2-4: FUTURE LAND USE BY ACRE	25
TABLE 2-5: FUTURE LAND USE CATEGORY AND CORRESPONDING ZONING DISTRICT	25
TABLE 2-6: LENT TOWNSHIP POPULATION AND HOUSEHOLD FORECASTS	27
TABLE 3- 1: HOUSING UNITS BY OCCUPANCY STATUS AND TENURE	34
TABLE 3-2: HOUSING TYPE STATUS AND TENURE	34
TABLE 3-3: AGE OF HOUSING	3!
TABLE 3-4: HOUSING VALUE	3!
TABLE 3-5: PROJECTED GROWTH	36
TABLE 3-6: AGE OF POPULATION	3
TABLE 3-7: AGE OF POPULATION	37
TABLE 5-1: ROAD FUNCTIONAL CLASSIFICATION	5
TABLE 6-1: ZONING CATEGORY DESCRIPTIONS	68
TABLE 6-2: IMPLEMENTATION MATRIX	7
TABLE 6-2: IMPLEMENTATION MATRIX	72

## FIGURES

FIGURE 1-1: LENT TOWNSHIP INFLOW/OUTFLOW JOB COUNTS	. 10
FIGURE 2-1: EXISTING GENERALIZED LAND USE	. 22
FIGURE 2-2: 2040 FUTURE LAND USE	. 26
FIGURE 4-1: CARLOS AVERY WMA	41
FIGURE 4-2: CARLOS AVERY WMA RECREATIONAL AMENITY DETAILS	. 42
FIGURE 4-3: WATER FEATURES	. 44
FIGURE 4-5: SUNRISE PRAIRIE REGIONAL TRAIL MAP	. 47
FIGURE 5-1: TRANSPORTATION NETWORK	. 56
FIGURE 5-2: 2017 TRAFFIC VOLUMES (LEFT) AND 2023 FORECASTED TRAFFIC VOLUMES (RIGHT). SOURCE: CHISAGO COUNTY	
FIGURE 5-3: CSAH-17 EXTENSION	
FIGURE 5-4: TRANSPORTATION PLAN	61
FIGURE 5-5: TOWN HALL (LEFT) AND BIRDIE WOODS ROOM (RIGHT)	. 64
FIGURE 6-1: ZONING MAP	. 69

## EXECUTIVE SUMMARY

The purpose of completing a Comprehensive Plan is to evaluate a community's status quo and set the direction for future growth and change regarding land use, housing, preservation of natural resources, parks and recreation, and transportation and infrastructure. Each of these Plan elements are described in the chapters that follow, and each Plan element chapter begins by outlining the goals and strategies associated with the chapter topic.

The first chapter introduces the aspirations for this Plan and provides an in-depth background of the community that makes up Lent Township. This chapter begins by highlighting the Vision Statement, which is important to set the tone for the remainder of the Plan. The community engagement process is outlined, which included a community-wide survey and several public meetings. A "community profile" presents the most up-to-date population, demographic, and economic data for the Township. The chapter closes by presenting population forecasts through 2040, which is a critical component to planning for growth within the community.

Chapter 2 focuses on the land uses and how the Township will grow within the 2040 planning period. The major components of this chapter are existing land use and future land use. Planning for future land use includes both residential and commercial development and seeks to guide anticipated growth and development strategically and geographically.

Chapter 3 addresses housing, which is a new element included in this Comprehensive Plan Update. The Housing chapter evaluates the existing housing within the Township, including statistics regarding number of housing units, type, value, and age, all important for assessing the existing need. The chapter concludes by discussing the projected housing need.

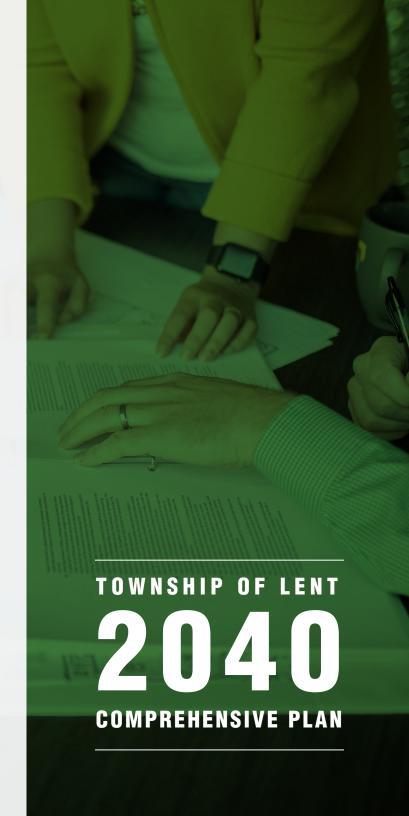
Chapter 4 details both the natural resources as well as the recreation and open spaces within Lent Township. With approximately one-third of the land area designated as a State Wildlife Management Area, it is important to highlight this natural feature and acknowledge that it will remain preserved. Finally, the parks and trails in the community and future planning efforts for these systems are addressed.

Chapter 5 is dedicated to the transportation and infrastructure that supports the overall land use pattern and plan for growth within the community. This chapter is integral in understanding how the land use plan was established, and how from an infrastructure perspective the goals for the future can be achieved. The chapter integrates plans from Chisago County, specifically related to the transportation network, to ensure that projected growth and proposed land use patterns can be supported by the transportation network.

The final chapter, Implementation, pulls the goals and strategies from each chapter together into an organized table which provides a road map for executing what has been set forth by the Plan by tying each goal or strategy to a responsible party and time frame.

**CHAPTER 1** 

## INTRODUCTION & COMMUNITY PROFILE





## COMPREHENSIVE PLAN INTRODUCTION

Lent Township adopted its first Comprehensive Plan in 2005 and has since been committed to updating the original Plan, completing an update in 2013 for the 2030 planning period, and in 2020-2021 for the 2040 planning period. The mission of the 2040 Comprehensive Plan Update was to refine and build upon the 2013 Comprehensive Plan by retaining items that remain relevant while incorporating additional elements and information throughout, to better assist the Township in implementing its vision.

The Township understands that because the community will continue to grow and evolve, this document is intended to be a living document, meaning that it will expand and be modified over time, in a continued effort to support the vision, goals and aspirations of the community. The Township is committed to working collaboratively between community members and leaders, adjacent jurisdictions, and Chisago County to develop the goals and policies that reflect the community's vision. It is the hope of the Township that integration of this plan and subsequent policies will enhance the overall region.

## **COMMUNITY OVERVIEW**

Lent Township is a community made up of approximately 3,200 residents spread across 34 square miles, located on the I-35 corridor just north of the Twin Cities Metropolitan Area in Chisago County. Established in 1872 and named after a pioneer settler named Harvey Lent, the community began as a small agricultural community with rural roots.

Over the past twenty years the Township has changed and evolved as growth pressure within Chisago County has increased. Within this time the landscape has shifted away from being predominantly agriculture-based, though there are characteristics that embody this history. Today the Township is characterized predominantly by rural residential uses, and the proximity and accessibility of Lent Township to the Twin Cities means that new residents will continue to be attracted to the area. The community will certainly continue to change with those trends.

In 2007, the Township took over the land use and zoning authority from the County. The purpose of taking control of these functions was the hope of being able to better define the future of the Township, by having members of the community more directly involved in the planning process for the Township's future. Although a great responsibility, the goal continues to be to maintain a great community where people want to live, work and recreate.



## TOWNSHIP VISION

The Township Vision was originally established during the 2005 Comprehensive Plan development and has subsequently been updated during the 2030 and 2040 update processes, integrating information obtained from Planning Commissioners, Town Board Members, and comments from residents during the community engagement process. The vision statement is the overarching theme and describes the Township's thoughts on what the community will look like in the future, who will be here, what types of uses will be present, and how implementation measures will be met.

## **VISION STATEMENT**

Lent Township shall maintain its independence through establishing a sustainable community focused on rural character, dark skies, and rural land use patterns. Residential large lot uses shall continue to dominate the landscape, with strategic areas guided for commercial, general business, and housing diversity. Preservation of natural resources and natural areas shall be of principle focus and shall contribute and enhance the community. Connections to areas such as Carlos Avery shall be integrated into development and encouraged through visual corridors, trails, and other means to ensure that everyone has access. Cooperation and coordination with other public and private entities will encourage strategic and rational governance of the Township's infrastructure including energy transmission, communication, transportation, water supply and wastewater management. Preservation and maintenance of these values will ensure that orderly growth, and protection of the rural character will continue for future generations.

Lent Township 2040 Comprehensive Plan Introduction & Community Profile | 4



## COMMUNITY ENGAGEMENT

Engaging the community during the Comprehensive Plan Update process is important. In addition to holding the required public hearing and discussing drafts of the Comprehensive Plans during Planning Commission and Town Board meetings, the community engagement opportunities are summarized below:

- Community-wide survey
- Facebook posts with survey opportunities
- Planning Commission and Board Members Work Session
- Two Planning Commission Work Sessions
- Draft Plan Public Open House

## COMMUNITY-WIDE SURVEY

In the summer of 2020, the Township mailed a survey to approximately 1100 households to gather input on location and type of future development, current issues facing the Township, and anticipated future issues that will face the Township. Provided below is a summary of the information gathered from approximately 100 surveys that were received by the Township.

Major themes that emerged from information gathered:

- The desire to preserve the Township's rural character and acreage residential lots.
- The issue of high-speed internet availability.
- The desire for additional recreational opportunities including parks and trails.
- Positive feedback on recent investment in paving of local roads.
- The desire to keep taxes low.
- Encouragement of residential development including senior housing.
- Strategically focus development near existing accessible areas, for example near the I-35 and CSAH-17 interchange.

Lent Township 2040 Comprehensive Plan Introduction & Community Profile | 5

## **POPULATION**

In 2019, Lent's population was estimated at 3,217 people. The chart below shows census population data for Lent Township. This chart shows that Lent Township has generally grown slower than surrounding communities.

Community	1970	1980	1990	2000	2010	2019	Percent Change 2010- 2019
Lent Township	556	1,380	1,797	2,113	3,091	3,217	+4.1%
Linwood Township	1,004	2,839	3,588	4,668	5,123	5,442	+6.2%
City of Wyoming	695	1,559	2,142	3,048	7,791	8,066	+ 3.5 %
City of Stacy	278	996	1,081	1,278	1,456	1,518	+ 4.3 %
City of North Branch	1,106	1,597	1,867	8,023	10,125	10,767	+ 6.3%
Chisago City	1,068	1,634	2,009	2,622	4,967	5,224	+ 5.2%
City of Lindstrom	1,260	1,972	2,461	3,015	4,442	4,720	+ 6.3%
Chisago County	17,492	25,717	30,521	41,101	53,887	56,579	+ 5.0%
Source: U.S. Census and American Community Survey (ACS)							

TABLE 1-1: POPULATION OF LENT TOWNSHIP AND NEIGHBORING COMMUNITIES, 1970 - 2019

## **DEMOGRAPHICS**

Demographic information was collected by utilizing information from the U.S. Census Bureau and American Community Survey (ACS) reporting.

Like many other communities around the country, Lent Township is experiencing an aging population. The percent of the population that is 50 years of age and older has increased from 2010 to 2020. Providing adequate housing and services for residents of all ages has been and will continue to be a priority for Lent Township and will be discussed further in Chapter 3. Table 1-2 shows the percentage of residents in each age bracket. The median age in Lent Township in 2010 was 41.1 years old.

Age Bracket	2010	Percent	2020	Percent
Age 0-9	371	12.0%	335	10.3%
Age 10-19	513	16.6%	383	11.9%
Age 20-29	247	8.0%	449	14.0%
Age 30-39	341	11.2%	403	12.5%
Age 40-49	679	21.9%	381	11.9%
Age 50-59	537	17.4%	587	18.2%
Age 60-74	332	10.8%	538	16.8%
Age 75+	66	2.2%	140	4.4%

TABLE 1-2: AGE OF POPULATION, LENT TOWNSHIP RESIDENTS 2010 & 2020.

Lent Township 2040 Comprehensive Plan Introduction & Community Profile | 7

## RACE AND ETHNICITY

Like other nearby communities, the white population constitutes an overwhelming majority of Lent Township's population, at 96.8%, and it has not seen a very large increase in the diversity of its population. Between 2010 and 2020, the percentage of non-white individuals in Lent increased by 2.1 percent. It is anticipated that the number of non-white individuals in Lent will continue to grow as only a small percentage of the overall population. Table 1-3 shows that the Asian population is the second largest racial ethnicity in Lent after White alone, at 1.4 percent.

Race	Number	Percent		
Population Reporting One Race	3,057	98.9%		
White	2,992	96.8%		
Black	13	0.4%		
American Indian	8	0.3%		
Asian	42	1.4%		
Pacific Islander	1	0.0%		
Some Other Race	1	0.0%		
Population Reporting Two or More Races	34	1.1%		
Total Hispanic Population	46	1.5%		
Source: U.S. Census Bureau (2010)				

TABLE 1-3: POPULATION BY RACE; TOTAL HISPANIC POPULATION

## **EDUCATION**

Lent Township's population is consistently remaining well-educated. In 2010, the percentage of Lent's residents with a bachelor's degree or higher was 21.4 percent. In that same year the percentage of residents with at least a high school diploma was 94.4 percent. Projections for 2020 Education Attainment are consistent with the findings found 10 years earlier. Maintaining a well-educated workforce is just one key component to attracting potential new employers to Lent.

Educational Attainment	Percent	
Less than 9th Grade	2.5%	
9th – 12th Grade, No Diploma	3.2%	
High School Graduate	27.0%	
GED/Alternative Credential	2.3%	
Some College, No Degree	28.5%	
Associate Degree	15.2%	
Bachelor's Degree	14.5%	
Graduate/Professional Degree	6.9%	
Source: U.S. Census Bureau, Esri Forecasts for 2020.		

TABLE 1-4: 2020 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Lent Township 2040 Comprehensive Plan Introduction & Community Profile | 9

## THE ECONOMY

According to the 2010 Census and the Minnesota Department of Employment and Economic Development (DEED), there were approximately 143 jobs in Lent in the year 2017, and 144 jobs in 2019. The 2010 average annual wage in Lent was \$25,688 and in 2019 that increased to \$31,980, a 24.5 percent increase.

In a similar timespan (2010 to 2018), annual wages in Chisago County increased from \$27,334 to \$32,621, a 19.3% increase. While the average annual wage in Lent still remains lower than the County average, the Township has been successful in increasing local wages at a higher percentage. The Township can continue this trajectory by focusing on economic development that attracts new businesses and well-paying jobs.

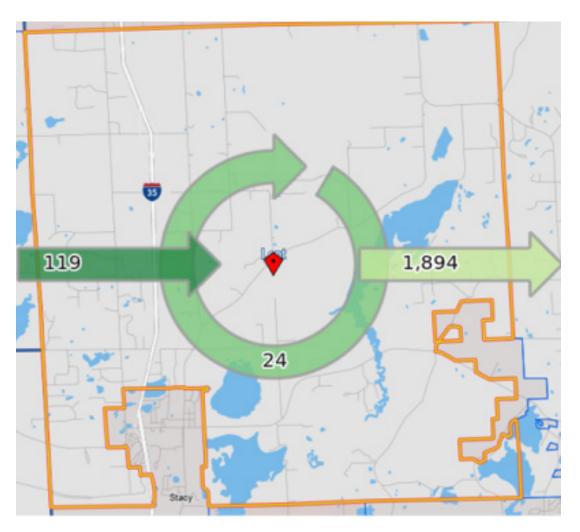


FIGURE 1-1: LENT TOWNSHIP INFLOW/OUTFLOW JOB COUNTS

Lent Township 2040 Comprehensive Plan

Introduction & Community Profile | 10

Of the approximate total of 143 people employed in Lent Township, it is estimated that 119 of those employed in Lent live outside the Township, and 24 of the 143 both live and work in Lent Township.

Industry	Employment Total
Goods-Producing Domain	54
Service-Producing Domain	90
Source: MnDE	ED

TABLE 1-6: LENT TOWNSHIP EMPLOYMENT BY INDUSTRY

Top Industries of Employment	Employment Total (2016)
Education and Health Services	5,064
Manufacturing	2,413
Trade, Transportation, and Utilities	2,359
Leisure and Hospitality	1,650
Total, All Industries	15,311

TABLE 1-7: TOP INDUSTRIES OF EMPLOYMENT FOR CHISAGO COUNTY

## HOUSEHOLD INCOME

Table 1-8 shows that the median and average household income in Lent is generally higher when compared with nearby communities. The median and average household income is also higher when compared to Chisago County.

Community	Median Household Income	Average Household Income
Lent Township	\$80,230	\$91,778
Linwood Township	\$91,493	\$106,915
City of Wyoming	\$81,730	\$92,907
City of Stacy	\$69,079	\$80,615
City of North Branch	\$69,531	\$78,350
Chisago City	\$74,610	\$87,820
City of Lindstrom	\$67,781	\$81,674
Chisago County	\$74,380	\$85,231

TABLE 1-8: HOUSEHOLD INCOME

Approximately 26.0 percent of households make less than \$50,000, with 36.7 percent making between \$50,000 and \$100,000. Approximately 13 percent of households make more than \$150,000. This demonstrates that many local households have disposable income and are able to support additional businesses with the community. This will help the community as it seeks to continue to attract additional service sector businesses.

Annual Income	Percent	
< \$15,000	4.7%	
\$15,000 - \$24,999	6.3%	
\$25,000 - \$34,999	4.2%	
\$35,000 - \$49,999	10.8%	
\$50,000 - \$74,999	19.4%	
\$75,000 - \$99,999	17.3%	
\$100,000 - \$149,999	24.3%	
\$150,000 - \$199,999	9.1%	
\$200,000 +	3.9%	
Source: U.S. Census Bureau, Esri forecasts for 2020		

TABLE 1-9: LENT TOWNSHIP HOUSEHOLD INCOME DISTRIBUTION

## POPULATION GROWTH FORECASTS

The total population of Lent Township is anticipated to grow by approximately 230 residents by the year 2040. As a result, the Township can expect development of an estimated 100 households by 2040 which is based upon the current trajectory of persons per household within the community, as shown in Table 1-11. These population and household forecasts are calculated based upon review of historical building permit data from 2000 to 2020, as shown below in Table 1-10.

Lent will plan for this anticipated population growth through strategic planning policies established throughout this Plan as well as the Zoning and Subdivision ordinances.

2000-2010	New Single-Family Homes		2010-2020	New Single-Family Homes
2000	47		2010	2
2001	59		2011	2
2002	45		2012	1
2003	24		2013	1
2004	30		2014	10
2005	12		2015	2
2006	9		2016	8
2007	3		2017	8
2008	5		2018	3
2009	0		2019	8
2010	2		2020	8
Total 2000-2010	236		Total 2010-2020	44
Grand Total 2000-2020: 280				

## HOUSEHOLD SIZE

When considering growth projections for a community it is important to consider the average persons per household. Since 2000, Lent has seen a decrease in the average number of people residing per household. This pattern coincides with a national trend in an overall reduction in the number of people residing in individual households.

Year

2010

2018

Year	Persons Per Household	
2000	3.03	
2005	2.92	
2010	2.89	
2015	2.84	
2019	2.85	
2020	2.87	
2030 Projection	2.85	
2040 Projection	2.83	
Source: U.S. Census and American Community		

Survey (ACS)

2020 3,217 2025 3,268 2030 3,328 2040 3,447 2020 - 2040 Change

TABLE 1-12: LENT TOWNSHIP POPULATION AND HOUSEHOLD FORECASTS

Population

3,091

3,072

230

Households

1,071

1,134

1,118

1,143

1,168

1,218

150

TABLE 1-11: PERSONS PER HOUSEHOLD

**CHAPTER 2** 

## LAND USE & GROWTH



## INTRODUCTION

The Township understands that planning for land use and guiding growth is essential for maintaining the quality of life consistent across the community that makes Lent a desirable place to live, work, and recreate. This chapter first introduces the land use-specific goals and strategies for the Township, and then provides a background on the current land use patterns. What follows is the future land use plan, which includes details on both the future residential development and commercial development opportunities within the community. The chapter closes by acknowledging the importance of this plan to be an evolving plan.

## LAND USE GOALS

## Goal 1

Preserve the 'dark skies' that contribute to the overall rural character of the Township.

## Strategies:

- · Continue to preserve areas with significant natural resource, cultural, historic, and scenic value.
- · Continue to support agriculture uses, including small-scale agriculture businesses such as orchards and small fruits, vineyards, tree farms, specialty animals, apiaries, and hobby farms.
- · Collaborate with local, County, State and Federal partners to promote conservation efforts and agriculture initiatives.
- · Protect existing low-density residential areas from commercial, industrial, and high-density residential uses.
- · Encourage home-based businesses that are consistent with the rural residential lifestyle.

## Goal 2

Promote a balanced and thoughtful approach to growth and development that complements the rural character of the Township.

### Strategies:

- Identify appropriate areas for residential growth consistent with infrastructure plans including transportation and potential urban services.
- Restrict the development of more intense or high traffic uses to the Rural Transit Center (RTC) or other appropriately guided areas.
- Provide development opportunities for commercial businesses, focusing on attracting service-oriented businesses over retail, of varying scales and sizes in designated areas or corridors within the Township.
- Manage growth and premature development of key areas through the Township's Zoning and Subdivision ordinances.
- Identify existing or future areas for urban expansion for commercial and light industrial uses and higher-density or multi-family residential uses.
- · Encourage compatible land uses along bordering jurisdictions.

## Goal 3

Continue to protect and enhance the health, safety, and welfare of residents through land use regulations.

## Strategies:

- Update official controls as necessary to be consistent with the Township's Land Use Plan.
- Communicate with and inform Lent residents and business owners about community growth, land development, zoning regulations and resource management

## **EXISTING LAND USE**

As demonstrated in this section, existing land use within Lent Township is predominantly characterized by large lot (2+ acres) single-family residential uses. There are several platted subdivisions where lot sizes are smaller than five acres, but lots are not smaller than one acre in an effort to adequately support individual septic systems.

The next largest land areas that comprise the Township are preserved land areas as part of the Carlos Avery WMA, and undeveloped land. Much of the undeveloped land has remained this way for two reasons. First, large areas are less suitable for development because of the presence of wetlands or similar

natural features. And second, some areas are inaccessible by way of the existing transportation network.

There is limited commercial development within the Township, which is found near the I-35 and CSAH-17 interchange. To date, there are only a few businesses in this area, and the remaining land in this area is undeveloped or has been used for agricultural and rural residential uses. Additionally, there are a number of home-based businesses spread throughout the community.

## **Existing Land Use Categories**

A total of 10 land use categories represent the existing land uses within the Township. The following table provides a description of each existing land use category.

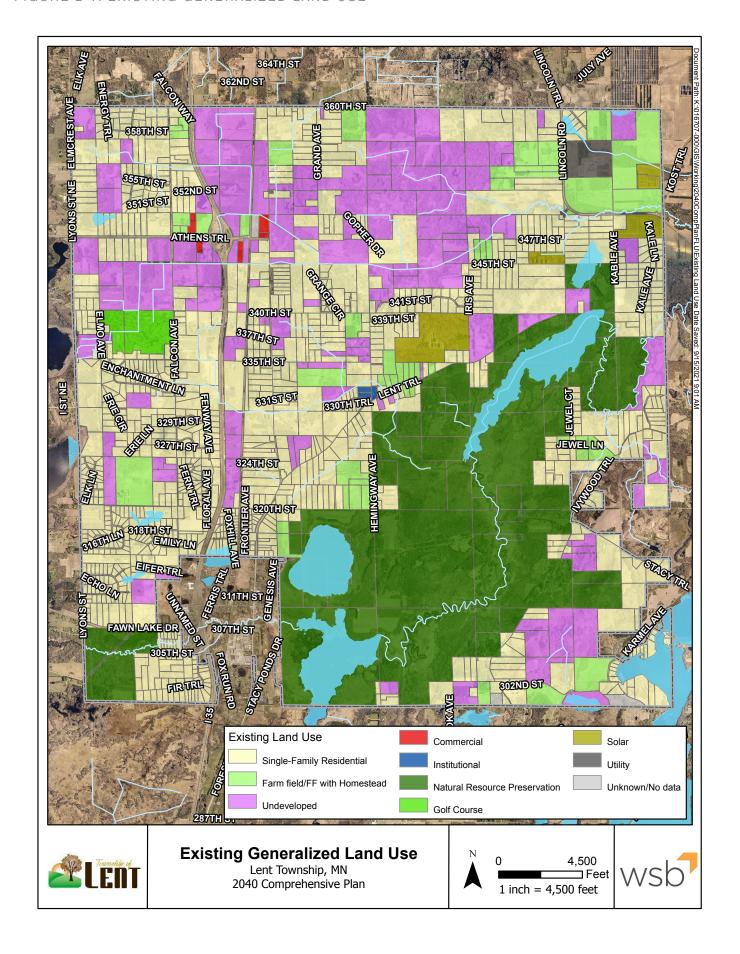
TABLE 2-1: EXISTING GENERALIZED LAND USE DESCRIPTIONS

Land Use Category	Description
Single-Family Residential	This category represents single-family residential development, regardless of lot size.
Farm field / Farm field with Homestead	<b>Farm field:</b> this category is characterized by existing land that appears to be in cultivation, either in the past or presently, without a residential structure present. Agricultural structures may be present. <b>Farm field with Homestead:</b> this category is characterized by existing land that appears to be in cultivation, either in the past or presently, that also has a single-family home present.
Undeveloped	The Undeveloped category represents parcels which appear to have no structure
Natural Resource	The Natural Resource category represents the Carlos Avery Wildlife Management Area.

Commercial	The Commercial category includes parcels where a business is located as the primary use of land. This category would not include an existing home-based business.
Institutional	This category represents Lent Township-owned parcels, where the Town Hall is and two parcels to the west.
Golf Course	The Golf Course category represents the Falcon Ridge Golf Course.
Solar Array	The Solar Array category represents the characterized by community solar gardens in the northeast part of the Township.
Utility	The Utility category represents the Xcel Energy electric transfer station located in the northeast part of the Township.
Unknown / No data	This category characterizes areas where there was insufficient data to identify the existing land use.

TABLE 2-2: EXISTING GENERALIZED LAND USE BY ACRE

Land Use Category*	Acres	Percent of Total
Single-Family Residential	9,688	43.9%
Farm field / Farm field with Homestead	1,428	6.5%
Undeveloped	4,660	21.1%
Natural Resource	5,777	26.2%
Commercial	52	0.2%
Institutional	15	0.1%
Golf Course	184	0.8%
Solar Array	102	0.5%
Utility	118	0.5%
Unknown / No data	46	0.2%
*Right-of-way is not included as a land use category		



## **FUTURE LAND USE**

The 2040 Land Use Plan provides the basis for guiding type, intensity, and location of various uses within the Township. It was developed in a manner that supports the goals of this Plan, which is to take a balanced approach to future development that complements the rural character of the community. With increasing development pressure and interest for a more diversified land use portfolio, balancing future development that complements rural character will be a challenge. Ultimately, the Land Use Plan must consider several factors including existing land uses, existing and future transportation infrastructure, projected population growth and housing need, natural resources, and needs and desires set forth by the Township.

## **Future Land Use Categories**

The following table describes the future land use categories represented on the future land use map. The categories are updated from the previous plan to reflect best practices in land use planning.

Future Land Use Category	Description
Rural Residential	Lands guided as "Rural Residential" are not planned to accommodate residential growth (though it does not restrict growth from happening here), and the land use in these areas will likely remain relatively unchanged.
Low Density Residential	The Low-Density Residential category directly correlates to existing 2-acre residential lots, or land that is zoned RR-II at the time of the adoption of this Plan. The maximum density in this category is 1 lot per 2 acres.
Low Density Residential (newly guided)	This category represents newly guided land for Low-Density Residential use. The maximum density in this category is 1 lot per 2 acres.
Medium Density Residential	The Medium-Density Residential category directly correlates to existing 1-acre residential lots, or land that is zoned RR-I at the time of the adoption of this Plan. The maximum density in this category is 1 lot per 1 acre.

TABLE 2-3: FUTURE LAND USE DESCRIPTIONS

Medium Density Residential (newly guided)	This category represents newly guided land for Medium-Density Residential use. The maximum density in this category is 1 lot per 1 acre.
Regional Commercial	The Regional Commercial category represents land intended for the most intense commercial uses within the Township. This land use category is concentrated around the I-35/CSAH-17 interchange and is meant to permit commercial uses that will attract local and more regional patrons. At this time, it is not anticipated that there will be an increase in demand for this land use, so no new land has been guided as this category.
Mixed Use (Residential & Commercial)	The Mixed-Use category designates land within the anticipated CSAH-17 extension corridor for a mix of uses, both residential and commercial. The Township is in the early planning stages for the future of this area and therefore intends to keep all potential options open. This area is an opportunity to attract diversified businesses and residential development different from what exists in the Township today.
Rural Business (Overlay)	The Rural Business category guides areas where future businesses may locate that are smaller scale and less intense as compared with the "Regional Commercial" category. This category is an overlay district that is situated along Forest Blvd/Hwy 61 between 340th Street and 360th Street. This category is meant to provide additional opportunities for businesses or new commercial development that generally blend in with the surrounding rural residential land uses.
Natural Resource Preservation	The Natural Resource Preservation category represents the Carlos Avery WMA to be conserved and remain unchanged into the future.

Future Land Use Category	Acres	Percent of Total
Rural Residential	12,964	58.7%
Low Density Residential	2,253	10.2%
Low Density Residential (newly guided)	26	0.1%
Medium Density Residential	469	2.1%
Medium Density Residential (newly guided)	276	1.2%
Regional Commercial	314	1.4%
Natural Resource	5,777	26.2%
Overlay Categories		
Mixed Use (Residential & Commercial)	684	
Rural Business	270	

TABLE 2-4: FUTURE LAND USE BY ACRE

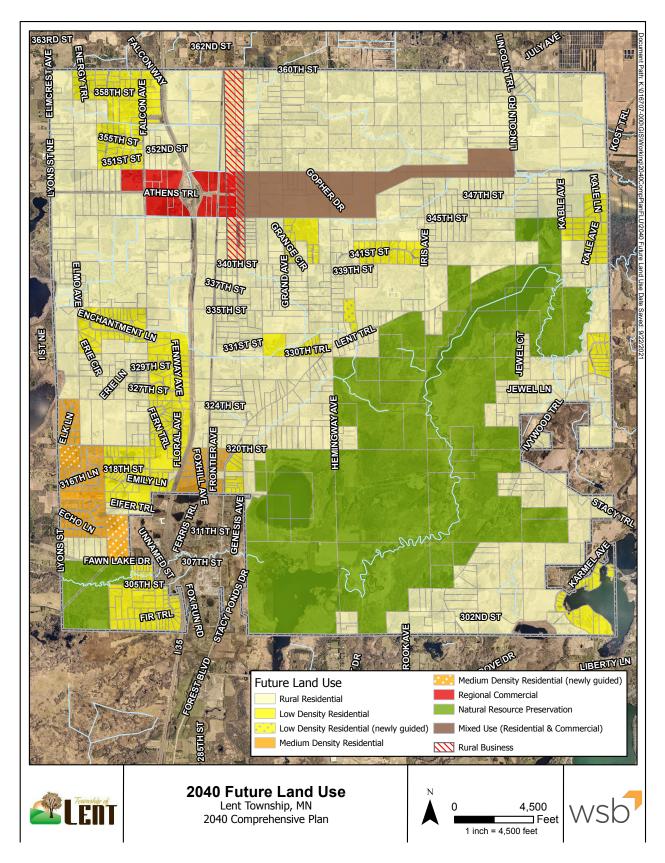
Future Land Use Category	Future Zoning District
Rural Residential	RR-A
Low Density Residential	N/A (Existing RR-II)
Low Density Residential (newly guided)	RR-II
Medium Density Residential	N/A (Existing RR-I)
Medium Density Residential (newly guided)	RR-I
Regional Commercial	RTC
Rural Business	N/A (Overlay)
Mixed Used (Residential & Commercial)	Potential new zoning district
Natural Resource Preservation	NRP

TABLE 2-5: FUTURE LAND USE CATEGORY AND CORRESPONDING ZONING DISTRICT

## **Future Land Use Map**

The 2040 Future Land Use map is the culmination of information from the existing land use map, the transportation plan, water features, projected housing need, and input from community leaders and citizens.

FIGURE 2-2: 2040 FUTURE LAND USE



## **Future Residential Development**

The Township is expected to grow by approximately 100 housing units, or 230 residents, by the year 2040. As outlined in the Community Profile section of Chapter 1, these estimates are based on the Township's building permit data for the years 2000 to 2020 and average household size. Lent should plan to accommodate a minimum of 100 new dwelling units.

Year	Population	Households
2010	3,091	1,071
2018	3,072	1,134
2020	3,217	1,118
2025	3,268	1,143
2030	3,328	1,168
2040	3,447	1,218
2020 - 2040 Change	230	150

TABLE 2-6: LENT TOWNSHIP POPULATION AND HOUSEHOLD FORECASTS

As indicated on the Future Land Use Map, sufficient land has been newly guided from Rural Residential to Low-Density Residential and Medium-Density Residential to accommodate this need. Additionally, the area guided as Mixed-Use includes both residential and commercial development and the Township plans to also accommodate housing here. These newly guided areas have been strategically chosen based on geographic location and compatibility with surrounding land uses, capacity to rely on existing or future transportation infrastructure, and likelihood of a specific parcel to develop.

### **Regional Commercial**

The land immediately surrounding the Interstate 35 (I-35) and Athens Trail (CSAH-17) interchange is strategically guided as Regional Commercial due to its exceptional access to and high visibility from the interstate. It is currently home to some businesses, with the intent to bring additional commercial development to the area. Future development for land guided Regional Commercial is anticipated to be medium to large in scale and attract a regional customer base as well as supporting the local community. Because of the I-35 interchange, this area is the primary commercial development opportunity for the Township and has the potential to become a future hub of the community.

A summary of the key planning considerations for this area are as follows:

- · Allow a mix of uses within the land guided Regional Commercial including retail, services, and light industrial land uses.
- Highlight the regional trail connection and continue to promote multi-modal access to the area.
- · Allow for alternative wastewater opportunities to encourage growth within this area.
- Provide higher density residential options adjacent to this area, such as senior housing.
- · Consider undertaking a master planning effort for this area to ensure cohesive development.

## Rural Business (Overlay)

The Township has several home occupations throughout the community and is generally supportive of smaller, start-up businesses provided they are consistent with neighborhood development patterns and infrastructure capacity. In recent years there has been discussion about increasing opportunities for such businesses while concentrating them along a specific corridor.

The 2040 Land Use Plan has refined the 2030 Plan by focusing the Rural Business Overlay along Forest Boulevard between 340th Street and 360th Street, as identified in Figure 2-2. Concentrating the Rural Business Overlay to this corridor will reduce land use conflicts in other more rural residential areas while increasing the visibility for businesses that locate here, which will help attract other similar businesses. The type of businesses envisioned here include small-scale home-based occupations that have little to no impact on the existing neighborhood pattern but may have potential minor impacts to the character of the rural residential neighborhood within this corridor.

A summary of the key planning considerations for this area are as follows:

- · Diversify land uses and increase opportunities for small-scale, low-intensity home-based businesses.
- Increase opportunities for residents to access basic services and amenities within the community.
- Concentrate such uses along a key corridor to reduce potential land use conflicts in other more rural areas of the community while increasing visibility for businesses, serving as an incubator for other such home occupations.
- Develop performance standards for the Rural Business Overlay to ensure that businesses will operate in a manner consistent with the overall goals and vision of the community.

### Mixed Use – Residential & Commercial (Overlay)

The Mixed-Use Overlay is a new planning area introduced as part of this Land Use Plan update. The area represents land along the north and south sides of the proposed CSAH-17 extension, which will connect Athens Trail at Forest Boulevard to County Road 14. The County anticipates this extension to be completed within the next 5-10-year planning period. The road connection will open up several development opportunities to previously inaccessible land and the Township recognizes the importance of planning for the future of this area. Because of the proximity of this future corridor to I-35 and based on the needs and desires of the community, the Township envisions allowing a mix of commercial and residential uses here.

In continuing to plan for this area, the Township should work closely with Chisago County to better understand the details of the future road, especially in determining a more specific land use plan for this area that is compatible with the level of service of the road. The Township should also consider adopting a new zoning district that coincides with this corridor to allow a unique set of use types and development patterns. How the Township plans and designs this area will ultimately influence the new residents and business that will be attracted to this specific area, as well as Lent as a whole.

## AN EVOLVING PLAN

The 2040 Land Use Plan looks 20 years into the future and represents the direction endorsed by the Township at the time of adoption. The Township recognizes that the Plan may evolve in the coming years, especially with increasing pressure for development, and the Township should engage in regular reviews or supplemental planning efforts as needed.

The Land Use Plan also serves as the guide for updating the Township's zoning ordinance and official zoning map to directly support the goals and objectives as stated within the Plan, as well as other implementation measures that are enforceable under the Township's powers.

## **RESOURCES**

Environmental Protection Agency – Smart Growth in Small Towns and Rural Communities (https://www.epa.gov/smartgrowth/smart-growth-small-towns-and-rural-communities)

Strong Towns (strongtowns.org)

**CHAPTER 3** 

## HOUSING



# INTRODUCTION

In the Comprehensive Plan, the Township recognizes that providing housing options are an important goal for the community. As noted in this Section, there is more development pressure in Lent Township for additional residential housing, and the aging population also prompts issues about the provision of housing with services. The community is a desirable place to live and the provision of housing for existing residents and their extended family, along with new residents who embrace the Lent Township way of life is important. Housing goals are listed that the Township may choose to explore over the next several years as residents request life-cycle housing opportunities, which may also address affordability in specific areas of the community. This section is being included in the Comprehensive Plan for the first time, which acknowledges the Community's commitment to good housing for its residents.

# Goal 1

Promote Housing Options: Explore opportunities to expand and diversify housing options to meet the needs of people at all life stages and income levels for current and future residents.

#### Strategies:

- Explore the opportunity for the following housing options in appropriate districts or town centers: Accessory units, two-unit housing, and multiple-unit (including townhomes) housing in appropriate districts or town centers.
- · Explore the opportunity for age-restricted (i.e. senior or assisted living) housing, including facilities with varying levels of care.
- $\cdot$  Explore the opportunity to reduce minimum single-family lot sizes in appropriate districts or town centers.
- Explore the opportunity for residential units above commercial uses in appropriate districts or town centers.
- Encourage architectural designs that reflect rural character and minimize environmental impact.

# Goal 2

Maintain Existing Housing Stock: Maintain and reinvest in existing housing to preserve and enhance property values and keep existing housing attractive and livable.

#### Strategies:

- · Utilize resources identified to meet housing needs through programs and services.
- · Continue enforcement of the code for property maintenance and exterior storage issues.

# **FUTURE LAND USE**

The 2040 Land Use Plan provides the basis for guiding type, intensity, and location of various uses within the Township. It was developed in a manner that supports the goals of this Plan, which is to take a balanced approach to future development that complements the rural character of the community. With increasing development pressure and interest for a more diversified land use portfolio, balancing future development that complements rural character will be a challenge. Ultimately, the Land Use Plan must consider several factors including existing land uses, existing and future transportation infrastructure, projected population growth and housing need, natural resources, and needs and desires set forth by the Township.

# EXISTING HOUSING ASSESSMENT

Based on 2018 American Community Survey data, Lent Township has a total of 1,167 housing units, and 1,134 total households, with an average household size of 2.71 people. Of the housing units, approximately 99 percent are detached single-family residences. The other 1 percent of housing units are multi-family and manufactured homes, with approximately 4 multi-family units and 10 manufactured homes. Of the 1,134 occupied housing units in Lent, 93.8 percent are owner-occupied. The population share living in renter-occupied housing units is 3.3 percent, and it is estimated that 2.8 percent of housing units are vacant. Housing occupancy status and tenure is summarized in Table 3.1 below.

	Number of Housing Units (2018)	Percent
Total Units	1,167	100%
Occupied	1,134	97.1%
Owner	1,095	93.8%
Renter	39	3.3%
Vacant	33	2.8%

TABLE 3- 1: HOUSING UNITS BY OCCUPANCY STATUS AND TENURE

Single-family units	Multi-family units	Manufactured Homes	Other housing units
1,153	4	10	0

TABLE 3-2: HOUSING TYPE STATUS AND TENURE

# HOUSING

According to the 2018 American Community Survey, approximately 88 percent of Lent's housing stock was built in the four-decade span between 1970 and 2010. Residential building has slowed significantly since 2010 compared to the previous decades, with approximately 23 homes being built between 2010 and 2018. Only 10 percent of the existing housing stock is 50 years and older.

The median home value of owner-occupied homes in Lent Township in 2018 was \$252,200. Nearly half of the owner-occupied housing units are valued between \$200,000 and \$300,000.

Year Built	Number of Housing Units	Percent
1939 or earlier	71	6.1 %
1940 to 1949	0	0.0 %
1950 to 1959	5	0.4 %
1960 to 1969	43	3.7 %
1970 to 1979	199	17.0 %
1980 to 1989	209	17.9 %
1990 to 1999	360	30.8 %
2000 to 2009	257	22.0 %
2010 to 2013	0	0.0 %
2014 or later	23	2.0 %

TABLE 3-3: AGE OF HOUSING

Value	Number of Owner- occupied units	Percent
Less than \$50,000	23	2.1%
\$50,000 to \$99,000	17	1.5%
\$100,000 to \$149,000	58	5.2%
\$150,000 to \$199,000	196	17.9%
\$200,000 to \$299,000	503	46.0%
\$300,000 to \$499,000	287	26.2%
\$500,000 to \$999,000	11	1.0%
\$1,000,000 or more	0	0.0%
Median (dollars)	\$252,200	0.0 %

TABLE 3-4: HOUSING VALUE

Lent Township 2040 Comprehensive Plan

# PROJECT HOUSING NEED

Between 2020 and 2040, Lent Township is anticipated to grow in population and households. With a projected average persons per households to be 2.83 in 2040, it is expected that Lent Township will grow by approximately 230 people and 100 households between 2020 and 2040.

Forecast Year	Population	Households
2010	3,091	1,071
2014-2018 est.	3,072	1,134
2020	3,217	1,118
2025	3,291	1,155
2030	3,400	1,193
2040	3,588	1,268
2020 - 2040 Change	371	150

TABLE 3-5: PROJECTED GROWTH

Also important to consider is the age of Lent's population. The data show that Lent residents are aging, with 21.2 percent of population currently being 60 years of age and over. Thirty percent of the current population is between the ages of 40 and 60, meaning that by 2040, an additional 30 percent of the population will be 60 years of age and older. By 2040, it is possible that approximately one-third of the population will be age 60 and older.

Nearly 99 percent of the housing in Lent are single-family units. This means that there is limited availability of options for multi-family living, particularly for an older population that may be looking for options other than a traditional single-family home. Demographic data indicates that the population is aging, and diversifying housing options to allow residents to "age in place" provide opportunities to stay in Lent throughout all life stages. These diversified housing options may include appropriately sized and equipped single-family homes, independent living facilities, or more advanced care facilities with medical staff.

Based on Lent's Land Use Plan, several parcels have been identified as opportunities for residential development and are re-guided on the 2040 Future Land Use map to accommodate the expected growth.

Age Bracket	2020	Percent
Age 0-9	335	10.3%
Age 10-19	383	11.9%
Age 20-29	449	14.0%
Age 30-39	403	12.5%
Age 40-49	381	11.9%
Age 50-59	587	18.2%
Age 60-74	538	16.8%
Age 75+	140	4.4%

TABLE 3-6: AGE OF POPULATION

#### **Age of Population** Age 75+ Age 60 - 74 Age 50 - 59 Age 40 - 49 Age 30 - 39 Age 20 - 29 Age 10-19 Age 0- 9 0 100 200 300 400 500 600 700 800 ■ 2020 ■ 2010

TABLE 3-7: AGE OF POPULATION

# HOUSING RESOURCES

- Minnesota Housing Partnership
- Greater Minnesota Housing Fund
- USDA Rural Development

Lent Township 2040 Comprehensive Plan

**CHAPTER 4** 

# NATURAL RESOURCES, OPEN SPACE & RECREATION



# INTRODUCTION

This chapter provides an overview of the natural resources, open spaces, and recreational opportunities within Lent Township. These features are a dominant part of the landscape and play a major role in defining the character of the Township. State, County, and Township officials have worked to protect the natural resources that are found within the community, and they have had and will continue to have an integral role in any future development.

# Goal 1

Protect Carlos Avery State Wildlife Management Area in perpetuity as the primary open space and natural resource area within the Township.

#### Strategies:

- Continue to protect all designated lands within Carlos Avery State
   Wildlife Management Area as permanent "no development" area.
- Encourage communication and cooperation with the Minnesota
   Department of Natural Resources to maintain and preserve the Carlos
   Avery State Wildlife Management Area.
- Identify natural resource corridors using Carlos Avery State Wildlife
   Management Area as a focal point.

# Goal 2

Protect and preserve the quality and quantity of water resources within and flowing through the Township.

#### Strategies:

 Work to ensure that all waste treatment and water supply systems comply with all applicable County, State and Federal standards.

# Goal 3

Explore possibilities to improve existing facilities or provide new recreation opportunities within the Township for residents and visitors alike.

#### Strategies:

- · Engage with the residents to determine what recreational amenities are most desired by the community.
- · Identify the appropriate timing and funding sources to enhance Rieger Olson Field.
- · Coordinate with the County or other agencies as necessary with regard to future improvements.
- Acquire outside funding sources to help fund and implement new recreation project(s).

# NATURAL RESOURCES

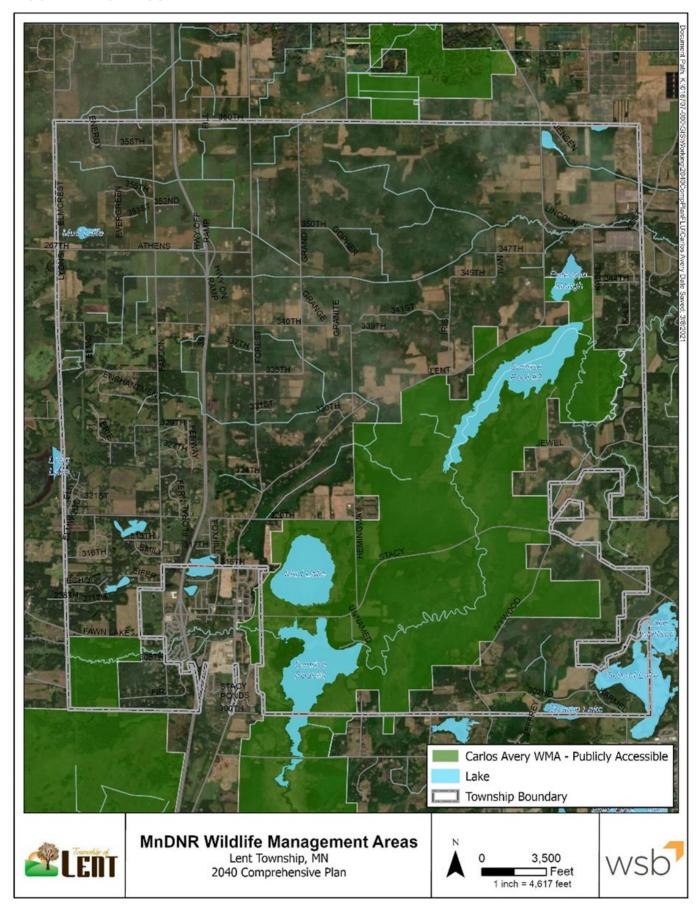
Public Lands: Carlos Avery Wildlife Management Area (Sunrise Unit)

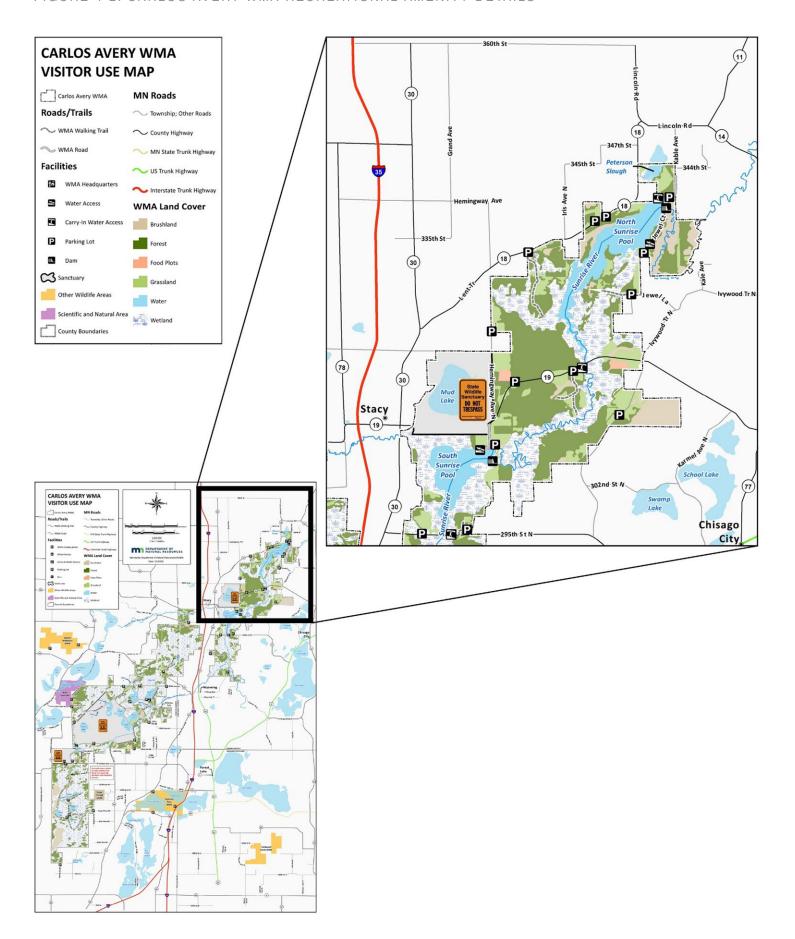
As demonstrated in the land use chapter, nearly 30 percent of Lent Township is managed through the MnDNR and is identified as a state resource. The Sunrise Unit of the Carlos Avery Wildlife Management Area (WMA) comprises nearly all of the public land within the Township and plays a significant role in the character and identity of the community.

Guided and zoned as 'Natural Resource Protection,' the Carlos Avery WMA has been under protection for several decades and therefore has been successfully protected and restored, and much of the pre-settlement vegetative patterns are intact.

As shown on Figure 4-1, the Carlos Avery WMA offers several recreational amenities within the Township, including parking lots, water access, and walking trails.

FIGURE 4-1: CARLOS AVERY WMA





#### Lakes, Wetlands, and Rivers

The Township has approximately 1,375 acres of lakes (approximately 6 percent of the total land area) within the community. Major lakes include Mud Lake, the North Sunrise Pool and South Sunrise Pool, all located within Carlos Avery WMA. There are also some smaller lakes in the Township that lie outside of the WMA area.

According to the National Wetland Inventory (NWI), just over 33 percent, or approximately 7,420 acres, of the land area in the Township is some type of wetland. The NWI is compiled at the state level, and must be field verified, but it does provide guidance with respect to where wetlands might occur, and their relative size and type. Figure 4-3 depicts the generalized wetlands as established within the NWI. The Sunrise Unit of the Carlos Avery WMA is predominantly wetlands.

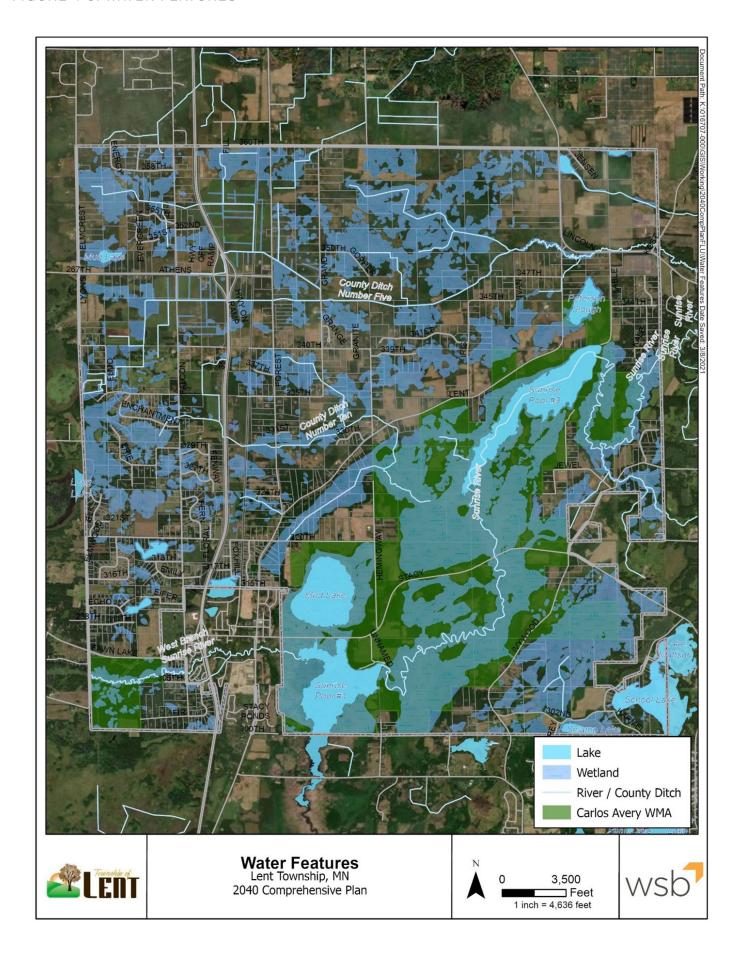
The Sunrise River meanders through the Carlos Avery WMA, providing critical connections between wetlands, uplands, and significant habitat. The Sunrise River tributaries are scattered throughout the county. The Sunrise River has 4 branches; the West Branch, located near Stacy; the South Branch located near Wyoming; the North Branch in North Branch and Hay Creek located northeast of North Branch. The Sunrise Watershed is the major watershed in Lent Township

#### Flood Hazard

Based on FEMA's Digital Flood Insurance Rate Maps, most of the Township is categorized as being in an area of minimal flood hazard, and there are no areas within the Township that are within a floodway.

## **Surface Water Management**

There are no formal watershed management districts or organizations within the Township. Chisago County Conservation District and Chisago County is the local governing unit for permitting, Wetland Conservation Act (WCA) inquiries, and other items of interest regarding surface water.



## **Open Space**

The presence of Carlos Avery WMA within the Township means that residents have extraordinary access to passive recreational opportunities. Lent Township is home to 5,136 of the 8,862 acres of the scenic Carlos Avery WMA. The Sunrise Unit of Carlos Avery WMA is a vast stretch of tamarack bog that borders the Sunrise River and provides an excellent opportunity to see aquatic birds. The upland areas are primarily old fields, grasslands, oak woodlands, and food plots. Various opportunities to experience nature include fishing, canoeing, bird watching, hiking, and hunting. Public hunting is the primary recreational use of the WMA with deer, waterfowl, squirrel, and turkey the most sought-after species. This regional amenity provides access and opportunity to all residents within the community that is unparalleled to other areas of the State. The Township's plan for these areas is to continue to support the efforts of the MnDNR for protection of these areas and to continue to promote it as an amenity for current and future residents.



FIGURE 4-4: SWANBERG PARK

#### **Parks**

There is one park located within the Township, and a second park within close proximity for Township residents in Stacy. Descriptions of the existing parks are below.

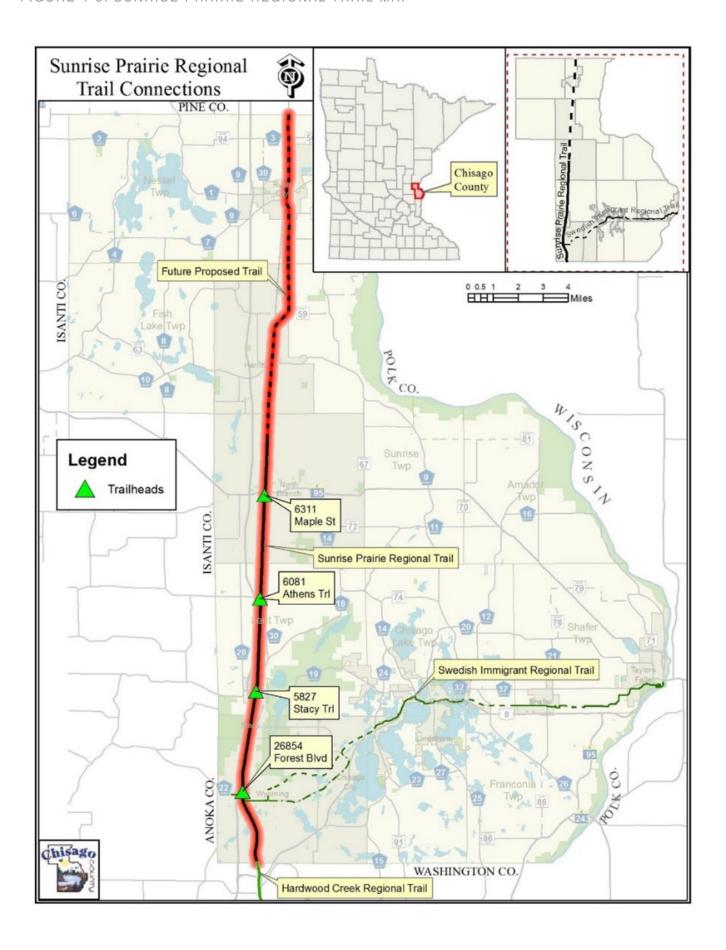
- Gordon Swanberg Memorial Park: Located adjacent to the Lent Town Hall, this park features a ball field, playground, outdoor pickleball courts and picnic area.
- Reiger and Gladys Olson Memorial Recreation Area: This park features a softball field with bleachers for the adults and colorful playground equipment for the younger generation. It is located south of the Stacy/Lent Fire Department station in Stacy.
- 9 Hole Frisbee Golf Course: near the recreational area.
- The Township owns 1.2 acres in the northeast corner of Falcon Avenue and 329th Street and it is open to the public.

#### **Trails**

The Sunrise Prairie Regional Trail is a 26-mile paved multi-use trail through Chisago and Washington Counties. Managed by Chisago County, the trail runs parallel to Interstate 35 through the Township, connecting North Branch and the Hugo, with future extensions planned. Opening in 1998, it is located within the former BNSF right-of-way and built on the bed of the abandoned rail line. Sightings of deer, grouse, wild turkey, and waterfowl is common.

The trail features a 10-foot-wide paved surface accommodating hikers, bicyclists and inline skaters during spring, summer, and fall. The parallel unpaved portion is open to non-studded snowmobiles when there is sufficient snow and to horseback riders at all other times.

A Park-n-Ride lot is conveniently located adjacent to the trail as it crosses County Road 17 located just east of I-35. Although not directly connected to Carlos Avery WMA, the trail is within a short distance and easily accessed on roads throughout the Township.



### FUTURE RECREATION OPPORTUNITIES

As the Township and surrounding area continues to develop and change, it is important to consider the proximity of future residential areas to the existing park system, and the potential future demands. Based on the community-wide survey conducted in the summer and fall of 2020 and subsequent online survey, Township residents are interested in additional recreational opportunities. Respondents to the online survey advocated most for trails, as well as an outdoor ice rink.

To take advantage of the Sunrise Prairie Regional Trail through Lent, and because trails exist within the Carlos Avery WMA, one recommendation would be to find routes to connect these otherwise fragmented amenities. In turn, this would provide increased opportunities for residents within the community, but it would also offer visitors who utilize the regional trail a way to explore the Carlos Avery WMA. As the community continues to grow, the Township should consider implementing new recreation amenities, or preparing a more detailed park and trail plan if and when it becomes necessary. Coordinating with the Chisago County Comprehensive Parks and Trails Plan will also be important when planning for future recreation.

**CHAPTER 5** 

# TRANSPORTATION & INFRASTRUCTURE



# INTRODUCTION

It is important to identify and plan for the infrastructure that supports the daily lives of people within the Township. This chapter outlines these systems, which consist primarily of the transportation network and community facilities in Lent Township. Although there is no public sewer and water infrastructure within the Township, a short section on this topic is included in this chapter.

Also important to note is the nature of Lent as a Township and its relationship and proximity to other jurisdictions. Understanding the infrastructure that connects to, or lies outside of, the Township will help Lent plan for its future.

# Goal 1

Promote and encourage communication and participation in all County and Regional planning efforts relating to infrastructure including transportation, facilities, and urban services.

#### Strategies:

- · Maintain the autonomy of the Township and its facilities while working jointly with other agencies and jurisdictions when necessary.
- · Prevent non-contiguous annexations and development plans in favor of planned growth that builds upon existing infrastructure.
- · When and where appropriate, identify opportunities to share wastewater treatment and water supply facilities with a city or Township adjoining our area through a Joint Powers agreement.
- Explore opportunities with all jurisdictions, agencies, and public organizations in the area to share services and resources to reduce or eliminate duplication and improve efficiency while still providing appropriate levels of service.
- · Continue to support existing joint governmental ventures in the delivery of services.
- · Continue to monitor adjacent community's plans for expansion of centralized utilities and systems.

# Goal 2

Encourage the most effective and efficient use of Township resources by determining future demand for Township resources and the Township's ability to respond to those needs.

#### Strategies:

- Encourage the use of feasibility studies before undertaking the planning and/or construction of all new Township facilities.
- · Explore the cumulative costs of social and environmental effects when evaluating new development.
- · Identify the actual costs of infrastructure.
- · Continue to provide emergency services to residents.
- · Identify funding mechanisms and sources necessary to cover the costs of infrastructure.
- Support research and educational opportunities for the public concerning future growth and development as it pertains to planning and resource management.
- Continue to improve and update the Township's public service capabilities through the use of training, upgraded facilities and equipment, and improved management practices.
- Identify public investment needs by accounting for the full environmental, social, and economic impacts of new development, including but not limited to infrastructure cost such as transportation, sewers and waste treatment, water supply, schools, recreation, and open space.
- · Maintain community facilities and identify areas of improvement via a capital improvement plan (CIP).

# Goal 3

Provide and maintain a public roadway system that provides safe and efficient mobility for persons and goods within and through Lent Township, and includes appropriate and functional connections to the County and Regional transportation system.

#### Strategies:

- Provide an appropriate categorization of roadways to accommodate current and future access and mobility needs.
- · Provide sufficient capacity in the public roadway system to accommodate current and future travel demand.
- Implement improvements that enhance and increase the safety and operational characteristics of the transportation system and meet appropriate engineering standards.
- · Work to develop a transportation system that is consistent with the land use plan.
- · Identify the cumulative and immediate impacts of any improvements to the existing transportation system on current and future economic development and land use.
- · Where appropriate, promote increased vehicle occupancies, alternative transportation methods, and park and ride sites.
- · Encourage and promote private sector participation in serving the transportation needs of the community.
- Work with developers in the RTC to ensure that proper connections, frontage roads, and accesses are provided and planned for as the area develops.
- · Work with the County to improve Forest Boulevard as necessary.

# Goal 4

Continue to allow private utilities to operate in a cost-effective manner that maximize public health, safety, and welfare, and provide future essential public utilities when and where appropriate.

#### Strategies:

- Create public and private utility plans that are consistent with the County and Township's land use and development policies.
- Prevent public facilities and public or private utilities from locating in areas designated for long-term rural protection, or areas with significant cultural, environmental, or historic value.
- Continue to support the policies and ordinances as established by Chisago County and the State of Minnesota for septic systems.

# Goal 5

Encourage the development of longrange plans for guiding the expansion and maintenance of power transmission, cable services, telecommunications, and public water supply and waste management facilities.

#### Strategies:

- Explore the economic and environmental feasibility of providing or extending public or private utilities into existing rural residential areas.
- Prevent the extension of public or private utilities into environmentally sensitive areas designated for special protection or preservation as established on the land use plan.

# Goal 6

Maintain and manage the existing facilities to maximize the life of each facility.

#### Strategies:

- Monitor facility usage, and demographic changes to ensure that the facilities meet the needs of residents and businesses located within the Township.
- · Work collaboratively with other agencies which provide services and facilities to residents of the Township to ensure that a high level of service is provided to the community.

# TRANSPORTATION NETWORK

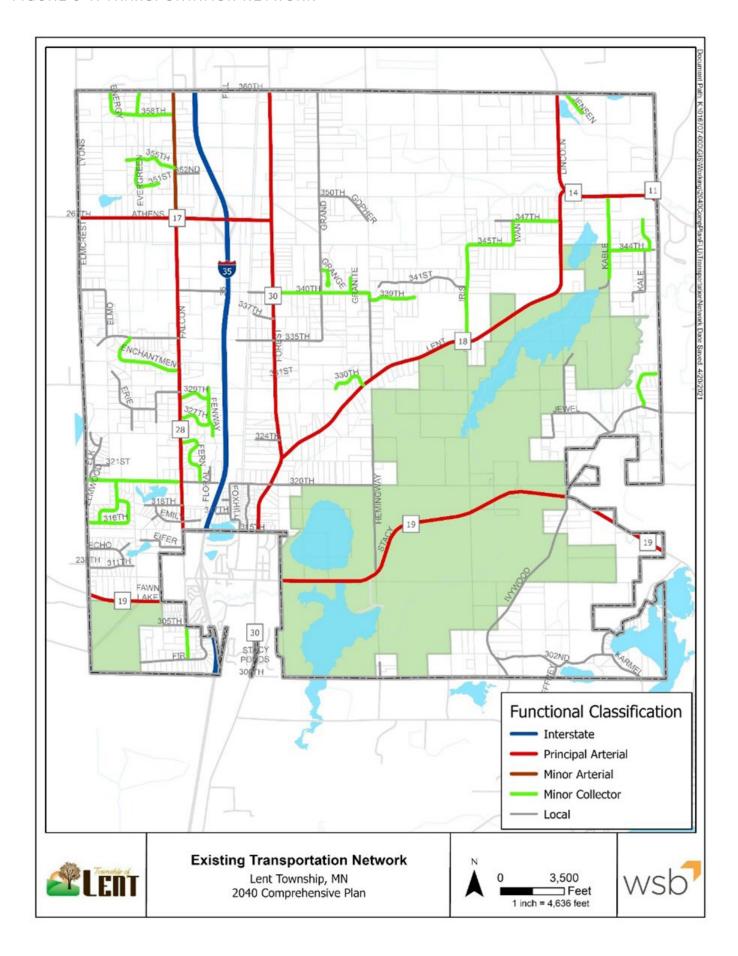
The transportation system in Lent Township is comprised of local, Chisago County, State roadway, and interstate networks, as well as bicycle/pedestrian infrastructure, public transit services and proximity to aviation facilities. The Township's local road network is a major part of infrastructure in the community and management of these roads comprises a significant portion of the Township's budget. The following section provides a description of the existing roadway system and transportation plan.

# **Existing Transportation Network**

To understand the road network within the Township each road is classified according to the purpose and type of traffic served by the roadway. The following road classifications are located within the Township and are described on the next page.

TABLE 5-1: ROAD FUNCTIONAL CLASSIFICATION

Road Functional Classification	Description
Federal Interstate	A federal interstate is a highway that is part of the federal network of major roads and serves the local area, and in most cases, connects more than one state. These roads generally have the highest travel speeds and are free flowing without controlled intersections.
Principal Arterial	A principal arterial is a roadway that serves moderate to long trip lengths and provides a system to move traffic through a region. Turning movements are often handled with channelized turn lanes or signal systems. The purpose of a principal arterial is to move traffic with a certain degree of efficiency and speed and therefore are often characterized with larger land lane widths and shoulders.
Minor Arterial	A minor arterial generally augments the principal arterial system in more intensely developed areas (the closest Principal Arterial in the region is Highway 8 but is not located within the Township). The purpose of augmenting the principal arterial may be to reduce speeds or provide more direct access to some of the residential or business areas within the community. Generally, minor arterials provide service to over 3,000 cars per day, and should be directly accede only by Principal Arterials, other Minor Arterials, or Collectors.
Collector	Collectors serve as connections between local streets and Minor Arterials. Their principal function is to carry short trip lengths and to serve adjacent land. These roads are generally capable of moving larger traffic volumes for limited distances. They may also carry traffic to and from dispersed major traffic generators. Access to Collectors includes other collectors, Minor Arterials, Local Streets, and direct access from/to abutting lands.
Local Roads	Residential streets that carry less than 100 vehicles per day and have average speeds of less than 30 miles per hour (MPH) are the typical definition of Local Streets. They serve most exclusively the residents in the neighborhood and do not generally provide access for through traffic



Nearly every road classification is present within or connected to the Lent Township transportation system. As a Township the roads present a significant responsibility with respect to planning and the future, as the community is already responsible for over 50 miles of roadways. Therefore, understanding the road classifications not only assists with future land use planning efforts, but also helps describe roles and responsibilities with respect to management and maintenance. Table 5-2 identifies some of the roads and their associated classifications.

Interstate	I-35
Arterials	30: Proposed minor (extension of 61)
Collectors	30: Major (current)  18: Major  17: Major (proposed major with expansion)  78: Minor (proposed major)
Local Streets	Kale, Kable, 320th, 350th, Grand

TABLE 5-2: ROAD FUNCTION CLASSIFICATION FOR ROADS WITHIN LENT

## **Public Transportation**

The Chisago – Isanti County Arrowhead Transit is a public transportation service which operates within the borders of Chisago and Isanti Counties and is committed to providing safe, cost-effective transit service. It is a curb to curb service with some fixed bus stops. Passengers can either board at a bus stop or request a pickup at the curb. All vehicles are handicapped accessible.

#### Pedestrian and Bicycle Infrastructure

Lent Township does not have much pedestrian and bicycle infrastructure in place, apart from the Sunrise Prairie Regional Trail. Pedestrians and bicyclists must rely on streets, or shoulders if provided where there is heavier and faster traffic, and other incidental corridors. Oftentimes bicycle enthusiasts will share the roadways.

#### Railroads

There are no active railroads in Lent Township today. The former BNSF line ran north-south through the Township and was parallel to I-35. There is no longer an active train in the corridor and the rail has been removed. There has been a great deal of discussion about this corridor at some time in the future being converted to a commuter rail corridor. At this time, those plans are not progressing quickly, but remains in the background for future discussion purposes.

#### Airport

There are no airports located within the Township. The nearest international airport is the Minneapolis/St. Paul International Airport (MSP) located approximately 45 miles south of Lent Township.

# **Road Paving and Maintenance**

Based on the results of the community-wide mailed survey, the Township received a significant amount of positive feedback on the recent paving of many Township-maintained roads. Residents are pleased with the results and indicated their preference to continue these types of projects.

Moving forward, it will become increasingly important for the Township to plan and budget for upkeep of the existing Township-maintained road network. Additionally, as development occurs, the Township must consider the potential of new roads being added to the network.

#### **Existing and Forecasted Traffic**

Figure 5-1 shows 2017 traffic volumes for the major roadways in Lent Township. The highest volumes of daily traffic occur along Forest Blvd/CR 30, between Stacy Trail and Athens Trail, with 6,800 annual average daily traffic (AADT) between Stacy Trail and Lent Trail, and 4,000 AADT between Lent Trail and Athens Trail. Lent Trail/CR 18 has the next highest number of trips at 2,300 AADT. Falcon Ave has 1,600 AADT.

The 2023 forecasted traffic is also shown in Figure 5-1. Forest Blvd is expected to increase from 6,800 AADT to 9,600 AADT between Stacy Trail and Lent Trail, and from 4,000 AADT to 5,900 AADT between Lent Trail and Athens Trail. Lent Trail between Forest Blvd and Lincoln Road is expected to increase from 2,300 AADT to 3,400 AADT by 2023. Finally, Falcon Ave is expected increase from 1,600 AADT to 2,300 AADT by 2023.

#### **Future Transportation Network**

The most significant change to the transportation network in the near future is the proposed CSAH-17 (Athens Trail) extension from Forest Blvd to CSAH-14. Chisago County has identified this project within their transportation improvement plan for 2020-2024, but construction is not likely until 2025 at the earliest. This connection would provide greater east-west connection through the Township and surrounding area. The proposed project would not only increase transportation accessibility, but also open the corridor up to development opportunities. In this sense, the future land use plan and transportation plan are closely linked. The CSAH-17 extension will also alleviate some of the traffic along Forest Blvd and Lent Trail.

FIGURE 5-2: 2017 TRAFFIC VOLUMES (LEFT) AND 2023 FORECASTED TRAFFIC VOLUMES (RIGHT). SOURCE: CHISAGO COUNTY



FIGURE 5-3: CSAH-17 EXTENSION



FIGURE 5-4: TRANSPORTATION PLAN

Transportation Plan
Lent Township, MN

2040 Comprehensive Plan
August 24, 2020

August 24, 2020

August 24, 2020

1 (88) LEGEND TOWNSHIP BOUNDARY - PROPOSED TOWNSHIP ROAD 337TH CARLOS AVERY BORDER ENCHANTMENT 331ST 32<sub>4</sub>TH STACY TRAIL (83) City of Stacy Pool #1 <sup>∕</sup>@

#### SEWER AND WATER

This section provides a brief overview of the sewer and water infrastructure in Lent and surrounding communities. Though the Township does not provide these services, the infrastructure, or lack thereof, is an important component when considering future development within the community.

## **Existing Conditions**

The Township does not currently provide any municipal services within the Township. All residents and businesses have independent water sources and individual septic systems which serve their properties. Each lot within the community is sized to provide sewer and water adequately and safely to the structures and uses on each property.

This is referred to as a 'decentralized' system, and there are no centralized services. Decentralized infrastructure could include small group septic systems accommodating between 2 and 5 homes; however, there are currently no systems within the Township providing services to more than one lot. The Township refers to the County with respect to ordinance requirements for sewer and water, which must be in compliance with state statute.

#### **Sewer and Water in Adjacent Communities**

All three of Lent Township's neighboring cities, which includes Stacy, Chisago City, and North Branch, provide centralized sewer and water services to their residents and businesses. Because these communities are incorporated and share borders with Lent Township, it is important to understand their existing and planned infrastructure systems.

In the 2021 Chisago City Comprehensive Draft Plan, a future sewer extension in the southeast quadrant of Lent Township is identified on their Future Land Use Plan. The Stacy Comprehensive Plan also identifies the Urban Reserve Land use within the Township as served by their system. Chisago County also identifies the area of the Township immediately north of the Stacy border as having urban services in the future. These centralized systems provide both opportunities, and threats as identified through this process. It is important to keep working collaboratively with the region and adjacent communities, while continuing to protect the character and quality of Lent Township.

#### **Future Sewer and Water**

Although the Township does not intend to provide a municipal sewer or water system to residents and businesses at this time, there is a general interest by the Township to allow for alternative solutions, rather than just individual systems. The Township would participate in an effort to study and explore small or moderately sized centralized systems that would contribute to and support the goals and objectives identified within the land use plan.

Currently, the area with greatest potential for more intensified development is land currently zoned Rural Transit Center (RTC). Water and sewer service are potential factors in determining how the area can grow. As a result, the introduction of a centralized system in this area is a likely solution to allow for commercial and residential development within this district.

Even though the Township is willing to consider a centralized system, greater exploration and detail with respect to the management and maintenance of the system would be necessary to consider as users and development is proposed. The system would not necessarily need to be managed or owned by the Township, and a plan for these services would need to be negotiated in collaboration with a potential developer.

The Township must be consistent with the County's most recent adopted septic ordinance, and the state (State Rule 7080), but generally supports alternative solutions provided they are consistent with these ordinances. The following alternatives/modification of both individual and group (community) septic systems are provided:

#### Pre-Treatment

- Aerobic treatment units
- Single pass and filters
- Peat filters
- · Constructed (lined) wetlands
- Textile/fabric filters
- · Re-circulating media filters Final Treatment/Dispersal
- Drip dispersal
- Constructed unlined wetland bed
- Separation Technology
  - · Composting toilet and tank with trench or aerobic treatment unit

Water will likely continue to be served by individual wells. There are no current plans to introduce municipal water in the Township. Additionally, individual wells are likely more cost effective to potential users, with some minor exceptions. As previously stated, within the RTC there may be opportunities for a more centralized water system and the Township would be willing to explore options and opportunities with potential developers at time of development.

# COMMUNITY FACILITIES

As a small Township there are few community and public facilities located within the Township. However, there are some key local facilities that serve as central gathering spaces for the community. Additionally, there are many other community and public facilities that are not located within the Township but provide key services and benefits to the residents of Lent Township.

#### **Lent Town Hall**

As the most visible community facility, the Town Hall is an important piece of infrastructure. The Town Hall is where business is conducted, and where local officials can be contacted by residents and business owners. In addition, the Town Hall has a large rental space that provides opportunities to residents, community groups and other organizations to meet and congregate.

In recent years the Town Board has invested heavily in renovating and improving the Town Hall so it can be better utilized by the community. This includes hall rentals which serve as an income source to help with future maintenance of the building. As the community has grown, the Town Board was interested if residents preferred a more centralized location for a Town Office, with the existing Town Hall to remain as primarily as a gathering space. Based on the community-wide survey conducted in the summer/fall of 2020, 95 percent of the respondents indicated that the Town Offices were satisfactory at their current location.





FIGURE 5-5: TOWN HALL (LEFT) AND BIRDIE WOODS ROOM (RIGHT)

Other key facilities include the Public Works facility and the Fire Hall that provides protection and safety to current residents. The Public Works Facility is located adjacent to the Town Hall, on Hemmingway Avenue, and the Stacy/Lent Fire Hall is located in the City of Stacy. All sites are depicted on Figure 4-2.

#### **Future Facilities**

The Land Use Plan prepared in Chapter 2 has the most direct impact on needed facilities within the community. For example, the projected number of new residents and children could have an effect on schools, and how many new students can be accommodated at existing facilities.

Although this Comprehensive Plan does not go into a full analysis with respect to systems not owned and managed by the Township, this information will be provided to those agencies and entities to ensure they have the information necessary to assist with their planning efforts.

As for the Township, based on the current population and future population projections, the number and location of community facilities appears to be adequate. It will be necessary to continue to improve and perform proper maintenance on these facilities to ensure their long-term functionality. No significant improvements or expansions are necessary at this time.

# RESOURCES

Minnesota Employment and Economic Development – Office of Broadband Development

(https://mn.gov/deed/programs-services/broadband/)

**CHAPTER 6** 

# **IMPLEMENTATION**



# **IMPLEMENTATION**

The Comprehensive Plan and associated vision, goals, and strategies described within this document establishes the policy direction for Lent Township, however, it is the Township's official controls, the Zoning and Subdivision regulations, that ensures enforcement of the Plan. The regulatory provisions of both ordinances, as revised, will provide a means of managing development in the Township in a manner consistent with the Comprehensive Plan.

This chapter outlines the actions and strategies woven throughout the Plan into a framework of next steps to achieve the overall vision and goals of the community and put the Plan into action.

#### **Plan Amendment Process**

The Comprehensive Plan is intended to be general and flexible; however, formal amendments to the Plan will be required when land use elements, development staging or growth policies are revised. Periodically, the Township should undertake a formal review of the plan to determine if amendments are needed to address changing factors or events in the community. While a plan amendment can be initiated at any time, the Township should carefully consider the implications of the proposed changes before their adoption.

When considering amendments to this Plan, the Township will use the following procedure:

- 1. Amendments may be initiated by landowners, land developers, the Planning and Zoning Commission or the Town Board.
- 2. The Planning and Zoning Commission will direct staff to prepare a thorough analysis of the proposed amendment.
- 3. Staff will present to the Planning and Zoning Commission a report analyzing the proposed changes, including their findings and recommendations regarding the proposed plan amendment.
- 4. The Planning and Zoning Commission will decide whether or not to proceed with the proposed amendment. If a decision to proceed is made, a formal public hearing will be held on the proposed amendment.
- 5. Following the public hearing the Planning and Zoning Commission will make a recommendation to the Town Board.
- 6. The Town Board will receive the recommendation from the Planning and Zoning Commission and make a final decision on whether to adopt the amendment.

Lent Township 2040 Comprehensive Plan

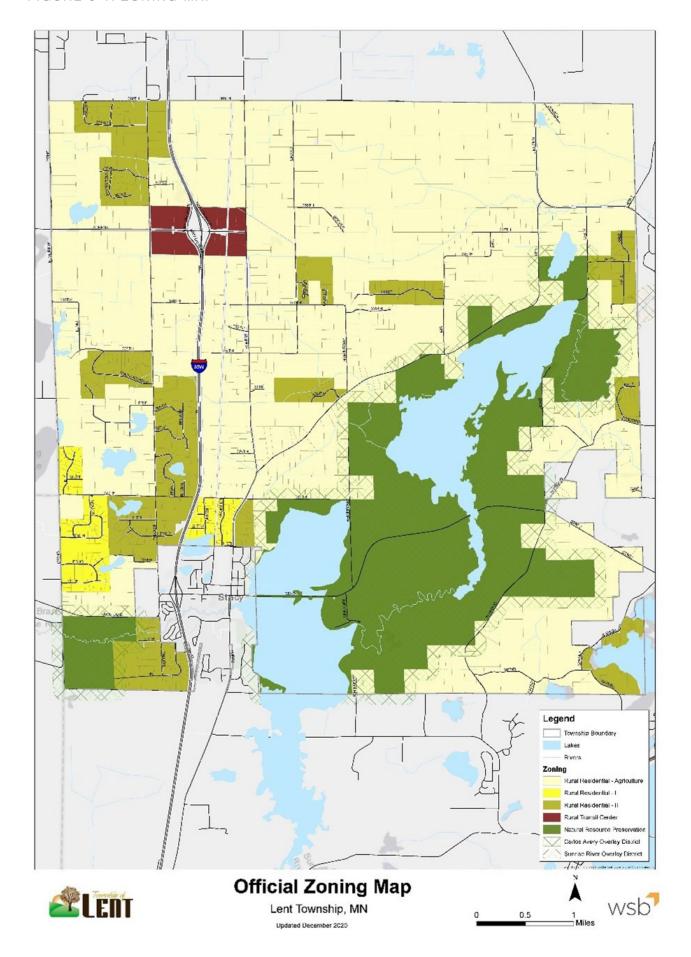
#### **IMPLEMENTATION**

#### **Official Controls**

As part of the planning process, the Township will evaluate its land use controls and consider amendments to existing ordinances which eliminate inconsistencies with the Comprehensive Plan, enhance performance standards, protect public and private investments, conform to mandatory State and Federal regulations and make it an understandable document.

Zoning District	Description		
RR-A	Rural Residential – Agriculture		
RR-I	Rural Residential I		
RR-II	Rural Residential II		
RTC	Rural Transit Center		
NRP	Natural Resources Preservation		

TABLE 6-1: ZONING CATEGORY DESCRIPTIONS



#### **IMPLEMENTATION**

#### **Implementation Matrix**

The implementation work plan outlined in the tables in the following pages expands upon the strategies and action items presented in all preceding chapters of this plan by assigning a responsible body or actor (who), a timeframe for action (when), and a suggestion of where the funding that will enable the action will come from (how).

While the following lays out a work plan covering the entire planning horizon, it is to be expected that the task list will change from year to year. As time goes on, some tasks will take longer than expected and will shift into the next year's list. Priorities will change and tasks will be moved up to be accomplished earlier. New ideas will be presented to accomplish the goals and vision citied here and will be added to the task list. This is all part of the cyclical process of implementation.

Implementation actions and strategies are arranged in the implementation matrix by plan chapter, which has the following color scheme:

Land Use
Housing
Natural Resources, Open Space & Recreation
Infrastructure & Transportation

In the "When" column, timeframes are organized into four classifications:

- · Ongoing (an action that occurs as needed or on a continual basis)
- · Short-term (starting now, completed within the next five years)
- · Medium-term (5-10-year completion)
- · Long-term (10-20-year completion)

Note that in the "Who" column, it is assumed that the Town Board bears the ultimate responsibility for all actions undertaken by Staff. It is also assumed that the appropriate advisory commission will be involved in approving or recommending actions undertaken by the associated commission.

#### **Land Use**

Actions and Strategies	Who	When	How (\$)
Preserve the 'dark skies' that contribute to the overall rural character of the Township.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Continue to preserve areas with significant natural resource, cultural, historic and scenic value.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Continue to support agriculture uses, including small-scale agriculture businesses such as orchards and small fruits, vineyards, tree farms, specialty animals, apiaries, and hobby farms.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Collaborate with local, County, State and Federal partners to promote conservation efforts and agriculture initiatives.	Staff; Planning Commission; Town Board	Ongoing	Township, other applicable agency funds
Protect existing low-density residential areas from commercial, industrial, and more intense residential uses.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Encourage home-based businesses that are consistent with the rural residential lifestyle.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Promote a balanced and thoughtful approach to growth and development that complements the rural character of the Township.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Identify appropriate areas for residential growth consistent with infrastructure plans including transportation and potential urban services.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Restrict the development of more intense or high traffic uses to the Rural Transit Center (RTC) or other appropriately guided areas.	Staff; Planning Commission; Town Board	Ongoing	Township funds

#### TABLE 6-2: IMPLEMENTATION MATRIX

#### **Land Use**

Provide development opportunities for commercial businesses, focusing on attracting service-oriented businesses over retail, of varying scales and sizes in designated areas or corridors within the Township.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Manage growth and premature development of key areas through the Township's Zoning and Subdivision ordinances.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Identify existing or future areas for urban expansion for commercial and light industrial uses and higher-density or multi-family residential uses.	Staff; Planning Commission; Town Board	Short-term	Township funds
Encourage compatible land uses along bordering jurisdictions.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Continue to protect and enhance the health, safety, and welfare of residents through land use regulations.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Update official controls as necessary to be consistent with the Township's Land Use Plan	Staff; Planning Commission; Town Board	Short-term	Township funds
Communicate with and inform Lent residents and business owners about community growth, land development, zoning regulations and resource management.	Staff; Planning Commission; Town Board	Ongoing	Township funds

## Housing

Actions and Strategies	Who	When	How (\$)
Promote Housing Options: Explore opportunities to expand and diversify housing options to meet the needs of people at all life stages and income levels for current and future residents.	Staff; Planning Commission; Town Board	Long-term	Township funds
Explore the opportunity for the following housing options in appropriate districts or town centers: Accessory units, two-unit housing, and multiple-unit (including townhomes) housing in appropriate districts or town centers.	Staff; Planning Commission; Town Board	Long-term	Township funds
Explore the opportunity for age-restricted (i.e. senior or assisted living) housing, including facilities with varying levels of care.	Staff; Planning Commission; Town Board	Long-term	Township funds
Explore the opportunity to reduce minimum single-family lot sizes in appropriate districts or town centers.	Staff; Planning Commission; Town Board	Short-term	Township funds
Explore the opportunity for residential units above commercial uses in appropriate districts or town centers.	Staff; Planning Commission; Town Board	Medium-term	Township funds
Encourage architectural designs that reflect rural character and minimize environmental impact.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Maintain Existing Housing Stock: Maintain and reinvest in existing housing to preserve and enhance property values and keep existing housing attractive and livable.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Utilize resources identified to meet housing needs through programs and services.	Staff; Planning Commission; Town Board	Ongoing	Township, other applicable agency funds
Continue enforcement of the code for property maintenance and exterior storage issues.	Staff; Planning Commission; Town Board	Ongoing	Township funds

### **Natural Resources, Open Space & Recreation**

Actions and Strategies	Who	When	How (\$)
Protect Carlos Avery State Wildlife Management Area in perpetuity as the primary open space and natural resource area within the Township.	Staff; Planning Commission; Town Board	Ongoing	Township/Other involved agency funds
Continue to protect all designated lands within Carlos Avery State Wildlife Management Area as permanent "no development" area, under the authority of any Township land use regulations.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Encourage communication and cooperation with the Minnesota Department of Natural Resources to maintain and preserve the Carlos Avery State Wildlife Management Area.	Staff; Planning Commission; Town Board	Ongoing	Township, other applicable agency funds
Identify natural resource corridors using Carlos Avery State Wildlife Management Area as a focal point.	Staff	Short-to-medium term	Township funds
Protect and preserve the quality and quantity of water resources within and flowing through the Township.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Work to ensure that all waste treatment and water supply systems comply with all applicable County, State and Federal standards.	Staff	Ongoing	Township funds
Explore possibilities to improve existing facilities or provide new recreation opportunities within the Township for residents and visitors alike.	Staff; Planning Commission; Town Board	Short-to-medium term	Township funds

## Natural Resources, Open Space & Recreation, cont.

Engage with the residents to determine what recreational amenities are most desired by the community.	Staff; Planning Commission	Short-term	Township funds
Identify the appropriate timing and funding sources to enhance Rieger Olson Field.	Staff; Planning Commission; Town Board	Short-term	Township funds; Additional outside funding sources
Coordinate with the County or other agencies as necessary with regards to future improvements.	Staff; Planning Commission; Town Board	Ongoing	Township, County funds
Acquire outside funding sources to help fund and implement new recreation project(s).	Staff	Ongoing	Township funds; Additional outside funding sources

## **Infrastructure & Transportation**

Actions and Strategies	Who	When	How (\$)
Promote and encourage communication and participation in all County and Regional planning efforts relating to infrastructure including transportation, facilities, and urban services.	Staff; Planning Commission; Road Committee; Town Board	Ongoing	Township funds
Maintain the autonomy of the Township and its facilities while working jointly with other agencies and jurisdictions when necessary.	Staff; Planning Commission; Road Committee; Town Board	Ongoing	Township funds
Prevent non-contiguous annexations and development plans in favor of planned growth that builds upon existing infrastructure.	Staff; Planning Commission; Road Committee; Town Board	Ongoing	Township funds
When and where appropriate, identify opportunities to share wastewater treatment and water supply facilities with a city or Township adjoining our area through a Joint Powers agreement.	Staff; Planning Commission; Town Board	Ongoing	Township, adjacent jurisdiction funds
Explore opportunities with all jurisdictions, agencies, and public organizations in the area to share services and resources to reduce or eliminate duplication and improve efficiency while still providing appropriate levels of service.	Staff; Planning Commission; Road Committee; Town Board	Ongoing	Township, adjacent jurisdiction funds
Continue to support existing joint governmental ventures in the delivery of services.	Staff; Planning Commission; Town Board	Ongoing	Township, adjacent jurisdiction funds
Continue to monitor adjacent community's plans for expansion of centralized utilities and systems.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Encourage the most effective and efficient use of Township resources by determining future demand for Township resources and the Township's ability to respond to those needs.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Encourage the use of feasibility studies before undertaking the planning and/or construction of all new Township facilities.	Staff; Planning Commission; Town Board; consultants	Ongoing	Township funds

# Infrastructure & Transportation, cont.

Explore the cumulative costs of social and environmental effects when evaluating new development.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Identify the actual costs of infrastructure.	Staff; Planning Commission; Road Committee; Town Board	Ongoing	Township funds
Continue to provide emergency services to residents.	Staff	Ongoing	Township, adjacent jurisdiction funds
Identify funding mechanisms and sources necessary to cover the costs of infrastructure.	Staff; Planning Commission; Road Committee; Town Board	Ongoing	Township funds, outside funding sources
Support research and educational opportunities for the public concerning future growth and development as it pertains to planning and resource management.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Continue to improve and update the Township's public service capabilities through the use of training, upgraded facilities and equipment, and improved management practices.	Staff; Planning Commission; Road Committee; Town Board	Ongoing	Township funds
Identify public investment needs by accounting for the full environmental, social, and economic impacts of new development, including but not limited to infrastructure cost such as transportation, sewers and waste treatment, water supply, schools, recreation, and open space.	Staff; Planning Commission; Road Committee; Town Board	Ongoing	Township funds
Maintain community facilities and identify areas of improvement via a capital improvement plan (CIP).	Staff; Planning Commission; Road Committee; Town Board	Short-to-medium term	Township funds
Provide an appropriate categorization of roadways to accommodate current and future access and mobility needs.	Staff; Planning Commission; Road Committee; Town Board	Ongoing	Township, County funds
Provide sufficient capacity in the public roadway system to accommodate current and future travel demand.	Staff; Planning Commission; Road Committee; Town Board	Ongoing	Township, County funds

# Infrastructure & Transportation, cont.

Implement improvements that enhance and increase the safety and operational characteristics of the transportation system and meet appropriate engineering standards.	Staff; Planning Commission; Road Committee; Town Board	Ongoing	Township, County funds
Work to develop a transportation system that is consistent with the land use plan.	Staff; Planning Commission; Road Committee; Town Board	Ongoing	Township, County funds
Identify the cumulative and immediate impacts of any improvements to the existing transportation system on current and future economic development and land use.	Staff; Planning Commission; Road Committee; Town Board	Ongoing	Township funds
Where appropriate, promote increased vehicle occupancies, alternative transportation methods, and park and ride sites.	Staff; Planning Commission; Road Committee; Town Board	Ongoing	Township funds
Encourage and promote private sector participation in serving the transportation needs of the community.	Staff; Planning Commission; Road Committee; Town Board	Ongoing	Township funds
Work with developers in the RTC to ensure that proper connections, frontage roads, and accesses are provided and planned for as the area develops.	Staff; Planning Commission; Road Committee; Town Board	Ongoing	Township funds
Work with the County to improve Forest Boulevard as necessary.	Staff; Planning Commission; Road Committee; Town Board	Ongoing	Township, County funds
Continue to allow private utilities to operate in a cost-effective manner that maximize public health, safety, and welfare, and provide future essential public utilities when and where appropriate.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Create public and private utility plans that are consistent with the County and Township's land use and development policies.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Prevent public facilities and public or private utilities from locating in areas designated for long-term rural protection, or areas with significant cultural, environmental, or historic value.	Staff; Planning Commission; Town Board	Ongoing	Township funds

### Infrastructure & Transportation, cont.

Continue to support the policies and ordinances as established by Chisago County and the State of Minnesota for septic systems.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Encourage the development of long-range plans for guiding the expansion and maintenance of power transmission, cable services, telecommunications, and public water supply and waste management facilities.	Staff; Planning Commission; Town Board	Ongoing	Township funds, outside funding sources
Explore the economic and environmental feasibility of providing or extending public or private utilities into existing rural residential areas.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Prevent the extension of public or private utilities into environmentally sensitive areas designated for special protection or preservation as established on the land use plan.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Maintain and manage the existing facilities to maximize the life of each facility.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Monitor facility usage, and demographic changes to ensure that the facilities meet the needs of residents and businesses located within the Township.	Staff; Planning Commission; Town Board	Ongoing	Township funds
Work collaboratively with other agencies which provide services and facilities to residents of the Township to ensure that a high level of service is provided to the community.	Staff; Planning Commission; Town Board	Ongoing	Township, other applicable agency funds