

DRAFT

2008 COMPREHENSIVE PLAN UPDATE

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ENGINEERS • ARCHITECTS • PLANNERS

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I. Introduction

The Metropolitan Land Planning Act, passed by the State Legislature in 1976, requires that all cities, towns and counties within the seven-county Metropolitan Area adopt a comprehensive plan. The intent of this act was to provide coordinated planning and growth staging of the Metropolitan systems: sewers, airports, highways and open space. Based on the requirements of the Land Planning Act, the Metropolitan Council is requiring communities in the Metro Area to have their comprehensive plan updated and current by December 31, 2008. The plans need to be consistent with the *2030 Regional Development Framework*, as well as adopted metropolitan system plans for transportation, water resources, and regional park system.

The City of Grant adopted its previous Comprehensive Plan in 1998. This document is the City's updated Comprehensive Plan through 2030. It has been updated from the previous plan to reflect current conditions and the community's goals and direction for the future.

A. PURPOSE AND SCOPE

Every community has a unique character that evolves over the years to represent important individual and societal values creating a way of life and a sense of community for its residents and adjacent neighbors. Unplanned and uncontrolled development threaten this character and quality of life by juxtaposing incompatible and inappropriate uses, leading to the creation of nuisance situations, and land use conflicts. Uncontrolled development can also lead to the rapid deterioration and loss of natural and cultural resources, the lowering of property values, and the risk of contaminating water supplies and other fragile environmental systems.

Local officials use a variety of tools and guidance documents to direct the growth and development of the community in a manner that best represents the social values of the residents. The primary guide document is the comprehensive plan adopted by the local governing board. The comprehensive plan is the legal basis for land use controls and the physical development of the City. It provides the community with a common vision and set of goals to make informed land use decisions and minimize land use conflicts. It addresses and establishes policy in the areas of land use, transportation, parks and open space, housing, natural and cultural resources, and public facilities.

Implementation of the policies and objectives of the Comprehensive Plan is achieved through the adoption of a variety of ordinances including: zoning, subdivision, shoreline and on-site septic treatment and the establishment of a Capital Improvements Program. The continuing involvement of residents ensures that the Comprehensive Plan is current and frequently updated.

These implementation tools provide detailed direction and set forth regulations and standards to guide new development within the community.

This Comprehensive Plan was authored by the City of Grant Planning Commission and the Grant City Council to reflect recent history, current growth trends, and resident sentiments. The plan is organized into twelve sections: introduction, background, inventory and demographic analysis, natural features, land use, surface water management, parks and trails, housing, community facilities and services, goals and policies, comprehensive development plan, and implementation strategy. This Comprehensive Plan is the primary planning document for Grant and is intended to guide the general direction of growth and land use for the next ten years and beyond.

B. ORGANIZATION OF THE COMPREHENSIVE PLAN

To further elaborate on the individual elements of the Comprehensive Plan, the following text briefly describes each section.

The *introduction* (Chapter 1) provides a brief overview of the framework and organization of the plan and a discussion of the purpose and scope, the planning process, and regional setting in which the plan was conceived.

The *background* (Chapter 2) includes the regional setting and a brief history of Grant.

The *inventory and demographic analysis* section (Chapter 3) contains the relevant demographic information and trends needed to complete the Comprehensive Plan.

Chapters 4 - 9 address a variety of planning elements, including natural resources, land use, surface water management, parks, housing, and community facilities.

Chapter 10 presents the City's goals and policies and Chapter 11 presents the Comprehensive Development Plan. This section establishes the physical relationships and explanations of land use designations evolving from the inventory and analysis and goals and policy sections. It is the interpretation of the goals and policy statements and the visual representation of them.

Chapter 12 discusses the strategies that will be used to implement the plan. It sets forth how the City intends to accomplish its desired future. Of primary importance are the zoning and subdivision ordinances, which establish the physical guidelines and regulations as to how the City will grow, develop, and prosper in the future. In addition, implementation of the comprehensive plan relies on the Capital Improvement Program and continued community involvement.

C. THE PLANNING PROCESS

The City's Planning Commission served as the community's task force to update the Comprehensive Plan through 2030. The Commission met several times during 2007 and 2008 to develop and review draft sections of the plan, integrate the sections into a single comprehensive document, and develop the plan's policies and goals.

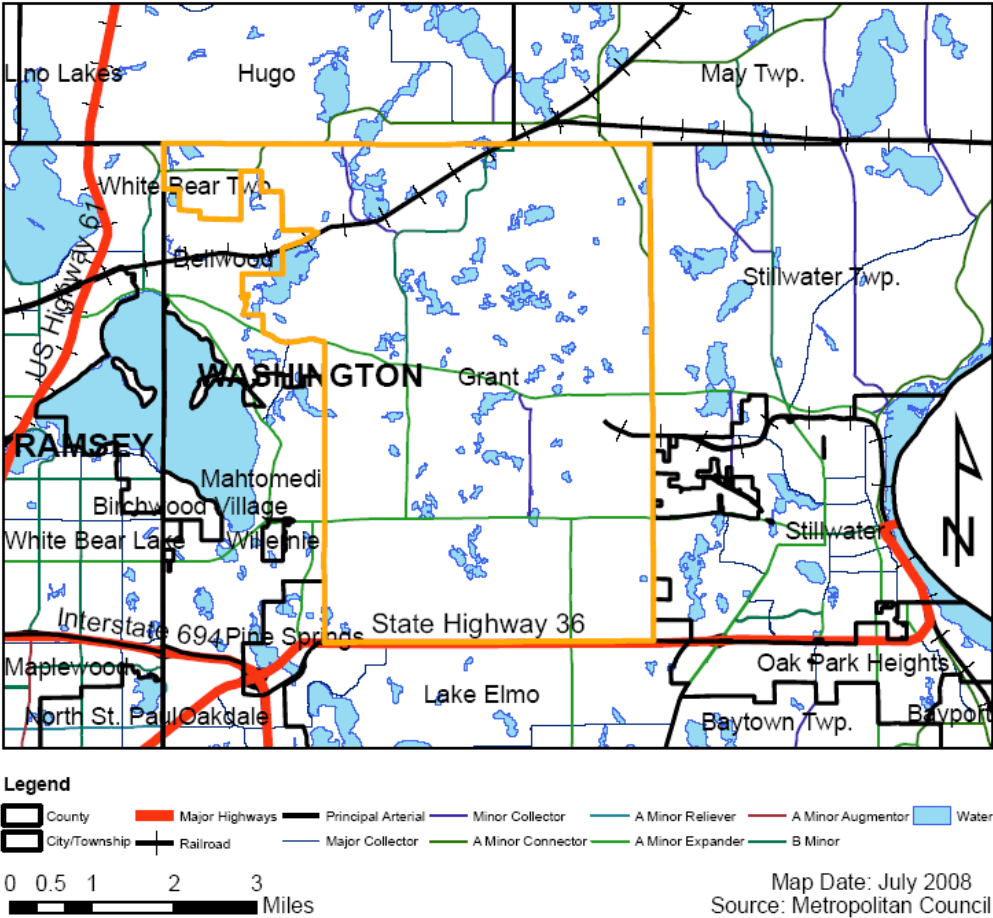
Next, the Comprehensive Plan was presented to city residents and the City Council for community approval and adoption. The Draft Plan was posted on the City's website to allow for review and comment by the residents of Grant. As part of this approval process the identification of implementation needs and ordinance revisions were addressed. The City will update its ordinances or complete other implementation actions after the plan is adopted.

II. Background

A. REGIONAL SETTING

The City of Grant is located on the eastern fringe of the Twin Cities' urban core area and is within west-central Washington County. Grant is bordered by Stillwater Township and the City of Stillwater to the east, Lake Elmo to the south, Willernie, Pine Springs, Mahtomedi, White Bear Township and Dellwood to the west and Hugo and May Township to the north (Figure II-1). The City is approximately 27 square miles in size, with 4,026 residents in 2000, and an estimated 4,236 residents in 2006 (Source: Washington County). Grant's geographic location, attractive landscape and natural features, and commitment to rural residential lifestyles have made the community a popular residential community.

**Figure II-1:
Regional Context Map**



B. THE HISTORY OF GRANT

At the time of settlement by farmers in the 1850's, the Grant area and Washington County were the home of Native Americans of the Ojibwe tribe. Farmers from the East Coast of the United States arrived in the 1850's. The Town of Grant was officially organized October 20, 1858 as a Congressional Township containing the normal six-mile by six-mile area with the first three supervisors and a clerk. The Town was organized at the home of Thomas Ramsden as Greenfield Township, with Albion Masterman, James Rutherford and Joseph Crane as supervisors, and Jesse Soule as clerk. It originally covered the current cities of Grant, Mahtomedi, Willernie, Birchwood, and Dellwood, and two-thirds of East White Bear Lake. In 1864, after learning of another Greenfield Township in Hennepin County, the name was changed to Grant, in honor of Ulysses S. Grant.

The western one-third of Grant Township became Lincoln Township in 1918, and eventually Lincoln was split into Mahtomedi, Willernie, Birchwood, and Pine Springs. Dellwood became a separate community in 1993.

Grant remained a township until November of 1996 when it became a city. In the summer of 1996, the Town of Grant successfully applied to be incorporated as a city. The Minnesota Municipal Council approved its application in early September, 1996. The purpose of this change was made to protect the rural nature of Grant. A City Council with four Council Members and a Mayor took office after the November, 1996 election.

1. Early History and Pioneering Residents

Albion Masterman and William Rutherford were the first settlers to open farms in the eastern part of Grant. They were Stillwater residents who took advantage of the first land sales in the area in 1849 to buy farmland. The first property deeds in Grant were signed in 1851. Soon after came James Rutherford, Thomas Ramsdell, and George Bennett. Masterman built the first house, and brought his wife, the former Eliza Middleton, to form the nucleus of a settlement. A flour mill was built by James Rutherford in 1857 on Brown's Creek. Jesse Soule, another early settler and town clerk, later became a county commissioner and state legislator.

According to the St. Croix Valley Press, Grant was the place to be in the mid-1800s because of "lush farm country that included cheap land." At that time, Highway 96 (Dellwood Avenue), was an Indian trail that was used as a horse cart track for travelers venturing between Stillwater and White Bear Lake. It became the first public road in the township, generally called the Rum River Road. It was the direct route from Stillwater to the Rum River in Anoka and the Mississippi pineries.

Another road was surveyed across the township in 1847, connecting Stillwater with St. Paul.

The Stillwater and St. Paul Railroad, completed in the fall of 1870 (and purchased by the Northern Pacific in 1878), crossed Grant, going from White Bear Lake to Stillwater. A townsite plat named “Wilson” was laid out at the same time, but never developed. By 1900 the Minneapolis, St. Paul and Sault Ste. Marie Railroad (Soo Line) crossed the township. Duluth Junction in Grant was where the Northern Pacific crossed the Soo Line. The old Soo Line is now the Gateway Trail.

In 1892, the Minneapolis and St. Paul Suburban Railroad Company ran a streetcar line from St. Paul to Mahtomedi, and by 1899 the Twin City Rail Transit Company had established regular streetcar service from Mahtomedi to Stillwater, running through Grant. The streetcar stations included Parent, Masterman, Lies, Elliot and Grant. After this line was abandoned, the right-of-way was sold to surrounding landowners. The streetcar station still exists at the east end of McKusick Lake in Stillwater, but has been converted to residential use.

The first school in Grant opened in 1856, and was followed by other schools as settlers arrived. These schools were one-room buildings, each operated by a separate school district and school board. The current City Hall on Kimbro Avenue is one of these school buildings, once named the Welander School. The school districts eventually consolidated into the Mahtomedi and Stillwater School Districts. Many residents remember the red one room school that stood at the corner of Highway 96 and Jamaca that burned down many years ago. The Mahtomedi High and Middle Schools are located in Grant.

Except for the village of Withrow, Grant was almost exclusively a farming community during its first century. However, its proximity to the Twin Cities and closeness to Highway 36 and Interstate Highway 694 made it attractive for development as home sites. The first platted subdivision was Hickory Park followed by Wake Robin Acres, platted as one acre lots in the early 1960's. Concern about potential pollution from septic systems caused the Town Board to change the minimum lot size standard from 1 to 2.5 acres in 1968. Later, the Metropolitan Council issued a directive that all future subdivisions in the rural townships within its jurisdiction have an average lot size of ten acres and a minimum lot size of five acres. The Grant Town Board adopted this requirement in 1976. Since then, much of Grant has been developed into home sites. Only a few commercial farms now remain in Grant, but many small hobby farms, mostly for raising, training, and boarding horses replaced them.

Grant has experienced only small amounts of commercial development. There are two commercial zones in Grant. The first commercial zone contains a farm supply store located at the corner of Highway 36 and Keats Avenue. The other commercial zone is at the corner of Highways 17 and 36 where several small agricultural businesses operate - two commercial apple orchards, a large nursery, and family farms that sell to the public.

A private airport also operated in Grant for many years. Northport air strip on Highway 96, midway between Stillwater and White Bear Lake, was a general aviation grass-runway field that trained more than 3,000 glider pilots during World War II. It was abandoned in the 1990's, and has been replaced by a housing development.

The majority of land in Grant today is occupied by agricultural and residential uses.

(Source: Washington County Historical Society)

2. Grant Heritage Preservation Committee

The Grant Heritage Preservation Committee has identified a number of structures that are of interest for preservation. These include the following:

- a. Historic homes on Manning Avenue corridor:
 - (1) Masterman home (currently Axdahl)
 - (2) Rutherford home
 - (3) Powell-Benson home
 - (4) Ramsden home
- b. Town Hall - in 2007, the City Council approved a restoration project for the Town Hall.



III. Inventory and Demographic Analysis

A. DEMOGRAPHICS

1. *Population Data and Demographics*

Demographics are an important subject for analysis in the Comprehensive Plan. The numbers and ages of people who live in a community, the number of people who live in each household, household incomes, and the community's population trends and projections are important factors in the planning effort. By using current data as a guide, in conjunction with careful consideration of such external conditions and pressures as economy and population dynamics, projections can be made. Reliable projections of overall population growth, new housing demands, number of school-age children, etc. are critical to the planning process. Such projections will help determine policy in dealing with such issues as growth control, education facility requirements, street and utility improvements, and commercial growth.

As the growth potential of Grant is closely related to the demographics of neighboring areas, this analysis takes into consideration not only internal growth factors but also Washington County and Metro Area trends.

a. Population Data and Analysis - Washington County Forecasts

Washington County is one of the fastest growing counties in the United States and the fastest growing county in the Twin Cities Metropolitan Area. Its population increased 8-1/2 times between 1940 and 2006, from 26,430 to 228,103, according to the most recent Metropolitan Council estimates. By 2020, the County population is expected to be 316,083, and a population of 365,590 by 2030.

The population in Grant increased from 1,797 in 1970 to 3,083 in 1980 and 3,778 in 1990. September 2007 estimates by the Washington County Division of Planning and Public Affairs predict Grant populations will be 4,400 and 4,450 in the years 2010 and 2020, respectively. Growth is slowing in the community as available land declines. By 2030, the City's population is projected to be 4,500. Data from the past two decades and the projections to the year 2030 show a slowed population growth for each decade. Meanwhile, Washington County population data show substantially different percentage gains for the same four decades (Table III-1).

**Table III-1:
Grant/Washington County Growth**

	1970	1980	1990	2000	2010	2020	2030
<i>Grant</i>							
Population	1,797	3,083	3,778	4,026	4,400	4,450	4,500
Growth		1,286	695	248	374	50	50
Annualized Growth Rate		72%	23%	7%	9%	1%	1%
Households	438	831	1,173	1,450	1,800	2,033**	
<i>Washington County</i>							
Population	83,003	105,124	145,880	201,130	258,542	316,083	365,590
Growth		22,121	40,756	55,250	57,412	57,541	49,507
Growth Rate		27%	39%	38%	29%	22%	16%

2. Metropolitan Council Forecasts

The Metropolitan Council has included the following forecasts for population, housing and employment in Grant through 2030 in its 2030 Regional Development Framework. These forecasts are used to plan for regional systems, such as transportation, parks, and infrastructure systems. The forecasts are based on the City’s proposed land uses and policies included in this Comprehensive Plan. The forecasts are consistent with the Washington County population and household forecasts.

**Table III-2:
Metropolitan Council Forecasts**

<i>Grant</i>	<i>1990</i>	<i>2000</i>	<i>2010</i>	<i>2020</i>	<i>2030</i>
Population	3,778	4,026	4,400	4,450	4,500
Households	1,173	1,374	1,540	1,570	1,600
Employment	480	612	620	620	630

Grant’s households can be described as follows:

- a. In year 2000, 1,374 households lived in Grant, compared with 1,195 households in 1990. This is a 13% increase in households. By comparison, the number of households in Washington County increased by 45%, and by 15% in the State of Minnesota
- b. On average there are 2.93 persons per household in Grant. The average size of households has declined slightly since 1990, following similar trends in the Metro Area. The average household size in Washington County also declined from 2.91 to 2.77 between 1990 and 2000.

- c. Approximately 98 percent of Grant’s population is White, and approximately 2 percent of other race. Approximately 1 percent are of Hispanic or Latino ethnicity of any race.

**Table III-3:
Grant Race/Ethnicity 2000**

	<i>White</i>	<i>Black</i>	<i>American Indian</i>	<i>Asian/Pacific Islander</i>	<i>Hispanic Ethnicity</i>	<i>Other</i>
<i>Race/Ethnicity</i>	3,951	6	3	36	48	18

3. *Population by Age and Sex*

Grant’s population is relatively young compared to the population of the Metro Area, but slightly older on average than the population of Washington County. The table below shows the population by age group in Grant in 2000, indicates the median age of the City and County populations, and distribution by males and females.

**Table III-4:
Grant’s Population by Age and Sex in 2000**

	Number	Percent
Under 18 years	1,131	28.09%
18 to 24 years	213	5.29%
25 to 44 years	979	24.32%
45 to 64 years	1,375	34.15%
65 years and over	328	8.15%
Median Age, City of Grant	41.7	
Median Age, Washington County	35.1	
Males	2,061	51%
Females	1,965	49%

4. *Housing Units*

About 95% of the housing units in Grant are owner-occupied, single family units. The proportion of owner occupied to rental units remained approximately the same between 1990 and 2000.

The majority of housing units in Grant have been built since 1970.

Table III-5 also indicates that the value of housing units in Grant has risen significantly since 1990. This parallels rising home values in other communities in Washington County and in the Metropolitan Area.

**Table III-5:
Grant Housing Units**

	1990	2000
TOTAL HOUSING UNITS	1,195	1,404
Owner - Occupied	1,135	1,314
Renter - Occupied	38	36
Vacant	22	25
OCCUPIED HOUSING UNITS BY TYPE		
Single-family, detached	1,145	1,350
Single-family, attached	2	0
Duplexes	6	7
Buildings with 3 or 4 units	0	7
Buildings with 5-20 units	0	0
Mobile Home/Trailer	16	7
Other	4	8
AGE OF HOUSING		
1939 or earlier		110
1940 to 1949		64
1950 to 1959		89
1960 to 1969		180
1970 to 1979		415
1980 to 1989		337
1990 to 2000		204
VALUE OF OWNER-OCCUPIED UNITS	1990	2000
Less than \$100,000	34	
\$100,000 to \$149,999	291	67
\$150,000 to \$199,999	169	74
\$200,000 to Higher	136	1005

5. *Economic Characteristics and Trends and Employment*

Grant's economy has shifted from a dependence on subsistence agriculture at the beginning of white settlement to commercial agriculture, dairy farms and hobby farms during the Twentieth Century. While agriculture is still a significant part of Grant's economic activity, the number of commercial agriculture enterprises has declined and they are changing in character. The larger crop and dairy farms have given way to residential development, horse farms, hobby farms, and some

specialty and truck farm uses. It is expected that this trend will continue over the next twenty years.

Presently, traditional cash cropping and dairy cannot support land at current and projected real estate values. Therefore, if commercial agriculture is to continue in Grant, it will be of a significantly different type than that which the community has seen since the mid-1900's. The possible commercial agricultural uses include truck and specialty farms, community supported agriculture farms, greenhouse operations, orchards, nurseries, pick your own farms, and horse boarding operations. However, for any of these agriculture enterprises to succeed they will need to be able to return a profit based on land valued at residential real estate prices. This will definitely be a challenge. Therefore, it is likely to expect that current trends will continue and that most current commercial farms will be converted into residential or hobby farm uses in the near term. Six properties in Grant are currently enrolled in the Agricultural Preserves program, and are identified on the City's Zoning Map.

Given the desire of most Grant residents to preserve rural character and the possibility that most of the remaining agricultural land could be lost to residential uses within the time frame of this Comprehensive Plan, it is paramount that the issue of defining and preserving rural character be given serious and creative attention by the leaders of Grant.



Present employment opportunities in Grant include farming, veterinary clinic, dog kennels, horse stables, construction companies, orchards,

light manufacturing, nurseries, golf courses, auto salvage yards, gravel mines, wholesale distributing, restaurant, and various home occupations. The majority of residents are employed outside the community.

Past actions of the Town of Grant Board and the Planning Commission favored low-density residential and agricultural development over industrial/commercial uses. This policy is widely supported by the citizens of Grant and is likely to be the trend into the future.

6. Summary

- Population and household growth has slowed in Grant during the past decade, and is expected to remain stable through 2030. The trends in Grant are counter to those in Washington County, which has grown rapidly during the past decade.
- The population of Grant is relatively young in comparison to the County and to the Region's population.
- Housing values in Grant have risen dramatically during the past decade. The City's housing stock is composed primarily of single-family detached units over \$200,000 in value. The numbers of housing units in Grant is expected to increase slightly through 2030.
- Commercial agricultural land uses have been declining in Grant for over a century, and are likely to continue to do so.
- The majority of Grant residents are employed outside the community.

IV. Natural Features

A. EXISTING NATURAL FEATURES

The underlying natural resources of any community provide the framework of opportunities and constraints available to land use development and community growth. Communities that work within and understand these opportunities and constraints are more successful in balancing residential growth and protecting critical natural and cultural resources.

Grant is a patchwork of geological diversity set on rolling glacial relief. The underlying soils are highly mixed dominated by glacial till and ice contact soils. These soils are the foundation for a variety of vegetation, including mixed hardwood forest and remnants of prairie. Many wetlands, streams, and lakes also occur within Grant adding to the natural diversity of the community and the necessity to protect fragile natural resources.

Soil characteristics, underlying geologic formations, existing vegetative patterns, surface water, and wetland areas are some of the determinants of where and what type of land use development should occur, and more importantly, where this development should be located. The following section will discuss and inventory each of the significant natural resources within the City of Grant that shape the existing rural character of the community, indicate the most appropriate locations for agricultural and other land uses, provide recreation and scenic opportunities for the residents of Grant, and maintain important ecological functions such as clean water and wildlife habitat.



(<http://www.mncenter.org/photos/uncategorized/shorelandssunsmall.jpg>)

1. *Topography*

The total relief in Grant is approximately 180 feet. The highest point at 1,080 above sea level is located in the southwestern portion of Grant. The lowest point at 900 feet above sea level being on the east boundary where Brown's Creek runs into Stillwater Township. Figure IV-1 represents a generalized topographic map of Grant based on the USGS Quadrangle for the City and identifies significant stands of vegetation.

Slopes within Grant, while highly varied generally do not exceed 15%. The dominant slope class is from 0 to 6% with significant areas also ranging from 6 to 12%. Only one portion of the City southeast of Duluth Junction contains slopes in excess of 15% (Figure IV-1).



2. *Geology*

The bedrock formations on which the City of Grant rests are sedimentary rocks formed during the Early Paleozoic age (525 to 400 million years ago) and consist of sandstone and dolostone. These formations provide the basis for groundwater movement and location, as well as provide the foundation for the overlying topography. Much of the bedrock within Grant is buried beneath 50 to 200 feet of glacial sediments consisting of glacial tills and ice contact stratified deposits. These deposits are a direct result of the advance and retreat of the Superior Lobe Ice Sheet during the Late Wisconsin Glacial Event, 10,000 to 35,000 years ago. Moraine landscape formations are evident in the southern portion of the City and characterized by highly mixed unstratified soil deposits. Ice contact lake formations are characterized by flat surfaces bounded by steeper terrain along its margin demarcating the extent of the ice wall.

Together the study of surface and bedrock geology provides insight into the location and susceptibility of groundwater to contamination. While bedrock formations are buried beneath 50 to 200 feet of glacial sediments much of this soil is composed of sand and gravel deposits that provide little resistance to the downward movement of pollutants. For these reasons much of Grant is classified as being moderately or high moderately susceptible to groundwater contamination by the Minnesota Geological Survey. This suggests that contaminants may reach groundwater supplies and land use development should be cognizant of these risks. However, at the present time, groundwater quality is considered good to excellent (Brown's Creek Watershed District Third Generation Management Plan, 11-7.3). For more detailed information about the geology of Grant see the "Geologic Atlas of Washington County, Minnesota." (University of Minnesota - Minnesota Geological Survey)

3. *Soils*

Soil characteristics guide the type and location of development. Three features addressed in this section include soil suitability for on-site septic systems, basements, and agricultural uses. Figure IV-2 shows soil types in Grant. Some of the land within Grant poses severe to moderate limitations on the construction of on-site septic systems although the large lot size requirements minimize this problem. Great care should be undertaken when constructing these facilities to ensure that the future supply of groundwater is not contaminated.



(<http://www.newfarm.org/features/2005/0505/alba/images/barren350.jpg>)

The City of Grant is a community founded on agricultural land uses. Prime agricultural soils found in the community are identified on the Prime Agricultural Soils Map (Figure IV-2). Areas of the City consists of soils that are classified as prime agricultural soils; particularly concentrated areas are located in the southeastern corner along Manning Avenue and in the northern portions of the City - north of 105th Street, although prime agricultural soils are scattered throughout the City.

The map indicates that areas of the City are considered productive agricultural land. When reviewing this data for long term use of the land, additional factors such as existing land use, topography and natural features must be considered.



<http://www.co.clay.mn.us/Depts/Extensio/images/PGSW68L.jpg>

4. Aggregate Resources

The Metropolitan Council requires that communities identify aggregate resources within local boundaries and plan for the extraction of aggregate prior to urbanization. Grant does have several small areas of aggregate-rich land but has no active mining operations. The Aggregate Resources Map (Figure IV-3) shows sand, gravel and limestone, and dolomite resources for 1997, 2020, and 2040. There has been no projected change from 1997 to 2040 since urbanization is not anticipated during that time and environmental constraints did not impact the resource.

5. *Solar Access Protection*

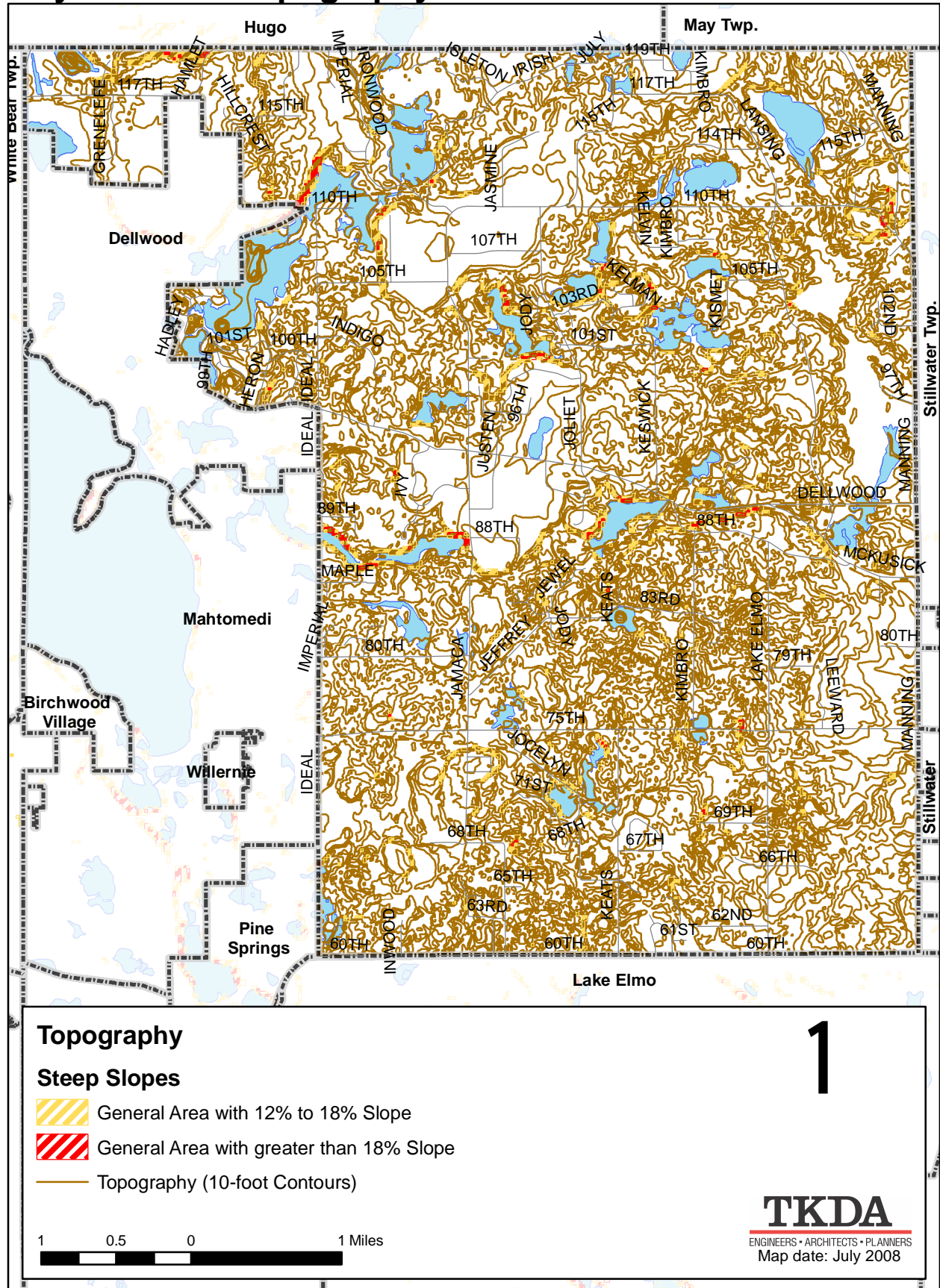
A 1978 amendment to the Metropolitan Land Planning Act requires all local governments in the Metropolitan Area to include "an element for protection and development of access to direct sunlight for solar energy systems" in their comprehensive plans.

There are two kinds of solar energy systems: passive and active. In a passive energy system, the building structure itself collects and stores solar energy at the point of use. In an active solar energy system, solar energy is collected at one location (for example a roof) and then transferred to the point of use or storage by mechanical power.

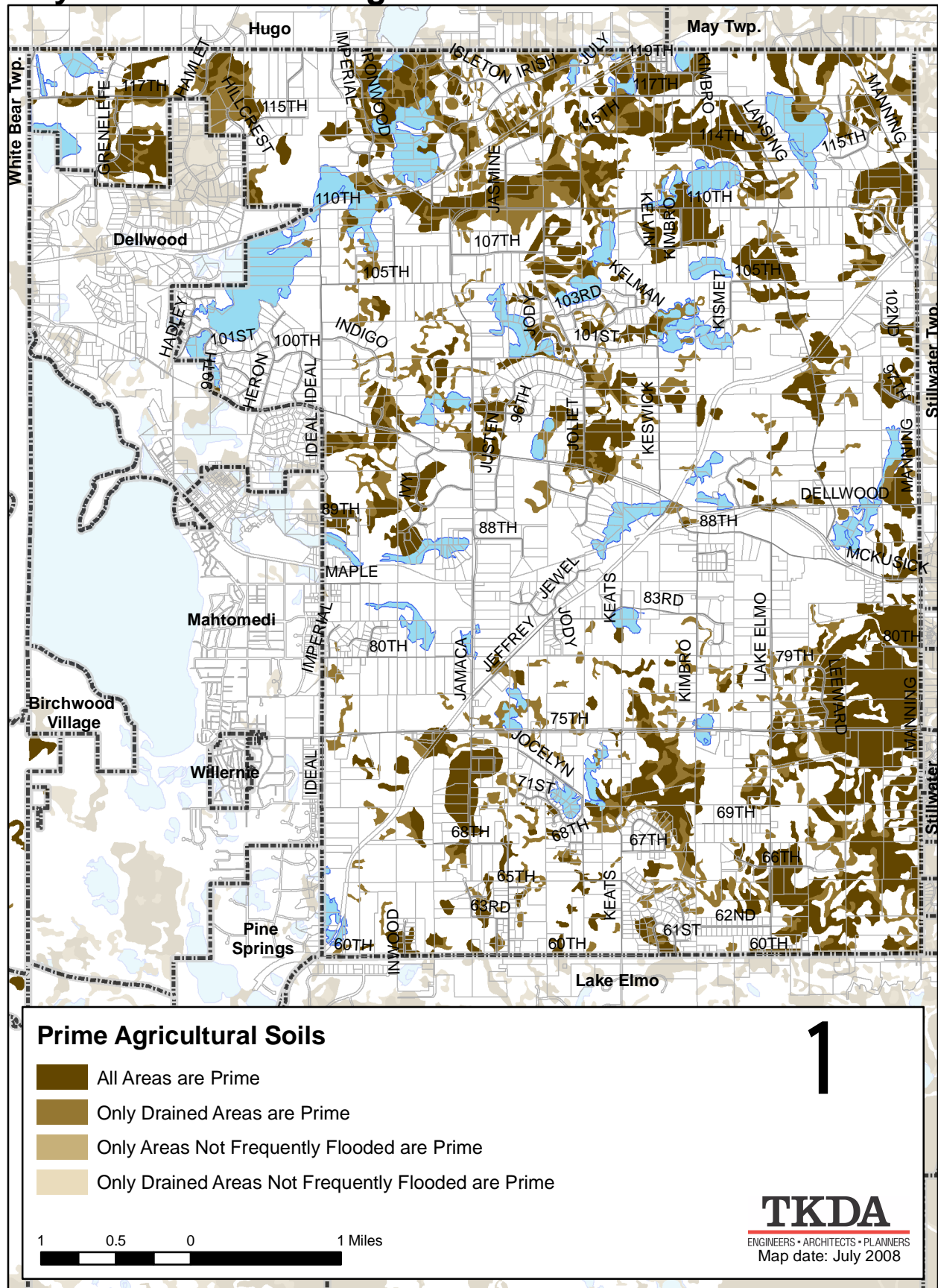
All solar energy systems, both passive and active, need to have direct sunlight fall on their collectors to function properly. Structures, trees or other objects that come between the sun and the solar collector will shade the collector and reduce its efficiency. Protecting solar access means the adjacent structures or vegetation are prevented from shading solar collectors (or the probable location of future collectors).

In Grant, protection of the solar resource is assured with the five acre minimum lot size and setback requirements.

City of Grant: Topography

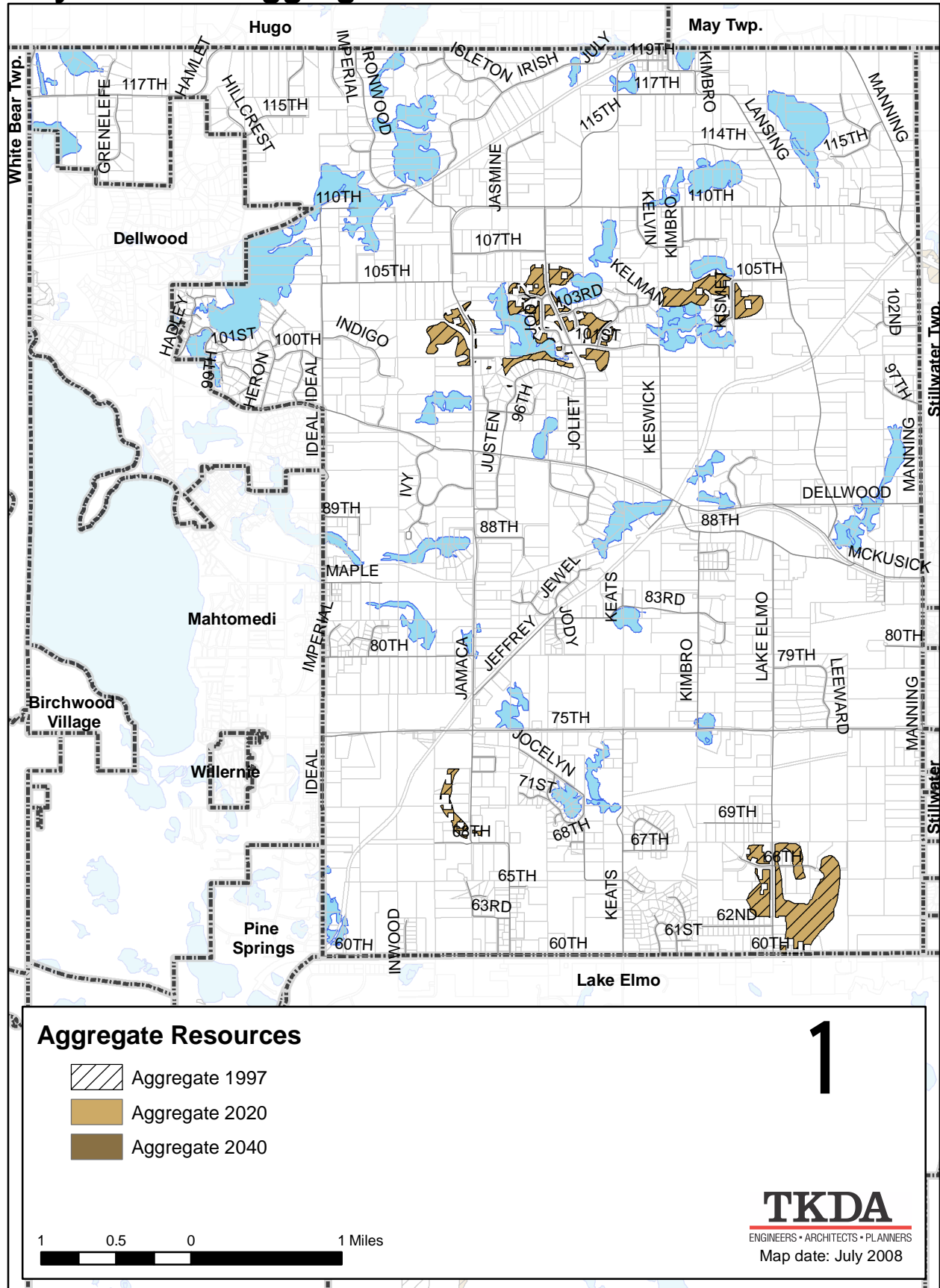


City of Grant: Prime Agricultural Soils



Source: Metropolitan Council, TKDA

City of Grant: Aggregate Resources



6. *Land Cover and County Biological Survey Data*

In 2005, approximately 30% of the land area in the City was forested, categorized by woodland or urban with vegetative cover (Source: Minnesota Land Cover Classification System [MLCCS]). Grant is part of the Eastern Broadleaf Forest Province which comprises some 12 million acres, stretching from New York to Arkansas to Minnesota. Our region is dominated by Southern Mesic Oak-Basswood Oak forest communities, with Northern Red, White and Bur Oak species present.

Figure IV-4 shows the current land cover in Grant, based on the MLCCS data.

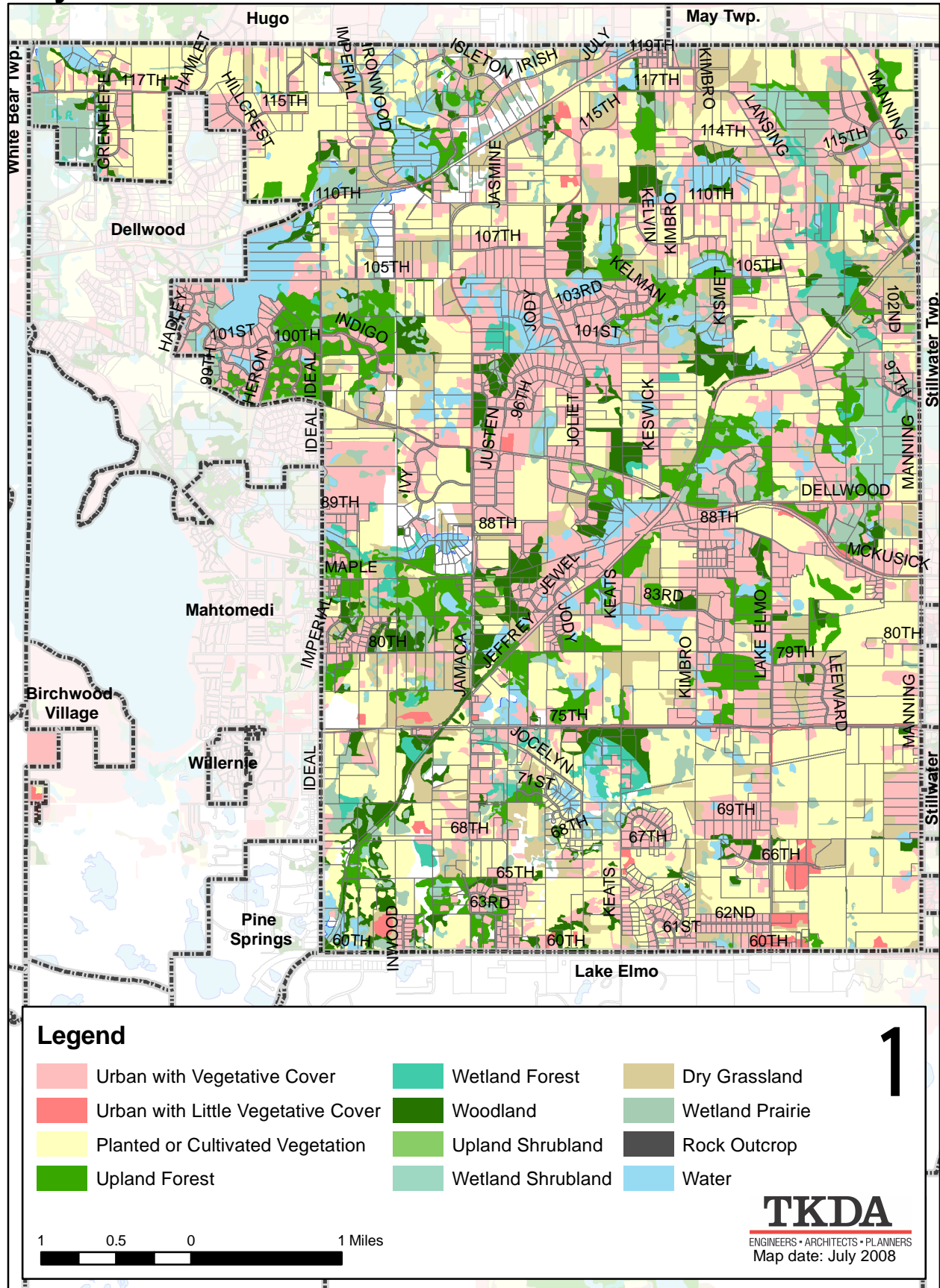
Limited areas of the original prairie and other natural communities remain. Much of the original savanna is currently under cultivation or is in pasture or yards. Some patches of conifer-bog and stands of maple-basswood exist.

The Minnesota County Biological Survey has identified and mapped the remaining high-quality natural communities that remain in Grant. These are identified on Figure IV-5. The areas include a variety of wetland types along Brown's Creek, several significant Oak Forest communities, Emergent Wetlands, Shrub Wetland, Mixed Hardwood Swamps, and two smaller Dry Prairie communities.

The Watershed Districts within Grant have also identified significant natural areas within Grant. The areas identified are consistent with the natural areas identified by the Minnesota County Biological Survey and shown as natural communities on Figure IV-5. The largest number of these are within the Brown's Creek Watershed. The natural areas generally follow the Gateway Trail or are located around lakes and larger wetlands.

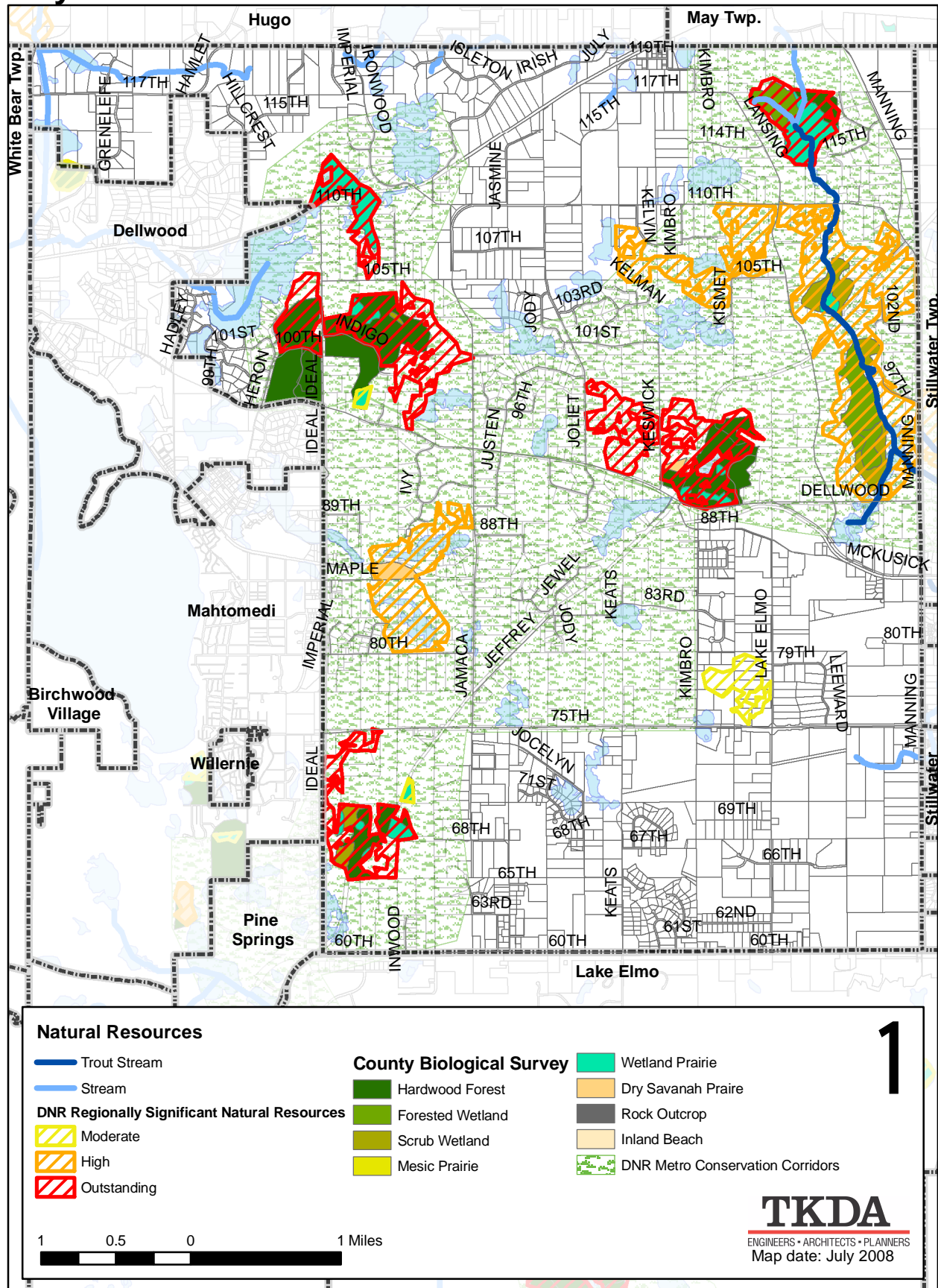
The DNR has identified a wide conservation corridor that connects natural areas in Grant with similar areas in neighboring communities. The corridor is a broad area along the Gateway Trail and Brown's Creek. The Corridor is identified as the "Gateway Trail Regional Corridor", and represents a contiguous area of natural communities, lakes and wetlands, and connections with existing trails and recreation areas. Communities can use this information for planning purposes and to review development proposals. The DNR Metro Conservation Corridor is shown on the Natural Resources Map.

City of Grant: Land Cover



Source: Washington Conservation District,
Minnesota Land Cover Classification System, TKDA

City of Grant: Natural Resources



7. *Water Resources*

a. Water and Wetland Resources

The City of Grant is located within four watersheds, managed by Watershed Districts: the Rice Creek Watershed District, the Valley Branch Watershed District, the Brown's Creek Watershed District, and the Carnelian-Marine St. Croix Watershed District (Figure VI-1). Most of Grant drains to the east and south to the St. Croix River through the Brown's Creek Watershed. The western portion of the community drains to the north and west to the Mississippi River as part of the Rice Creek Watershed. The southern portion of the community drains south-southeast through the Valley Branch Watershed.

Many lakes, ponds and wetlands are scattered throughout the City of Grant. These water resources are extremely valuable to the City and are important for their water holding and cleansing capacities. They are highly productive of fish and wildlife.

The Surface Water Management section of this plan provides greater detail on the water resources within the City of Grant, and the City's goals and policies related to these resources.



Washington Conservation District - Wetland
(http://www.mnwcd.org/wetlands_can_i.php)

b. Groundwater Resources

All homes and businesses in Grant, with one exception, are served by individual wells and septic systems. The exception is the Indian Hills Golf Club and surrounding community which has one major well. It is of utmost importance to protect groundwater supplies from contamination. This can best be done by carefully controlled land use. Proper maintenance of septic systems is important, as is controlling commercial type uses that may use hazardous chemicals that could be introduced into the soil and subsequently contaminate the groundwater.

Washington County completed its Groundwater Plan in 2003. The City of Grant will cooperate with the County in implementing the plan by managing land use to protect the ground water resources of the County.

c. Floodplain and Shoreland Management

The City has the FEMA floodplain maps available at City Hall. These maps inventory the flood hazard areas of the City. Historically, some houses were built on what is now categorized as a 100-year flood plain. Any further building in these areas is now prohibited. The City has adopted and enforces a Floodplain Management Ordinance (2002-Ordinance 94).

The City's shoreland ordinance has not been officially approved by the Minnesota DNR. The City has adopted setbacks from Public Waters and wetlands in its Subdivision Code, Section 6.



8. ***Wildlife Habitat***

The Minnesota County Biological Survey identified the remaining rare species and natural communities within Grant (Figure IV-5). In addition to these areas, many opportunities for locally important wildlife habitat do exist. The County Biological Survey for Washington County identified the headwaters of Brown's Creek as nesting habitat for the Louisiana Waterthrush, a species of special concern in Minnesota. The diversity of natural communities, which includes areas of forest, prairie, lakes, and a variety of wetlands, provides suitable habitat for avian and mammalian species. These species consist of

interior forest birds such as the scarlet tanager, open field species such as the meadowlark and intermediate species such as the eastern bluebird. In addition, the many lakes provide habitat for egrets and great blue herons as well as a variety of waterfowl. Grant is also home to a large population of white tail deer that find the edge of the forest and field as appropriate habitat. Finally, the close proximity to the St. Croix River also establishes Grant as an important connection to the migratory flyway and natural corridor presented by the river.



Typical wetland vegetation

9. Existing Natural Resource Summary and Goals

Grant is situated to the east of the Twin Cities Metropolitan Area and is essentially a rural gap in the otherwise urban continuum of Stillwater, Mahtomedi, Oakdale, North St. Paul, and Pine Springs. As a result of its natural amenities and of its proximity to the Metropolitan Center, Grant will continue to feel steady growth pressure. Sound planning and reasonable implementations are critical to the maintenance of the City's natural amenities and rural character.

New residential development should work within the opportunities of the existing landscape to provide maximum benefit to wildlife habitat diversity, preservation of existing vegetation, protection of fragile water resources, and the enhancement of scenic vistas and open space.

The City's goals for future natural resources management include the following goals, as well as goals and policies included in the Surface Water Management Plan (Chapter 6):

a. Natural Resources Goals:

Goal: Protect and enhance the natural resources of the community and the natural environment.

The City of Grant is committed to protecting natural resources within the community through maintenance of existing resources and the careful planning and designing of future development to avoid any diminishment of these resources.

Key Policies:

1. New development shall be planned and designed with consideration of the soils, topography, hydrology, geology, and other natural resources of the property. This information shall be submitted to the City by the developer before development decisions are made by the City Council.
2. Require the identification and protection of unique natural resources during the subdivision design process.
3. Encourage landowners and require developers to implement soil conservation and erosion-control practices.
4. Install septic systems to meet all current or subsequent County and City Codes and protect local water resources.

b. Aggregate Resources Goals:

Goal: Protect the City's aggregate resources and provide for reasonable economic use of aggregate.

The City of Grant will regulate any active mining operations if proposed in order to minimize undesirable effects on the environment and ensure that an acceptable reclamation plan for the land is being implemented.

Key Policies:

1. Ensure that any development of aggregate resources limits adverse environmental impacts and impacts on adjacent land uses.
2. Require adequate buffering, landscaping, and end use plans.
3. Ensure the reclamation of mining sites in a manner compatible with the surrounding land uses, natural conditions, and public safety.

4. Adopt regulations to minimize nuisances from aggregate extraction that affect developed areas and that ensure restoration of extraction sites to protect other natural resources and natural functions.

c. Solar Access Protection

Goal: Assure adequate solar access for residents.

Key Policies:

1. New subdivisions will be encouraged to accommodate the use of passive and active solar energy systems with special attention given to street, lot, and building orientation.
2. Solar Access Protection will be assured with the City's five acre minimum lot size and setback requirements.



V. Land Use

A. EXISTING LAND USE

Grant is a rural city in the central part of Washington County, on the eastern edge of the Twin Cities Metropolitan Area. It is about 27 square miles or (times 640) 16,966 acres.

Current land use is shown on Figure V-1. Table V-1 indicates the distribution of land uses by acreage in Grant for 1997 and 2005.

The 1998 Grant Comprehensive Plan noted that nearly two-thirds of the land area within the community as agricultural in 1982. The 1998 Land Use Plan is attached to this Plan in the Appendix for reference.

By 2005, 3,698 acres, or 22%, were classified as agricultural, with an additional 6,803 acres, or 40%, as undeveloped land. Most of these acres are hobby farms with residential homesteads rather than traditional commercial agricultural operations. Larger blocks of land used for cultivation tend to be consistent with the areas identified as having prime agricultural soils. Many of the smaller parcels consist of hobby farms and pasture land. Six parcels, containing 241 acres, were registered in the Agricultural Preserve Program, and 178 parcels, totaling 4,752.76 acres, are classified as Green Acres.



Development has been limited by the absence of city sewer and water services, which is largely unfeasible due to both economic and geographic concerns. There are currently about 1,374 homes in Grant. If all lands in Grant were fully developed under the City's current ordinances, there would be a potential of approximately 2,195 homes. The existing land use map (Figure V-1) and Table V-1 indicate that approximately 40 percent of Grant remains vacant. This includes land which has not been developed and is not being tilled or used for pasture. It also includes land that is subdivided for residential use but not yet built upon.

Since 1990, the biggest changes in land use have been in single family residential use. Single family residential land use has grown from 1,591 or 9% of the City's land to 2,971 acres or 18% - doubling in size. Agricultural land has dropped from 13,882 acres or 80% to 11,906 acres or 70%. Parks and recreation has increased slightly, although still a small proportion of the land area. Commercial, industrial, mixed use and multi-family land use represents a very small proportion of Grant's land area.

Commercial and industrial uses are largely located along the Highway 36 corridor. All lots zoned General Business are currently in use. Only 60 acres, less than 0.2% of the total area, are devoted to commercial use - primarily a nursery and orchard located along TH-36. Commercial recreation - riding stables and golf courses - comprise about 788 acres or 4.6% of the City. Industrial use is limited to only 1% of the land area and involves mining operations, auto salvage yards, and a refuse facility. A small concentration of industrial businesses is also located near the intersection of TH-36 and Lake Elmo Avenue.

Grant has allowed development and uses that preserve its rural residential character and protect and enhance its natural resources and environment. Grant has provided commercial development at a level compatible with a rural unsewered policy, provided a no-frills level of service, and maintained a road system complementary to its rural character.

Grant's goal, with respect to our valuable and diverse natural resources, has been to use land and related resources so these are undiminished for future generations. This requires wise choices and implementation of excellent management practices.

1. Land Use Classifications

Figure V-2 identifies proposed land uses within the City of Grant and is the current zoning map. As stated, only rural residential land uses are foreseen as future development within Grant. Commercial development is restricted to the existing general business core area, and no further industrial development is anticipated in Grant.

a. Rural Residential and Agricultural

The primary land use designations within the City of Grant are rural (single-family) residential and agricultural uses. This classification is based on one unit per ten acres of land and strives to develop the remaining area of Grant in a manner appropriate for a rural lifestyle and the protection of existing agricultural land uses.



b. General Business

No new commercial land has been added to the official land use map; however, those areas already within the General Business District have been identified. Expansion of these businesses will be limited to uses compatible with a rural lifestyle and in alignment with design standards present within the Subdivision Ordinance. New businesses proposed within the General Business District as a result of vacancy of an existing business will also be held to strict design standards and the appropriate regulations as identified within the Subdivision Ordinance. The Subdivision Ordinance was prepared to implement the desire of this Comprehensive Plan and the protection of rural character and a rural quality of life.

**Table V-1:
Existing Land Use and
Land Use Change from 1997 to 2005**

Land Use Categories	1997 Total (in acres)	2005 Total (in acres)	Change 1997-2005	
			Absolute (in acres)	Relative (percentage)
Residential Total	2,002	3,167	1,165	+58%
Single Family Residential	1,807	2,971	1,164	+64%
Farmsteads	195	196	1	+0%
Multi-family Residential	0	0	0	N/A
Mixed Use	N/A	0	N/A	N/A
Commercial	35	51	16	+46%
Industrial Total	32	21	-11	-34%
Industrial & Utility	32	21	-11	-34%
Extractive	0	0	0	0%
Railway	N/A	0	N/A	N/A
Institutional	80	84	4	+6%
Parks, Recreation & Preserves	553	788	235	+43%
Major Vehicular Rights-of-Way	6	6	0	+1%
Airports	173	0	-173	-100%
Agriculture & Undeveloped Total	13,368	11,906	-1,462	-11%
Agriculture	N/A	3,698	N/A	N/A
Undeveloped Land	N/A	8,209	N/A	N/A
Agricultural & Vacant	13,361	N/A	N/A	N/A
Industrial Parks not Developed	0	N/A	N/A	N/A
Public & Semi-Public Vacant	7	N/A	N/A	N/A
Open Water	719	942	223	+31%
Total	16,968	16,966	-2	-0%

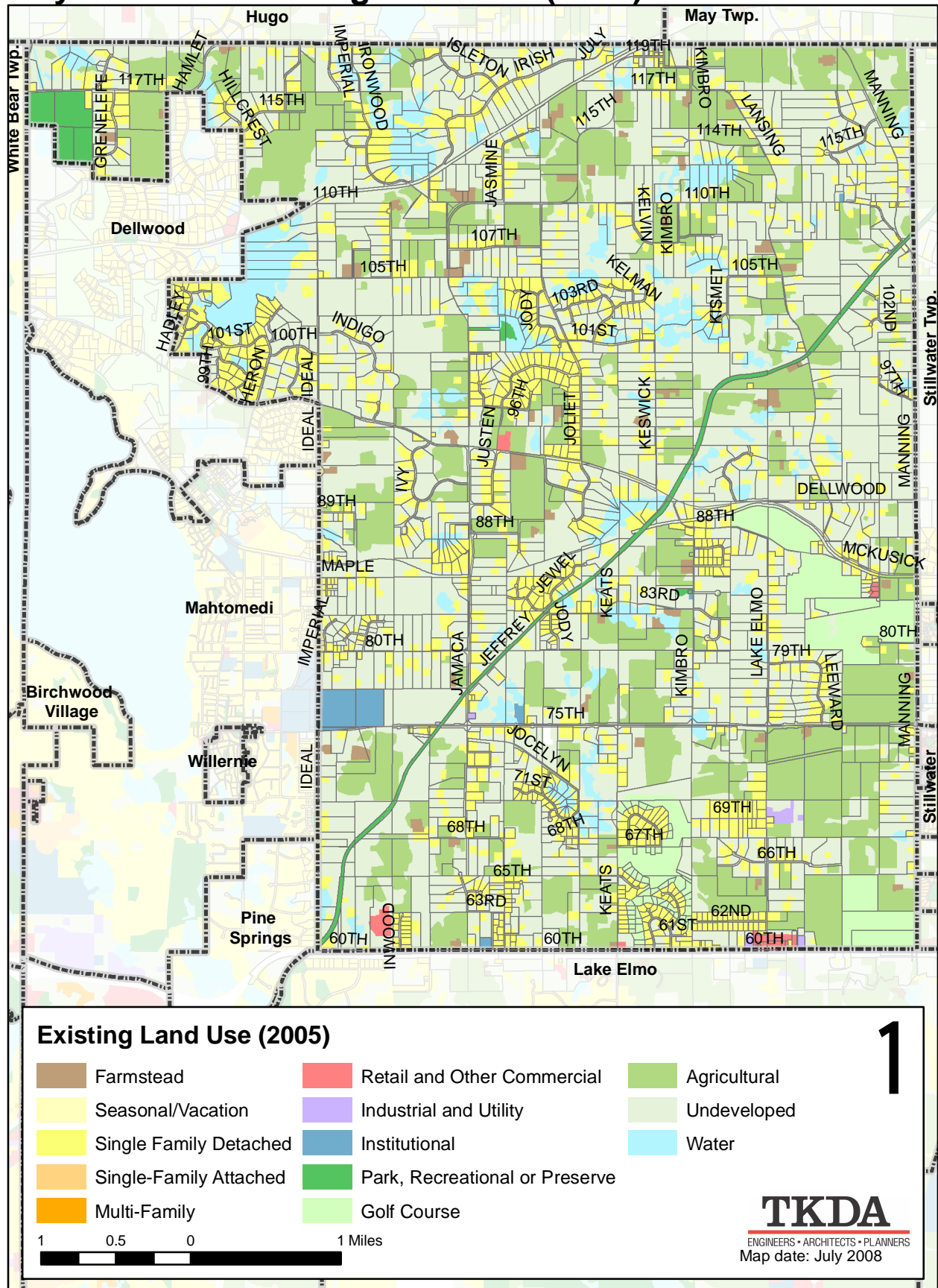
Notes:

The bold rows in the table show major categories of land use.

Percentages and acres are rounded to the nearest whole number.

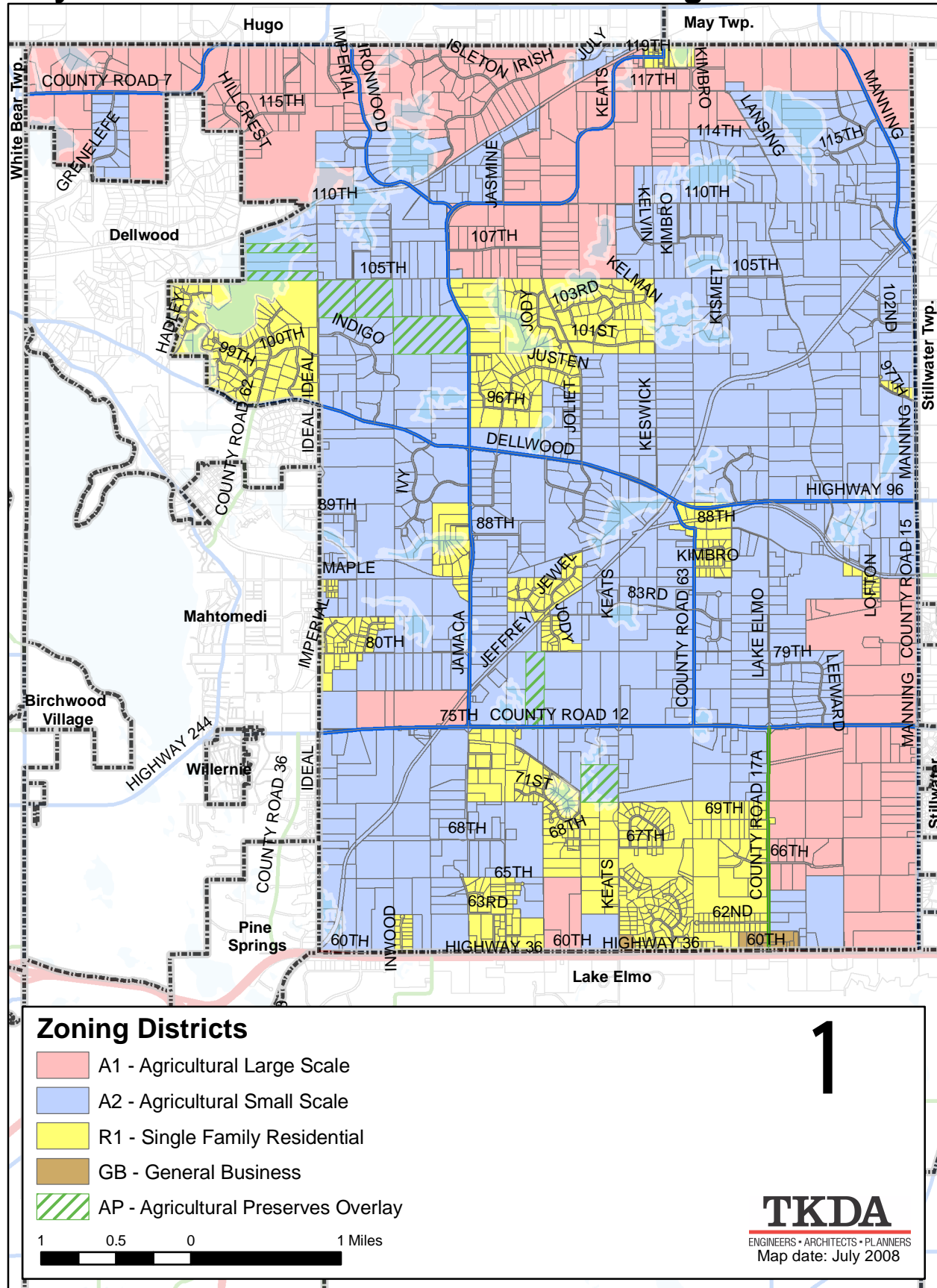
Source: Metropolitan Council

City of Grant: Existing Land Use (2005)



Source: Metropolitan Council, TKDA

City of Grant: Future Land Use and Zoning



Zoning Districts

- A1 - Agricultural Large Scale
- A2 - Agricultural Small Scale
- R1 - Single Family Residential
- GB - General Business
- AP - Agricultural Preserves Overlay

1 0.5 0 1 Miles

1

TKDA
ENGINEERS • ARCHITECTS • PLANNERS
Map date: July 2008

B. FUTURE LAND USE THROUGH 2030

1. Overall Growth Strategy

The intent of Grant for the next 20 years is to continue its commitment to rural character and maintain maximum densities of one unit per ten acres with no public sewer or water facilities. In addition, the City of Grant will encourage the use of open space development where appropriate to preserve and enhance the rural character of the community through the preservation of open space and by attempting to minimize land use conflicts between agricultural and residential land uses.



2. Washington County Comprehensive Planning Context

The most recent Washington County comprehensive plan has designated the City of Grant as *General Rural*. This designation establishes a maximum density of one residential unit per ten acres of land, consistent with the requirements of the Metropolitan Council Regional Development Framework and the desires of the City of Grant. The unique geographic location of Grant between Mahtomedi to the west and Stillwater to the east provides an important buffer of rural land use and scenic amenities between two growing urban areas.

The County's plan describes General Rural land uses as "those areas indicated as 4 Dwelling Units per 40 Acres. The intent of this location is to accommodate farming, protect the long-term agricultural areas, and preserve the County's remaining sense of openness and rural character. In those locations, housing development will be allowed at a density not greater than 4 units per Quarter-Quarter Section."

3. *Metropolitan Council Regional Development Framework*

The Metropolitan Council’s Regional Development Framework designates most of Grant as “diversified rural area”, with proposed densities of no more than 1 housing unit per 10 acres. (Figure V-3)

The six parcels within Grant are participating in Agricultural Preserves programs, and are designated as “agricultural areas”, where densities are proposed to be no more than 1 housing unit per 40 acres.

Grant’s proposed land use and zoning ordinances and maps require a minimum density of 1 dwelling unit per ten acres. Minimum densities of 1 unit per 40 acres will be continued on the Agricultural Preserves parcels so that they may continue to participate in that program.

The Regional Development Framework includes comprehensive planning strategies for the Diversified Rural Area and Agricultural Areas. The City of Grant concurs with the strategies that are relevant to Grant (some strategies, such as those related to community drainfields do not apply, since the City does not allow these systems), and has adopted goals and policies throughout this Comprehensive Plan that help to implement these strategies.

Regional Strategies recommended for the Diversified Rural Area include the following:

- Accommodated growth in a flexible, connected and efficient manner.
 - Accommodate growth not to exceed 1 unit per 10 acres
 - Plan development patterns that will protect natural resources
 - Protect the rural environment
 - Ensure financial and environmental accountability for installation, maintenance, remediation and management of any permitted private wastewater treatment systems
 - Adopt environmental protection provisions in land use ordinances
- Plan for and construct local transportation infrastructure including trails sufficient to serve local needs.
- Approve and permit proposed housing developments in light of population forecasts, existing housing stock, and current and future community and regional needs, as appropriate.

- Conserve, maintain and restore natural resources identified in regional and local natural resource inventories. Integrate natural resource conservation strategies into development plans.

Regional Strategies for Agricultural Areas include the following:

- Maintain agricultural land uses through at least 2030 to preserve prime agricultural lands.
- Promote best management practices for agricultural activities in order to protect the integrity of the region's water supply.
- Minimize conflicts between agricultural and non-farm land uses through local ordinances and official controls.
- Plan for and construct local transportation infrastructure sufficient to serve local and agricultural needs.
- Promote best management practices for agricultural activities in order to protect the quality of the local and regional water resources.
- Conserve, maintain and restore natural resources identified in regional and local natural resource inventories. Integrate natural resource conservation strategies into development plans.
- Encourage the use of environmentally sensitive development techniques in farm-related construction, such as surface water management that includes using natural systems to drain, filter and retain stormwater.

3. *The City of Grant's Land Use Goals through 2030*

Goal 1: Ensure the preservation of existing rural character through appropriate rural development guidelines and ordinances.

Goal 2: Protect the natural resource base of the community.

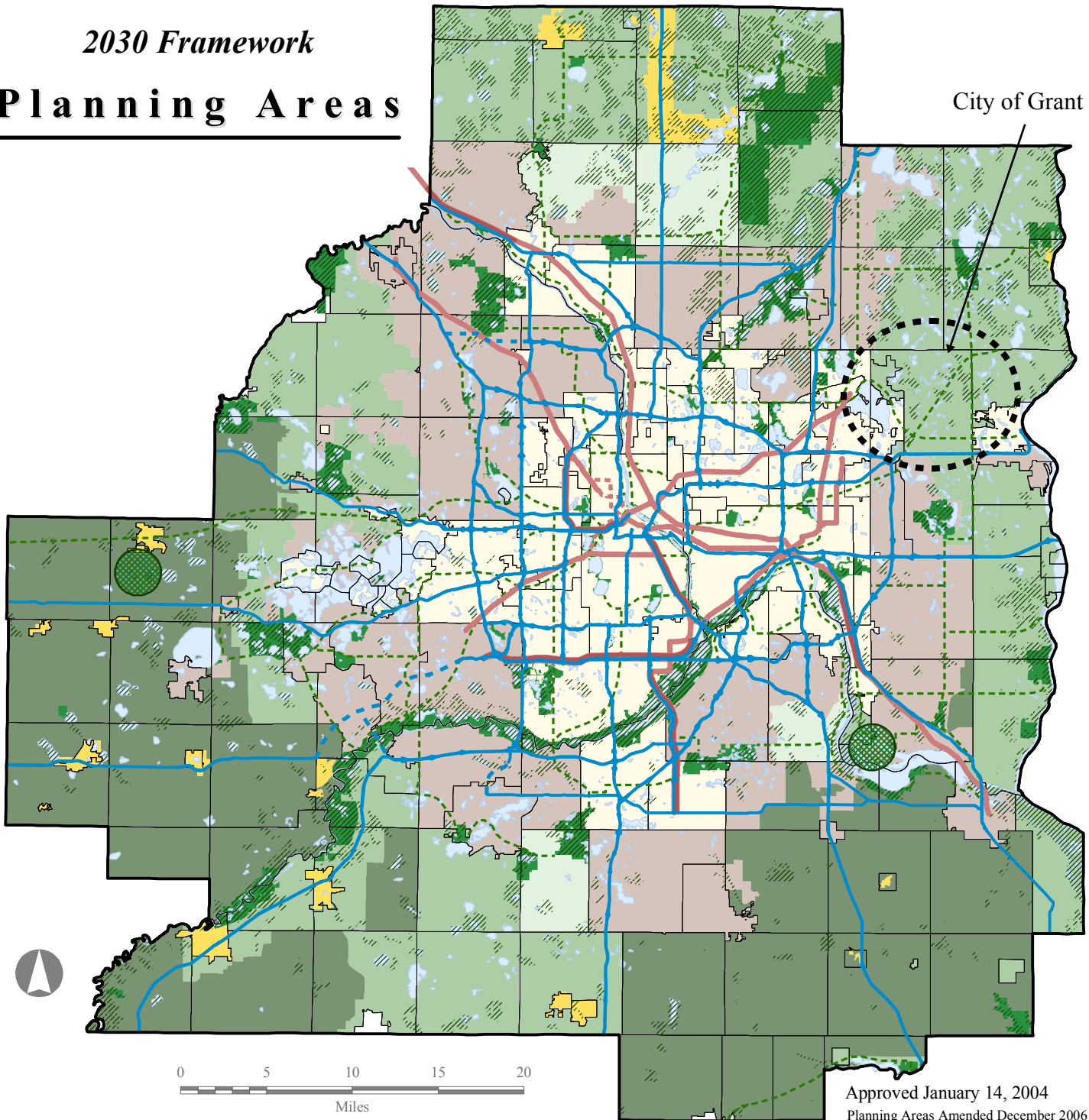
Goal 3: Preserve and protect agricultural land and facilities, agricultural lifestyles, and encourage hobby farms and commercial agricultural uses within the City.

Goal 4: Grant will oppose any attempt by other communities to annex properties from the City. Grant will consider the merits of any requests to annex properties into Grant unless the other communities involved are opposed to such annexations.

2030 Framework

Planning Areas

City of Grant



NOTE: Please refer to the Comprehensive Plans Composite map or the Regional Systems maps for the most recent information. These maps are available at the Metropolitan Council Data Center (651) 602-1140.

Geographic Planning Areas		Additional Information	
Urban Planning Areas	Rural Planning Areas	Regional Natural Resource Areas (includes Terrestrial and Wetland Areas) SOURCE: Metro DNR in coordination with the Metropolitan Council	Regional Trail
Developing Area	Rural Center	Regional Park	Transit 2025 Corridor
Developed Area	Agricultural	Proposed Regional Park	Principal Arterial
	Diversified Rural		Open Water
	Rural Residential		

VI. Surface Water Management Plan

A. PURPOSE OF THE PLAN AND EXECUTIVE SUMMARY

This Local Surface Water Management Plan will guide the City of Grant in conserving, protecting and managing its surface water resources. This plan has been created to meet the requirements detailed in Minnesota Statutes 103B and Minnesota Rules 8410, administered by the Minnesota Board of Water and Soil Resources. This plan is also consistent with the goals and policies of the Metropolitan Council's Water Resources Management Policy Plan, and the plans of the watershed management organizations having jurisdiction within the City.

The City of Grant is located within four watersheds, managed by Watershed Districts: the Rice Creek Watershed District, the Valley Branch Watershed District, the Brown's Creek Watershed District, and the Carnelian-Marine St. Croix Watershed District (Figure VI-1). Most of Grant drains to the east and south to the St. Croix River through Brown's Creek Watershed. The western portion of the community drains to the north and west to the Mississippi River as part of the Rice Creek Watershed. The southern portion of the community drains south-southeast through the Valley Branch Watershed.



Brown's Creek Watershed District (http://www.bcwd.org/images/MAWD_kerns.jpg)

The plans for three of these Districts were approved by the Minnesota Board of Water and Soil Resources (BWSR) between 1997 and 2006. Rice Creek is currently in the process of updating its Management Plan. The Brown's Creek and Carnelian-Marine St. Croix Watershed Districts have completed Wetland Management Plans with inventories and functions and values assessments of wetlands within Grant and other communities in the Districts. The Valley Creek Watershed District and Rice Creek Watershed District are

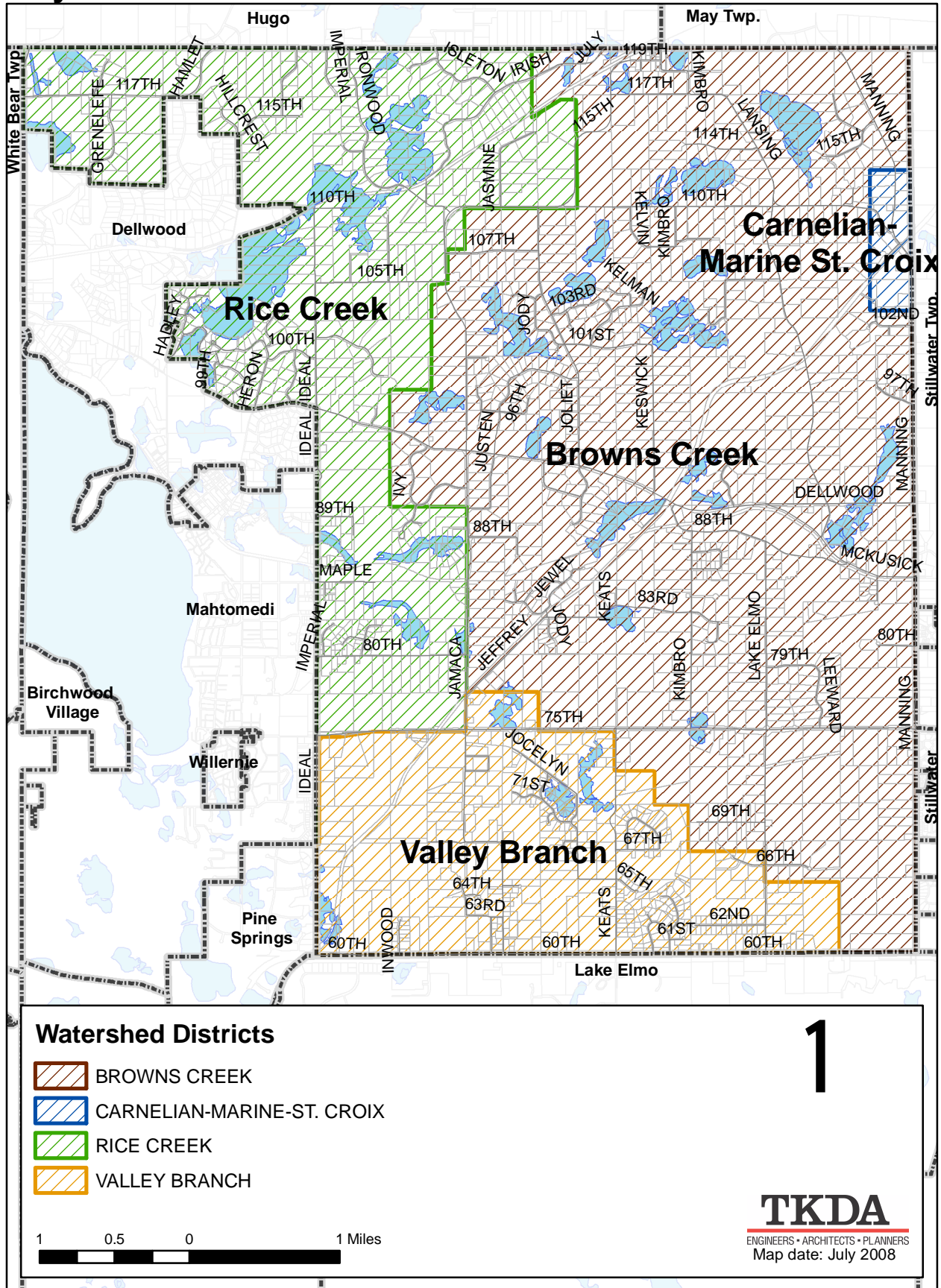
currently completing the functions and values assessments and management plans for wetlands within those Districts.

B. WATER RESOURCE MANAGEMENT AGREEMENTS

The four watershed districts have each adopted rules for the management of surface waters within their jurisdictions. These organizations provide permitting and enforcement for these rules within Grant. The City works cooperatively with the districts in communicating on development activities, and alert landowners and developers about potential district permits or other enforcement.

- The City will adopt a resolution in 2008 to adopt the four Watershed District's rules by reference as the Surface Water Management Rules for the City. The City of Grant will continue to rely on the Watershed Districts to enforce surface water management regulations within the community under this Comprehensive Plan.
- The Washington Conservation District serves as the LGU for managing wetlands and enforcement of the Wetland Conservation Act within the City of Grant.

City of Grant: Watershed Districts



C. LAND AND WATER RESOURCES INVENTORY

1. Surface Water Resources

Many lakes, ponds and wetlands are scattered throughout the City of Grant. These water resources are extremely valuable to the City and are important for their water holding and cleansing capacities. They are highly productive of fish and wildlife.

The four Watershed Plans include detailed inventories of the land and water resources within Grant. Key resources include the following:

- Brown's Creek is designated and managed by the Minnesota DNR as a trout stream. In 2007, the Minnesota Pollution Control Agency identified Brown's Creek as an Impaired Water. The Brown's Creek Watershed District is working to evaluate the future management of the Creek given this recent designation.
- Sunnybrook Lake is identified as a "Medium Priority" waterbody in the Valley Branch Watershed District Plan. The District has identified monitoring goals for the lake, but no other management actions. The lake is ranked as "A" for water quality. The District is currently completing a floodplain study of the lake, in cooperation with Washington County.
- The Valley Branch Watershed District Management Plan also notes an unnamed intermittent stream upstream of Sunnybrook Lake, starting near Highway 12 and Jamaca Avenue North. No management actions were identified for this stream in the plan.
- The Rice Creek Watershed District Management Plan identifies several significant lakes within Grant - Fish Lake, Mann Lake, and Pine Tree Lake. The plan notes that Mann and Pine Tree Lake are sensitive to runoff volumes, but notes no other concerns for water bodies within Grant.
- No priority resources or landscape units were identified within the portion of Grant included in the Carnelian-Marine Watershed District.

2. Natural Communities and Upland Resources

- The Minnesota County Biological Survey has identified and mapped the remaining high-quality natural communities that remain in Grant. These are shown on Figure IV-4. The areas include a variety of wetland types along Brown's Creek, several significant Oak Forest communities, Emergent Wetlands, Shrub

Wetland, Mixed Hardwood Swamps, and two smaller Dry Prairie communities.

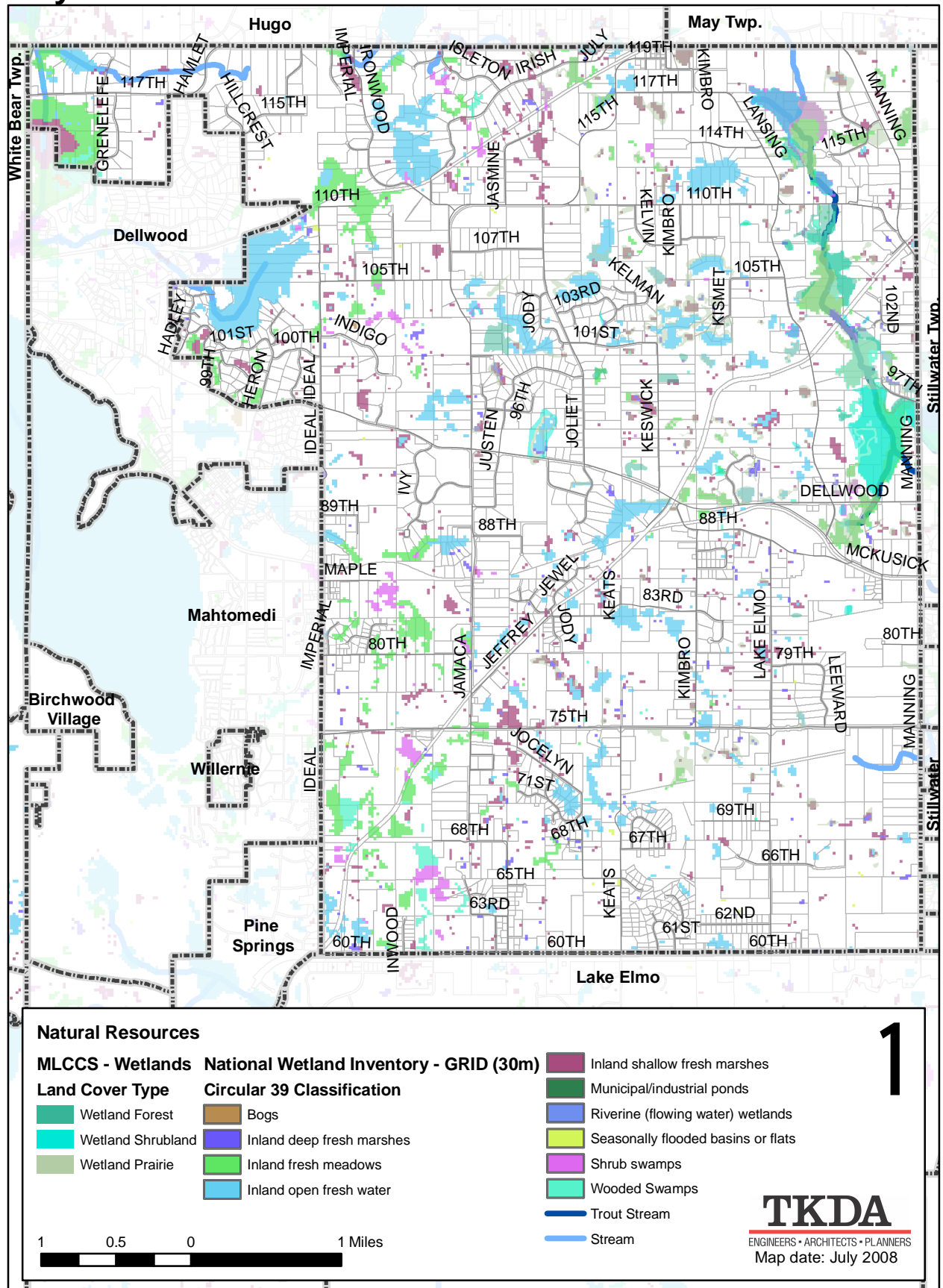
- The DNR protected waters within Grant are listed on Table VI-1 below and are shown in Figure VI-2.

**Table VI-1:
Department Of Natural Resources, Division Of Waters
Final Designation Of Protected Waters And
Wetlands Within Washington County**

<u>1. The following lakes are protected waters: Number and Name</u>		<u>Section</u>	<u>Acres</u>
82-122:	Pine Tree Lake	8	172
32-120:	Long Lake	21	71
82-136:	Round Lake	35	53
82-326:	Unnamed	6	
2. The following natural and altered natural watercourses are protected waters:			
Browns Creek		1, 12, 13	
3. The following are protected wetlands.			
82-120:	Benz Lake	2	35
82-121:	Mann Lake	4	77
82-123:	Bass Lake	10	27
82-124:	Unnamed	10	
82-125:	Pat Lake	11	12
82-126:	Masterman Lake	14,15,22,23	37
82-127:	Unnamed	15	
82-128:	Unnamed	16	
82-129:	Echo Lake	17	
82-131:	Unnamed	21	
82-132:	Wood Pile Lake	23,23	13
82-133:	Sunnybrook Lake	27,34	15
82-137:	Fish Lake	6;32,33	
82-303:	Unnamed	13	
82-304:	Unnamed	13,24	
82-319:	Unnamed	1	
82-320:	Unnamed	8,17	
82-321:	Unnamed	2	
82-322:	Unnamed	SW 2	
82-323:	Unnamed	2,3	
82-324:	Unnamed	6;32	
82-329:	Unnamed	7,8	
82-331:	Unnamed	4,5,8,9	
82-332:	Unnamed	10	

<u>1. The following lakes are protected waters:</u> <u>Number and Name</u>		<u>Section</u>	<u>Acres</u>
82-333:	Unnamed	11	
82-334:	Unnamed	SE 11	
82-335:	Unnamed	14,23	
82-336:	Unnamed	14	
82-337:	Unnamed	17	
82-346:	Unnamed	20,21	
82-347:	Unnamed	21	
82-348:	Unnamed	21,22,27,28	
82-349:	Unnamed	26	
82-350:	Unnamed	27	
82-351:	Unnamed	27,34	
82-364:	Unnamed	32,331	
82-365:	Unnamed	32,33	

City of Grant: Water Resources



Source: Metropolitan Council, DNR, TKDA

D. WETLAND MANAGEMENT PLAN

Each of the WMO's in Grant has completed or is completing a functions and values assessment of the wetlands within the WMO, and a resource management plan that includes the wetlands within the WMO. The Brown's Creek and Carnelian-Marine St. Croix Districts have completed and adopted the assessments and plans. The Valley Branch and Rice Creek District plans are in process, and scheduled to be completed in 2008 or 2009.

Given the extensive work completed for these plans, the City of Grant will not duplicate these efforts, but will cooperate with the Districts to implement the resources management plans.

- Some of the District watershed assessments and resource plans cover only wetlands one acre in size or greater. The City of Grant has setback requirements that will protect all wetlands, regardless of size. These include a required 75-setback from the wetland edge for both structures and septic systems.
- The City will require that developers complete a wetland functions and values assessment using the Minnesota Rapid Assessment Methodology (MnRAM) 3.0, or the most current methodology for any wetlands on their property that have not been included in a WMO assessment. Management requirements for the wetland will be based on the requirements of the District in which it is located, or the City's requirements for setbacks, whichever is the higher standard.

E. POLICIES AND GOALS

The City of Grant has a strong desire to protect and manage its valuable water and natural resources, recognizing the relationships between resource protection, land use management, development, and fiscal responsibility. The City recognizes the need to work with others, including the four Watershed Districts in Grant, Washington County, and the State of Minnesota to achieve its goals for the protection of surface waters, ground water and related natural resources within Grant.

Overall goal: The City is committed to a goal of non-degradation of the lakes, wetlands, and streams within the City, and will work with local WMO's, Washington County, and State agencies to achieve this goal.

This section outlines the Community's goals and policies specific to surface water management. The goals and policies are grouped by issue area, as follows:

1. Water Quantity: Control of Runoff Rates and Volumes

Goal: Control the rate of stormwater runoff from development to reduce downstream flooding and erosion

Policy: The City will adopt the rules and standards included in the four Watershed District plans for rate control of stormwater runoff, and will rely on the Watershed Districts to enforce these rules.

Policy: The City will enforce the stormwater management practices included in its Zoning Ordinance to ensure that the peak rate of runoff from regulated land development does not exceed the specified rates.

Policy: The Zoning Ordinance will be reviewed and updated as necessary to ensure that peak control standards are consistent with current engineering practices and current regulations of local and state agencies having jurisdiction within the City.

2. Stormwater Runoff Volume

Goal: Reduce pollutant loads and impacts to water bodies, and encourage groundwater recharge, by reducing the volume of stormwater runoff from development.

Policy: The City will adopt the rules and standards included in the four Watershed District plans for volume control of stormwater runoff, and will rely on the Watershed Districts to enforce these rules.

Policy: The City will update its Zoning Ordinance as necessary to ensure that stormwater volume and quality standards are consistent with current engineering practices and current regulations of local and state agencies having jurisdiction within the City.



Washington Cons Dist Stormwater pond http://www.mnwcd.org/water_stormwater.php

3. Flood Prevention

Goal: Protect public safety and minimize property damage.

Policy: The City will enforce the standards within the Subdivision Ordinance to ensure that adequate drainage facilities and easements are provided with development.

Policy: The City will enforce the Building Code to ensure that new structures are adequately elevated above identified flood elevations.

Policy: The Subdivision Ordinance and Building Code will be reviewed and updated as necessary to ensure that flood control standards are consistent with FEMA requirements and current engineering practices.

4. Erosion and Sediment Control

Goal: Minimize pollutant and sediment loads from land development.

Policy: The City will adopt an erosion and sediment control ordinance consistent with NPDES Construction Stormwater permit and MS4 permit requirements. Development projects will not receive City approval until all applicable project specific permits are obtained. The City may recommend additional BMP's if warranted.

Policy: The City will implement the BMP's identified in its MS4 permit for Detection and Elimination of Illicit Discharges, Construction Site Storm Water Runoff Control, Post Construction Storm Water Management Measures, and Pollution Prevention and Good Housing Measures to minimize pollution of surface and ground waters. When approved by the MPCA, the MS4 Permit and Storm Water Pollution Prevention Plan will be adopted as a part of this Local Surface Water Management Plan

Goal: Prevent sediment from construction sites from entering the City's surface water resources.

Policy: Every applicant for City Council approval and/or a Washington County permit to allow land disturbing activities within Grant must submit a project specific stormwater management plan and/or erosion control plan to the City for review.

Policy: All erosion control inspections, violations and remedial actions taken by the City will comply with NPDES Phase II construction permit guidelines. The City will defer to Washington County for stormwater noncompliance procedures.

Policy: All land disturbing activities of one acre or more will be required to obtain an NPDES construction stormwater permit from the MPCA.

5. *Wetland, Lake, and Stream Protection*

Goal: Protect the quality of the City's wetlands, lakes, streams, and groundwater to preserve the functions and values of these resources for future generations.

Policy: The City will work with the local Watershed Districts and Washington County to implement the Wetland Conservation Act; lake, stream and wetland buffer requirements, ground water protection rules, and TMDL studies.

Policy: The City will apply the applicable Watershed District wetland management plans, policies and performance standards for wetland buffers, or the City standards (whichever are higher) to protect wetlands within Grant.

Policy: A wetland assessment must be prepared for any project that includes a wetland not already assessed by one of the Watershed Districts. Minnesota Routine Assessment Methodology (MnRAM), current version, is the required method of assessment for evaluating wetland functions and values. Wetland buffers and management standards of the watershed organizations or City will be enforced based on the completed assessment.

Policy: The City will encourage natural buffer zones around all ponds, streams, and wetlands. Buffer areas should not be mowed or fertilized.

Policy: Runoff must be pre-treated prior to discharge to wetlands.

Goal: Protect groundwater resources.

Policy: The City will manage land uses to protect sensitive groundwater areas. This will include enforcement of state and county rules for on-site septic systems and

management of infiltration practices where use of these practices may contaminate ground water resources.

Goal: Manage the City's floodplains, shorelands, and natural areas to preserve their values and functions for future generations.

Policy: The City's Zoning and Subdivision Ordinances will be enforced along with County standards to protect these natural resource areas.

Goal: Educate local residents on surface and ground water issues and actions they can take to protect local resources.

Goal: The City will implement the public education, outreach, and public participation elements of its MS4 permit to increase resident awareness, understanding and knowledge of water and natural resource issues, and encourage actions to protect these resources.

F. ASSESSMENT OF PROBLEMS AND CORRECTIVE ACTIONS

1. General Problems

The following general problems have been identified in the Watershed District plans that affect water resources in the Districts:

- Water resource degradation due to land development and land management activities that create problems related to the quantity and quality of surface waters.
- Inconsistent enforcement of shoreland, development rules and regulations.
- Problems related to the consistency of enforcement actions among cities, watershed districts, and other agencies.
- Need for more public knowledge of surface water resources, management issues, and Watershed Districts.
- Need for ongoing monitoring and data reporting.

2. Problems Related to Specific Water Bodies

Problems related to specific water bodies within Grant include the following:

- In 2007, the Minnesota Pollution Control Agency identified Brown's Creek as an Impaired Water. The Brown's Creek Watershed District is working to evaluate the future management of the Creek given this recent designation.
- In 2001, the Valley Branch Watershed District completed a hydrologic and phosphorus budget report for Sunnybrook Lake. The Watershed District plan recommends that the District complete ongoing monitoring of the lake, and determine any future actions based on monitoring results.
- The Rice Creek Watershed District noted that Mann and Pine Tree Lakes are sensitive to runoff volumes related to development or land use change. The District's Plan recommends that rate control standards be adopted and enforced to address this issue.

3. *Corrective Actions*

The City of Grant will adopt a resolution in 2008 to adopt the four Watershed District's rules by reference as the surface water management rules for the City. The City of Grant will continue to rely on the Watershed Districts to enforce surface water management regulations within the community under this Comprehensive Plan.

Enforcement of the Watershed rules should address many of the general and specific issues identified in the Watershed District plans, including management of water quality and quantity, and coordination of management between the Districts and the City.

In addition to reliance on the Districts for permitting and enforcement actions, the City will take the actions identified in the goals and policies section (Section E, above) of this plan to assist the Districts in maintaining or improving the quality of water and natural resources within the City of Grant.

G. FINANCIAL CONSIDERATIONS

The City of Grant does not own or operate any storm water facilities, nor does it plan to construct or manage any storm water facilities through 2030.

The City will adopt a resolution in 2008 to adopt the four Watershed District's rules by reference as the surface water management rules for the City. The City of Grant will continue to rely on the Watershed Districts to enforce surface water management regulations within the community under this Comprehensive Plan.

The City will charge any of its costs of reviewing development proposals and enforcing surface water rules to project applicants. City residents also

support Watershed District administrative and enforcement activities through local property taxes paid to the Districts.

H. IMPLEMENTATION PRIORITIES AND PROGRAM

1. City of Grant Implementation Program

- a. In light of the varying rules among the WMO's, and due to Grant's goals to remain rural in character, the City intends to continue to defer to the governing WMO for review of stormwater management for any proposed development. The City will coordinate the development review process to ensure review by the governing WMO.
- b. The City will continue to coordinate with the Washington Conservation District for review of wetland issues and permits within the City.
- c. Grant has completed its MS4 permit application and Storm Water Pollution Prevention Plan (SWPPP). The City will implement the SWPPP when the permit is approved by the MPCA.
- d. Grant will implement its ordinances related to management of lakes, streams, and wetlands, including the following:
 - Floodplain Management Ordinance #2002-94
 - Shoreland Management Regulations 2002-01
 - The Shoreland Management Regulations include the following setback requirements for structures and on-site sewage treatment systems:
 - Natural Environment Lakes - 200' setback for structures; 150' septic systems
 - Recreational Lakes - 100' setback for structures; 75' for septic systems
 - All other wetlands and lakes - 75' setback for structures and septic systems
 - Streams - 200' for structures and 150' for septic systems
 - These setback requirements are equal to or greater than the setback and buffer requirements included in the WMO plans.

2. *Watershed Districts*

Each of the Watershed Districts has identified an Implementation Program and Priority Projects within its Watershed Management Plan. The plans identify priorities and projects where cities may partner with the Watershed Districts. The following are projects and priorities that may involve the City of Grant:

a. Brown's Creek Watershed District

- Participation by local Cities is identified for a number of implementation projects in the District's Plan. Many of the projects involve water resources outside the City of Grant. Most of the projects that relate to the City of Grant involve monitoring of water resources, maintenance activities related to the City's MS4 permit, or education and outreach activities. The City will work with the District to identify potential cooperative efforts for these proposed projects if implemented by the District.
- Several private residents in Grant work with the Brown's Creek Watershed District to provide places for the District to monitor Brown's Creek or other resources. The City supports these efforts.
- The City is committed to implementing the BMP's identified in its MS4 permit, and will partner with the Brown's Creek Watershed District in implementing these activities when potential opportunities are identified by the District that fit the identified BMP's.
- The City will coordinate education and outreach activities identified in its MS4 permit with Brown's Creek's activities where practical.

VII. Parks, Trails, and Open Space

The City of Grant owns four tracts of land designated park or otherwise assigned for public recreation. They are the Town Hall property (11 acres), Hubman-Mugg Park (Bass Lake Park) (25.4 acres), Lot 6 of Block 2 of Woodland Acres Plat 2 (2 acres), and the Mann Lake Access (50 foot strip of approximately 0.5 acres). All are undeveloped except the Town Hall property and there is currently very limited amount of money in the City budget for improvements or other expenses relative to such tracts.



Gateway Trail Bridge, 2003

In addition to these dedicated recreational areas, public and private trail systems have been partially developed in the City. Figure VII-1 shows the City's current park and trail system, and the proposed regional trails within Grant. Included in these systems are the following:

- The Country View Bike Trail which traverses along Washington County Highway 12
- The Department of Natural Resources Gateway State Trail (Munger State Trail) which bisects the City from southwest to northeast, and a treadway along the east side of County Road 9 (Jamaca Avenue) from County Road 12 to Highway 96.
- The Minnesota DNR is proposing a new State Trail that would traverse the City of Grant. The White Bear Lake - Stillwater State Trail is proposed to follow an abandoned railroad grade. The trail will connect with the Gateway

Trail, and end in downtown Stillwater. The DNR is currently holding public meetings, and is in the early stages of planning for the trail.

- The Washington County Greenway Regional Trail, included in the Metropolitan Council's 2030 Regional Parks Policy Plan, may be developed within Grant during the next 20 years.

Grant has the highest density of horses in Washington County with more than one-fifth of the total horses in the County according to the Washington County Soil and Water Conservation District. Therefore, some City and County roads have horse trails within the shoulder area. Some of these horse trails are marked with equestrian signs to identify the trail and warn motorists. In addition to the public trails there are also numerous private trails within Grant.



Washington Conservation District (http://www.mnwcd.org/land_pastures.php)

Existing public non-motorized trail easements:

- Hubman Estates Equestrian Trail: This 20-foot easement extends north from 105th St. N. along Inwood Ave., east between Parcels 4 and 3a, and north along the east boundary of Parcel 3a to Ironwood Ave.
- Grant Estates: This 8-foot easement extends south from 107th St. N. for 530 feet.
- Brown's Creek Estates: This 20 foot wide non-motorized trail easement runs from Manning Trail North to Lennox Avenue North adjacent to the East and south boundaries of the plat.

The current Subdivision Ordinance does not require the dedication of parks/trails or require payment of fees in lieu of parkland dedication. It should be noted that developers have not been encouraged to dedicate land in new developments for trail use, so the current horse trail system is disjointed.

For more active recreation, excellent facilities at the Mahtomedi High School, including ball diamonds, tennis courts, and a track and football field, are available for use by Grant residents. The City has also developed a ball field on the Town Hall property. Other semi-public facilities include the Indian Hills, Sawmill, Logger's Trail, and Applewood Hills Golf Courses.

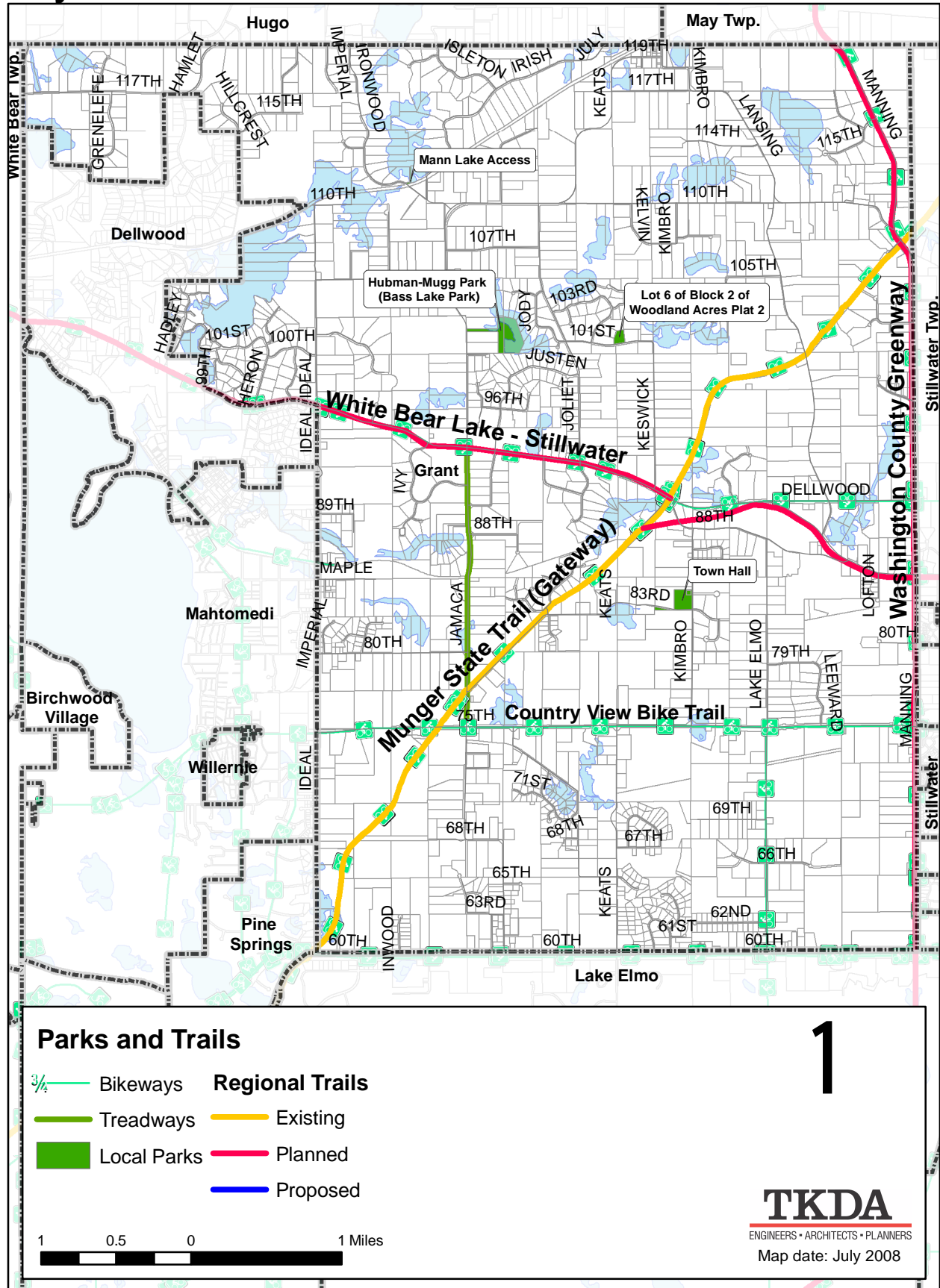


Applewood Hills Golf Course

It should also be mentioned that the Izaak Walton League of America maintains a wetland and wildlife habitat of approximately 102 acres in the northwest corner of the City.

It would appear that Grant has a good start on parks, trails, and open space system. However, the value and usefulness of this existing network will be dependent to a large extent on future additions and development which should be responsive to the recreational pursuits of the City residents. With the current amount of agricultural and/or vacant land (although shrinking due to housing development) plus more than forty acres of mostly undeveloped public parkland, the total area of available recreational land would seem to be adequate for today's population density. However, as the City population grows and as more land is converted to residential use, the recreational needs of the residents are expected to increase.

City of Grant: Parks and Trails



VIII. Housing

A. HOUSING INVENTORY AND TRENDS

An inventory of Grant's housing stock includes the following information:

- About 95% of the housing units in Grant are owner-occupied, single family units. The proportion of owner occupied to rental units remained approximately the same between 1990 and 2000.

**Table VIII-1:
Grant Housing Units**

	1990	2000
TOTAL HOUSING UNITS	1,195	1,399
Owner - Occupied	1,135	1,343
Renter - Occupied	38	36
Vacant	22	25
HOUSING UNITS BY TYPE		
Single-family, detached	1,145	1,350
Single-family, attached	2	0
Duplexes	6	7
Buildings with 3 or 4 units	0	7
Buildings with 5-20 units	0	0
Mobile Home/Trailer	16	7
Other	4	8

- The majority of housing units in Grant have been built since 1970.

**Table VIII-2:
Age of Housing**

AGE OF HOUSING		
1939 or earlier		110
1940 to 1949		64
1950 to 1959		89
1960 to 1969		180
1970 to 1979		415
1980 to 1989		337
1990 to 2000		204

- The value of homes in Grant rose dramatically since 1990. This is a result of the construction of newer and higher value homes, as well as a rise in the value of the existing housing stock within Grant.

**Table VIII-3:
Value of Owner-Occupied Units**

VALUE OF OWNER-OCCUPIED UNITS	1990	2000
Less than \$100,000	34	
\$100,000 to \$149,999	291	67
\$150,000 to \$199,999	169	74
\$200,000 to Higher	136	1,005

(Data sources for this element of the Comprehensive Plan include Metropolitan Council, 2000 U.S. Census, and Washington County.)



Near 60th Street N / Highway 36

B. HOUSING POLICIES AND GOALS

Since the early 1970's the Metropolitan Council has identified Grant as a permanently rural area. This designation attempted to ensure the City remains a dominantly rural community by establishing an average residential density of one unit per ten acres of land. This strategy of low residential densities attempts to balance residential development with the preservation of agriculture and open space.

Since the late 1970's, Grant has enforced a one per ten rural density requirement and the use of private on-site septic systems in an effort to preserve its rural character and minimize public expenditures.

The intent of Grant for the next 20 years is to continue its commitment to rural character and maintain maximum densities of one unit per ten acres with no public sewer or water facilities.



Near Ideal Avenue North

The City of Grant will encourage all developers of future housing developments to work within the existing framework of the City to promote the rural character and rural quality of life.

Affordable Housing. Grant is not slated to participate in the affordable housing requirement identified by the Metropolitan Council. However, a proportion of Grant's existing housing falls within the range considered affordable. The City will continue to enforce its codes and ordinances to maintain the quality of this housing.

1. Housing Goals

The City's goals related to its housing stock through 2030 include the following:

Goal 1: Ensure that future rural residential development maintains a rural community and a rural quality of life.

Goal 2: Support Washington County and Regional programs that meet the residential needs of a diverse and/or aging population.

Goal 3: Enforce the City's Code to encourage maintenance of the existing affordable housing within the City.



IX. Community Facilities and Services

A. TRANSPORTATION SYSTEMS AND FUNCTION



75th Street, Grant, Minnesota

1. *Roads and Highways*

A combination of State, County, and local roads serve Grant (Figure IX-3). Ideally, roads are designed to perform a designated function and are located to best serve the type of travel needed. The four functional classifications assigned by the Metropolitan Council that describe roads in Grant are principal arterial, minor arterial (A Minor/B Minor), collector, and local. Principal arterial routes are roadways intended to connect metropolitan areas, major industrial centers, etc. that are the highest traffic volume roadways such as interstates. Minor arterials connect the urban service area to cities and towns inside and outside the region. The emphasis of minor arterials is on mobility as opposed to access in the urban area. Collector roadways provide connections between neighborhoods and regional business centers. Local roads provide land access by connecting blocks and land parcels.

Trunk Highway (TH) 36 is a principal arterial highway along the southern border of the City. “A” minor arterial routes in the City are TH 96, Washington County Road (CR) 12, and CR 9 (from CR 12 to TH 96), CR 17, CR 7, and CR 15. “B” minor arterial routes are CR 9 (from TH 96 to CR 7). Collector routes include Ironwood Avenue and Kimbro Avenue. All other roads in Grant are assigned local.

The City recognizes that other roadways may be considered collector routes. These roads include Old CR 68 (County turn back), Jamaca Avenue (from CR 12 to 60th Street) and 80th Street.

Washington County has proposed improvements within the City included in their 2008-2012 Capital Improvement Plan. These improvements include the Gateway Trail bridge over CR 15 and CR 15 reconstruction to a four lane roadway (from TH 36 to CR 12) in 2008. They also include CR 15 reconstruction (from CR 12 to TH 96), CR 17 bridge over TH 36, and a Zephyr Trail Bridge over CR 15 through 2011 and 2012.

The 2005 traffic volumes for arterial roadways can be found on Figure IX-1. Forecasted traffic volumes for 2030 prepared by Washington County are on Figure IX-2. The Traffic Analysis Zones (TAZ) for Grant used to create the 2030 forecasted traffic volumes is included in Table IX-1. The projected growth for 2030 is 136 new homes and an increase in non-retail employment by 130, retail employment is predicted to have a minor decline.

Data for traffic volumes from 1990 and 1996 can be found in the Appendix.

**Table IX-1:
Traffic Analysis Zones for Grant**

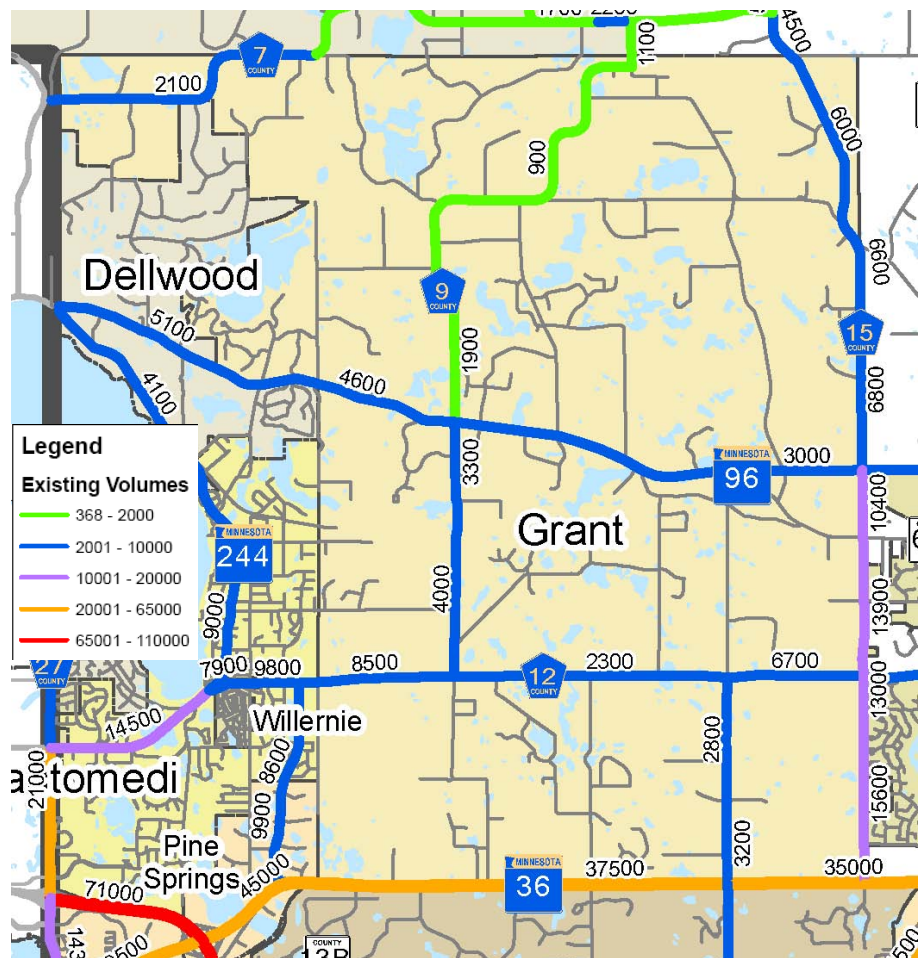
TAZ	2005		
	Households	Retail Employment	Non-retail Employment
1142 (Central)	391	50	132
1143 (SE)	31	145	134
1150 (North)	566	0	0
1237 (SW)	345	30	117
1149 (NW)	320	18	215
TOTAL	1,653	243	598

Washington County TAZ	2005 to 2030 Growth		
	Households	Retail Employment	Non-retail Employment
1142 (Central)	26	1	0
1143 (SE)	25	1	0
1150 (North)	0	2	17
1237 (SW)	35	1	0
1149 (NW)	36	-8	-45
TOTAL	112	-3	-28

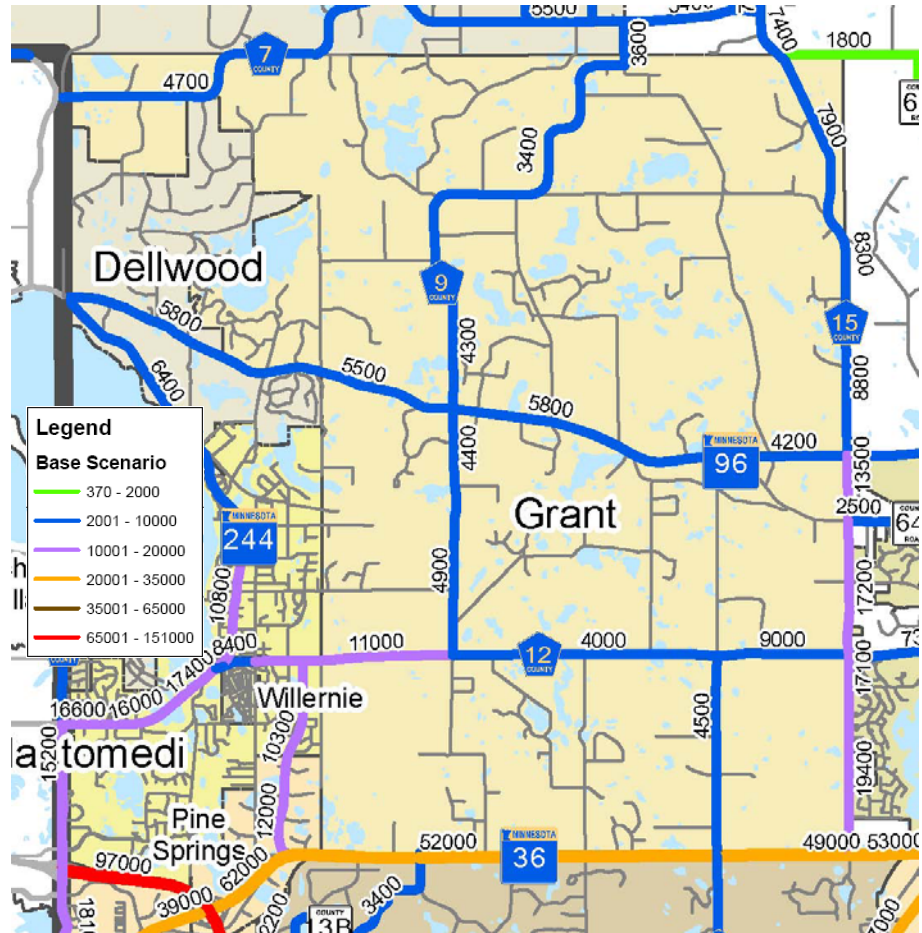
Washington County TAZ	2030		
	Households	Retail Employment	Non-retail Employment
1142 (Central)	417	51	132
1143 (SE)	56	146	134
1150 (North)	566	2	17
1237 (SW)	380	31	117
1149 (NW)	356	10	170
TOTAL	1,775	240	570

* TAZ 1149 (NW) includes the Cities of Grant and Dellwood.

**Figure IX-1:
2005 Traffic Volumes for Arterial Roadways**



**Figure IX-2:
Forecasted Traffic Volumes for 2030**



Grant is a rural community that limits development density to 1 unit per 10 acres. Therefore the projected household growth will be approximately 10% over the next 25 years. Traffic volume increases will be from growth, increased trip generation, and through traffic. Through traffic is generated by the growth and development of surrounding communities. Grant cannot predict or control such development.

Traffic volumes along minor arterial roads within the City have increased by approximately 15 % since 1996. Traffic data taken by the City shows an increase in traffic volumes along collector roads. The increased traffic can be attributed to the growth in surrounding communities. Grant will work with Washington County and Mn/DOT as needed to help assure appropriate roadway facilities for through traffic.

Half of the local roads in Grant are gravel surfaced and the other half are paved. Current ordinances require new roads to be paved. It has

been the City's policy to work with resident requests to pave existing gravel roads if a majority of the residents agree to contribute to the project. The City's process for funding paving projects is through State Statute 429.

2. *Railroads*

The Canadian Pacific Rail Line (formerly known as the Soo Line) in northern Grant is the only major railroad in the City. It is classified as a Class One Rail Line. The Minnesota Zephyr dinner train is no longer in business and the DNR has plans to replace it with a recreational trail.

3. *Public Transit*

Grant is not in the Metropolitan Transit Taxing Jurisdiction, there are no plans for transit service in the City. Grant is in Market Area IV. Service options for Market Area IV include dial a ride, volunteer driver programs, and ridesharing. Rural dial a ride service is provided by Human Services Inc. An existing park and pool lot is available at TH 36 and CR 15.

4. *Aviation*

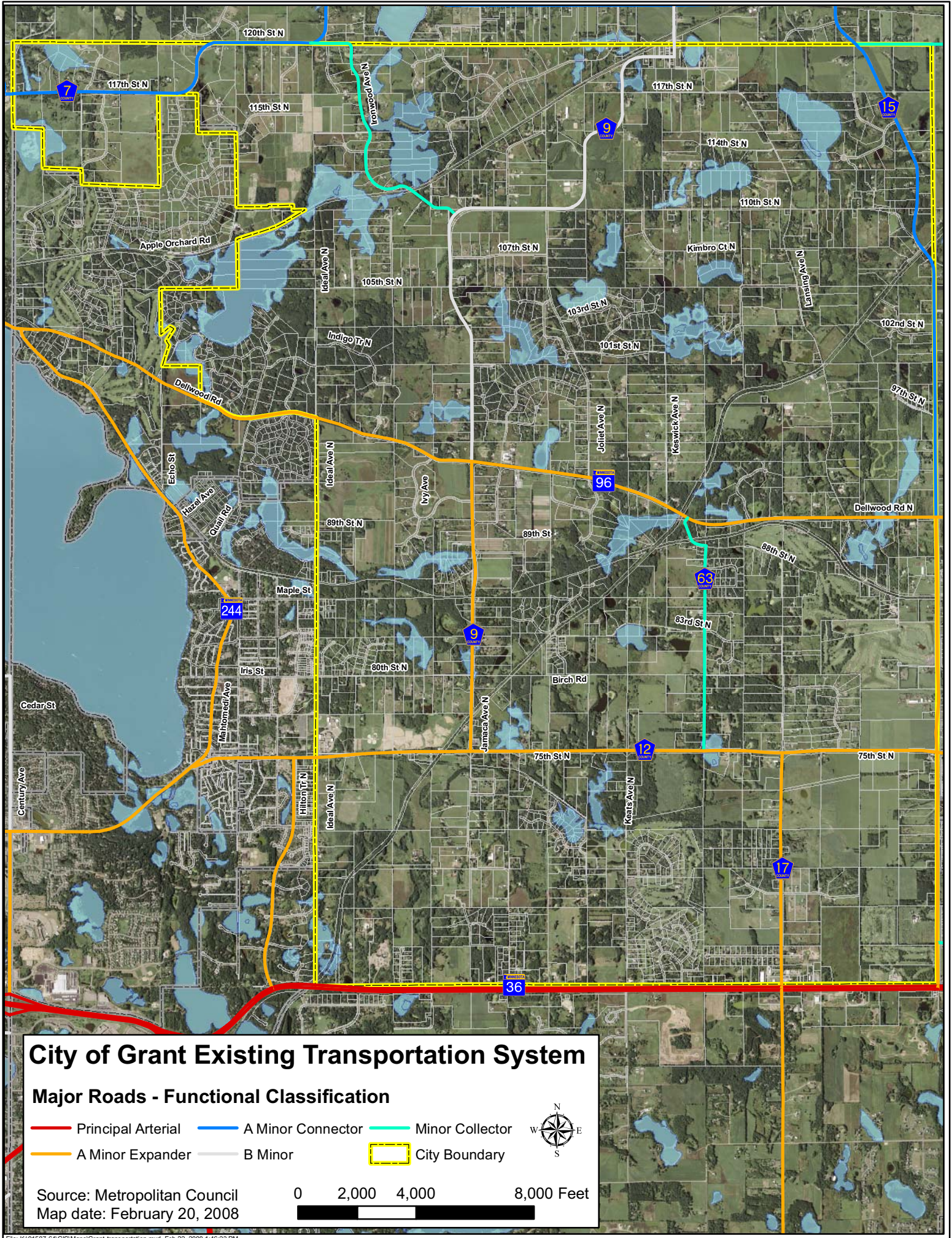
There are no public aviation facilities in Grant. The City of Grant promotes the protection of airspace navigations and electronic communication. Current City ordinances prohibit any structures, including antennas, over 200 feet in height. Proposed, new structure construction will require a conditional use permit, where the applicant will be required to submit a "Notice of Proposed Construction or Alteration" to the Federal Aviation Administration (CFR – Part 77, Form 7460-1).

5. *Access Management*

The City encourages the alignment of new access points with other existing access points, the provision of adequate spacing to separate and reduce conflicts, and the consideration of site distance limitations. The Subdivision Ordinance regulates access management in its Design Standards.

6. *Other Transportation*

Walking, bicycling, horseback riding, snowmobiling, etc. are primarily recreational activities in Grant and are addressed in the section on parks and trails. Some bicycling to destinations does occur primarily along existing roadways.



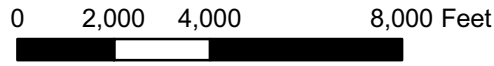
City of Grant Existing Transportation System

Major Roads - Functional Classification

- Principal Arterial
- A Minor Connector
- Minor Collector
- A Minor Expander
- B Minor
- City Boundary



Source: Metropolitan Council
 Map date: February 20, 2008



B. PUBLIC UTILITIES AND CONTRACTED SERVICES

1. *Local Sewer Policy Plan*

The Metropolitan Urban Service Unit (MUSA), the boundary between the Metropolitan Urban Service Area and the Rural Service Area lies along Grant's western boundary. The line is a planning delineation intended to separate urbanizing and intensifying land use types from rural uses. It is a tool for guiding growth into areas that are capable of providing the required services.

Grant is currently located in the Diversified Rural and Agricultural Area in the 2030 Regional Development Framework. No publicly owned sewer or water facilities are present and no such services are planned. However, a semi-public water distribution system operates within the Indian Hills Subdivision, and the Mahtomedi Public Schools have connected their facilities to the Mahtomedi city sewer system. The remainder of the City, however, relies on private wells and on-site septic systems. Strict enforcement of the County Sanitary Sewer Disposal Ordinance in conjunction with the large minimum lot size requirement, has proven very successful in preventing surface and ground water pollution and concomitant health hazards.

- The City Council intends to enforce appropriate development standards for well designed and maintained well and septic systems so that sewer service demands are not created. The City's Ordinance is detailed in the next section.
- Private Wastewater Treatment Plants (Cluster Systems) are not allowed in Grant.

2. *Grant's Septic System Management Program*

The City Of Grant has, in the past, adhered to Washington County's Individual Sewage Treatment System Regulations, but in 2002 the City passed its own Ordinance adopting Individual Sewage Treatment System Regulations. This ordinance sets out the regulations regarding the location, design, installation, use and maintenance of individual sewage treatment systems in all areas of the City of Grant, which is authorized under Minnesota Statutes. The Ordinance is consistent with current MPCA Regulations and Minnesota Rules Chapter 7080.

The intent and purpose of these regulations is to:

- a. Protect the public health and safety of the residents of the community.

- b. Prevent contamination of the surface and ground waters within the community.
- c. Protect individual water supply wells of the community from contamination by inadequate, improperly designed, located, installed, or maintained individual sewage treatment systems.
- d. Provide for the orderly development of areas of the community which are not served by central public waste treatment systems.
- e. Reduce the need to install central public systems in areas where they are not now currently planned.

When locating individual sewage treatment systems, the following are considered: lot size and configuration, proposed structures and other improvements, topography, surface drainage, soil conditions, depth to ground water, geology, existing and proposed water supply wells, accessibility for maintenance, and potential expansion or replacement of the system.

The City of Grant has appointed the Washington County Department of Public Health and Environment to be the Administrator of these regulations. The City requires that this administering department or its agent be qualified and certified by the Minnesota Pollution Control Agency as competent in the design, evaluation, and inspection of individual on-site sewage treatment systems.

The standards for Individual Sewage Treatment Systems are not intended to cover waste systems treating industrial or animal waste or other waste that may contain hazardous materials; those issues are by City Ordinance and by State Statute, administered by the Minnesota Pollution Control Agency.

The City of Grant specifically prohibits sewage, sewage tank effluent, or seepage from a soil treatment system from being discharged into any well, boring, or other excavation in the ground. Footing or roof drainage and chemically treated hot tub and pool water may not enter any part of the system. Additionally, products containing hazardous waste and hazardous substances must not be discharged to a system. Substances not intended for use in household cleaning, including solvents, pesticides, flammables, photo finishing chemicals, and dry cleaning chemicals must not be discharged to the system. Uncontaminated clear water waste from geothermal heat pump installations shall not be introduced into individual sewage treatment systems. Such waste may be discharged to the ground surface or to a body of water; however, in no case shall surface discharge be permitted where such discharge encroaches on adjoining property or a public

way. Where subsurface disposal is provided, such installation shall be separated from the required sewage treatment site and shall be designed and sized as prescribed for a standard soil treatment system. Unless specifically permitted by the Minnesota Pollution Control Agency, sewage, sewage tank effluent, or seepage from a soil treatment system shall not be discharged to the ground surface or to surface water.

The City requires evaluation of existing sewage treatment systems to be both adequate and conforming when additions, enlargements, improvements, or remodeling involve fifty (50) percent or more of the structure, or when alterations, such as bedrooms or bathrooms, affect water use. If the sewage treatment system is found to be “not adequate and conforming” it will require a new treatment system to be installed to meet the regulations.

When sewage treatment systems or their individual parts are abandoned, all solids and liquids shall be removed and disposed of, chambers removed or filled with soil material, and access for future discharge to the system shall be permanently denied. Enforcement measures have also been set forth to cover violations.

In formally adopting these Individual Sewage Treatment Regulations, the City wishes to maintain high public health standards, protect the water quality of the four Watershed Districts that make up the City of Grant, and together with its desired low density, reduce the need for high cost waste treatment services being expanded into our community.

3. *Other Utilities*

Electric power is provided to the entire City by Xcel Energy (formerly Northern States Power Company). Northern Natural Gas operates facilities in Grant and other nearby communities in Washington County.



4. *Contracted Services*

a. Police Protection

One full-time Deputy serves the City under contract from the Washington County Sheriff Department. The Sheriff Department also patrols county roads and highways.

Police calls and related services are reviewed each year with the Washington County Sheriff to insure adequacy of such services.

b. Fire Protection

Fire protection in Grant is provided through cooperative agreements and mutual aid pacts with the Stillwater and Mahtomedi Fire Departments.

The City is divided into two fire service districts, generally following Keats Avenue.

Grant continuously pursues reduced response time to improve what is already considered a good rating for a city without a public water system. It is anticipated that these fire service contracts with Stillwater and Mahtomedi will continue into the future, providing complete and adequate fire protection without the necessity of building and operating a fire department within Grant.

c. Other Services

Grant, through various intergovernmental agreements, is able to provide cost-effective delivery of other services. Recycling is provided by contract.

The City contracts privately for road improvements and maintenance (grading, new gravel, snow plowing, etc.). One of the City Council members serves as Road Commissioner for the City.

Administrative services are primarily provided through a part-time City Clerk. Administrative offices are shared in a cooperative agreement with the cities of Dellwood and Willernie. Planning and zoning, engineering, and legal services are contracted through private agreements.

Building code enforcement also contracted privately. Building code enforcement is provided as necessary by the Building Inspector, City Planner, and City Attorney.

C. CITY GOVERNMENT

1. *City Council and Mayor*

Grant is a Statutory City governed by a five-member Council consisting of a Mayor and four Council Members. Each member is elected for a four-year term on an at-large basis. Grant has a "Weak Mayor-Council" plan of governance, whereby each member has an equal vote with no member having more power than another. The Mayor acts as presiding officer at Council meetings and has additional minor duties. No Council Member holds specific administrative powers, but each has liaison responsibilities. Grant is a Fourth Class City as defined by its population.

The Council meets on the first Tuesday of each month at the City Hall. The duties of the Council are to review and rule on agenda items presented to them such as applications for rezoning, conditional use permits, variances, subdivisions, plat approvals, etc.

In addition to the five-member Council, the City is served by a Planning Commission, a City Clerk, and a Treasurer.

2. *Planning Commission*

The Planning Commission is advisory to the City Council. The Council appoints the Planning Commission members. The Commission elects one member to serve as Chair and one member to serve as Vice Chair/Secretary. The members are required to be residents and registered voters in the City of Grant. Members of the Commission serve without compensation. It is the duty of the Commission to study and make recommendations to the City Council in matters relating to the Comprehensive Plan. The Commission also reviews applications for rezoning, conditional use permits, variances, subdivisions, and other items.

3. *City Clerk*

The City Clerk is appointed by the City Council. The Clerk shall record minutes of meetings, post notices as required by law, file and preserve accounts audited by the City Council and perform any other duties as required.

4. *City Treasurer*

The City Treasurer is appointed by the City Council. The duty of the Treasurer is to keep a true account of all money received and disbursed in the treasury. The Treasurer also provides the City Council with an audit with a register of orders presented for payments.

5. *Voting Districts*

All of Grant falls into Senate District 56 and House District 56A for the Minnesota Legislature and is in the Sixth Congressional District.

X. Goals and Policies

Residents of Grant have developed a vision statement to lend guidance and create a shared vision for the development of goals and policies. The following vision statement provides a shared view of the future of Grant and the foundation on which the community stands.

A. VISION STATEMENT

The vision for Grant is a rural residential community abundant in scenic, recreational, and natural amenities. The community shall strive toward the protection of residential, natural, and agricultural resources to enhance and promote the existing strong rural character of the community. City services and government will be provided at a level necessary to maintain a rural quality of life, while minimizing the effects of urban encroachment and controlling municipal expenditures.

Goals and policy statements rely heavily on the results of the inventory and analysis section. The following goals are presented as a broad based direction.

Key policy statements to provide guidance to specific land use issues follow each broad goal. Together they are the sum and product of this Comprehensive Plan. They represent the most important guidance to the City, one of a shared vision for the future based on a weighting of past and present growth trends and pressures, resident sentiments, existing features, and current land use within and surrounding Grant.

B. GOALS AND POLICY STATEMENTS

Goal 1: Preserve the rural character of Grant by carefully regulating future development.

A critically important issue identified by residents of Grant is to maintain the rural character of the community. This will be achieved by providing the means for the efficient use of the remaining undeveloped land within Grant with the goal of maintaining contiguous blocks of economically viable agricultural land, mature woodlands, wetlands and open space, and of preserving scenic views, natural drainage systems, and other desirable features that support and form the foundation of the physical landscape and resulting character of Grant. Grant recognizes that development will continue, and that it is extremely important that such development be controlled appropriately.

Key Policies:

1. Agree with current Metropolitan Council system statement to prevent extension of public sewer into the City of Grant.
2. Require new street design to work with the natural contour and features of the land, to be conducive to slower neighborhood traffic speeds, to have a rural character, and to reduce future public and private expenditures on road construction, maintenance, and snow removal.
3. Encourage the voluntary preservation of scenic views that are crucial elements of rural character by screening new development from existing roadways.
4. Encourage developers to work within the existing features of the site including open space, natural resources, and existing cultural features.
5. Permit and encourage new housing to be located on sites that have low agricultural potential and/or high housing appeal.
6. Maintain a density of one unit per ten acres with a five acre minimum lot size for each development for the remaining developable land within Grant. Agricultural land use continues to be encouraged but owners of such lands are bound by the same density requirement as other lands.
7. Support new development that creates a sense of community through distinct identity, good design and planning, and access to the greater community by linking pathways or greenways.
8. Develop ordinances that encourage innovation and promote flexibility, economy, and creativity in residential developments that naturally conform to the dictates of the land and achieve the overall community benefits outlined in this Comprehensive Plan.

Goal 2: Protect and enhance the natural resources of the community and the natural environment.

The City of Grant is committed to protecting natural resources within the community through maintenance of existing resources and the careful planning and designing of future development to avoid any diminishment of these resources.

Key Policies:

1. New development shall be planned and designed with consideration of the soils, topography, hydrology, geology, and other natural resources

of the property. This information shall be submitted to the City by the developer before development decisions are made by the City Council.

2. Require the identification and protection of unique natural resources during the subdivision design process.
3. Encourage landowners and require developers to implement soil conservation and erosion-control practices.
4. Install septic systems to meet all current or subsequent County and City Codes.
5. Grant will utilize the Metropolitan Council's Interim Strategy to Reduce Nonpoint Source Pollution.

Goal 3: Protect the City's aggregate resources and provide for reasonable economic use of aggregate.

The City of Grant will regulate any active mining operations if proposed in order to minimize undesirable effects on the environment and ensure that an acceptable reclamation plan for the land is being implemented.

Key Policies:

1. Ensure that any development of aggregate resources limits adverse environmental impacts and impacts on adjacent land uses.
2. Require adequate buffering, landscaping, and end use plans.
3. Ensure the reclamation of mining sites in a manner compatible with the surrounding land uses, natural conditions, and public safety.
4. Adopt regulations to minimize nuisances from aggregate extraction that affect developed areas and that ensure restoration of extraction sites to protect other natural resources and natural functions.

Goal 4: Assure adequate solar access for residents.

Key Policies:

1. New subdivisions will be encouraged to accommodate the use of passive and active solar energy systems with special attention given to street, lot, and building orientation.
2. Solar Access Protection will be assured with the City's five acre minimum lot size and setback requirements.

Goal 5: Provide a level of government necessary to maintain rural services and a rural quality of life.

Grant has a long-standing history of individual privacy, responsibility, and low tax burdens. To maintain these values and quality of life the residents of Grant choose to limit the level of public services provided by the City. This is evident in the City's exclusive reliance on on-site septic systems and contracting out many of the individual public services provided to residents. Residents of Grant have come to expect this type of service delivery and do not desire a change in this policy.

Key Policies:

1. Maintain the minimum necessary level of community services appropriate to a permanently rural community.
2. Prevent the extension of city sewer and water into any part of the City through at least the year 2030.
3. Provide services to citizens at a minimal cost to the City.
4. Continue to maintain a neutral policy on the upgrading of local roads from gravel to asphalt to allow locally affected residents the opportunity to make their own choices. (The process requires affected residents to petition for an estimate of the cost and then the required percentage of the assessable properties must agree to the construction.)

Goal 6: Enhance and maintain the rural residential quality of life.

Maintaining a rural residential quality of life goes hand in hand with protecting the physical elements that form visual rural character. Limiting public utilities, enforcing one lot per ten acres residential density, providing access to community recreational opportunities, and encouraging and enhancing agricultural business opportunities are ways the City of Grant can build a strong commitment to a rural lifestyle.

Key Policies:

1. Actively promote the preservation and continued use of existing agricultural lands by informing citizens, landowners, and developers about appropriate tools and means available to make this possible, such as, Green Acres, Agricultural Preserve, Purchase of Development Rights (PDR), conservation easements, open space subdivision, and estate/tax laws.
2. Restrict general business to its current boundary.

3. Limit expansion within the existing general business zone to only those commercial activities identified as compatible with a rural lifestyle.
4. Home businesses will be permitted if they are compatible with the rural character of Grant and are consistent with the ordinances.
5. Encourage developers to voluntarily use design elements and subdivision layouts that maximize the visual use of open space, adhere to the elements of rural character, and create a rural sense of place. Grant currently has a cluster development concept which requires one unit per ten acre density with a five acre minimum lot size for each new development.
6. Encourage the possibility of recreational opportunities where appropriate by dedicating community open space and connecting new development to existing trails.
7. Conditional uses will only be allowed if they maintain the overall rural character of Grant and are consistent with the nature of the immediate neighborhood. No new conditional use shall be permitted that has the potential of significantly changing the character, the quality of life, or jeopardizing the general health, welfare, and safety within the immediate neighborhood.

Goal 7: Conduct open communication with the residents of Grant.

The City of Grant will communicate information to the citizens of Grant for their improved understanding of relevant issues and the development of a more participative community.

Key Policies:

1. Regularly publish a newsletter that contains meaningful information about the community.
2. Survey the citizens of Grant to capture their sentiments.
3. Utilize communications media such as the City website, public radio, public television, newspapers, and libraries to provide information and news of all public meetings to Grant's citizens.

XI. Comprehensive Development Plan

A. OVERALL GROWTH STRATEGY

1. *Regional Land Use Context and Challenges*

Since the early 1970's the Metropolitan Council has identified Grant as a permanently rural area. This designation attempted to ensure the Township/City remains a dominantly rural community by establishing a maximum residential density of one unit per ten acres of land. This strategy of low residential densities attempts to balance residential development with the preservation of agriculture and open space.

Since the late 1970's the City of Grant has enforced a one per ten rural density requirement and the use of private on-site septic systems in an effort to preserve its rural character and minimize public expenditure.

The intent of Grant for the next 20 years is to continue its commitment to rural character and maintain maximum densities of one unit per ten acres with no public sewer or water facilities. In addition, the City of Grant will encourage the use of open space development where appropriate to preserve and enhance the rural character of the community through the preservation of open space and by attempting to minimize land use conflicts between agricultural and residential land uses.



B. LAND USE

1. General Policy and Development Statement

Critical to the future of Grant is the maintaining of rural character and quality of life in spite of existing development and pressure surrounding the City. The prohibition of public sanitary sewer and water, the requirement of one unit per ten acres of land maximum density, and the long standing traditions of individual responsibility and privacy have led Grant to develop in this manner. The following goals and policies provide direction to meet this vision.

Goal 1: Ensure the preservation of existing rural character through appropriate rural development guidelines and ordinances.

Key Policies:

1. Maintain the existing density policy of one unit per ten acres for each development on the remaining undeveloped lands within the City.
2. Require developers to design new residential subdivisions that meet the intent of this Comprehensive Plan and the goals and policies set forth herein.
3. The maintenance of Agricultural Preserve Areas and utilization of land for agricultural purposes will continue to be encouraged and strongly supports the maintenance of Grant's rural character.

Goal 2: Protect the natural resource base of the community.

Key Policies:

1. For those areas of significant natural resource value, encourage developers to incorporate these features into the design of new residential development.
2. Restrict development on soils of severe development limitations.

Goal 3: Preserve and protect agricultural land and facilities, agricultural lifestyles, and encourage hobby farms and commercial agricultural uses within the City.

Key Policies:

1. Identify existing prime and large contiguous agricultural lands and promote their protection by informing citizens, landowners, and developers to make use of appropriate tools and means to make this possible, such as Green Acres and Agricultural Preserves Programs.
2. The City will review new and current ordinances to ensure that they do not or will not discourage, penalize, or restrict the reasonable commercial agricultural use of land.

Goal 4: Annexations.

Key Policies:

1. Grant will oppose any attempt by other communities to annex properties from the City of Grant.
2. Grant will consider the merits of any requests to annex properties into Grant unless the other communities involved are opposed to such annexations.

C. HOUSING

1. General Policy and Development Statement

The City of Grant will encourage all developers of future housing developments to work within the existing framework of the City to promote rural character and rural quality of life. As the future need for senior housing arises, the City of Grant will strive to accommodate this need.

Goal 1: Ensure that future rural residential development maintains a rural community and a rural quality of life.

Key Policies:

1. Maintain the existing density requirement of one unit per ten acres of land on all future rural residential development.
2. Encourage subdivision design to fit with a rural residential character.

Goal 2: Support programs that meet the residential needs of a diverse and/or aging population through home improvement and housing assistance programs.

Key Policies:

1. Grant supports the Washington County Housing Plan and HRA efforts to provide affordable and life style housing in areas of Washington County where needed services such as transportation, shopping opportunities, etc. are available.
2. Grant encourages the utilization of Federal, State, and County programs to help residents maintain older housing stocks.

Goal 3: Enforce the City’s Code to encourage maintenance of existing affordable housing within Grant.

D. TRANSPORTATION

1. General Policy and Development Statement:

The City of Grant in cooperation with Mn/DOT and Washington County will provide an efficient and safe transportation system. The transportation system will strive to meet the general vision of the community to maintain its rural quality of life by limiting the expansion of high-volume arterial highways. Currently, the City of Grant is adequately served by north/south and east/west arterial highways and wishes to limit the expansion of major arterial thoroughfares within the community. However, Ironwood Avenue in Grant is currently used by many as a route between Hugo and County Road 9. This is a local service road and is inadequate for this use. Grant will work with Washington County to try to solve the need for a north/south connection in this area.



Goal 1: Maintain a transportation network at reasonable cost and adequate to meet the safety, health, and welfare needs of the community.

Key Policy:

1. Maintain existing gravel roads to meet the needs of local residents. Upgrade existing gravel roads to asphalt when costs are covered by locally affected residents and those residents petition for this upgrade.
2. Support Washington County and Mn/DOT access management guidelines during the review and approval of new subdivisions.
3. Develop a system of local collector streets throughout the City and work to link disconnected roads through dedication of right-of-way during review and approval of new subdivisions.
4. Work with Washington County and Mn/DOT to assure that appropriate roadway improvements are constructed to best serve Grant and the surrounding communities without unduly compromising the rural character of Grant.
5. Support general airspace protection provisions and notify the Federal Aviation Administration and the Minnesota Department of Transportation of any structure 200 feet above the ground that could affect navigable airspace (FAA form 7460-8 and MCAR 8800.1200 Subpart 3).

Goal 2: Enhance the rural character of the community through the design and construction of roadways.

Key Policies:

1. Establish roadway design and layout criteria that work with the existing physical characteristics of the landscape to maintain rural quality.
2. Encourage developers, when constructing local streets, to establish street tree planting outside the right of way, and avoid long straight roads with unbroken sight lines.
3. Require pathways/treadways for non-motorized travel to be included within the right-of-way of all new and upgraded roads within the City to enhance a sense of community connectivity and to provide rural recreation opportunities and alternative transportation for children and adults. The road standards will be upgraded to reflect this requirement.

4. Encourage a road system designed to move through traffic to major arterial roads and discourage it on quiet rural-style roads within neighborhoods.
5. Carefully consider the potential impact of any proposed changes in major roadways on the rural character of Grant.
6. While Washington County has yet to establish a Scenic Roads Program, Grant recognizes that the TH 96 corridor is representative of many wetland/woodland landscapes in the City and supports this roadway as a potential scenic road candidate.

E. NATURAL AND CULTURAL RESOURCES

1. Water Management Plan

Goal 1: Ensure the long term future quantity and quality of water supplies.

Key Policies:

1. Continue the existing policy of allowing appropriately designed, located, and constructed on-site sanitary treatment facilities, including individual, shared, and wetland type as the primary treatment devices of domesticated waste provided they conform to all City, County, State, and Federal guidelines.
2. Continue to enforce the Washington County On-Site Sanitary Sewer Ordinance as part of the requirements for development within Grant. Washington County administers maintenance inspections of all septic systems in Grant pursuant to State law.

Goal 2: Protect groundwater and surface water bodies from erosion and other contaminants.

Key Policies:

1. Encourage the use of best management practices during site construction and development when significant areas of the site will be disturbed.
2. Encourage the use of best management practices for agricultural land uses to minimize erosion and to retain surface and groundwater supplies.
3. Require new developments to contain all impervious surface runoff within the development so as not to affect the water quality and water levels outside of the development.

4. As part of the City's MS4 permit and Comprehensive Plan Update, the City will adopt the local watershed rules via resolution, and the local watershed organizations will conduct stormwater review and permitting activities within the City.
5. Adopt appropriate sections of the Washington County Shoreland and Floodplain Ordinances.

2. *Historic Preservation Plan*

a. General Policy and Development Statement

Features of historic significance such as structures, archeological sites, cemeteries, and historic landscapes such as farmsteads, woodlots, and wetland environments enhance the general rural character of the community. Preservation of these features is a high priority of this Plan.

Goal 1: Grant wishes to preserve historic buildings and artifacts.

Key Policies:

1. The City consider revising the Zoning Ordinance to provide exception to the requirement that establishes a maximum number of buildings on small lots when existing structures of historic significance are involved and there is a commitment to the preservation and maintenance of the structure.
2. The City will be an active supporter and advocate to individuals and developers desiring to maintain historic structures by cooperating in helping to identify resources, programs, and non-City funding sources for the purpose of renovation and preservation.
3. The City will complete the renovation plan to preserve the Grant City Hall.
4. The City will provide proper storage of old Town of Grant records or will turn them over to the State (or County) archives.

F. COMMUNITY FACILITIES

1. *Parks and Trails*

- a. General Policy and Development Statement

Goal 1: Increase non-motorized trail opportunities and connections to existing trails.

Key Policies:

1. Grant will work with Washington County and others to assure appropriate development of regional trail corridors identified in the 2030 Regional Parks Policy Plan.
2. If at any time, a rail corridor is abandoned in Grant, the City will support Washington County's efforts to purchase the corridor for use as an off-road trail.

Goal 2: Increase the use and accessibility of existing park and trail areas.

Key Policies:

1. Increase the awareness of park and trail locations through newsletter profiles, descriptions, maps, and other means.
2. Provide signage and instructions to potential park and trail users through newsletters, location signage, or both.
3. Existing parks should be maintained to meet the needs of the residents of Grant.

2. *City Water, Sewer and Other Utilities*

Goal 1: Maintain the rural character of the community, including densities appropriate to diversified rural and agricultural areas, and the use of private on-site sewer and water supply services.

Key Policy

1. The City of Grant has no plans to provide city water or sewer in any manner. As a permanently rural community this policy will continue to be the guiding framework through at least the year 2030 and the City will not provide these services. Domestic waste will be treated on-site and water supply will also be the responsibility of the individual homeowner.

Goal 2: Ensure the long term health and safety of residents by protecting groundwater resources from contamination.

Key Policies:

1. The City will enforce the Washington County On-Site Septic Ordinance and amend it, if needed, to meet County and State guidelines.
2. Continue the existing policy of allowing appropriately designed, located, and constructed on-site sanitary treatment facilities, including individual, shared and wetland type, as the primary treatment devices of domesticated waste provided they conform to all City, County, State, and Federal guidelines.

Goal 3: Improvements to and new construction of utility service should take into account the rural character of the community and utilize appropriate means to minimize visual impacts.

Key Policy

1. Encourage new residential developments to incorporate underground utilities.

XII. Implementation Strategy

Adoption of the Comprehensive Plan is the first step in guiding the future growth and development of the City. Imperative to the success of this document is the variety of tools used to implement the plan. The following section briefly acknowledges these implementation tools as they relate to the Comprehensive Plan.

A. ZONING ORDINANCE

Zoning is the primary tool used by communities to direct growth within their community. It consists of text and an official map that separates the community into the desired land use zones and describes the legal uses within each zone. The first step for developers is to consult the zoning map to determine if the desired use is legal.

The City has established a review and permitting process for developers to follow for development proposals, as well as a process for obtaining conditional use and other zoning permits.

1. Implementation Strategy

Grant is in the process of codifying its existing zoning ordinance. After the Comprehensive Plan Update is adopted, the City will review its ordinances and revise or update the Zoning Ordinance if needed to ensure consistency with the Comprehensive Plan.

B. SUBDIVISION REGULATIONS

The Subdivision Ordinance builds upon the Zoning Ordinance and provides specific design standards and regulations to implement the Comprehensive Plan elements. Subdivision regulations provide detailed information on easements for right-of-ways, street improvements, lot setbacks, and other design features. It also aids the developer on elements of design, such as landscaping, site layout requirements of soil surveys, and other key physical elements of the Plan.

1. Implementation Strategy

Grant is in the process of codifying its existing subdivision ordinance. After the Comprehensive Plan Update is adopted, the City will review its ordinance and revise or update the subdivision ordinance if needed to ensure consistency with the Comprehensive Plan.

C. CAPITAL IMPROVEMENT PROGRAM

The City of Grant's Capital Improvement Program includes two items:

- Roadway maintenance and improvements
- Town Hall Renovation

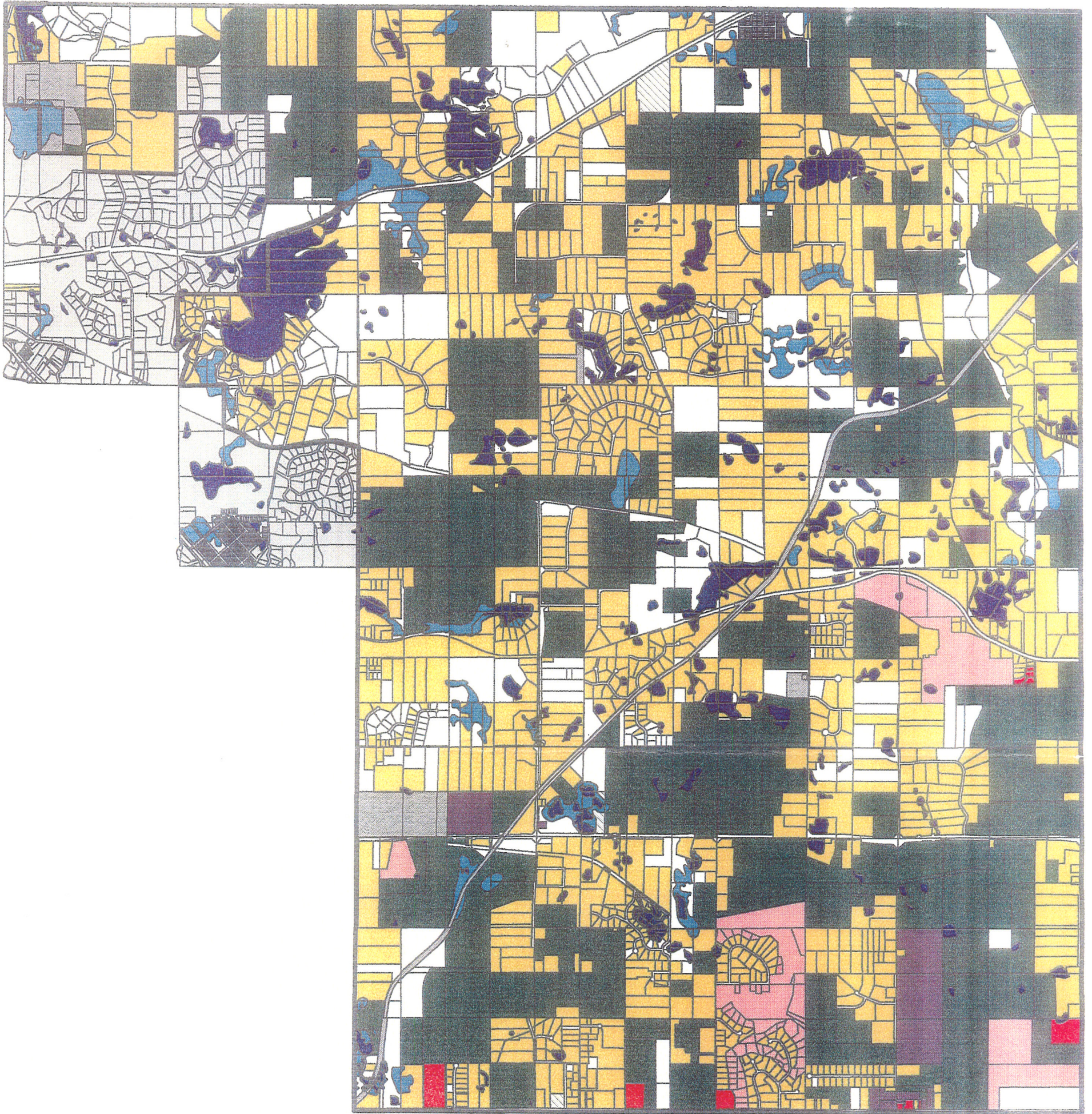
The City's current CIP is included in the Appendix of this Plan.

D. PLAN REVISIONS

The implementation of the Comprehensive Plan is on-going dynamic process. Changing circumstances including demographics, service needs of the community and unforeseen situations may require the periodic review and potential revision of the Comprehensive Plan. The City Council will remain open and responsive to the needs and desires of the larger community, and initiate updates to the Comprehensive Plan when needed.

XIII. Appendix

• Figure 14. Present Land Use



City of Grant Comprehensive Plan: Existing Land Use

December 8, 1997

Legend:

- | | | |
|-------------|------------|---------------------------|
| Agriculture | Vacant | Wetlands |
| Residential | Industrial | Commercial / Recreational |
| Non-Grant | Public | Commercial |
| Semi-Public | Lakes | |



Figure 14 Page 31

City of Grant
2008 Preliminary Budget

	<u>2003 Actual</u>	<u>2004 Actual</u>	<u>2005 Actual</u>	<u>2006 Actual</u>	<u>2007 Budget</u>	<u>2008 Budget</u>	<u>2008 Change from 2007</u>
<u>CAPITAL PROJECTS</u>							
<u>INCOME</u>							
301-100 · General Tax Levy - Capital Project					105,000	0	(105,000)
TOTAL INCOME - CAPITAL PROJECTS	-	-	-	0	105,000	0	(105,000)
<u>EXPENSES</u>							
510-774 · Manning Avenue	-	-	-	1,911	-	0	-
510-776 · Irish Ave	-	-	182	2,534	-	0	-
510-777 · 102nd Street	-	-	73,682	29,811	-	0	-
510-778 · Paved Road Improvement	-	-	3,465	0	75,000	0	(75,000)
510-779 · Safety Fund Outlay	-	-	-	0	30,000	0	(30,000)
510-780 · Town Hall	-	-	-	0	-	0	-
510-781 · Keats Avenue	-	-	-	1,515	-	0	-
510-782 · 110th & Lansing	-	-	-	7,752	-	0	-
TOTAL EXPENSE - CAPITAL PROJECTS	-	-	77,329	43,523	105,000	-	(105,000)
NET INCOME - CAPITAL PROJECTS	-	-	(77,329)	-43,523	-	0	-
NET INCOME - ALL FUNDS	95,175	527,059	333,923	-116,346	(22,745)	(7,399)	15,346

Tax levy breakout: BUDGETED	Budget 2,007	Budget 2,008
General Levy	673,032	856,950
Debt Service Levy	50,000	45,310
Capital Projects Levy	105,000	-
Total levy certified to County	828,032	902,260
		108.96%