

Central Mississippi River Regional Planning Partnership Meeting

23 July 2020

7:30 am, Sherburne County Government Center, Maple Room
<under COVID-19, meetings are either in-person or virtual; see
[Agenda](#) for dial-in information>



Routine Business

1: Introduction

1. Introduction

- Welcome and call to order
- Introductions/roll call (in person and online)

2: Agenda

2. Agenda action: Review, revise, approve

Routine Business:

1. Introduction
 - a. Welcome and call to order
 - b. Introductions/roll call (in-person, online)
2. Approve agenda
3. Previous meeting draft notes

Action Items, Issues:

4. 2020 budget revision and 2021 budget

Discussion or Information Items:

5. Framework 2030 engagement highlights, Round 2 preview
6. Factbook Briefing: Land Use-Growth Analysis
7. MnDOT process information
8. Future agenda items

3: Meeting Notes

3. Draft notes from previous meeting:

- **Action:** Review/revise; approve

Action Items, Issues

4: Budget - 2020 Revision

4a. 2020 mid-year budget revision ([Decision Memo](#))

- **Action:** Review/revise; approve

Income adjustment highlights:

- i. Removed revenue from one potential new member
- ii. Interest: Added conservative estimate of \$3000 for 2020 based on 2019 actual

Expenditure adjustment highlights:

- i. For process consulting (Anne Carroll), revision: Combines process and engagement consulting for remainder of 2020 and increases total to cover additional work, with amounts based on expenditure trend
- ii. For Planning Next, the total expenditures will be within the budget (\$200,000). 2020 budget revised to reflect actual expenditures in 2019 (\$0) and estimates for 2020
- iii. For stakeholder engagement that has gone almost exclusively online, reduced hard costs for 2019-20 from \$3,600 to \$500
- iv. For communications, reduced 2020 from \$700 to \$200, anticipating some content may be produced for Framework 2030 yet this year

4: Budget - 2021

4b. 2021 budget See ([Decision Memo](#))

- **Action:** Review/revise; approve

Budget assumption highlights:

- i. Fiscal year is the calendar year. Budgets prepared in July for the following year, and may be revised as needed.
- ii. Funding sources:
 - Partnership's core functions and projects funded by member fees
 - Seek new funding for special projects, one-time costs, other efforts that benefit the Partnership but exceed membership funding
- i. New partners:
 - Budget does not include income from new Partners
 - Partnership will continue seeking new Partners to support stronger and more successful implementation of Framework 2030 regional initiatives
 - New Partners pay the current annual fee (no prorating), with those additional revenues further supporting the Partnership's priorities.
- i. Partners pay in January per the Joint Powers Agreement.

4: Budget - Monitoring Resolution

4C. Resolve to continue the Partnership's commitment to formally review its budget several times each year to make necessary refinements or revisions

- **Action:** Review/revise; approve



Discussion, Information Items

5a-b:
Framework
2030
Engagement

5. Engagement Round One Highlights
 - a. Highlight [Round 1 Engagement Results](#)
 - b. Initial findings / results



Framework 2030 Round 1 Engagement Initial Highlights

Round 1 engagement highlights

Round 1 Engagement Overview

- Round 1 Survey was available from April to July 1
 1. Online survey through Survey Monkey
 2. Distributed through email, social media, etc.
- Four different surveys went out to the targeted key stakeholder groups
 1. Organizations
 2. Employees
 3. Elected & Appointed Officials
 4. Community Members
- [Full response compilations now available](#)

Round 1 engagement highlights

By the Numbers


- 4 tailored surveys
- 15 unique expository questions
- 1,432 total respondents
 - 96 - Organizations
 - 553 - Employees
 - 76 - Elected & Appointed Officials
 - 707 - Community Members
- **7,161 total comments**

Round 1 engagement highlights

Survey Review Methodology

✓ STEP 1: **Compiling** - collecting and organizing all survey responses, and developing full comment [compendium](#)

✓ STEP 2: **Databasing** - collecting all feedback into single spreadsheet for comparison, organization, and categorizing

 STEP 3: **Categorizing** - initial review of the database for objective topics

STEP 4: **Theming** - subjective themes across categories

STEP 5: **Final Reporting** - presentation of findings, transition to Round II (August)

Round 1 engagement highlights

Emerging Topics or Categories

- Emergent Objective Topics
 1. Assets & Amenities
 2. Built Environment
 3. Community
 4. Economic Development
 5. Education
 6. Governance & Leadership
 7. Housing
 8. Mobility
- Sub-topic designations

After an initial review of the 7,000+ comments, topics are beginning to emerge. Some words of interest ...

Community

- Connections to people & place
- Small town feel
- Organizations & civic infrastructure
- Education

Opportunity

- Economic expansion & diversification
- Land planning & management
- Vibrant places & spaces
- Youth

Location

- Advantage
- Demand
- Assets, amenities, and resources
- Regional connections and access

Growth

- Housing
- Connections
- Economic Expansion
- Special projects

Leadership

- Collaboration
- Governance
- Strategic thinking
- Proactivity

Round 1 engagement highlights

Next Steps

- Categorize all comments
 - i. Build out themes and takeaways from each stakeholder group
 - ii. Establish common topics on shared prompts
- Develop full round report for partners review
- Transition from Round 1 to Round 2

5C:
Framework
2030
Engagement

5. Round 2 Preview and Planning ([Memo](#))

- ï Aligns with core values, objectives, and “involve” level of engagement with key stakeholders
- ï Aug: From Round 1 contributions and analyses, PN drafts key concepts and potential actions
- ï Aug CMRP meeting: Partnership reviews and provides direction on concepts and actions
- ï Sept-Oct: Round 2 seeks stakeholder *feedback* on concepts and actions; online + in-person sessions that piggy-back on scheduled Partner entity meetings + underrepresented groups

6: Framework 2030 Factbook Briefing - Land Use

6. Framework 2030 Factbook Briefing: Land Use and Growth Analysis

- a. Planning Next presentation
 - i. Discussion/Q&A at designated breaks in the presentation:
 - ii. *Please wait for these breaks so we have a “clean” video for public posting*
- b. Key findings infographic
- c. Packaging and sharing technical analysis/Factbook Briefing information

FRAMEWORK²⁰³⁰

partnering for the future

Regional Factbook Briefings

VOLUME 6: **LAND USE & GROWTH ANALYSIS**

DRAFT

Thursday July 23, 2020

Framework 2030 is an initiative of the
[Central Mississippi River Regional Planning Partnership](#)

To find out more about Framework 2030, please visit:

www.RegionalPlanningPartnership.org/Framework2030

Introduction

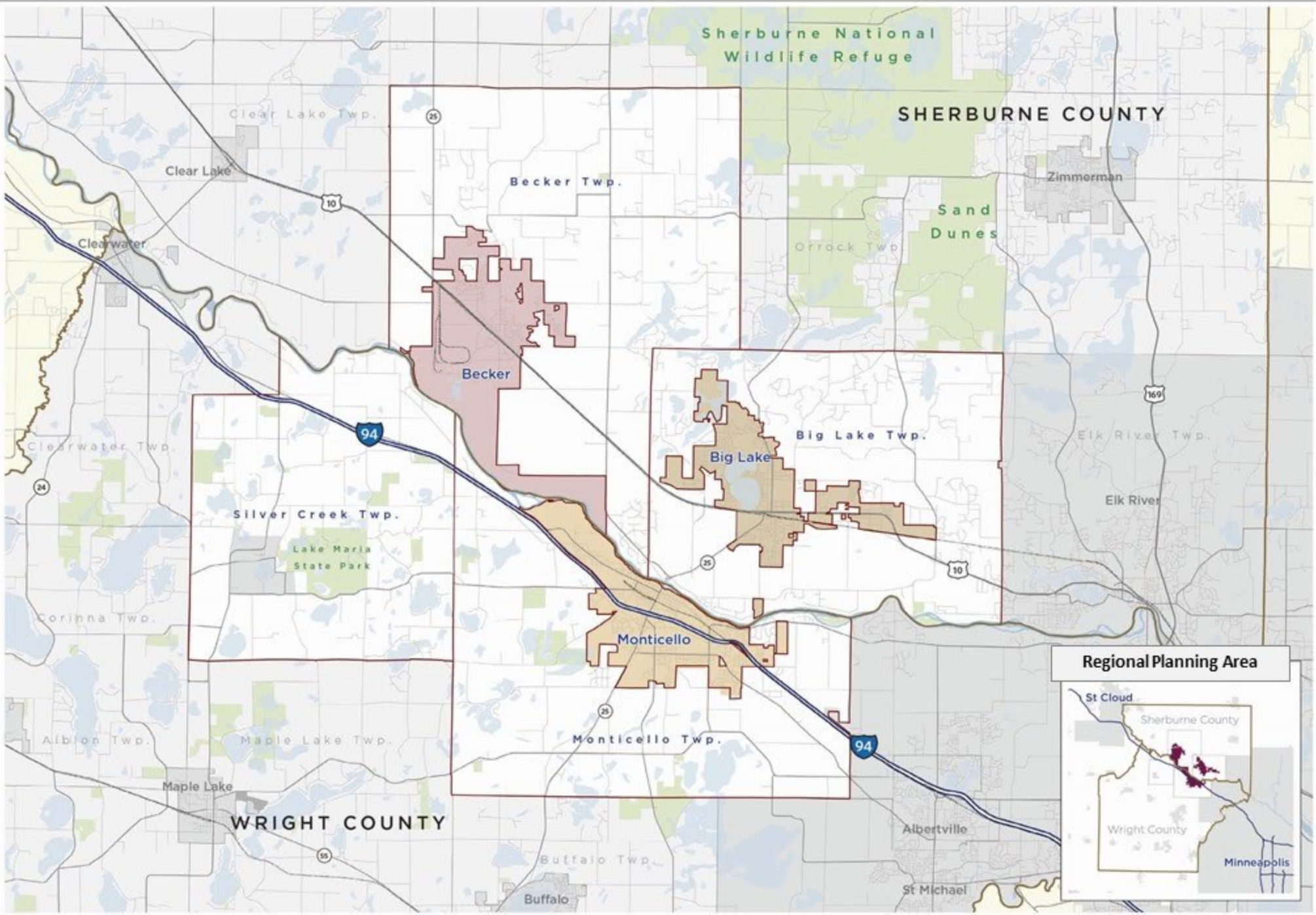
- **The following is a briefing from the conditions and trends research for Framework 2030**
- **This presentation is part of a “deep dive” series focusing on the regional market, economic performance, and land use and growth**

Framework 2030 and COVID-19

These are challenging times for our communities and region. We are working diligently to meet our obligations while protecting everyone. Even as we act on critical current needs, we recognize the need to work together to plan the future. With significant growth and development projected for the region, the [Central Mississippi River Regional Planning Partnership](#) recently launched [Framework 2030](#) -- a collaborative effort to develop our region's first-ever strategic land use and economic development plan.

Focused Planning Area

**Sometimes abbreviated to FPA in the briefing*



- Participating Townships
- Surrounding Counties
- Other Cities
- Park Land
- Mississippi River
- Open Water
- City of Becker
- City of Monticello
- City of Big Lake
- Interstate
- US Highway
- State Highway



Land Use & Growth Analysis

Purpose

- Inventory land uses “on the ground” today
- Establish common regional development types, verbiage, definitions for comparative analysis
- Map the future regional land use based on adopted plans
- Establish FPA planned capacity for various uses (commercial, industrial, residential, etc.)
- Understand the regulatory landscape

Land Use & Growth Analysis | Methodology

Methodology

- Review current zoning maps to develop consolidated zoning map for the FPA
- Calculate zoning acreages by classification type (i.e. residential, commercial, industrial, etc.)
- Review current and past plans to build a regional use map
- Calculate planned acreages by land use type
- Compare existing zoning acreages with planned land use types

Why focus on zoning?

- Zoning defines the legal use of land in each jurisdiction
- Represents the process for achieving planned land uses

Land Use & Growth Analysis | Terminology

Land Use

- Current activity on the parcel
- Layers of specificity
- Does not always align with the underlying zoning

Zoning

- Legal expression of planning
- Zoning Code and Map define legal uses for all parcels

Character

- How a place (a collection of parcels) feels or is experienced
- Considers the site activity, surrounding context, and what occurs in the right-of-way

Comprehensive Plan

- Broad vision and goals for the community's future
- Informs more specific policies across a wide range of topics including infrastructure, public facilities, land use, and others

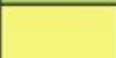


Future Land Use Plan

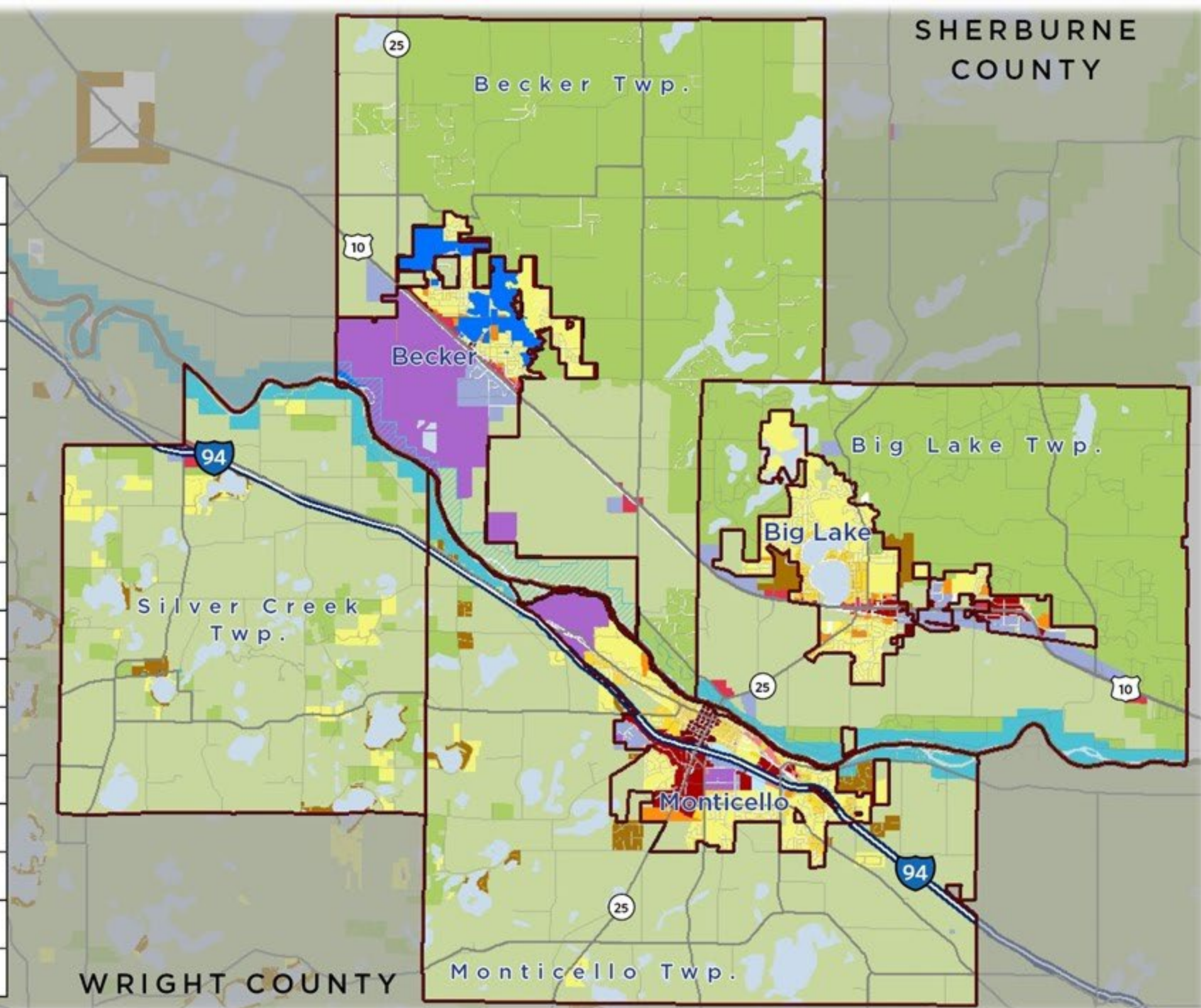
- A community's blueprint for future growth and development
- Updated at regular intervals (5 to 10 years)
- Considers current and prospective land under the entity's jurisdiction

Land Use & Growth Analysis | Highlights

- **All land uses exist on a spectrum from low to high intensity; but not all land use types are present in the FPA today**
- **Potential for oversaturation of planned commercial land uses without significant, unexpected increase in demand**
- **Planned residential growth could add between 12,000 and 18,000 new residents depending on density**
- **Largest industrial sites are in transition, but industrial areas across the FPA offer a healthy mix of types and site opportunities**
- **Transportation corridors play a major role in defining land use patterns and shaping opportunities**

Zoning

Zoning Classifications	
	Agriculture
	Estate / Large Lot Residential
	Suburban Residential
	Semi-Suburban Residential
	Multi-family Residential
	Neighborhood Commercial
	Community Commercial
	Regional Commercial
	Employment
	Public / Institutional
	Mixed-Use
	Light Industrial
	Heavy Industrial
	Riverfront
	Riverfront Overlay
	Transitional



Zoning | Governance

- **Two enabling statutes in Minnesota for Zoning, Chapter 394 (Counties) and Chapter 462 (Cities and Townships)**
- **Six jurisdictions regulate land use in the FPA (3 cities, 2 counties, 1 township)**
 - City of Big Lake
 - City of Becker
 - City of Monticello
 - Becker Township
 - Sherburne County (includes Big Lake Township)
 - Wright County (includes Monticello and Silver Creek Twps.)

Zoning | Land Breakdown

128,896

**Acres of Land
within the FPA**
(including right-of-way)

	Ag. / Rural	Residential	Industrial	Riverfront	Commercial	Public / Institutional	Transitional	Mixed-Use	Employment
% of FPA	84%	6%	4%	2%	<1%	<1%	<1%	<1%	<1%
Acres (Existing)	107,863	8,141	5,665	2,852	1,150	994	360	141	80

Zoning | Land Breakdown

- **Agriculture and large-lot residential uses dominate the Focused Planning Area with more than 100,000 acres**
 - *In the FPA, many farmers grow potatoes using center-pivot irrigation systems*
 - *In the two-county regional planning area, over 75% of agricultural land produces soybeans or corn (2017)*
 - *Family-owned farms are the primary growers in the region comprising over 95% of all farms in each county (2017)*
- **Rural Residential**
 - *These uses are characterized as having large-lots (>1 acre) and are, typically, not on central services like water and sewer.*
 - *Rural residential development is not uniformly distributed across the FPA but is present in each of the four townships.*

Transition, <1%
Mix-Use, <1%
Employment, <1%

Residential, 6%

Industrial, 4%

Commercial,
1%

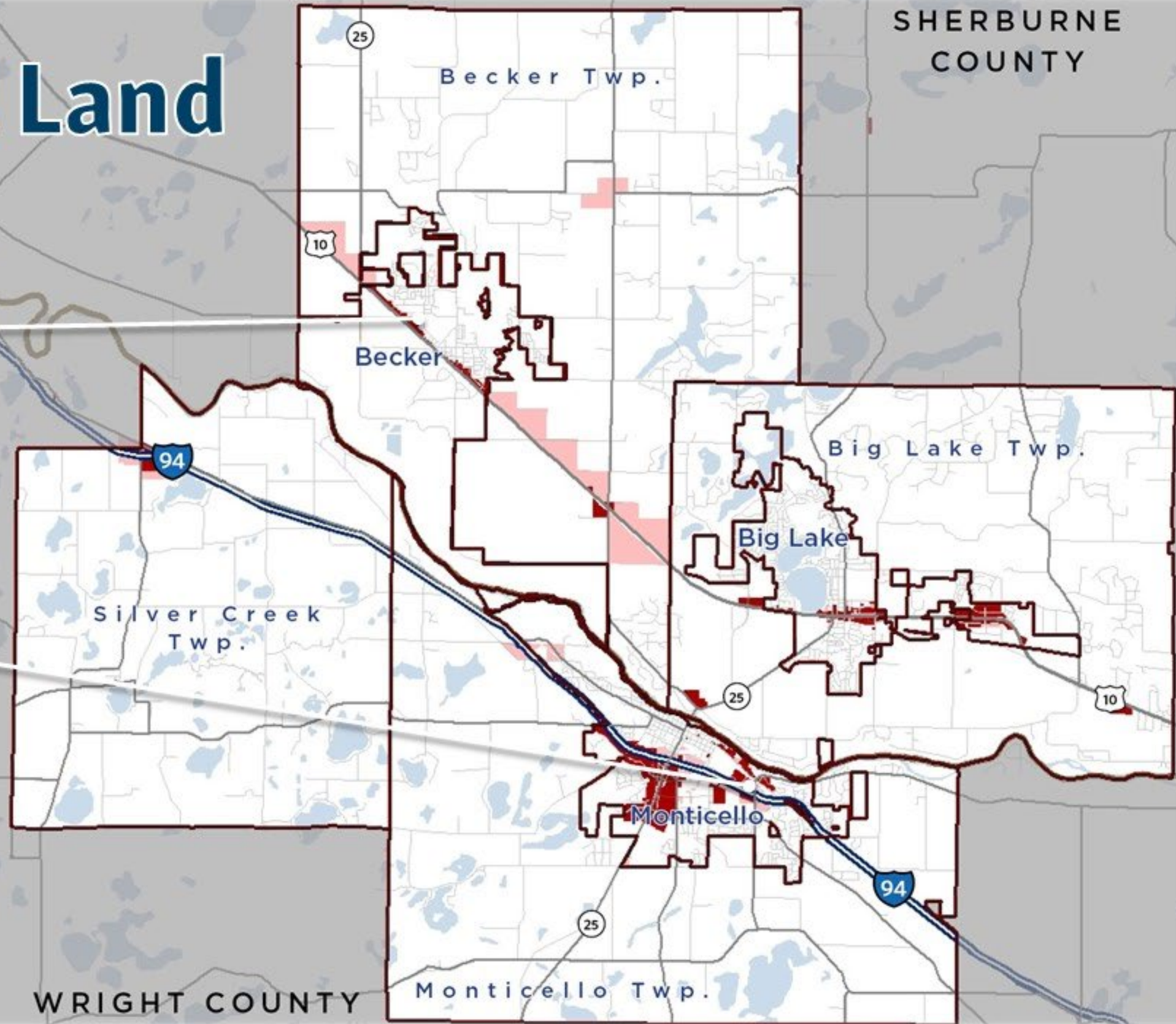
Public /
Institutional,
1%

Riverfront,
2%



Agriculture / Rural, 85%

Commercial Land

SHERBURNE
COUNTY



Land Use Classifications

	Existing Commercial
	Planned Commercial

WRIGHT COUNTY

Monticello Twp.

Commercial Land | Character

General Definition in the FPA

- Parcels designated for retail and service-oriented businesses from small-scale, local shops to shopping centers containing large-footprint, single-tenant buildings
- Can include a range of styles, characters, and development patterns
- With significant move to e-commerce, "brick and mortar" commercial is seeing decline nationally



1,150
Acres of
Commercially
Zoned Land

*That's equivalent to roughly
52 Walmart lots (~22 acres)*

Commercial Land | Coverage

1,150

**Acres of
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Zoned Land**

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Commercial Land | Coverage

1,150

**Acres of
Commercially
Zoned Land**

*That's equivalent to roughly
52 Walmart lots (~22 acres)*



Commercial Land | Type Spectrum



Neighborhood Commercial

Less than two stories, on individual lots with on-street parking

Community Commercial

Small, attached retail centers with shared parking areas

Regional Commercial

Large, single-use buildings or multitenant shopping centers

Commercial Land | Analysis

- **2,950 acres of commercial land planned (includes existing commercial)**
- **About 50% of commercial land is partially or completely undeveloped at the time of analysis**
- **Potential mismatch between commercial market demand and land use planning:**
 - Market analysis calculated 100,000 sq. ft. / 2.5 acres (internal space) of retail demand
 - Commercial Development Reference – Walmart in Monticello is ~200,000 square feet on roughly 22 acres

+163%

Planned Increase Commercial Land

From what currently exists based on community future land use plans

Flexible Planning Areas – Sherburne County

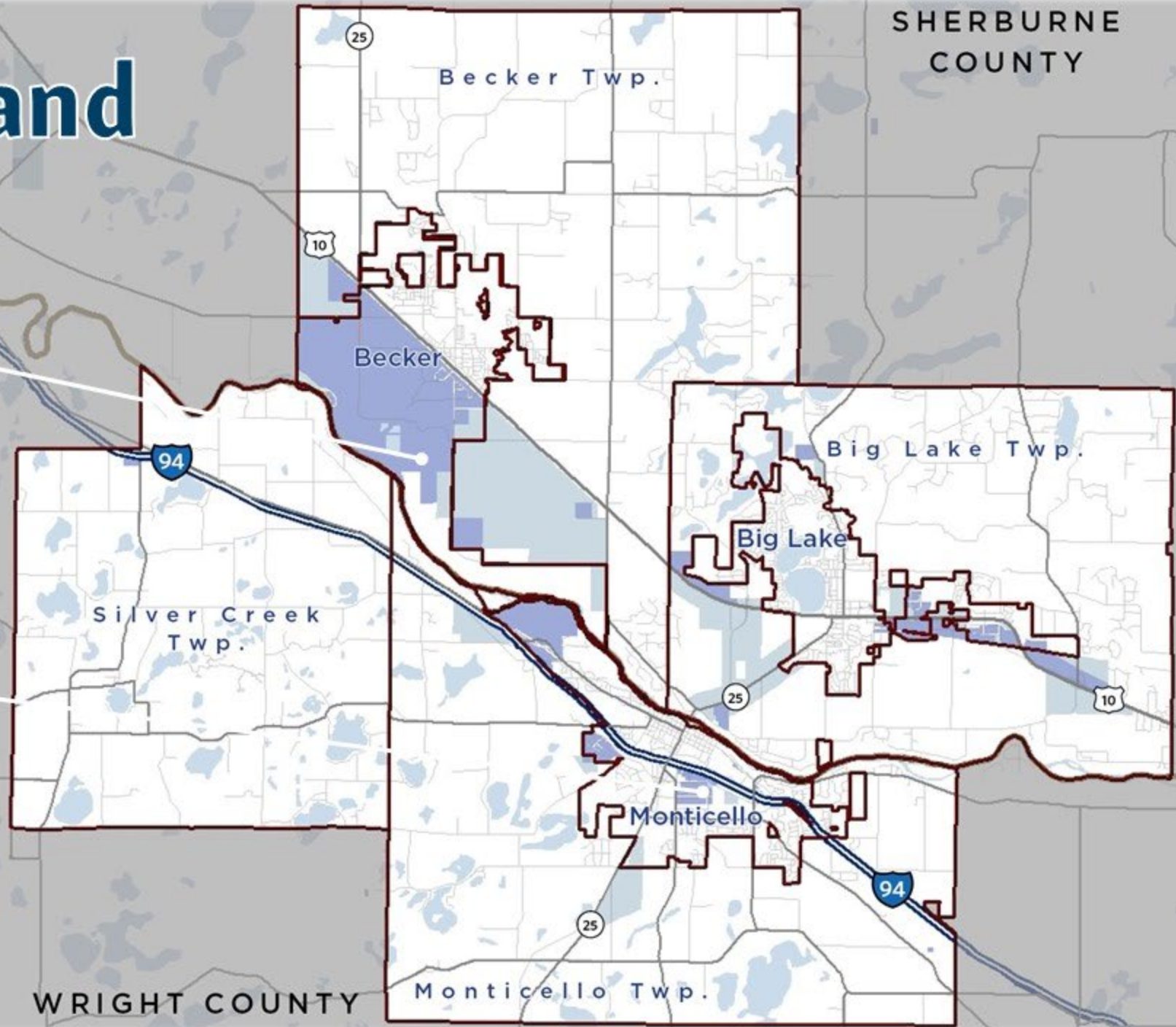
Comp Plan identifies 2,400+ acres as “Business & Industry” allowing for commercial or industrial growth (classified as industrial in analysis)

Question Break

Land Use and Growth Analysis Briefing Summary

Industrial Land

SHERBURNE COUNTY



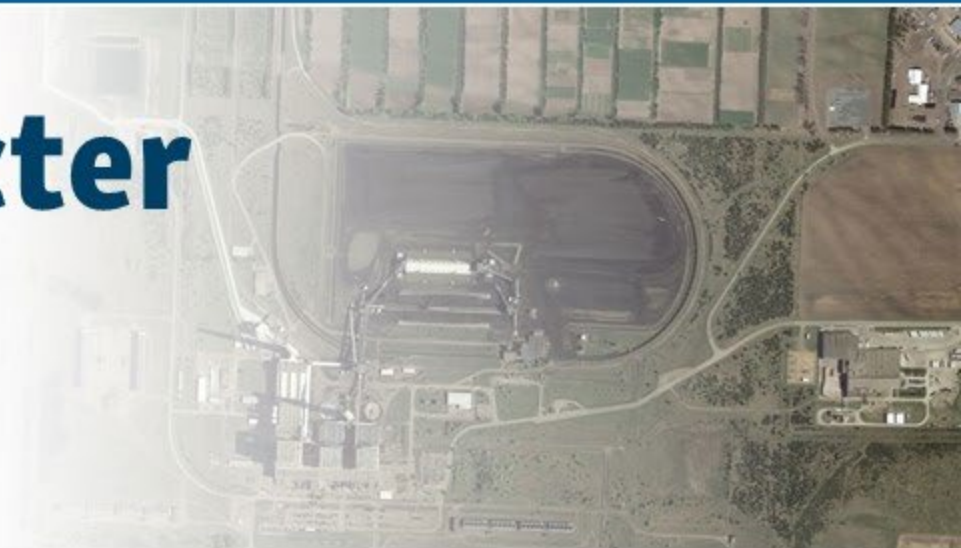
Land Use Classifications	
	Existing Industrial
	Planned Industrial

WRIGHT COUNTY

Monticello Twp.

Industrial Land | Character

- **Variety of industrial uses in the FPA based on:**
 - Operations: internal and external, light and heavy
 - Footprint of structures and sites
 - Supporting infrastructure: transportation, utilities, etc.
 - Legal structure: Single owners, leased, parks, etc.
- **Each community has a unique portfolio based on land availability, supporting infrastructure, and site limitations**



5,600

**Acres of
Industrially
Zoned Land**

Industrial Land | Energy

- **Mississippi River enabled significant investments in energy production in the FPA**
 - SherCo Generating Station (1976) three combined units produce 2,000 megawatts, planned decommissioning in 2023 and ending in 2030
 - Xcel Nuclear Generating Station (1971) produces 650 megawatts, plans for decommissioning slowed (2030)
- **Despite decommissioning, legacy infrastructure would enable future investments in renewable energy production and energy-intensive industrial uses**



Industrial Land | Analysis

- **Not all industrially zoned parcels are fully utilized: 1,800 acres or 32% of industrial areas are currently vacant or used for agriculture**
- **Combined community plans show an increase of 92% in industrial land by 2040**
- **Supporting infrastructure and energy plant decommissioning schedule will drive future growth and/or investment**

+92%

Planned Increase Industrial Land

*From what currently exists
based on community future
land use plans*



Flexible Planning Areas – Sherburne County

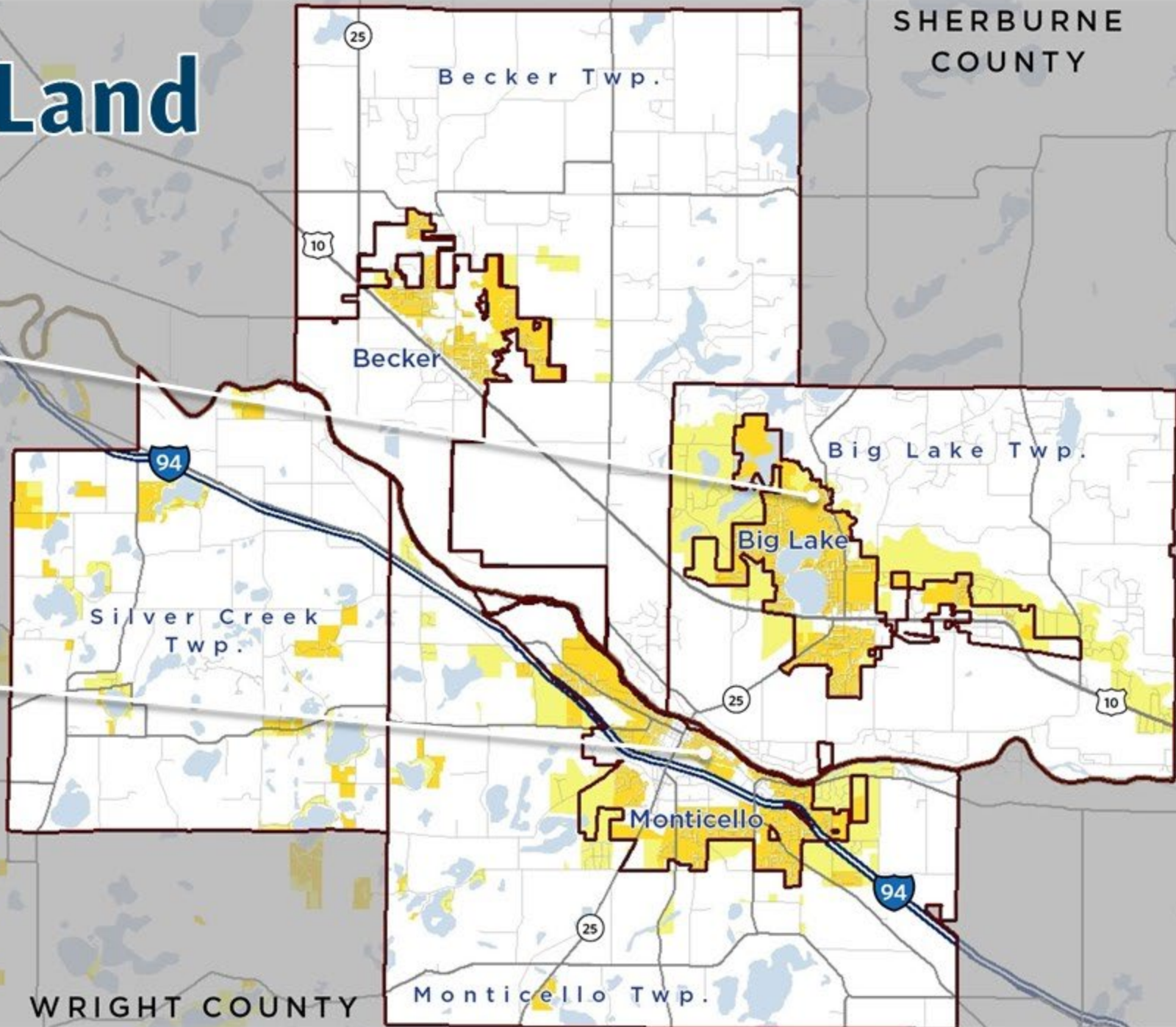
*Comp Plan identifies 2,400+ acres as
“Business & Industry” allowing for
commercial or industrial growth
(classified as industrial in analysis)*

Residential Land

SHERBURNE COUNTY



Land Use Classifications	
	Existing Residential
	Planned Residential



WRIGHT COUNTY

Monticello Twp.

Residential Land | Character

- **Second largest land use in the FPA, behind Agriculture**
- **Focuses on predominant residential districts in the FPA**
- **6% / 8,100 acres in the FPA is zoned residential***
- **Over 7,100 acres of residential land is 'Suburban' or detached single-family homes built within major subdivisions**

What about rural residential?

Because the analysis is based on the dominant permissible use within a zoning category, totals to the left do not include spot or incremental residential growth in a rural context. These uses are characterized as having large-lots (>1 acre) and are, typically, not on central services like water and sewer. Rural residential development is not uniformly distributed across the FPA but is present in each of the four townships.

Residential Land | Type Spectrum



Large Lot

Large-lot homes in rural areas surrounded by parkland or agriculture



Suburban

Detached homes located on curvilinear streets in single developments



Semi-Suburban

Mix of detached and attached homes in grid pattern neighborhoods



Multi-family

Multi-unit housing areas developed around shared private streets

Residential Land | Analysis

- **Significant planned growth for residential land based on existing community plans**
- **55% / 4,500 acres more than existing residential development**
 - Equates to **12,000-18,000** more residents, depending on density (assumes 30% of land for roads and utilities, and stable median household size)

↑ 12,000

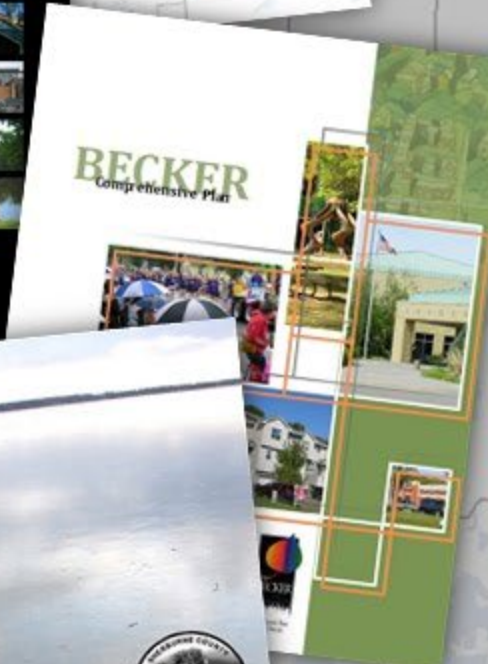
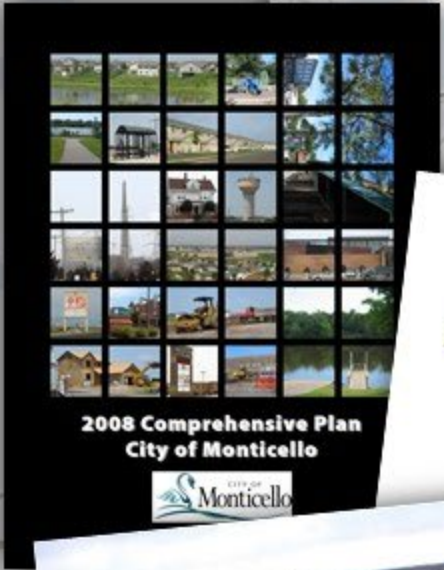
Residents moving into the FPA

Potential population increase based on current residential growth plans, roughly the population of the city of Monticello

Question Break

Land Use and Growth Analysis Briefing Summary

Planning Guidance



Zoning Update: 2019
Comp Plan Update: Ongoing

Zoning Update: 2020
Comp Plan Update: 2014

Zoning Update: 2020
Comp Plan Update: 2011

Zoning Update: 2020
Comp Plan Update: 2018

Zoning Update: 2019
Comp Plan Update: 2009

Zoning Update: 2020
Comp Plan Update: Ongoing

WRIGHT COUNTY

SHERBURNE COUNTY

Becker Twp.

Becker

Big Lake Twp.

Big Lake

Silver Creek Twp.

Monticello

Monticello Twp.

25

10

94

25

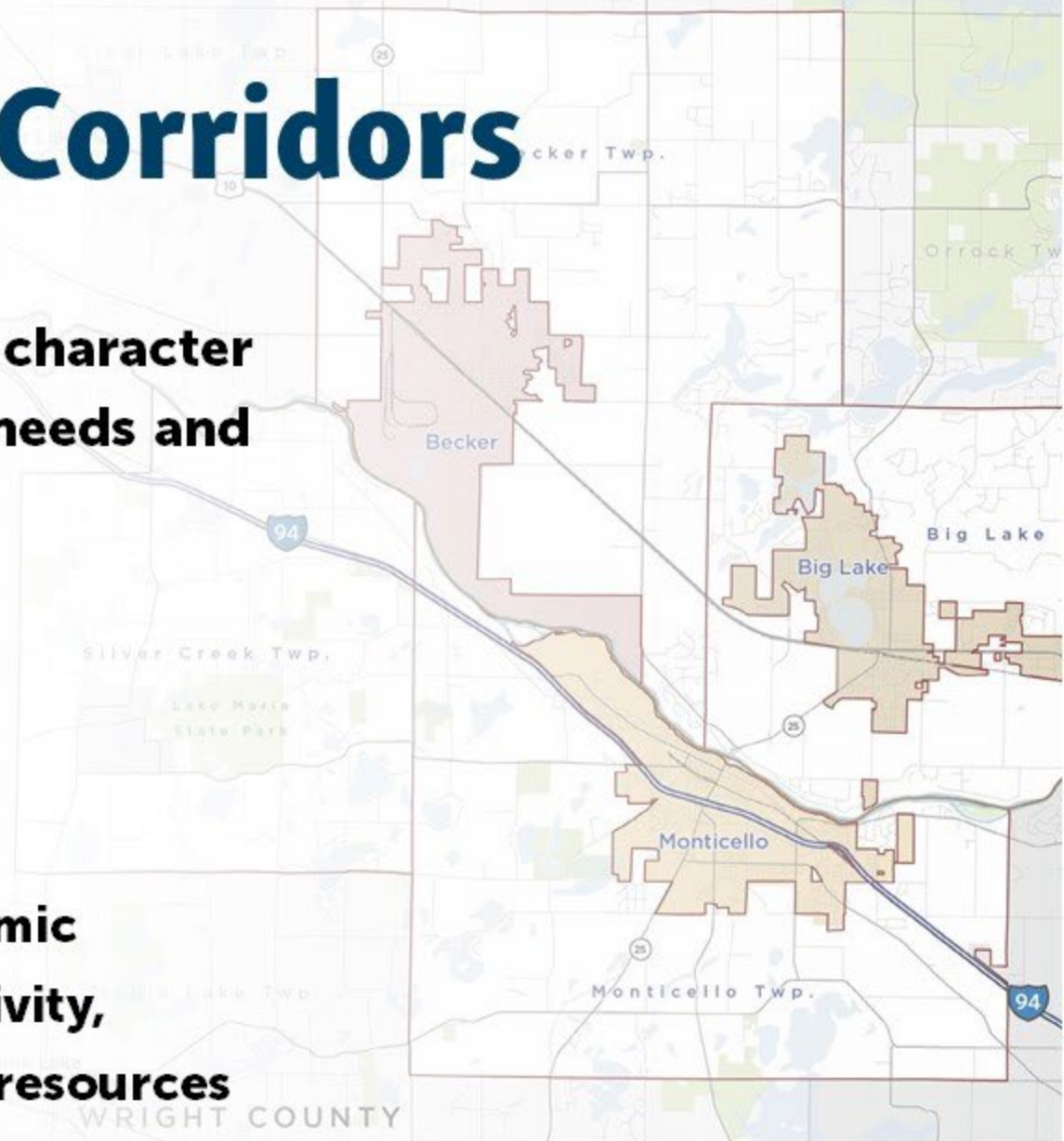
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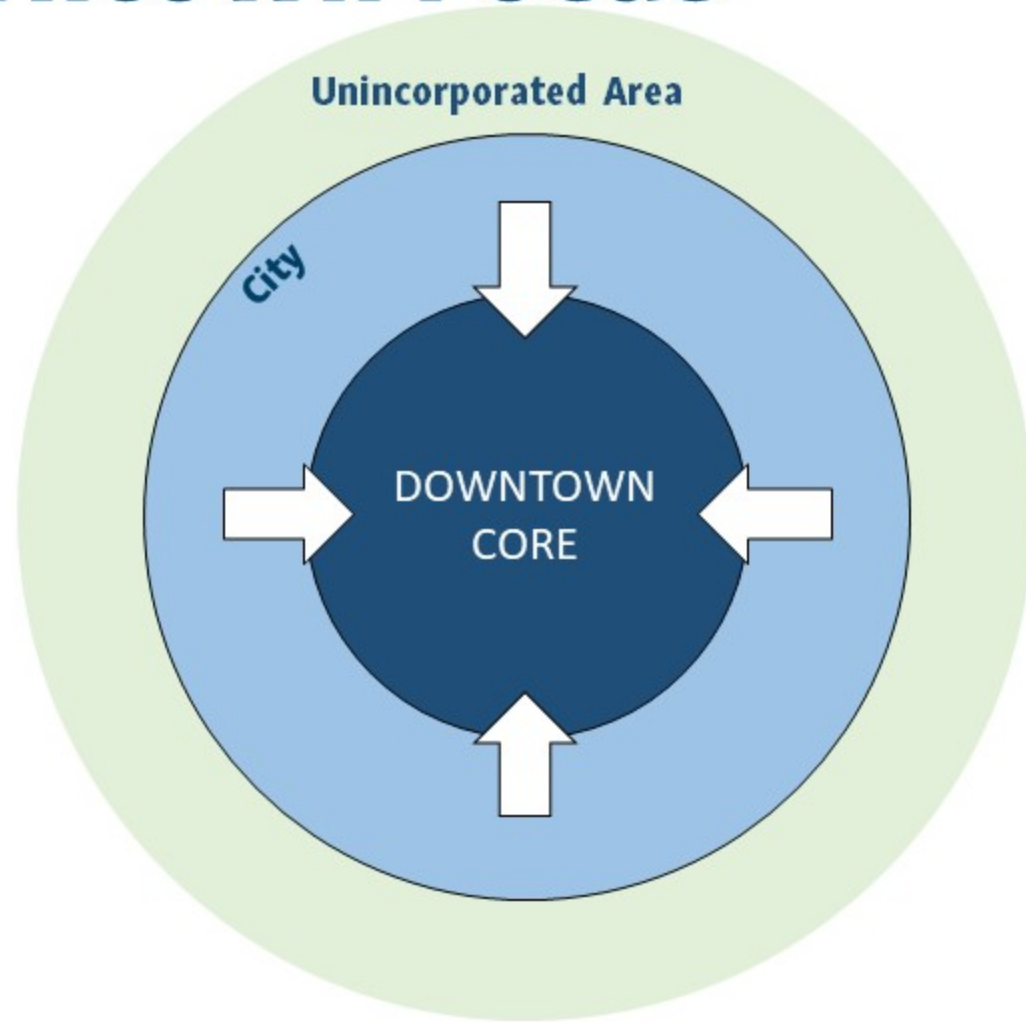
Planning Guidance | Corridors

- **Corridor connections influence land use character based on business/industry operational needs and residential preferences**
- **FPA has three major economic corridors:**
 - Interstate: I-94
 - Rail: BNSF and Northstar commuter lines
 - River: Mississippi
- **Each corridor offers unique assets for economic development including multimodal connectivity, community amenities, and access to natural resources**



Planning Guidance | Downtown Focus

- **Each city has pursued strategies to strengthen and reinforce its downtown**
- **Outward expansion is governed through Orderly Annexation Agreements that allow a wide variety of land uses**
- **Downtown core serves as the center of activity for each city**



Planning Guidance | Plans and Studies

- **Downtown Plans**

- *Downtown Design Standards, City of Big Lake (2019)*
- *Downtown Small Area Plan, City of Monticello (2017)*
- *Highway 10-1st Street Corridor Plan, City of Becker (2016)*

- **Land Use**

- *Monticello 2040 Comprehensive Plan, City of Monticello (Ongoing)*
- *Comprehensive Plan, City of Big Lake (2018)*
- *Comprehensive Plan, Becker Township (2014)*
- *Comprehensive Plan, City of Becker (Ongoing)*
- *Comprehensive Land Use Plan, Sherburne County (2011)*
- *NE & NW Quadrant Land Use Plans, Wright County (2009)*

Planning Guidance | Plans in Progress

- **Monticello 2040, City of Monticello**

- Comprehensive Plan Update
- Draft plan showing modifications to the future land use types
- Reduction in planned commercial land use – increase of 134% across the FPA (down from 163%)
- Opportunity to diversify industrial land use (General & Light Industrial, Employment Campus)
- Focused residential growth – down from 55% planned increase to 38% across the FPA

- **City of Becker**

- Comprehensive Plan Update
- Early stages of the process

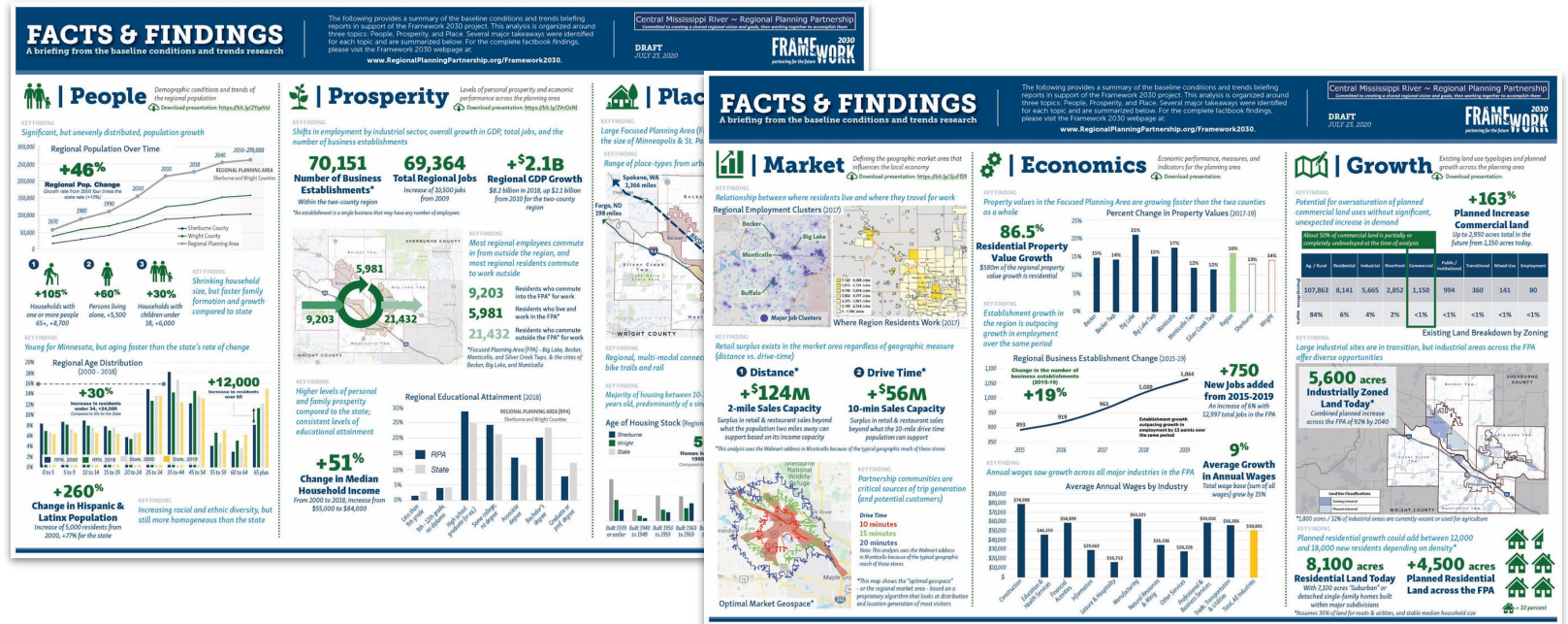
Question Break

Land Use and Growth Analysis Briefing Summary

6. Key findings infographic

7. Six-topic infographic

- a. Available for partners use and distribution end of this week
- b. All topics including People, Prosperity, Place, Market Area, Economic Performance, and Land use and Growth Analysis



FACTS & FINDINGS

A briefing from the baseline conditions and trends research

The following provides a summary of the baseline conditions and trends briefing reports in support of the Framework 2030 project. This analysis is organized around three topics: People, Prosperity, and Place. Several major takeaways were identified for each topic and are summarized below. For the complete factbook findings, please visit the Framework 2030 webpage at:

www.RegionalPlanningPartnership.org/Framework2030

Central Mississippi River ~ Regional Planning Partnership
Committed to creating a shared regional vision and goals, then working together to accomplish them

DRAFT
JULY 23, 2020

FRAMEWORK 2030
partnering for the future

Market

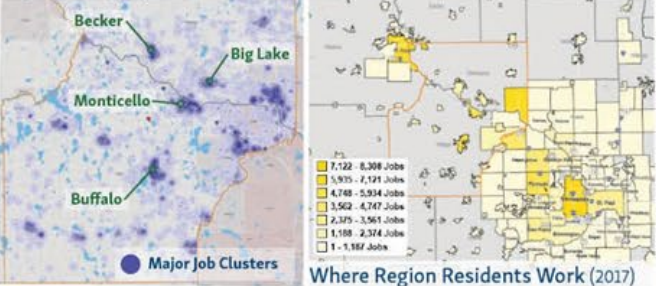
Defining the geographic market area that influences the local economy

Download presentation: <https://bit.ly/3juF159>

KEY FINDING

Relationship between where residents live and where they travel for work

Regional Employment Clusters (2017)



KEY FINDING

Retail surplus exists in the market area regardless of geographic measure (distance vs. drive-time)

① Distance*

+\$124M

2-mile Sales Capacity

Surplus in retail & restaurant sales beyond what the population two miles away can support based on its income capacity

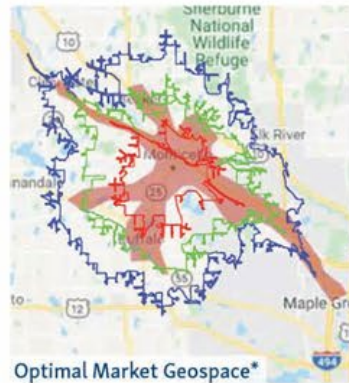
② Drive Time*

+\$56M

10-min Sales Capacity

Surplus in retail & restaurant sales beyond what the 10-mile drive time population can support

*This analysis uses the Walmart address in Monticello because of the typical geographic reach of these stores



KEY FINDING

Partnership communities are critical sources of trip generation (and potential customers)

Drive Time
10 minutes
15 minutes
20 minutes

Note: This analysis uses the Walmart address in Monticello because of the typical geographic reach of these stores

*This map shows the "optimal geospace" - or the regional market area - based on a proprietary algorithm that looks at distribution and location generation of most visitors

Economics

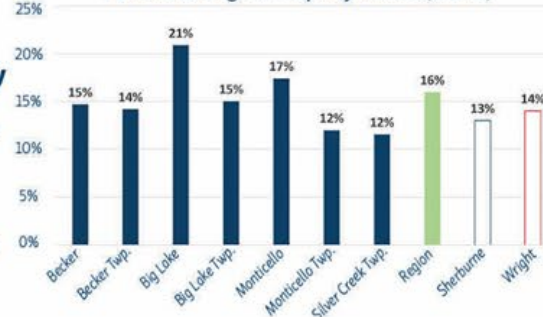
Economic performance, measures, and indicators for the planning area

Download presentation:

KEY FINDING

Property values in the Focused Planning Area are growing faster than the two counties as a whole

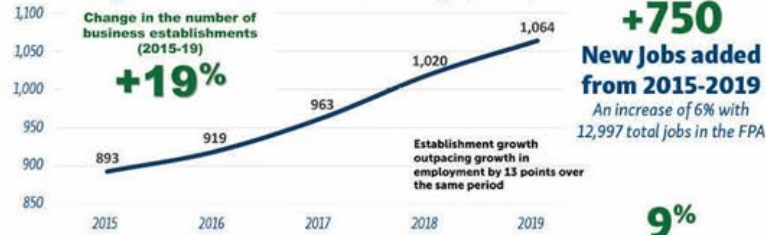
86.5% Residential Property Value Growth
\$580m of the regional property value growth is residential



KEY FINDING

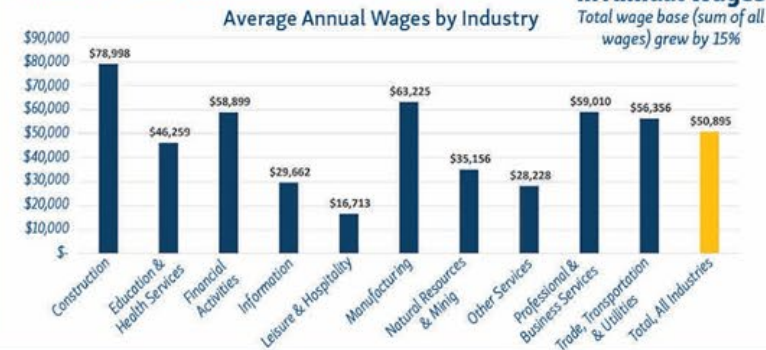
Establishment growth in the region is outpacing growth in employment over the same period

Regional Business Establishment Change (2015-19)



KEY FINDING

Annual wages saw growth across all major industries in the FPA



Growth

Existing land use typologies and planned growth across the planning area

Download presentation:

KEY FINDING

Potential for oversaturation of planned commercial land uses without significant, unexpected increase in demand

+163%

Planned Increase Commercial land

Up to 2,950 acres total in the future from 1,150 acres today.

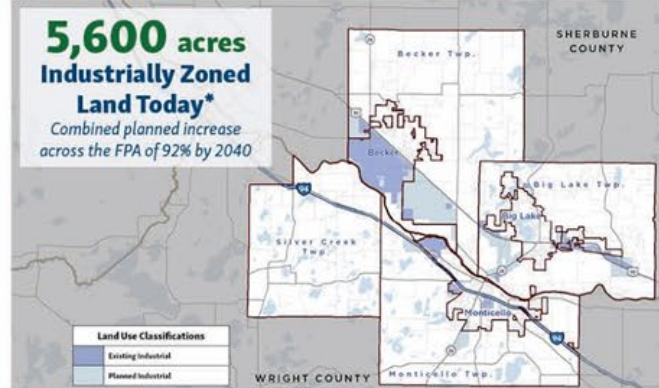
About 50% of commercial land is partially or completely undeveloped at the time of analysis

NAIPAA Category (acres)	Ag. / Rural	Residential	Industrial	Riverfront	Commercial	Public / Institutional	Transitional	Mixed-Use	Employment
Count	107,863	8,141	5,665	2,852	1,150	994	360	141	80
Percentage	84%	6%	4%	2%	<1%	<1%	<1%	<1%	<1%

KEY FINDING

Large industrial sites are in transition, but industrial areas across the FPA offer diverse opportunities

Existing Land Breakdown by Zoning



*1,800 acres / 32% of industrial areas are currently vacant or used for agriculture

KEY FINDING

Planned residential growth could add between 12,000 and 18,000 new residents depending on density*

8,100 acres Residential Land Today

With 7,100 acres "Suburban" or detached single-family homes built within major subdivisions

+4,500 acres Planned Residential Land across the FPA

*Assumes 30% of land for roads & utilities, and stable median household size



7: MnDOT on river crossing process

- 7. MnDOT thoughts on process for Partnership to learn more about river crossing issues going forward**

8: Future Agenda Items

8. Future agenda items