



CENTERVILLE

2030 Comprehensive Plan

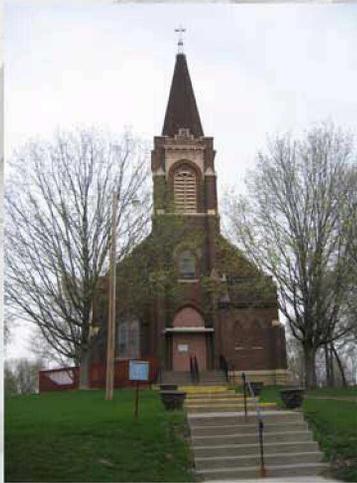


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PURPOSE FOR PLANNING & PROCESS

Purpose

This Comprehensive Plan was prepared in response to land use changes occurring in the City and the realization that Centerville would soon approach full build out. The plan was also prepared pursuant to requirements of the Metropolitan Land Planning Act, as amended. It is the intent of the City Council to implement a Plan that reflects the values and goals of all residents of the City. The purpose of this Plan is to serve as a guide for managing future growth and redevelopment in the City.

Authority

The City has the authority to plan under Minnesota Statutes 462.351-375 and 473.851-871. Centerville is governed by a City Council, consisting of a Mayor and four City Council members elected at large. The City Administrator oversees many of the administrative responsibilities on behalf of the Council.

Process

This Comprehensive Plan is the result of a process which included a series of public meetings and background data analysis. The first step in the process was to review background information and update the City's goals and policies.

Background information included: past and current trends in demographic data; land use; natural resource inventory of geologic features, surface water, wetlands and vegetation; public utilities and facilities; transportation; and parks and recreation areas. An assessment of these characteristics is an important element in developing goals and policies that are consistent with existing conditions and natural features in the City.

Goals and policies were developed and discussed at a joint meeting of the City Council and Planning and Zoning Commission. Following consensus on the goals and policies, alternative land use scenarios were presented to elected and appointed officials. Draft goals and policies, as well as the alternative land use scenarios were presented to the public in an Open House in November of 2007. An important element of these land use alternatives were the associated growth projections, as a major goal of the City is to develop a sustainable population of over 5,000.

After input from the public was received by the City Council and Planning and Zoning Commission, they asked to consultant team to develop a draft Comprehensive Plan based on the preferred land use alternative and associated growth projections.

A final draft of the Plan was presented at another Open House for formal review and public comment in March of 2008. The City Council adopted the Plan upon recommendation of the Planning and Zoning Commission and subject to Metropolitan Council review. This version of the document is the official City of Centerville Comprehensive Plan.

The Plan serves as a single source reference for a number of other plans, ordinances, documents, studies and policies affecting future growth in the City. While it is

comprehensive in that sense, it is also general in nature and will be implemented by other, more detailed documents. As such, the Plan will serve as the official guide for managing future growth and redevelopment in Centerville.

Acknowledgements

Special thanks goes to those who assisted in the completion of this plan.

Centerville City Council

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BACKGROUND

Introduction

The purpose of the background section is to understand the characteristics of Centerville and the current qualities and challenges of the community. The comprehensive planning process considers the future of the community based on characteristics of today. To help facilitate planning efforts it is important to understand all factors affecting the city today. The following sections will discuss demographics, facilities, natural resources, housing, water resources and the transportation system. This background information has served as guide for participants in the planning process.

The City of Centerville has seen many changes, especially in terms of growth, since the adoption of the last Comprehensive Plan. The city's last Comprehensive Plan was officially adopted in 1997. The 2030 Comprehensive Plan now required by the Metropolitan Council focuses on planning for the next 20 years. This plan is especially important for Centerville because it will guide the community to full build-out. There are very few vacant parcels remaining in the city, and by the next time the Comprehensive Plan is updated, Centerville may be focusing on infill and redevelopment rather than development on any vacant parcels. This Comprehensive Plan provides a vision and plan for what the fully-built community will look like, and how it will function.

Metropolitan Council

In 1967 the Minnesota Legislature created the Metropolitan Council to plan and coordinate the orderly development of the seven-county metropolitan area. Minnesota law requires every municipality and county within the metropolitan area to prepare and submit a comprehensive plan to the Metropolitan Council that addresses all required components of the 2030 Regional Development Framework. The City's plan must be consistent with the Metropolitan Council's system plans. To assist local governments in this effort, the Metropolitan Council issues a "Systems Statement" to each community that describes the specific areas that must be addressed as part of the local comprehensive plan. The City of Centerville was issued an updated system statement on September 12, 2005 and submitted its 2030 Comprehensive Plan to the Metropolitan Council in December of 2008.

The City of Centerville is classified by the Metropolitan Council as a "Developing" community (Figure 1). The developing communities are the cities where the most substantial amount of new growth will occur – about 60 percent of new households and 40 percent of new jobs. Developments should be 3 – 5+ units per acre, with higher densities near transportation corridors. The Metropolitan Council requires Centerville to plan for 20 years of growth and identify post-2030 growth areas. Centerville also needs to plan for a community-wide transportation system. Connections need to be made between transportation, transit, pedestrian and bicycle facilities and land uses. The city needs to improve transportation connections and identify transit opportunities. The City must develop transition strategies to increase density and encourage infill development.

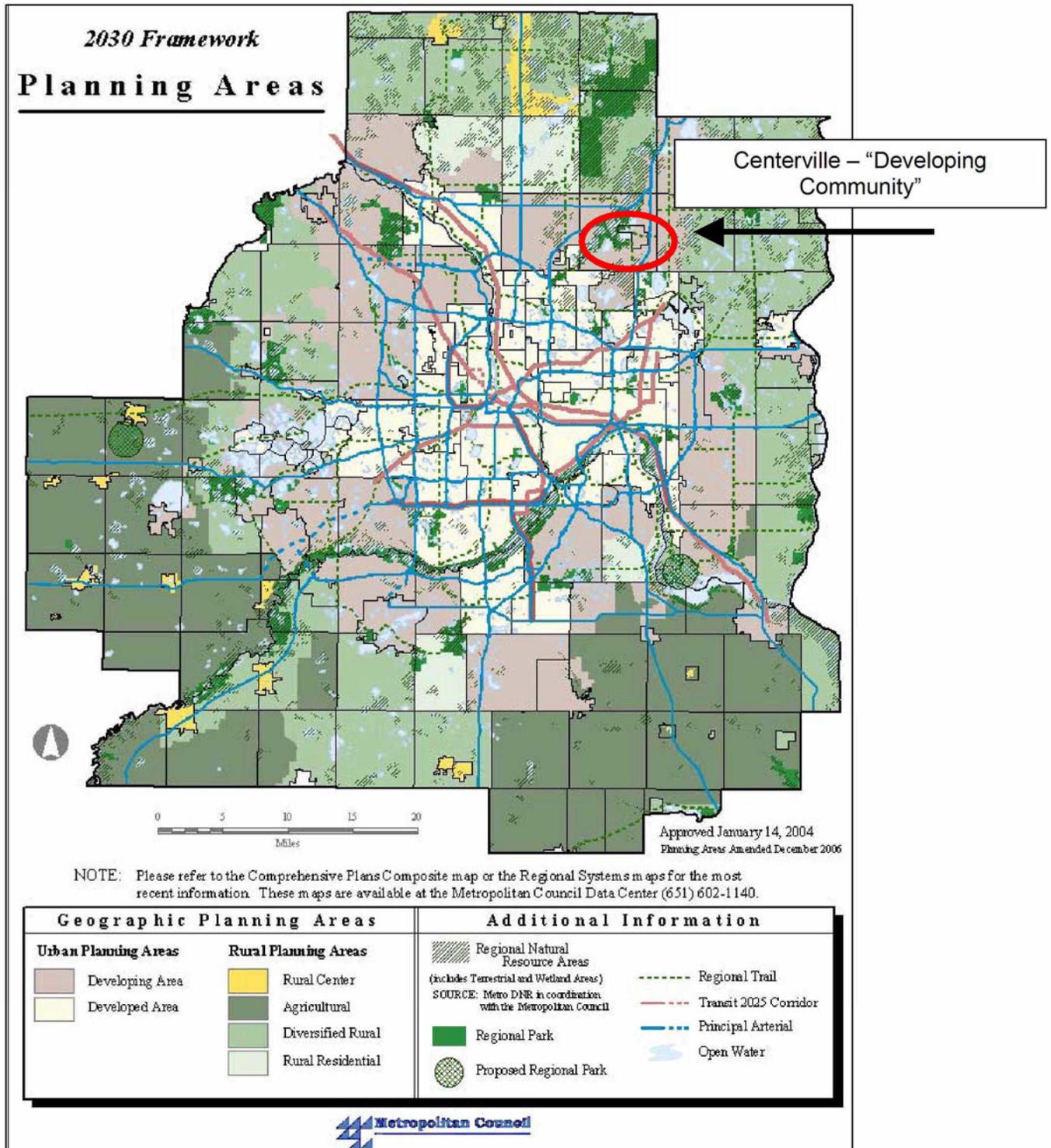
Also the Metropolitan Council requires that developing communities conserve, protect, and enhance natural resources by doing the following:

- Conduct natural resource inventories
- Adopt natural resource conservation techniques
- Prepare local stormwater management plans
- Include natural resources in the local park system
- Implement Best Management Practices

The Metropolitan Council has reviewed the city's plan to make sure it conforms to all metropolitan system plans, is consistent with requirements of Metropolitan Land Planning Act and is compatible with the plans of adjacent jurisdictions, including school districts.

Because the Centerville has little vacant land to accommodate new growth relative to other developing communities and because redevelopment opportunities have been identified, Centerville also shares several characteristics with developed communities. Therefore, Centerville will cooperate with the Met Council on several requirements for developed communities, such as participating in Met Council tracking activities to monitor redevelopment efforts in developed communities.

Figure 1 – 2030 Framework



About Centerville

The City of Centerville is located in the southeastern section of Anoka County (Figure 2). Centerville consists of roughly 2.5 square miles and lies approximately 25 miles northeast of the Minneapolis Central Business District (CBD) and 20 miles north of the St. Paul CBD. Centerville is unique in that it is completely surrounded by the City of Lino Lakes. Centerville's closest neighbors outside of Lino Lakes are the City of Hugo to the east and White Bear Township and the City of North Oaks to the south. Interstates 35E and 35 W lie almost directly west and east respectively of Centerville, with Main Street or CSAH 14 providing a direct connection to 35E. Centerville also has unique access to natural resources including Peltier and Centerville Lakes, and the Rice Creek Regional Park Reserve.

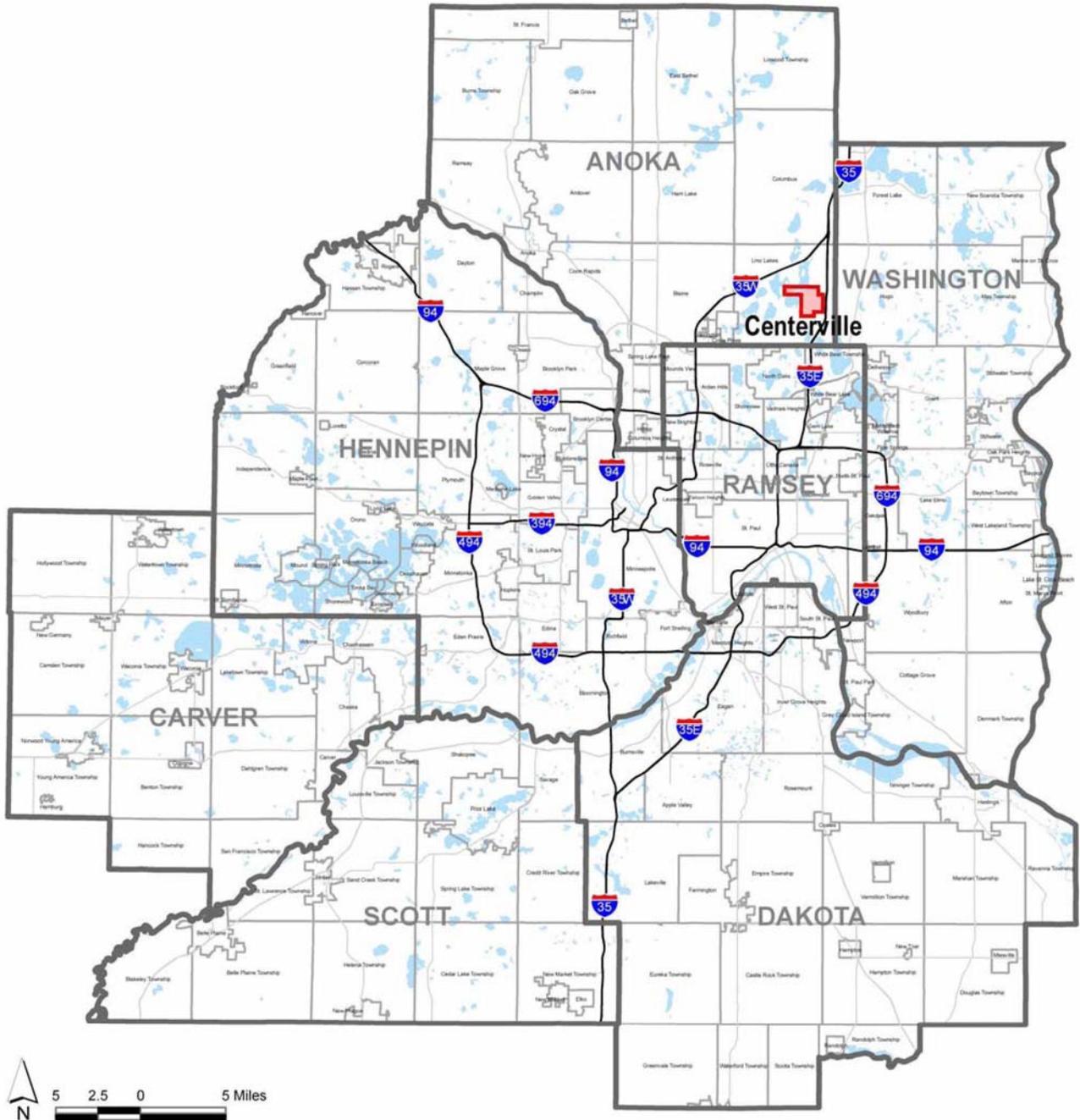
To some extent, Centerville has followed its historic development pattern, keeping relatively small lots and developing outward from the historic downtown located at the intersection of Main Street and Centerville Road. New developments have followed a typical suburban development pattern, with some twisting roads, cul-de-sacs and a street pattern with fewer connections. The historic downtown area was the location of many of the first developments in Centerville.

Centerville has a rich French-Canadian history with the first white settlers arriving to the area in the 1840's. They were trappers coming to the area for the abundant wildlife. Prior to the white settlers moving into the area the Dakota Indians lived here in the 1600s and 1700s. At that time, this area was covered with dense woodlands and many square miles of marshes, lakes, and waterways. The Dakotas abandoned their settlement in the late 1700's, but returned annually to harvest wild rice.

Soon after, families from Canada arrived and settled here because it reminded them of their former homeland. Several descendants of these original settlers still live in Centerville.

The city was officially established on August 11, 1857, when Minnesota was still a territory. At that time Centerville was known as Centerville Township and encompassed the current City of Centerville and the City of Lino Lakes. The downtown area of Centerville was originally known as the French Section. German immigrants settled farther to the west in what is now part of the City of Lino Lakes. The pioneers cleared the land for farming and agriculture soon followed. Residents formed the Church of St. Genevieve of Paris.

Figure 2 – Location



Planning History

The City of Centerville has a history of actively planning for the future. The City's last plan was adopted in 1997. In 2006, Centerville underwent a rigorous planning process to develop the Downtown Master Plan and Development Guidelines. Below are brief summaries of these documents.

1997 Plan

Centerville's last Comprehensive Plan was prepared in 1997. The City Council established a public participation process designed to include a wide variety of stakeholders including business owners, City officials and concerned citizens. At a town meeting, issues were identified that related to the future growth of the City:

- Expand business and employment opportunities
- Maintain low crime rate
- Expand diversity of housing, including apartments, townhouses, senior housing and rental housing
- Maintain small town atmosphere/community identity
- Increases in taxes to accommodate growth are feared

The plan was adopted by the City Council and reviewed by the Metropolitan Council. The 1997 plan has served as a single source reference for a number of other plans, ordinances and studies affecting the city.

2006 Downtown Master Plan & Redevelopment Guidelines

In 2005 the City of Centerville hired Damon Farber Associates to lead a community task force to prepare a master plan, design guidelines and zoning amendments for downtown Centerville. The development of the master plan was accompanied by a market study completed in 2005 which helped define the quality and quantity of retail and housing which could be sustained in downtown Centerville. The purpose of the Master Plan & Development Guidelines is to establish an appropriate framework for future redevelopment of downtown as a vibrant Mixed-Use destination, to incorporate:

- An overall vision for redevelopment of the area, including the pattern, form and character of new development and open space in the interest of creating a cohesive Traditional Mixed-Use Downtown
- A framework of transportation improvements needed to support the redevelopment of the area and to create appropriate levels of parking as well as vehicular, bicycle and pedestrian access to the downtown.
- A set of design standards to guide the architectural quality of new development within the downtown area.

The master plan was also coordinated with the plans for the redesign and expansion of County State Aid Highway 14 (Main Street). The master plan integrated efforts to calm

traffic, provide a safe pedestrian environment and provide guidelines for buildings that respected the pedestrian scale and encouraged walkability. Since the Downtown Master Plan encompasses such a large portion of Centerville, its principles and guidelines will be utilized extensively in the Comprehensive Plan update. Figure 3 shows the downtown master plan.

Figure 3 – Downtown Master Plan



Demographics

The demographic information was collected by utilizing information from the 1997 Comprehensive Plan, Metropolitan Council forecasts and 2000 Census data. Information is gathered and displayed in a number of tables.

Table 1 shows historical census population of the City. The table also contains Metropolitan Council population forecasts made in March 2008 for 2010, 2020 and 2030. Table 2 shows the age breakdown of the City's and County's population.

Table 1 - Population History and Forecasts

	Actual					Forecasts*		
	1970	1980	1990	2000	2005	2010	2020	2030
Centerville	534	734	1,633	3,202	3,848	3,730	4,860	6,200
increase	x	37.45%	122.48%	96.08%	20.17%	-3.07%	30.29%	27.57%
Anoka Co.	154,556	195,998	243,641	298,084	320,803	360,270	407,210	427,260
increase	x	26.81%	24.31%	22.35%	7.62%	12.30%	13.03%	4.92%

Source: 2000 U.S. Census, * Metropolitan Council forecast estimates, March, 2008

Centerville grew by more than 1,500 people during the 1990s. Historically, the City has outpaced the County percentage, although this growth looks set to slow in the coming years. Met Council has used the census data to forecast that an additional 2,352 people will move into Centerville between 2005 and 2030.

Table 2 - Age of Population, 2000

	Centerville		Anoka Co.	
0-4	346	11%	22,622	8%
5 to 9	334	10%	24,647	8%
10 to 14	270	8%	24,854	8%
15 -19	178	6%	21,864	7%
20 - 24	111	3%	16,981	6%
25 - 34	690	22%	44,575	15%
35 - 44	682	21%	57,058	19%
45 - 54	324	10%	40,813	14%
55 - 59	98	3%	14,010	5%
60 - 64	64	2%	9,578	3%
65 - 74	65	2%	12,622	4%
75 - 84	31	1%	6,598	2%
85 +	9	0%	1,892	1%
Total	3,202	100%	298,084	100%

Source: 2000 U.S. Census

About 60 percent of Centerville's population is between the ages of 20 and 64. Persons between 0 and 19 years of age make up about 33 percent of the total population. Centerville's senior population makes up about 3 percent of the population. The age distribution between the city and county reveals that Centerville has a slightly higher percentage of children while the county has a higher percentage of seniors. Centerville

has a higher percentage of people in the family formation stage of life, ages 25 to 44 (42.85%), compared with the County (34.09%).

Table 3 outlines the historical household growth of the community and the county and like Table 1, includes a 2008 estimate and forecasts for 2010, 2020, 2030 as determined by the Metropolitan Council.

Table 3 - Households, Actual and Forecasts

	Actual				Estimate	Forecasts*		
	1970	1980	1990	2000	2005	2010	2020	2030
Centerville	147	214	519	1,077	1,295	1,350	1,900	2,450
<i>increase</i>	x	45.58%	142.52%	107.51%	20.24%	4.25%	40.74%	28.95%
Anoka Co.	39,668	60,716	82,437	106,428	117,409	135,670	157,760	168,690
<i>increase</i>	x	53.06%	35.77%	29.10%	10.32%	15.55%	16.28%	6.93%

*Source: 2000 U.S. Census, * Metropolitan Council forecasts estimates, April 1, 2005.*

Each new household added to a city requires an additional housing unit and results in increasing residential land uses. Centerville presently has a faster growth rate than the county, increasing by approximately 155 households per year between 1990 and 2005. The city added 558 households in the 1990s. The Met Council forecast shows that Centerville will be adding an additional 1,155 households between 2005 and 2030. Although Centerville saw dramatic growth in the 1990's, it should be noted that the community is almost fully built-out, and as the forecast data shows, growth is likely to slow in the coming years.

Table 4 displays the racial makeup of Centerville and Anoka County. The city is predominately white with 97 percent of the population identifying themselves as such.

Table 4 - Race

Race	Centerville		Anoka County	
	Number	Percent	Number	Percent
White	3,097	96.7	279,133	93.6%
Black or African American	8	0.2	4,756	1.6%
Two or more races	48	1.5	5,084	1.7%
Asian	23	0.7	5,038	1.7%
American Indian and Alaska Native	14	0.4	2,079	0.7%
Some other race	12	0.4	1,930	0.6%
Native Hawaiian and Other Pacific Islander	0	0	64	-

Source: US Census, 2000

In addition to the age of the community, the educational attainment level also influences the community. Table 5 shows the educational attainment levels in the community. This information contributes to the local economy, influences economic development and also suggests potential demands of current residents. About 25 percent of the population has only a high school diploma. Nearly 38 percent of the population went on after high school and attended some college, or earned an associate's degree. Another 25

percent completed a bachelor's degree, and 6 percent completed a graduate or professional level degree.

Table 5 - Educational Attainment

Population 25 years and over	Centerville		Anoka County	
	Population	Percent	Population	Percent
Less than 9th grade	16	0.8	4,152	2.2
9th to 12th grade, no diploma	96	4.8	12,638	6.8
High school graduate (includes equivalency)	493	24.8	60,701	32.4
Some college, no degree	503	25.3	52,724	28.2
Associate degree	262	13.2	17,080	9.1
Bachelor's degree	497	25	29,847	16
Graduate or professional degree	124	6.2	9,980	5.3
Total	1,991	100	187,122	100
High school graduate or higher	1,879	94.4	170,332	91
Bachelor's degree or higher	621	31.2	39,827	21.3

Source: US Census, 2000

Economic Overview

The economic health of a community plays a critical role to encourage and maintain a high standard of living and a desirable place to live for existing residents but even more importantly for attracting new residents. The city has experienced growth that is forecasted to continue. The following information and tables identifies current employment trends and other applicable factors.

Employee and Employers

Table 6 illustrates historical and forecasted employment figures for Centerville. The City can expect its employment numbers to grow through 2030.

Table 6 - Employment Numbers

	2000	2010	2020	2030
Total Employment	359	600	1,000	1,210

Source: Metropolitan Council

There are several major employers with in the community as shown in Table 7.

Table 7 - Major Employers

Business	Products/Services	Total Employees
InfraSource	Construction	30
Sager's Bar and Grill	Drinking Places (Alcoholic Beverages)	16
Wiseguys Pizza & Pub	Full-Service Restaurants	12
Corner Express	Gasoline Stations	11
Northern Forest Products	Building Materials & Supplies Dealer	10
CenterMart	Grocery Stores	9

Source: MnPro Community Profile-2005, City Staff

Table 8 demonstrates the number of employees per industry. The industries that most heavily employ Centerville residents include educational (20.9%), manufacturing (19.3%), retail trade (10.7%) and professional, scientific and technical services (7.7%).

Table 8 - Number of Employees by Industry

Industry	Number of Employees	Percentage
Educational, health care and social services	395	20.9%
Manufacturing	365	19.3%
Retail trade	203	10.7%
Professional, scientific, and technical services	145	7.7%
Construction	128	6.8%
Arts, entertainment, recreation, accommodation and food services	120	6.3%
Public administration	114	6.0%
Transportation and warehousing, and utilities	109	5.8%
Finance, insurance, real estate and rental and leasing	107	5.7%
Wholesale trade	84	4.4%
Other services (except public administration)	62	3.3%
Information	40	2.1%
Agriculture, forestry, fishing and hunting, and mining	20	1.1%
Total Employed Citizens over 16	1,892	100.0%

Source: US Census, 2002 Economic Census

Many of Centerville's residents find their employment outside of the city, resulting in considerable commuting time. Table 9 identifies the mode of transportation that employees use to access their jobs.

Table 9 - Means of Transportation

Means of Transportation	Number of Workers	Percent
Car, truck, or van - drove alone	1,599	84.9
Car, truck, or van - carpoled	156	8.3
Worked at home	74	3.9
Other means	22	1.2
Walked	20	1.1
Public Transportation	13	0.7
Workers 16 and over in 2000	1,884	100

Source: 2000 Census

The majority of residents travel to work alone and access employment by car, truck or van. However, about 8 percent of residents carpool to work, 0.7 percent took public transportation and 4 percent work from home.

Of the 1,892 employed residents of Centerville who are over 16, 1,810 did not work at home. Table 10 demonstrates the travel time to work for each of those workers.

Table 10 - Commute Time

Travel Time to Work	Number of Workers	Percent
Workers who did not work at home	1810	100.0%
Less than 10 minutes	140	7.7%
10 to 14 minutes	123	6.8%
15 to 19 minutes	220	12.2%
20 to 24 minutes	318	17.6%
25 to 29 minutes	239	13.2%
30 to 34 minutes	380	21.0%
35 to 44 minutes	163	9.0%
45 to 59 minutes	181	10.0%
60 to 89 minutes	16	0.9%
90 or more minutes	30	1.7%
Mean travel time to work (minutes)	27.5	(X)

Source: 2000 Census

The average worker spends nearly 28 minutes commuting to their place of employment. However 74 percent drive more than 20 minutes and 43 percent drive more than 30 minutes.

Household Income

The following tables describe the income levels of current households in Centerville. As shown in Table 11, 8 percent of households in Centerville make less than \$25,000 a year, 57 percent make between \$25,000 and \$75,000, and 35 percent make more than \$75,000 a year.

Table 11 - Household Income

Income	Households	Percentage
Less than \$10,000	5	0.5%
\$10,000 to \$14,999	19	1.8%
\$15,000 to \$24,999	65	6.0%
\$25,000 to \$34,999	69	6.4%
\$35,000 to \$49,999	140	12.9%
\$50,000 to \$74,999	407	37.6%
\$75,000 to \$99,999	284	26.2%
\$100,000 to \$149,999	63	5.8%
\$150,000 to \$199,999	15	1.4%
\$200,000 or more	15	1.4%
Total	1,082	100%

Source: 2000 Census

As demonstrated in Table 12, the median household income in Centerville is \$63,696 which is 23.2 percent higher than the Anoka County median, 17.3 percent higher than the Twin Cities Metropolitan Area median, and 35 percent higher than the state median.

Table 12 - City and State Median Household Income

Income	Centerville	Anoka County	% of County	Twin Cities	% of TC	State of MN	% of State
Median income	\$63,696	\$51,711	123.2%	\$54,304	117.30%	\$47,111	135.20%

Source: 2000 Census

Natural Resources, Parks and Trails

As of the 1997 Comprehensive Plan, the City of Centerville owned and operated six City parks, with plans to expand the park system as development occurred. Nearly 10% of the acreage of Centerville (149 acres) is within the Rice Creek Chain of Lakes Regional Park Reserve, which provides a variety of recreation opportunities, as well as “passive” natural areas intended for the preservation of wildlife habitat. Metropolitan Council requires that all park reserves have 80% of their land preserved in a natural state.

Centerville also has a sidewalk and trail system intended to connect the city’s parks and serve as a transportation system. Figure 5 shows the city’s existing and planned parks, trails and sidewalks. Centerville’s current land use plan also shows areas guided for future park land. These areas are generally located near vacant or agricultural land in the city that may in the near future develop to residential uses. Planned park and trail systems include:

- A bituminous trail from the eastern boundary to the western boundary along Main Street. Additional sidewalk is also planned along portions of this route.
- A bituminous trail along the northern boundary of the city parkland on the western edge of the city from LaMotte Drive to Centerville Road.
- A park near the developing area east of Dupre Road.
- An addition to the park on the western edge of the city north of Hunters Trail.

The comprehensive plan update process will include a review of these planned improvements and any necessary revisions.

Regional Trails and Metropolitan Council Requirements

The system statement provided by the Metropolitan Council in preparation for Centerville’s Comprehensive Plan update identifies two regional trails that are planned to pass through Centerville. Both trails have a planned general alignment, and the Metropolitan Council requires that these alignments be acknowledged in the City’s updated Comprehensive Plan. The regional trails include:

- Central Anoka County Regional Trail. This trail is an east-west trail that is located in the central part of the county. In Centerville it will connect Rice Creek Chain of Lakes on the west with the Hardwood Creek Regional Trail in Washington County to the east.
- Rice Creek Chain of Lakes - Bald Eagle Regional Trail. This trail will connect Bald Eagle Regional Park with Rice Creek Chain of Lakes Regional Park. In Centerville it will run near the right-of-way of Centerville Road and connect to the east-west Anoka County Regional Trail near Street.

Both of these planned trail alignments are shown in Figure 5. The Metropolitan Council also requires the boundary of the Rice Creek Chain of Lakes Regional Park Reserve to

be acknowledged in the Comprehensive Plan. Centerville's plan already identifies this boundary.

Natural Resource Data (MLCCS)

The Minnesota Land Cover Classification System is a tool used by natural resource managers and planners to classify urban areas in terms of land cover instead of land use. These classifications can help decision-makers identify areas that are of high natural resource value, and therefore worth preserving, and areas of lower value, which may be more appropriate for development. Knowing the classification of the land cover can also help identify areas appropriate for stormwater treatment and park land. MLCCS data is collected and compiled by the Minnesota DNR in cooperation with local, state and federal agencies.

Because Centerville is approaching full build-out, there are fewer decisions left to be made about converting natural areas to urban or developed areas. However, there are a few undeveloped areas, mainly in the northeast and south, which contain forest land which may be valuable to preserve. Figure 4 shows the land cover classification for Centerville.

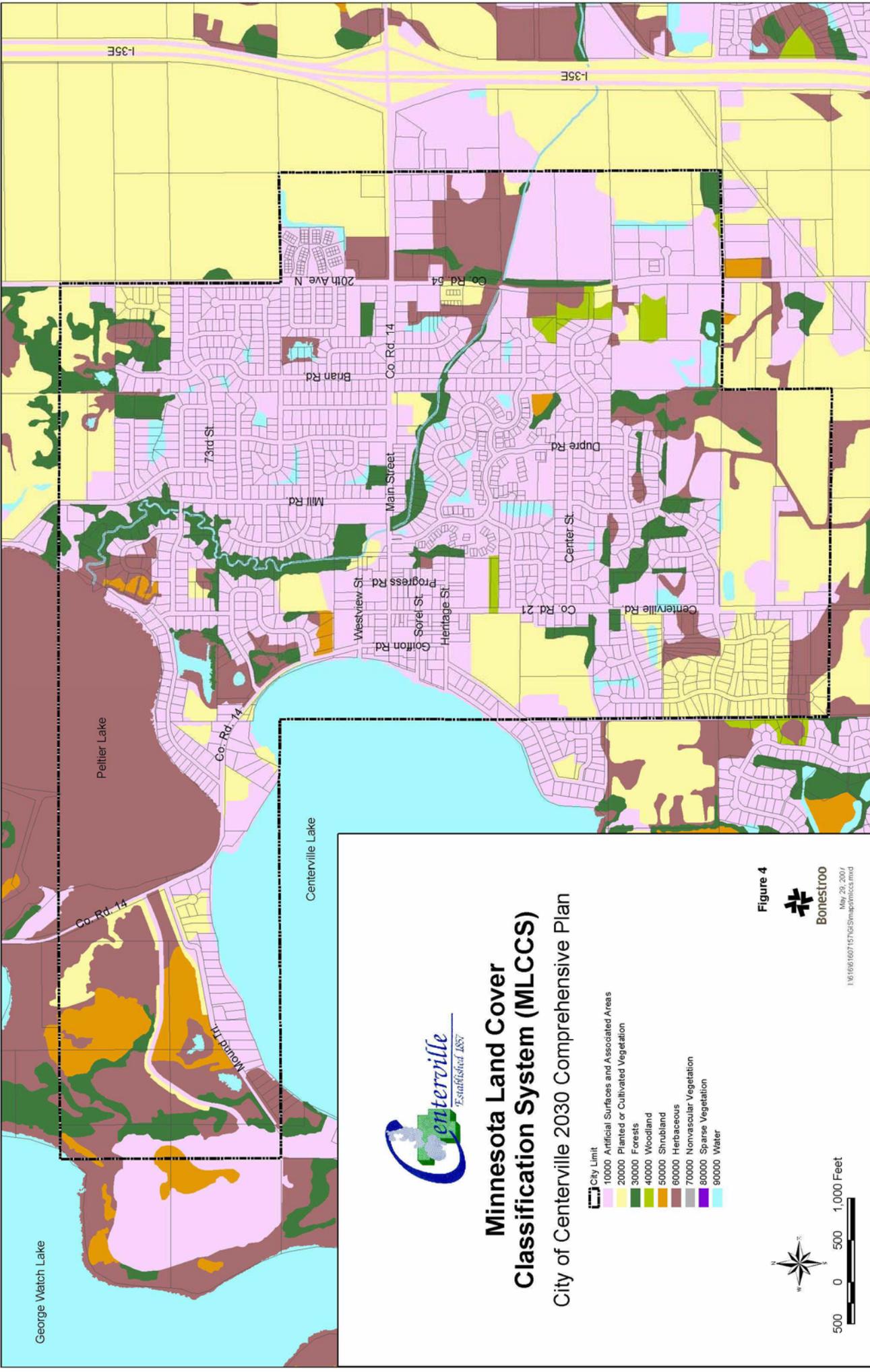
Lino Lakes Resource Management Plan (RMP)

The LL RMP provides a watershed-based approach to wetland management that is consistent with RCWD goals. The approach uniquely addresses management in the context of wetland functions and the effects of anticipated future land use. The RMP was developed in close coordination with state and federal permitting authorities and has been prepared to be consistent with both state and federal wetland regulations. It is intended that components of the plan be incorporated into Clean Water Act Section 404 permit evaluations.

This iterative collaboration with Lino Lakes is intended to meet the following objectives:

- Provide maximum consistency with Minnesota Wetland Conservation Act (WCA) requirements for a Comprehensive Wetland Management Plan and no net loss in acreage and function of wetland resources;
- Be consistent with the Federal Clean Water Act requirements for Section 404;
- Provide an implementation strategy for multiple Total Maximum Daily Load projects;
- Provide watershed-based context to the public Ditch Repair process proceeding on a parallel track;
- Through an iterative process, provide guidance to the City of Lino Lakes for ecological-based land use decisions during their Comprehensive Plan Update process;
- Provide stormwater management guidance to the City of Lino Lakes for their Comprehensive Plan Update requirements and municipal stormwater permitting.

As addressed in the Water Resources chapter, Centerville falls completely within the boundaries of RCWD. Centerville will act in accordance with all official rules adopted by the RCWD.



George Watch Lake

Pelletier Lake

Centerville Lake

1-35E

1-35E

Co. Rd. 14

Mound Hill

Co. Rd. 14

20th Ave N

Co. Rd. 54

Bran Rd

Co. Rd. 14

73rd St

Mill Rd

Main Street

Dupre Rd

Center St

Westview St

Progress Rd

Sorel St

Heritage St

Goffron Rd

Co. Rd. 21

Centerville Rd



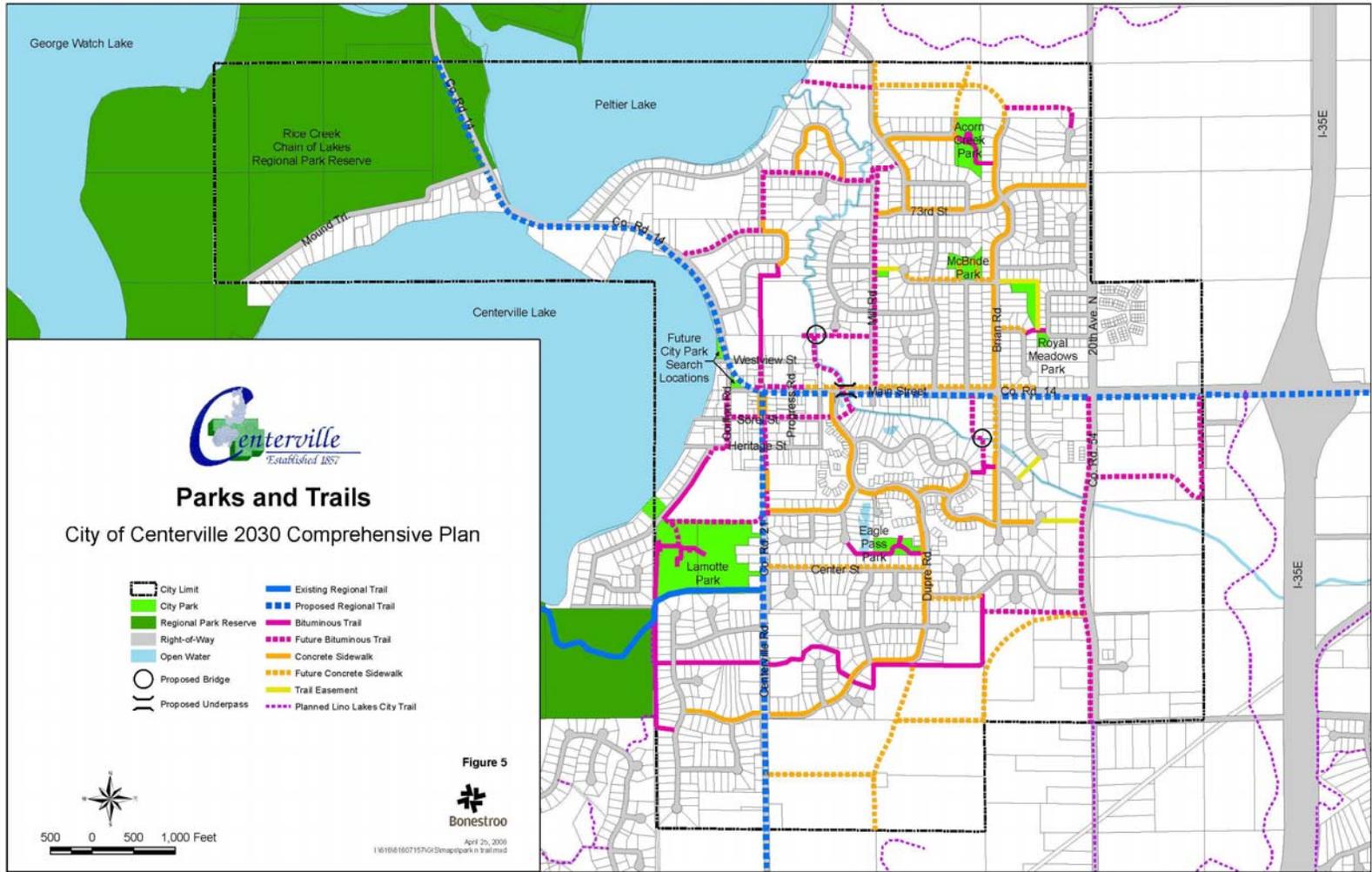
Minnesota Land Cover Classification System (MLCCS)

City of Centerville 2030 Comprehensive Plan

-  City Limit
-  10000 Artificial Surfaces and Associated Areas
-  20000 Planted or Cultivated Vegetation
-  30000 Forests
-  40000 Woodland
-  50000 Shrubland
-  60000 Herbaceous
-  70000 Nonvascular Vegetation
-  80000 Sparse Vegetation
-  90000 Water

Figure 4


 Bonestroo
 May 29, 2007
 1:\61616160751765\Map\mlccs.mxd



Housing

Affordability is an important part of establishing life-cycle housing. In 1995 prior to the local comprehensive plan updates prepared for the period of 1998 and 2008 the Metropolitan Council created the Livable Communities Act (LCA). The goal of this program was to stimulate construction of affordable housing within the seven-county metropolitan region. Metro area communities were asked to participate voluntarily and Centerville has been a participant since its inception. Once they choose to participate, communities negotiated life-cycle housing goals with the Metropolitan Council. Various grant programs were established to assist local government in implementing their goals.

Since 1996 Centerville has seen 47 affordable rental units and 130 owner-occupied homes constructed. Rental units were affordable to households earning 50% or less of the regional median income. Owner-occupied units were affordable to households earning 80% or less of the regional median income. These rates match the Metropolitan Council's definition of affordability, which stipulate that units must be affordable to a household without them spending more than 30 percent of its income. The Twin Cities metropolitan area median income is \$54,304; therefore, 80 percent of the median income is \$43,443, which translates into a \$201,800 owner-occupied home.

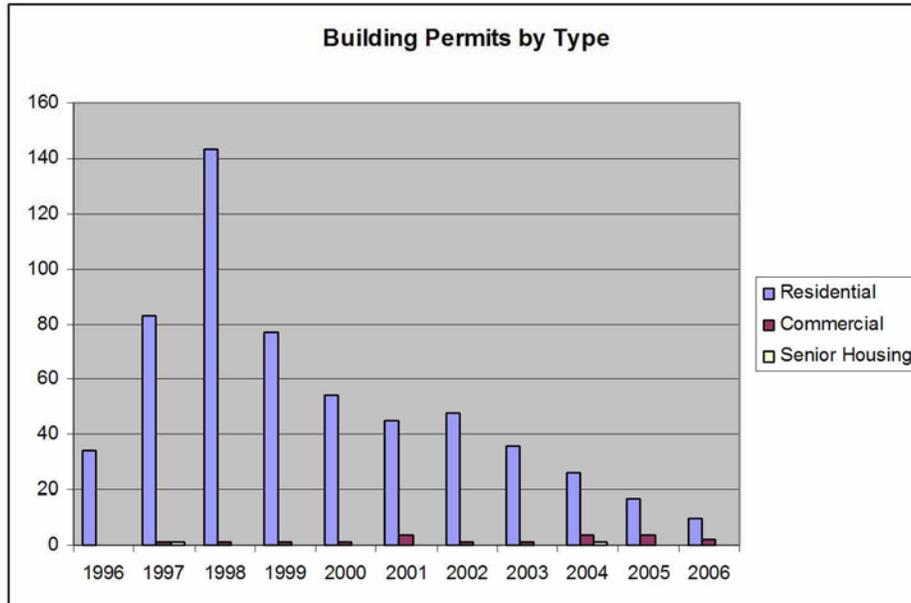
For the next stage of the comprehensive planning process the Metropolitan Council has established a specific number they would like each City to set as a goal. The Metropolitan Council looked at what each community is already providing in the way of affordable housing, each communities access to transit, and quantity and quality of jobs when establishing goals for each City. Centerville should plan for 170 new affordable units in the next 10 years. The affordability rate is established at 60% of the regional median income for both rental and owner-occupied units.

Centerville currently has one age-restricted housing development that is of note. Chauncy Barrett is a senior housing development owned by Anoka County located on Centerville Road south of Heritage Street. The first building in the complex was built in 1998 and consists of 16 units. The second building consists of 31 units and was built in 2004. All units are age-restricted and rental.

Building Permits

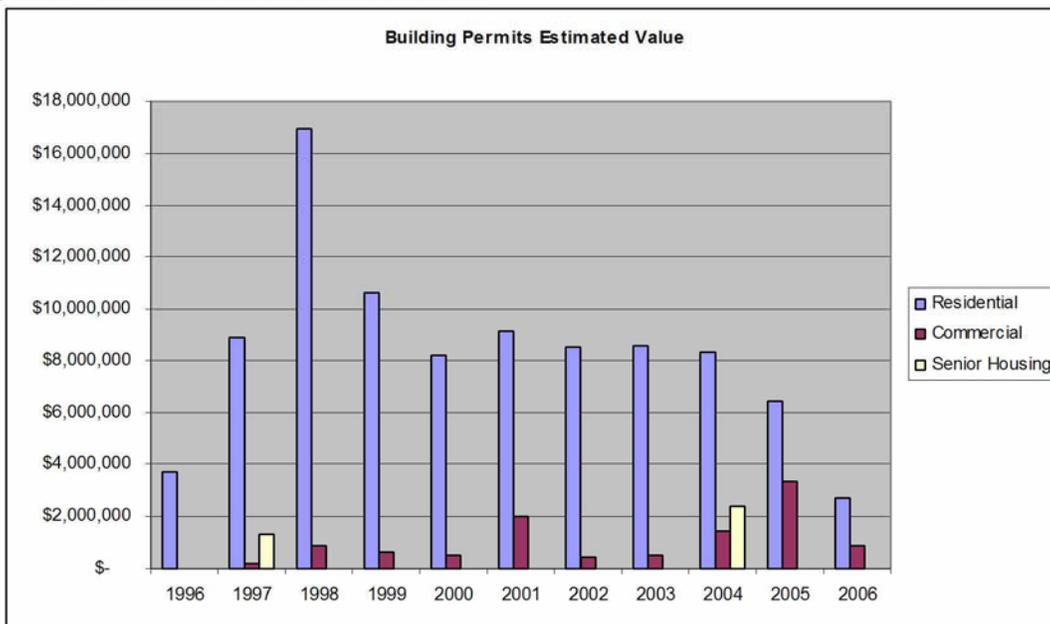
Permit data can give an accurate reflection of the amount and type of growth occurring in a community over a longer time period. The number of permits issued during a particular timeframe also somewhat independent of land area consumed given different lot sizes and density; therefore it is useful for tracking growth in housing units, but not necessarily changes in land use. Figure 6 shows the number of building permits issued by type since 1996.

Figure 6 – Permits Issued by Type



The graph shows a steady decline in residential permits issued since the recent peak in 2002, and the largest peak on record in 1998. The recent peak is almost certainly due in some part to the decline in the housing market that has been seen throughout the metro area, but also may be attributable to the fact that Centerville is reaching full build-out. Figure 7 below, showing estimated value of permits, shows a similar trend. Permit value stayed relatively steady from 2000 to 2004, and then dropped off dramatically in 2005 and 2006.

Figure 7 – Estimated Value of Permits



Land Use

Centerville includes a variety of land uses including residential and commercial areas, a few remaining agricultural tracts, suburban development and park reserve. The city does not contain significant wetlands, although there is floodplain area associated with Clearwater Creek, County Ditch Number 47, and a small wetland in the southwest corner of the city. The western “panhandle” of the city contains large portions of Peltier Lake, Centerville Lake and the Rice Creek Regional Park Reserve.

Table 13 shows acreages of land use based on a determination of existing land use by city staff. Figure 8 shows a map of existing land use in Centerville that corresponds with the amounts shown in Table 13.

Table 13 - 2007 Existing Land Use Acreages

Existing Land Use	Gross Acres
Agricultural/Vacant	270.07
City Park	33.38
Commercial	32.99
Industrial	50.34
Manufactured Homes	7.58
Multi-Family Residential	49.89
Public/Semi-Public	43.71
Regional Park Reserve	142.89
Rural Residential	15.52
Single Family Residential	555.48
Right-of-Way	162.68
Open Water	194.38
Total City	1,558.92
Wetland	264.43

The only existing trend data for land use is from the Metropolitan Council. It is unknown whether the land use categories in the Metropolitan Council’s data match precisely with the data compiled by the City and Bonestroo, so the two can only be compared as a rough estimate. In addition, the Metropolitan Council determines land use based on the interpretation of aerial photography using GIS, so total acreages of specific land uses may be different than those collected by the city. Table 14 shows a comparison of land use between 2000 and 2005 in Centerville.

Land Use Plan & Zoning

Figure 9 shows Centerville’s previous land use plan, or what the 1997 plan called the growth management plan. Figure 10 shows Centerville’s current zoning. Both the land use plan and the zoning map were amended in 2006 to bring them in to conformance with the Downtown Master Plan. The land use plan will be updated as a part of the current Comprehensive Plan process, however a few changes may be necessary as Centerville is nearing full build-out.

Zoning Districts

The Metropolitan Council requires that the Comprehensive Plan provide a brief description of the existing zoning districts including allowable densities, intensity of use and lot sizes. Consistent with State law, some of these zoning districts may need to be updated after the Comprehensive Plan is officially adopted by the Centerville City Council. These changes are described in more detail in the Implementation Chapter. The official zoning controls can be found in Chapter 154 of the City Code.

Rural Residential District (R-1)

This district allows single-family detached housing at densities of not more than one unit per ten acres. Other allowable uses include residential accessory uses, agricultural production, produce stands and the keeping of some limited livestock.

High-Density Single Family Residential District (R-2A)

This district is intended to provide for higher-density single family units in detached, attached and multi-family dwelling types where public utilities are available. Apartments and condominiums are not to exceed 12 units per acre. Minimum lot size in this district is ¼ acre.

Single-Family Residential District (R-2)

This district is intended to provide for low density, traditional single-family detached residences in areas where public utilities are available. This district also allows single-family attached dwellings with two units. Minimum lot size in this district is 15,000 square feet.

Single-Family Manufactured Housing District (R-4)

This district is intended to provide for single-family attached and detached housing including manufactured housing in areas where public utilities are available. Special requirements apply to the establishment of a manufactured home within the City. The minimum lot area for this district is 7,500 square feet.

Single-Family Residential - Estate District (R-5)

This district is intended to provide low density single-family detached housing. Attached units are not allowed in this district. Minimum lot area in this district is 17,500 square feet.

Commercial District (B-1)

This district is intended to provide opportunities for retail and service businesses that require larger development sites, highway visibility or highway access. Minimum lot size for this district is 20,000 square feet and minimum building size is 1,000 square feet.

Industrial District (I-1)

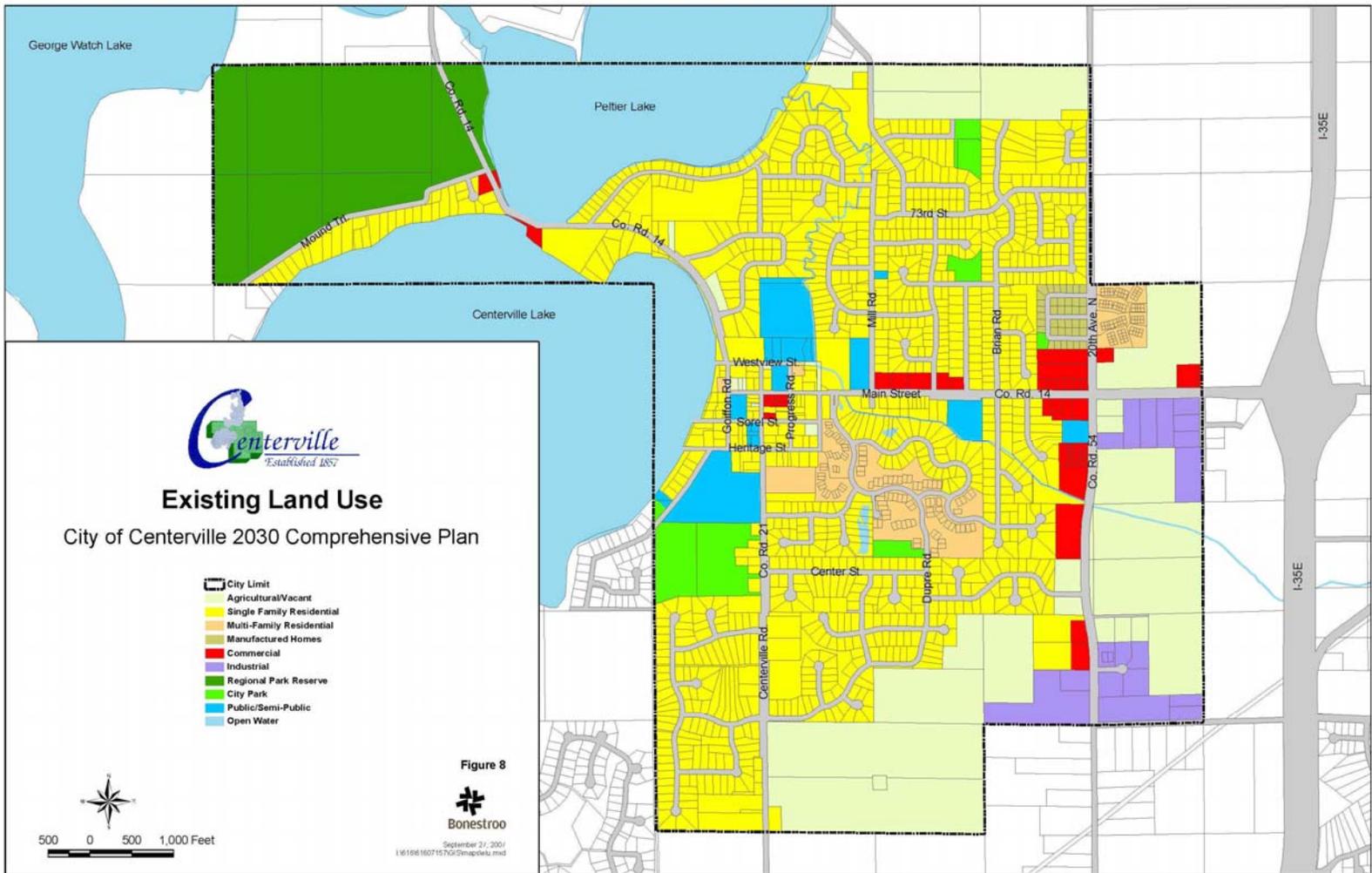
This district is intended to provide opportunities for light manufacturing and industrial uses trade businesses machine shops and other more extensive land uses. Minimum lot size in this district is 1 acre. Minimum building size is 5,000 square feet.

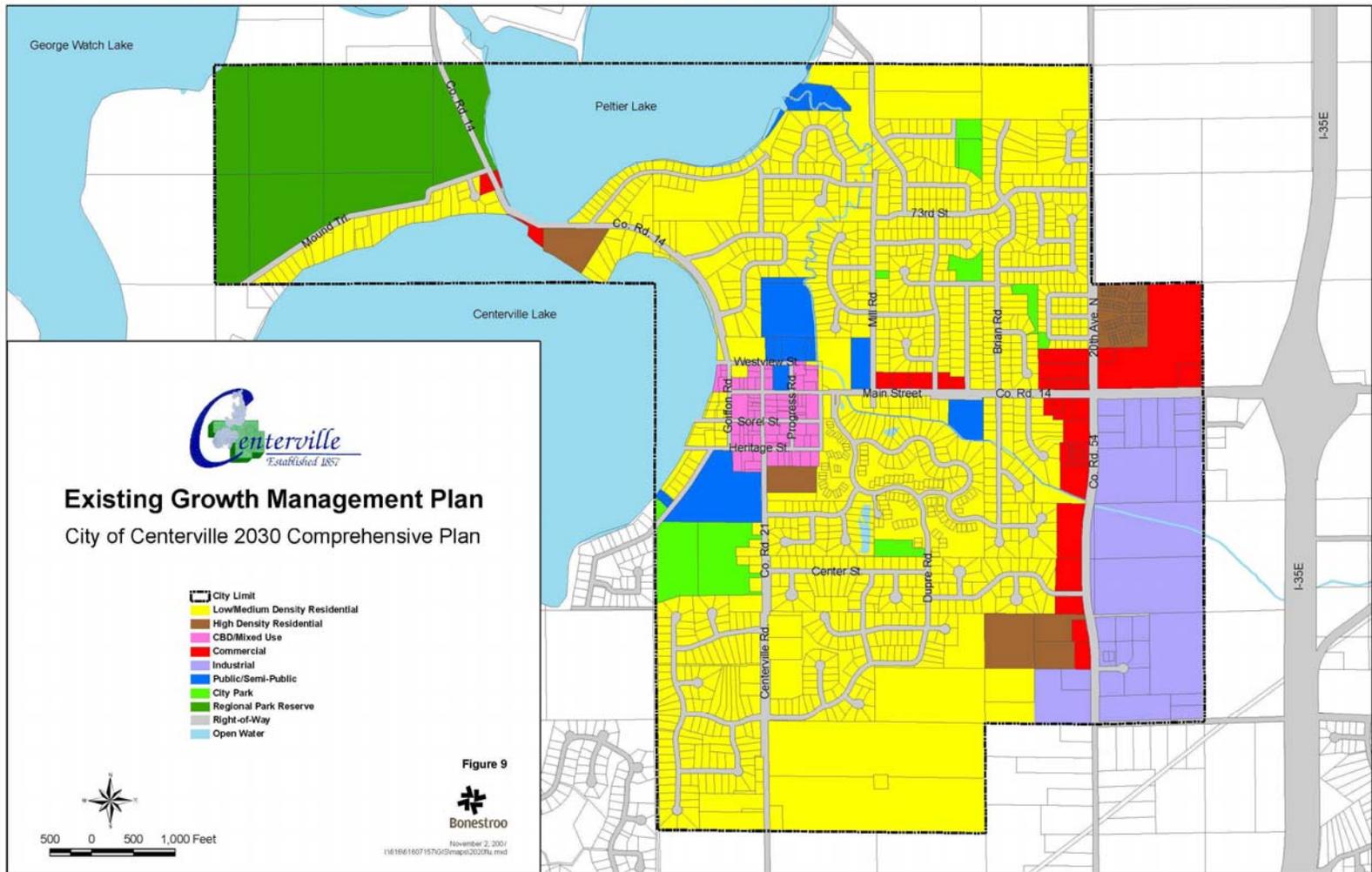
Public/Institutional District (P-1)

This district is intended to provide opportunities for government facilities, schools, churches, hospitals, libraries and other similar public and institutional uses. Minimum lot size in this district is 20,000 square feet and minimum building size is 1,000 square feet.

Mixed Use District (M-1)

The M-1 district is intended to implement the “Master Plan and Development Guidelines for Downtown Centerville” adopted by the City Council on January 11, 2006 and provide for the unique layout and character of a traditional central business district with retail, professional office, accessory residential and other mixed uses. Architectural and design guidelines are provided in the Master Plan document. Minimum lot size in this district is 7,500 square feet and minimum building size is 1,050 for residential structures and 1,000 square feet for commercial structures.





Existing Growth Management Plan
 City of Centerville 2030 Comprehensive Plan

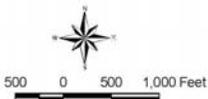
- City Limit
- Low/Medium Density Residential
- High Density Residential
- CBD/Mixed Use
- Commercial
- Industrial
- Public/Semi-Public
- City Park
- Regional Park Reserve
- Right-of-Way
- Open Water

Figure 9



Bonestroo

November 2, 2001
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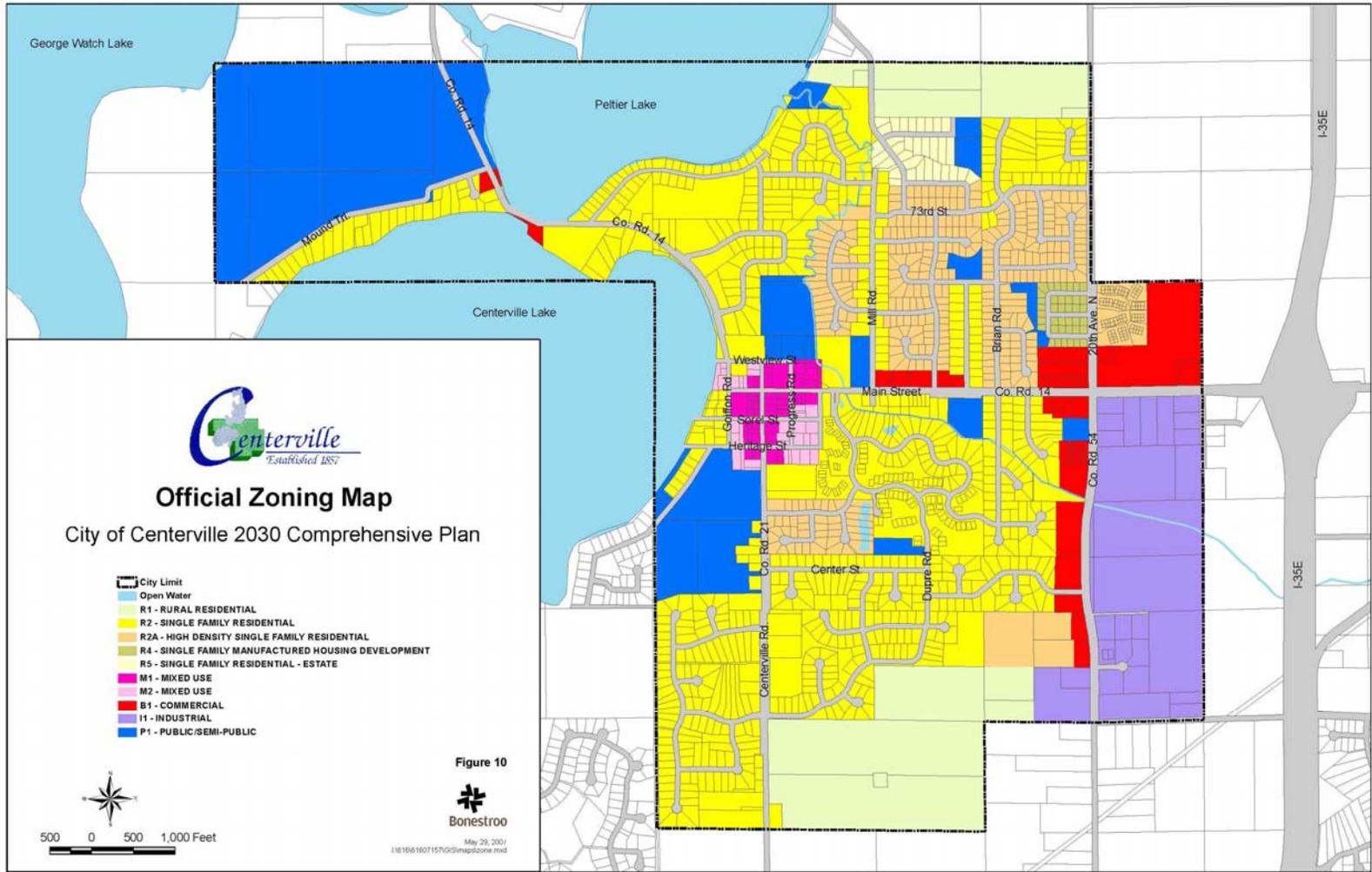


Table 14 - Metropolitan Council Change in Land Use 2000-2005

Land Use Categories	2000 Total (In acres)	2005 Total (In acres)	Change 2000-2005	
			Absolute (In acres)	Relative (percentage)
Residential Total	552	629	77	14%
Single Family Residential	515	595	80	16%
Farmsteads	12	6	(6)	-50%
Multi-Family Residential	25	28	3	12%
Mixed Use	-	-	-	N/A
Commercial	31	35	4	13%
Industrial Total	15	35	20	133%
Industrial and Utility	15	35	20	133%
Extractive	-	-	-	0%
Railway	-	-	-	N/A
Institutional	29	29	-	0%
Parks, Recreation & Preserves	199	186	(13)	-7%
Right of Way	-	-	-	N/A
Airports	-	-	-	0%
Agriculture and Undeveloped Total	539	471	(68)	-13%
Agriculture	200	163	(37)	-19%
Undeveloped Land	339	308	(31)	-9%
Agricultural and Vacant	N/A	N/A	N/A	N/A
Industrial Parks not Developed	N/A	N/A	N/A	N/A
Public and Semi-Public Vacant	N/A	N/A	N/A	N/A
Open Water	188	186	(2)	-1%
Total	1,553	1,571	18	1%

source: Met Council GIS

Trends

According to the Metropolitan Council data, the land uses that have changed most significantly since 2000 are residential (single family and farmsteads), industrial and agricultural uses. Residential uses have increased by 77 acres, and industrial uses have increased by 20 acres. Areas of agricultural use have declined by 13%. The gain in both single-family and multi-family residential area and the corresponding loss of farmsteads and agricultural land could indicate that large lots and vacant or farmed land is being converted into suburban development.

Community Facilities

The City of Centerville has a range of community services and facilities to serve its residents including, fire and public works department, parks and schools.

Police & Fire Departments

Centerville has two separate joint powers agreements with the Centennial Lakes Police and Fire Departments to provide police and fire services to its residents. Centerville also has a fire station located next to City Hall. Both police and fire protection are provided 24 hours a day.

Public Works

Centerville's public works department is responsible for snow and ice removal and street sweeping on city roads. They are also responsible for maintaining the water, sanitary sewer, stormwater, fire hydrants and parks within the city. Public works is also responsible for testing and maintaining water supply and maintaining four sanitary sewer lift stations and 18 miles of sewer trunk.

Centerville is relocating its public works facilities for the city, and considering the relocation and expansion of Centerville City Hall. The location and final plans for City Hall is yet to be determined. The City has purchased a site in the southeast corner of the City for use as a public works facility.

Water Supply

In 1996, a Comprehensive Water Plan was completed by MSA, Consulting Engineers, outlining the City's Existing Water supply, storage and distribution system as well as evaluating future infrastructure needs. A summary of the recommendations of that report and the actions taken since then is shown in Table 15.

Table 15 - Recommendations for Water Supply Infrastructure

1996 Recommendation	Year	Action Taken	Year
<u>Storage</u>			
Construct 400k gal. Water Tower	1997	Constructed 500k gal. Water Tower	2005
		Demolished 100k gal. Water Tower	2006
Construct Interconnect w/Lino Lakes		1997	
		Constructed Interconnect	1999
<u>Supply</u>			
Redevelop Well No. 1	1998 2005	Installed Variable Speed Drive on Well 1	
Redevelop Well No. 2	2000 2005	Installed Variable Speed Drive on Well 2	
Construct Well No. 3	2000+	None	N/A
<u>Distribution</u>			
Construct 12" WM on Main St.	N/A 2000 2007	Constructed 12" (Lakeland Cr. – Mound Tr.) Reconstruct portions (due to CSAH 14)	
Construct 6" WM on Heritage	N/A 2004	Construct 12" (Progress to Goiffon) Constructed 12" & 8" WM on Heritage	2007
Construct 6" WM on Sorel	N/A	None	N/A
<u>Treatment</u>			
None	N/A	None	N/A

Since this study, there has not been a complete Water System Comprehensive Plan update. In 2003-2004, in conjunction with the design of the water tower, the City's existing water system was modeled, using computer modeling software. This was done solely for the purpose of sizing the tower and ensuring that it was placed in an appropriate location within the network of existing mains.

Wellhead Protection

Centerville completed a wellhead protection plan in 2001. The report documents the delineation of wellhead protection areas and drinking water supply management areas for Centerville. Centerville obtains its drinking water from two wells in the Prairie du Chien-Jordan aquifer system. Of primary importance for the Comprehensive Plan, the wellhead protection plan found that well #2 (512748) is vulnerable to contamination from the ground surface and land use in the area since some water from the well has

infiltrated from the ground surface after 1953. However, the wellhead protection plan notes that the city wells both meet the construction standards of the State Well Code and are not considered a likely avenue for contamination to reach the aquifer from which they pump.

Water Emergency and Conservation Plans

Centerville has a Water Emergency and Conservation Plan that describes the water supply system, estimated demand and supply and emergency response procedures. The plan also includes a conservation plan intended to reduce the demand for water improve efficiency of use and reduce losses and water waste.

While these emergency plans do not have a direct impact on the Comprehensive Plan, it is the policy of Centerville to provide good quality water at an affordable rate, while assuring this use does not have a long-term negative resource impact. Where land use decisions will negatively impact Centerville's current and future water supply, the City will consider this city policy outlined in the emergency plan.

Sanitary Sewer

Centerville is fully served by existing sewer infrastructure. Figure 11 shows the existing sanitary sewer system and Figure 10 shows the existing phasing of the MUSA (metropolitan urban service area) boundary. The Metropolitan Council asks that Centerville verify its long term needs for sewer services as part of the Comprehensive Plan update. The Metropolitan Council determines needs for new infrastructure based on historical wastewater flow data and the projected sewered housing and employment data. Table 16 below shows Metropolitan Councils projections for population, households, employment and average annual wastewater flows.

Table 16 - Met Council Population, Households, Employment and Wastewater Flow Projections

Year	2010	2020	2030
Sewered Population	3,730	4,860	6,200
Sewered Households	1,351	1,900	2,450
Sewered Employment	600	1,000	1,210
Average Annual Wastewater Flow (MGD)	0.28	0.38	0.47
Allowable Peak Hourly Flow (MGD)	1.04	1.37	1.65

Centerville, through its comprehensive planning process, must decide the location and staging of development, and then plan and design its local wastewater collection system to serve this development. If Centerville plans a total wastewater flow in excess of the Met Council’s forecasts, the assumptions will be analyzed by the Met Council for their potential adverse effects on the capacity or operation of the metropolitan system.

In addition, the Met Council’s Regional Development Framework sets overall minimum residential density standard of 3 to 5 units per acre in developed and developing areas where urban service is located or planned. The average minimum standard of 3 units per acre is important to the efficient use of regional systems, including wastewater system investments. If the city plans urban development at overall densities that are substantially lower than identified for your community in the Council’s Growth Management Strategy Section of the Systems Information Statement will also be analyzed by the Met Council for their potential adverse effects on the cost of providing metropolitan sewer service.

The Metropolitan Council has completed a review of the current information in the city’s existing comprehensive plan and has determined that the following information is needed to update the sewer element of the city’s comprehensive plan/local sewer policy plan:

- A sewer map showing the city’s existing service area and proposed trunk sewer system through 2030 and ultimate sewer service area.
- A table showing the projected population, households, employment and flow forecasts for the city for 2010, 2020 and 2030.
- A description of the city’s I/I program. What efforts does the city make in the maintenance of its sanitary disposal system? Does the city prohibit the

connection of sump pumps, rain leaders and passive drain tile from the sanitary sewer system?

The following chapters include this information as part of the Comprehensive Plan update. It should be noted that Centerville is not currently assessed a surcharge for I/I (inflow and infiltration), meaning that it complies with the requirements set forth by the Metropolitan Council. However, as noted above, the Comprehensive Plan will serve as method for the council to check if Centerville is stilling meeting these requirements.

Figure 11 – Sanitary Sewer System Plan

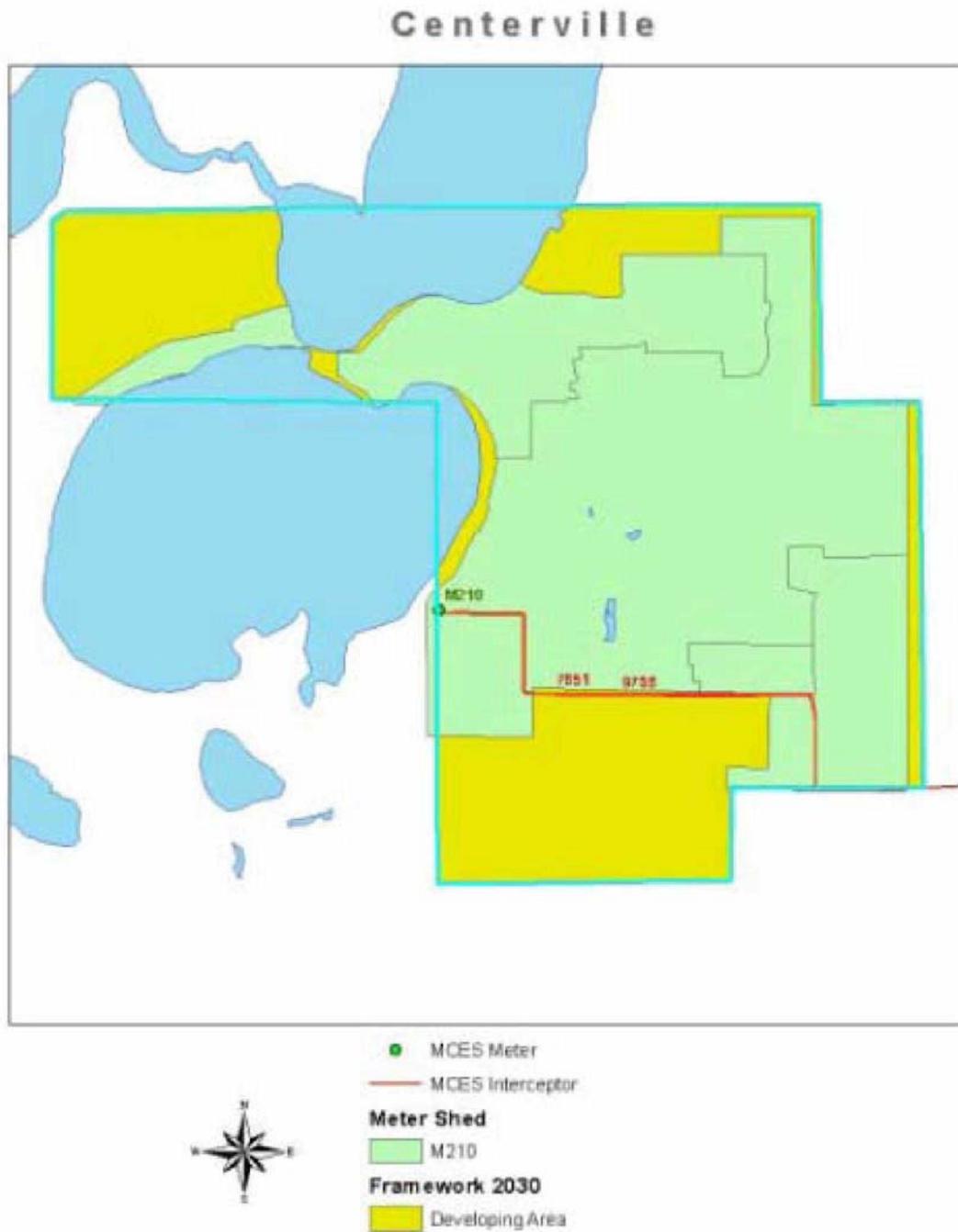
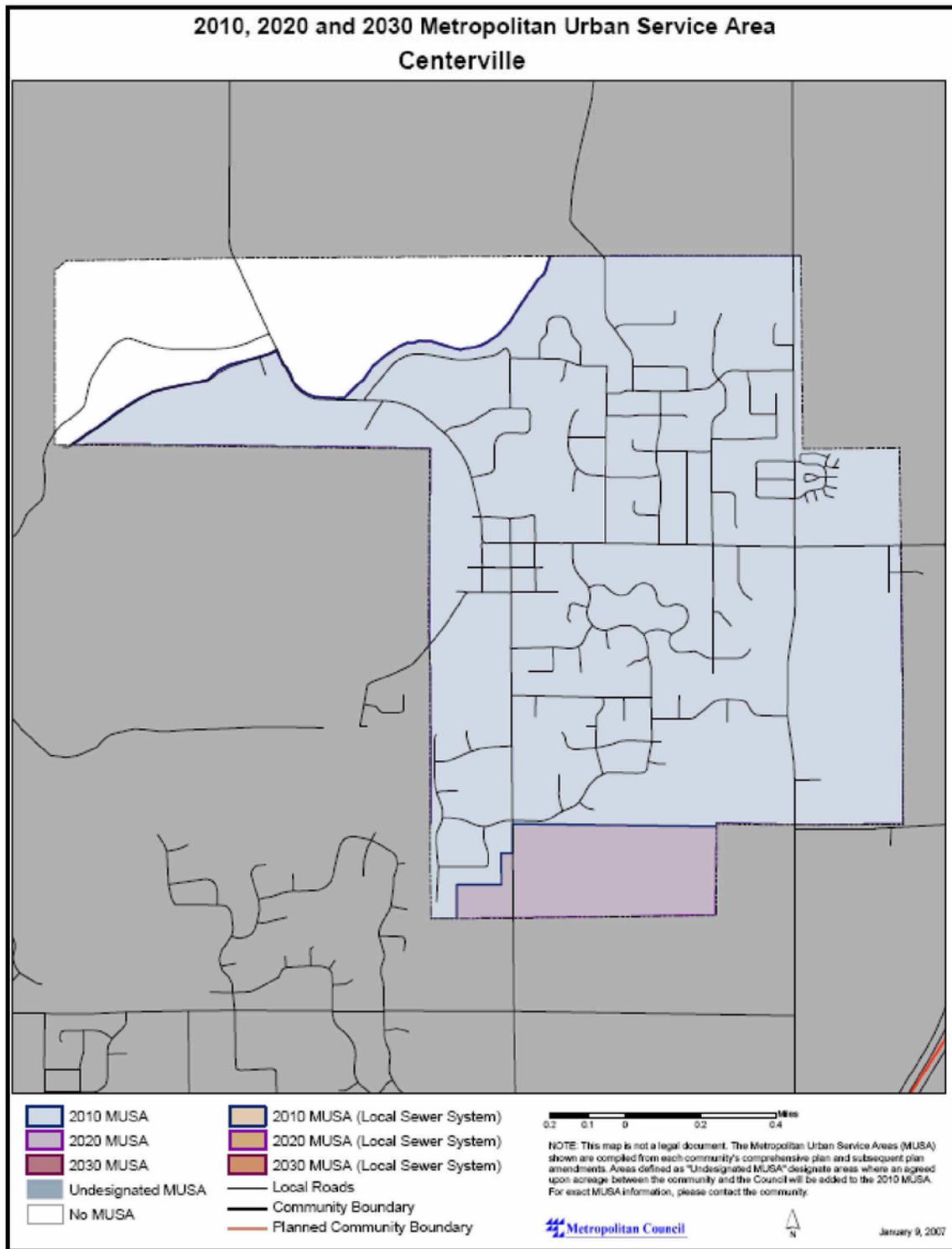


Figure 12 – Metropolitan Urban Service Area Boundary



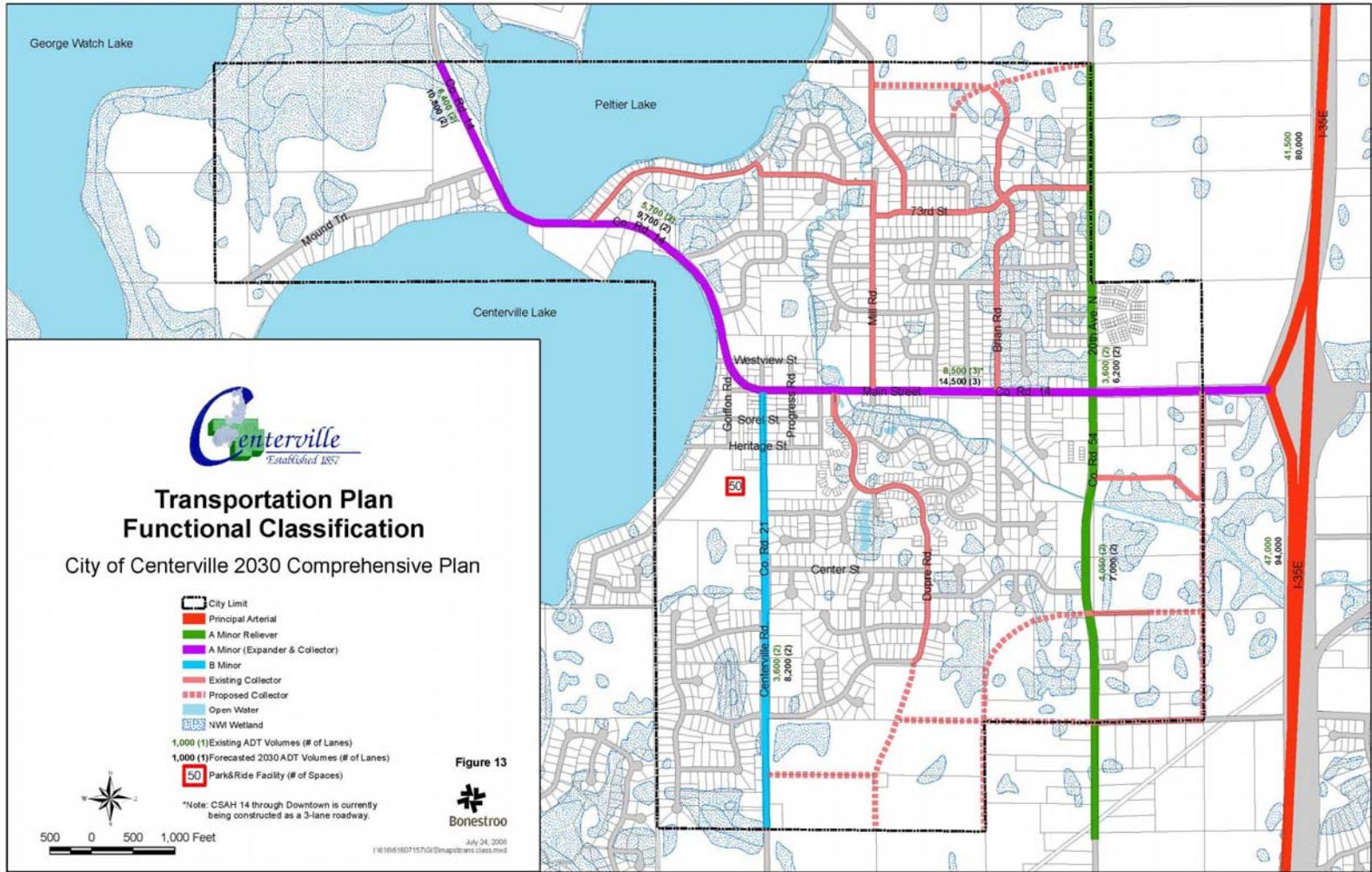
Transportation

The Transportation Plan is a guide for the City so that the transportation system meets the needs of residents and businesses as the community grows and develops. The primary transportation system is the road network, but other important elements of the system include aviation and transit.

This existing information will be used as a starting point for the transportation element of the 2030 Comprehensive Plan. In addition, Anoka County will complete limited traffic modeling for their comprehensive planning that will be available for the city to use.

Roadway System

Figure 13 identifies roadways in the City of Centerville, including their jurisdiction and “functional classification.” These roadways are under the jurisdiction of different levels of government, including Anoka County and the City of Centerville. Limited access roadways that carry larger volumes of traffic at higher speeds tend to be under the jurisdiction of the State of Minnesota (e.g., Interstates, U.S. Highways, and State Trunk Highways). Roads that carry mostly local traffic are under the jurisdiction and are the responsibility of the City. Anoka County has jurisdiction of roads that carry intermediate levels of traffic and which provide connections among communities in the County. County roadways include those that receive direct aid from the State of Minnesota, which are called County State Aid Highways (CSAHs), and general County Roads. Roadways in the City are described by their functional classifications in the sections that follow.



Planned Transportation Improvements

A number of transportation improvements are currently in various stages of planning. They include:

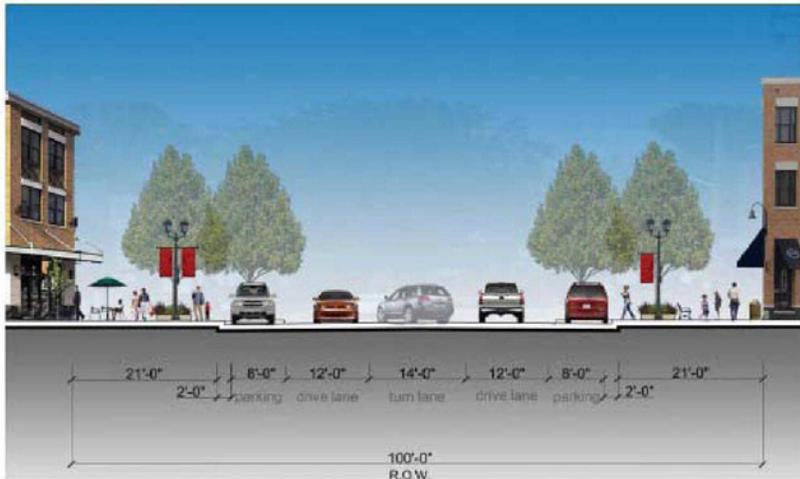
<u>Improvement</u>	<u>Description</u>	<u>Stage</u>
CSAH 14 Recon. (Main St.) (35W - 35E)	3-Lane* with some medians	Bidding
CSAH 14 and 35E Interchange	Undecided configuration	Planning
CSAH 21 (Centerville Rd.) (Main - Heritage)	City initiated recon. (3-Lane*)	Planning
CSAH 54 South of Main	Recon. with CSAH 14 Proj.	Bidding

*3-Lane refers to a two lane roadway with a center turn lane as depicted below.

CSAH 14 Reconstruction

One of the current transportation projects most important to Centerville is the County State Aid Highway 14 reconstruction.

At the time of this report, the county is bidding for the reconstruction of CSAH 14 between I-35W and I-35E. The project will upgrade the current two-lane, undivided



Recommended Design for CSAH 14

road to a “3-Lane” with some medians. A “3-Lane” refers to a two lane highway divided by a center, common left turn lane running the length of the project. Between I-35E and 20th Ave. (CSAH 54), there is a center median which restricts left turns onto or off of the county highway. At the intersection of 21st Ave. and CSAH 14, the median allows westbound CSAH 14 traffic to turn left onto 21st Ave., but does not allow northbound 21st Ave. traffic to turn left onto CSAH14. This is depicted on the Transportation System map as a “3/4 movement intersection”. The City has constructed a “Backage Road” connection between 20th and 21st, in part, to offset the affects of these new turning restrictions.

The intersection at CSAH 14 and 20th Ave. is a full movement intersection and will be signalized. The median extends west from 20th Ave. restricting access to a right-in, right-out scenario between 20th Ave. and Cottonwood Court. The intersection at Cottonwood Court is unrestricted (all movements allowed).

The project does not include signalizing the intersection of CSAH 14 and CSAH 21, but allows for it to become one when warrants are met.

Transit and Park and Ride Facilities

Bus Transit

Centerville currently has limited transit service, with the Route 275 bus running on weekdays during the AM and PM rush hours. This service runs on roughly 30 minute intervals with service beginning at 6:30 am and ending at 7:40 am for AM rush hour and drop-off between 4:50 and 5:50 for PM rush hour. Route 275 runs between Centerville and downtown Saint Paul, where riders can transfer to other routes.

Centerville has one park and ride location at Saint Genevieve Catholic Church at 6995 Centerville Road. According to Metro Transit, Centerville's park and ride currently has capacity for less than 100 riders, and a recent agreement between Metro Transit and St. Genevieve's shows that 50 parking spaces are used for the program. According to Metro Transit's Park-and-Ride Facility location plan, Centerville is located in a service area that is expected to see less than 100 additional riders between 2000 and 2030.

Centerville also has public dial-a-ride service provided by Anoka County Traveler and Anoka County Volunteer.

As part of the Comprehensive Plan update, the Metropolitan Council requests that the City of Centerville identify existing transit service and desired future transit service options consistent with the Transportation Policy Plan's transit system service areas. Centerville should identify existing transit passenger and support facilities and future improvements to and expansion of these facilities. Passenger and support facilities include shelters, transit centers, stations, and park-and-ride lots.

Rail Transit

The city has been participating in ongoing planning efforts for a multimodal system called the "Rush Line Corridor" which runs from Hinckley to St. Paul along abandon railroad beds and the former path of US Hwy. 61. The current plan does not show a stop in Centerville, but further planning efforts, now underway, may include a bus stop in Centerville with connection to the Rail line.

GOALS AND POLICIES

Goals and policies are official statements which provide the basis for growth management strategies. Goals identify the various objectives the City has identified in managing future growth and protecting natural resources. Policies represent the official position of the City with respect to implementation of growth management goals. The growth management plan and official controls are based upon the goals and policies adopted by the City.

Primary Growth Management Goal

It is the overall goal of the City of Centerville to provide diversity in housing, promote economic development and employment Opportunity, and to manage future growth in a manner consistent with the health, safety and welfare of the public; protection of natural resources; the ability to provide adequate public services; and the protection of the small town atmosphere in the City.

Land Use Goals and Policies

General Land Use Goals

It is the goal of the City of Centerville to:

- Create a logical and orderly transition from agricultural to non-agricultural land uses.
- Establish land use patterns which ensure compatibility and function of uses.
- Establish land use patterns which protect Natural amenities and avoid environmental constraints.
- Establish phased growth areas which reflect City priorities for development staging and contiguous, planned extensions of public infrastructure.
- Protect the small town atmosphere in the community.
- Enhance the character of individual neighborhoods and the sense of overall community identity.
- Expand the commercial/industrial tax base and employment opportunities in the City.

General Land Use Policies

It is the policy of the City of Centerville to:

- Identify a long range land use plan which incorporates community goals.
- Establish roadway and trail corridors which link neighborhoods, parks, business centers and other community facilities together as well as amenities in adjacent communities.
- Identify land which is suitable for commercial development and is accessible to existing and planned roadways and compatible with existing and planned land uses.
- Limit development to areas identified with utility capability or staged according to growth sequencing plans.

- Prohibit residential development with private utilities in areas included in the long range public utility service area.
- Require all subdivisions to adhere to long range plans for thoroughfares, trails, parks and utility corridors to ensure continuity of development patterns and implementation of community priorities.
- Provide an alternative to motorized vehicle transportation by developing design standards and densities that support multiple modes.

Residential Goals and Policies

Residential Goals

It is the goal of the City of Centerville to:

- Provide a housing mixture that will allow for low, middle, and high income families.
- Provide for the orderly development of safe and efficient housing opportunities in the City.
- Maintain a level of growth compatible with the available level of public services.
- Provide non-motorized access to commercial properties and park amenities within the city and surrounding areas.
- Promote and emphasize the small town atmosphere of the City.
- Plan densities and provide services for a sustainable population in excess of 5,000 people at full build-out.
- Increase housing densities to reach the population goal.
- Connect the various neighborhoods of the city with trails and sidewalks.

Residential Policies

It is the policy of the City of Centerville to:

- Encourage the revitalization of the existing housing stock in the City as a source of affordable housing.
- Avoid adoption of regulations which create excessive obstacles to the development of affordable housing.
- Protect residential neighborhoods from incompatible and offensive uses.
- Identify areas appropriate for multiple family and senior housing opportunities.
- Allow residential lot divisions only when adequate utilities are immediately available and are consistent with public utility sequencing.
- Prohibit leapfrog or non-contiguous residential development.
- Prohibit residential development without public utilities.
- Establish areas suitable for step-up or higher income residential homes.
- Require the installation of sidewalks on at least one side of the street in new neighborhoods.
- Explore opportunities to install sidewalks in existing neighborhoods that lack them.
- Maintain standards for landscaping and screening to ensure adequate aesthetic controls.
- Maintain adequate standards for site access, parking, and structure setbacks.

- Enforce standards for structure upkeep and site maintenance to ensure long-term aesthetic controls.
- Revisit all established standards as appropriate.

Commercial Goals and Policies

Commercial Goals

It is the goal of the City of Centerville to:

- Provide for a variety of employment and development opportunities in the City.
- Expand employment and tax base in the City.
- Maintain and improve the Central Business District as the primary location for commercial uses in Centerville.
- Expand and diversify the city's tax base by encouraging new commercial retail development.

Commercial Policies

It is the policy of the City of Centerville to:

- Require that all commercial uses utilize public utility systems.
- Create a cohesive identity for all commercial areas with design guidelines for buildings, signage, and streetscaping.
- Provide adequate lot sizes and minimum buildable areas for business uses to provide for convenient and safe access, adequate parking, site buffering and landscaping.
- Avoid incompatibilities between commercial uses and residential uses.
- Develop sign regulations that regulate size, height, placement, materials and composition to ensure signs do not detract from the small town-feel and natural beauty of the City. In general free-standing, large or internally lit signs should be prohibited.
- Evaluate TIF, CDBG and other funding options to provide assistance for CBD rehabilitation and the establishment of a shopping center.
- Develop retail uses in a clustered or shopping center concept as a preferred alternative to strip malls or scattered development.
- Connect shopping areas to each other and to residential areas with sidewalks and pedestrian byways and bicycle trails.
- Establish commercial land uses in proximity to commercial development of adjacent communities to maximize the benefit for businesses within Centerville.
- Maintain standards for landscaping and screening to ensure adequate aesthetic controls.
- Maintain adequate standards for buildings and signage design, site access, parking, maneuvering, loading, and structure setbacks.
- Enforce standards for structure upkeep and site maintenance to ensure long-term aesthetic controls.
- Revisit all established standards as appropriate.

Mixed Use Goals and Policies

Mixed Use Goals

It is the goal of the City of Centerville to:

- Support the development of a mixed-use downtown consistent with the goals laid out in the Master Plan
- Identify other areas of the city suitable for mixed-use development
- Use the mixed-use designation to promote well-designed, pedestrian-oriented development that enhances the quality of life for City residents and promotes a “traditional neighborhood” or small town atmosphere

Mixed-Use Policies

It is the policy of the City of Centerville to:

- Require that all development in the area identified as the downtown follow the goals, policies and guidelines of the Downtown Master Plan
- Utilize City regulatory and economic development tools to encourage commercial and residential development within the downtown area that is consistent with the vision of the Master Plan
- Require that all development within areas guided for mixed-use have sidewalks on both sides of every street
- Utilize design guidelines for mixed-use areas to:
- Minimize the impact of automobiles through strategies such as shared parking, in which adjacent land uses having different peak-hour parking demands can share parking facilities
- Achieve “traffic calming” benefits through: an integrated street network, provision of options for traffic flow, the design of streets with adequate width, and the provision of on-street parking
- Provide for public open space that uses storm water treatment ponds as a visual and recreational amenity to the project
- Ensure the compatibility of buildings with respect to the specific character of their immediate context
- Encourage active ground floor uses, such as restaurants, shops and services, to animate the street within mixed-use areas

Industrial Development Goals and Policies

Industrial Development Goals

It is the goal of the City of Centerville to:

- Expand the non-residential tax base.

- Create additional living wage jobs.
- Encourage clean and attractive industrial uses in the community.

Industrial Development Policies

It is the policy of the City of Centerville to:

- Focus on investments and development potential in the existing industrial park before establishing new industrial development areas.
- Evaluate land availability and utility feasibility for long range expansion of the existing industrial park.
- Evaluate TIF feasibility to expand transportation access and trunk utility networks to support existing and future industrial potential.
- Establish uniform design standards to promote continuity between individual industrial uses and compatibility with non-industrial uses.
- Maintain standards for landscaping and screening to ensure adequate aesthetic controls.
- Maintain adequate standards for buildings and signage design, site access, parking, maneuvering, loading, and structure setbacks.
- Enforce standards for structure upkeep and site maintenance to ensure long-term aesthetic controls.
- Revisit all established standards as appropriate.

Transportation Goals and Policies

Transportation Goals

It is the goal of the City of Centerville to:

- Maintain a safe, efficient and convenient multi-modal transportation system.
- Protect the integrity of the transportation system.
- Provide sufficient off street parking.
- Provide transportation choices to the residents of Centerville by encouraging alternatives to the single-occupant vehicle such as carpooling, bicycling, walking and mass transit.

Transportation Policies

It is the policy of the City of Centerville to:

- Develop land use development standards that promote safe and efficient access to the transportation system.
- Protect the "small town" atmosphere of the City.
- Develop land uses and access spacing guidelines compatible with the functional classification of the regional highway system.
- Establish a local transportation network which preserves neighborhood identity while linking together neighborhoods, community parks and facilities.

- Identify long term transportation corridors to provide access to and within the City as development occurs.
- Identify potential trail corridors for long term linkage to neighborhoods, public parks and businesses and construct those trails as funding allows.
- Coordinate transportation planning and system improvements with surrounding communities as well as Anoka County and the Minnesota Department of Transportation.
- Work with the Metro Transit to maximize transit opportunities for the community.
- Continue to monitor development of the Rush Line Corridor and identify opportunities for park and ride facilities and/or transit connections to the corridor.

Park and Recreation Goals and Policies

Park and Recreation Goals

It is the goal of the City of Centerville to:

- Provide convenient active and passive recreation opportunities that serve all the residents of Centerville.
- Build new and upgrade existing park properties and trails with ecologically sound and sustainable materials, where possible.
- Establish a biking/hiking trail system connecting the City parks and residential neighborhoods.
- Provide adequate expansion of parks and recreation areas in proposed residential developments.
- Provide safe and convenient bicycle and pedestrian access to community recreational facilities.
- Expand and preserve parks and recreation opportunities on the shores of Centerville and Peltier Lakes with appropriate sustainable practices in mind.
- Promote or provide recreational facilities and programs to serve the varied recreational needs of all age groups in the City.

Park and Recreation Policies

It is the policy of the City of Centerville to:

- Develop a trail access plan which provides interconnection of major parks, recreation areas, schools, commercial nodes, the Central Business District and community neighborhoods and implement the plan as funding opportunities allow.
- Design and maintain parks with proper lighting, shelter and landscaping to ensure public and property safety, with sustainable practices which protect environmental resources for future generations.
- Develop land use regulations compatible with adjacent parks, recreation areas and natural features.
- Require dedication of net developable parkland or cash in lieu of land in conjunction with the subdivision or re-development of all properties.
- Encourage and accept land gifts and forfeitures in areas with potential recreational development opportunities or to provide open green-space.

- Coordinate regional trail development potential with Anoka County and adjacent communities.

Natural Resources Goals and Policies

Natural Resources Goals

It is the goal of the City of Centerville to:

- Protect Centerville Lake, Peltier Lake, and Clearwater Creek for future generations to enjoy.
- Promote and implement sustainable practices through education, by example and use of eco-friendly products on public lands.
- Protect environmental systems from unnecessary impacts of future growth and development activities.
- Protect the surface waters, ground waters and wetland areas of the City to promote aesthetic qualities, natural habitat areas, ground water recharge and recreation opportunities.
- Protect ground water purity by preventing erosion and improper discharge of sedimentation into our local lakes and streams.
- Maintain the valuable open space of the community.

Natural Resource Policies

It is the policy of the City of Centerville to:

- Carefully manage any development affecting floodplains, steep slopes, wetlands, and other environmentally sensitive areas.
- Adopt and enforce wetland alteration and mitigation requirements consistent with the Wetlands Conservation Act**.
- Enforce erosion and sedimentation control standards consistent with MPCA's "best management practices."
- Require that stormwater ponds meet the design standards of the National Urban Runoff Program (NURP)
- Enforce shoreland management regulations along Centerville Lake, Peltier Lake, Clearwater Creek and County Ditch No. 47.
- Establish landscaping requirements for all new residential and commercial developments that address the management of surface water run-off and other harmful side effects.
- Give preference in surface water management systems design to surface drainage, vegetation, and infiltration rather than buried pipes and man-made materials and facilities.
- Promote planned unit development, clustering concepts, and other conservation development techniques that will result in more efficient protection of natural resources and protection of open spaces.
- Enforce surface water management regulations consistent with the Rice Creek Watershed District (RCWD) Plan and the RCWD Rules.

- Implement the City's surface Water Pollution Prevention Plan and Surface Water Management Plan.

Community Facilities and Services Goals and Policies

Community Facilities and Services Goals

It is the goal of the City of Centerville to:

- Promote safe neighborhoods and low crime in the community.
- Maintain and improve the quality of life in the community.
- Provide efficient and responsive services to residents and businesses.
- Maintain the quality of education available to residents.

Community Facilities and Services Policies

It is the policy of the City of Centerville to:

- Compare the level of administrative, maintenance and emergency response services to community wide needs and objectives.
- Explore potential joint service initiatives through continued communication and cooperation with City, County and School officials.
- Promote effective communication with residents, business owners, educators and volunteer organizations to maintain an understanding of community goals and objectives and participate in community affairs.
- Periodically evaluate the level of public services provided and the associated costs of services.
- Design public utility systems for optimum development or saturation in the community and establish cost effective staging or sequencing of utility systems.
- Establish priority for basic services to ensure the highest levels of safety and accessibility are provided in the community.
- Expand efforts for effective communication and cooperation with surrounding cities on area growth Issues and common concerns.
- Require that development proposals are consistent with planned extensions of public utilities and incorporate necessary extensions of core facilities.
- Prohibit development with private utilities.
- Require that the installation of all public infrastructure is designed and constructed according to City standards and specifications.
- Enforce ordinance provisions which require connection of existing homes and businesses with private utilities to public utility systems, within a reasonable time after public utilities have become available but not later than 2012 for areas currently served but not yet connected.
- Enforce provisions of MPCA Chapter 7080 for the maintenance of private on-site waste treatment systems.
- Establish design and construction standards for sanitary sewer installation and maintenance to minimize potential sources of inflow/infiltration in the sewer collection system.

- Continue monitoring potential sources of inflow/infiltration to reduce inefficiencies in the metropolitan wastewater treatment system.
- Continue to implement conservation programs aimed at reducing residential water use.

LAND USE

The Land Use Chapter identifies the specific land use categories and strategies for future growth and redevelopment in Centerville. The land use categories are the framework upon which the official controls, such as the zoning ordinance and subdivision regulations, are based. The plan elements contain the regulatory concepts for residential growth, commercial and industrial development and environmental protection. The plan elements and land use planning decisions are based on Goals and Policies developed during the Comprehensive Plan update process. It is the goal of the City of Centerville to:

- *Create a logical and orderly transition from agricultural to non-agricultural land uses.*
- *Establish land use patterns which ensure compatibility and function of uses.*
- *Establish land use patterns which protect Natural amenities and avoid environmental constraints.*
- *Establish phased growth areas which reflect City priorities for development staging and contiguous, planned extensions of public infrastructure.*
- *Protect the small town atmosphere in the community.*
- *Enhance the character of individual neighborhoods and the sense of overall community identity.*
- *Expand the commercial/industrial tax base and employment opportunities in the City.*

Policies reflect the position of the City on the specific implementation of the Goals. It is the policy of the City of Centerville to:

- *Identify a long range land use plan which incorporates community goals.*
- *Establish roadway and trail corridors which link neighborhoods, parks, business centers and other community facilities together as well as amenities in adjacent communities.*
- *Identify land which is suitable for commercial development and is accessible to existing and planned roadways and compatible with existing and planned land uses.*
- *Limit development to areas identified with utility capability or staged according to growth sequencing plans.*
- *Prohibit residential development with private utilities in areas included in the long range public utility service area.*
- *Require all subdivisions to adhere to long range plans for thoroughfares, trails, parks and utility corridors to ensure continuity of development patterns and implementation of community priorities.*

- *Provide an alternative to motorized vehicle transportation by developing design standards and densities that support multiple modes.*

Centerville is currently over 80% developed and within the 2030 planning cycle will likely approach or reach full build out. While the focus of the previous Comprehensive Plan was to guide and manage growth to occur in a contiguous and efficient manner, this plan will focus on the appropriate land uses for the small amount of remaining vacant land, some emerging opportunities for redevelopment.

Growth Assumptions/Land Availability

It is estimated there are currently 270 acres of vacant or agricultural land in Centerville. As this update plans for the 2030 time period the City will be entirely within the MUSA thus incremental staging is not necessary. Future development in Centerville will be limited to a few key areas of the City, which were the focus of the Planning Commission and City Council during the plan update process. These areas included: commercial and industrial land near the City’s eastern border, agricultural and vacant land near the northern and southern borders, and redevelopment areas near the downtown and the lakes. Figure 8 shows the actual use of the land in Centerville today, regardless of planned land use. This map identifies vacant land, and provides a basis for future planning. Table 17 below shows existing land use acres in Centerville.

Table 17 - Existing Land Use Acres

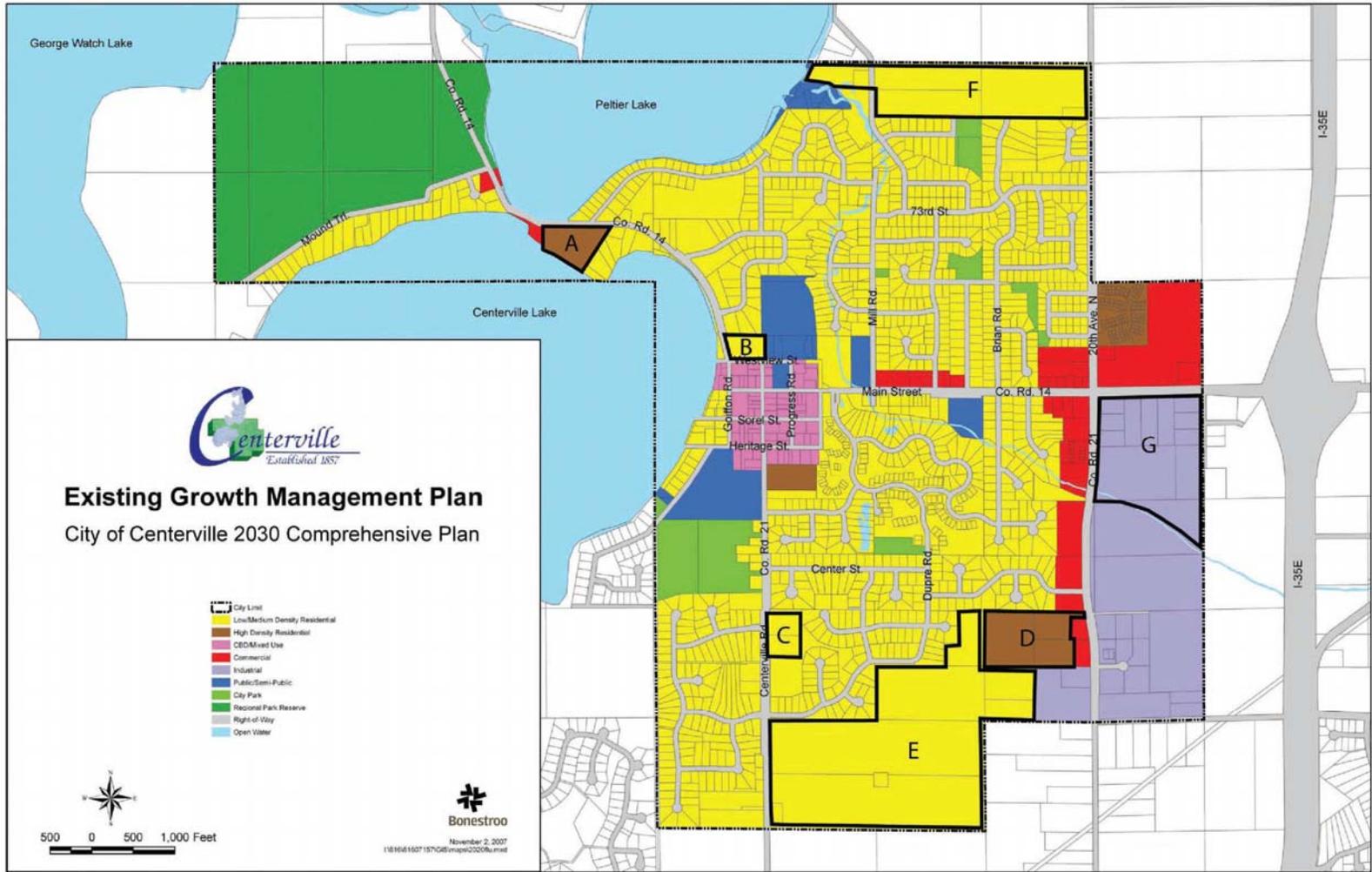
Existing Land Use	Gross Acres
Agricultural/Vacant	270.07
City Park	33.38
Commercial	32.99
Industrial	50.34
Manufactured Homes	7.58
Multi-Family Residential	49.89
Public/Semi-Public	43.71
Regional Park Reserve	142.89
Rural Residential	15.52
Single Family Residential	555.48
Right-of-Way	162.68
Open Water	194.38
Total City	1,558.92

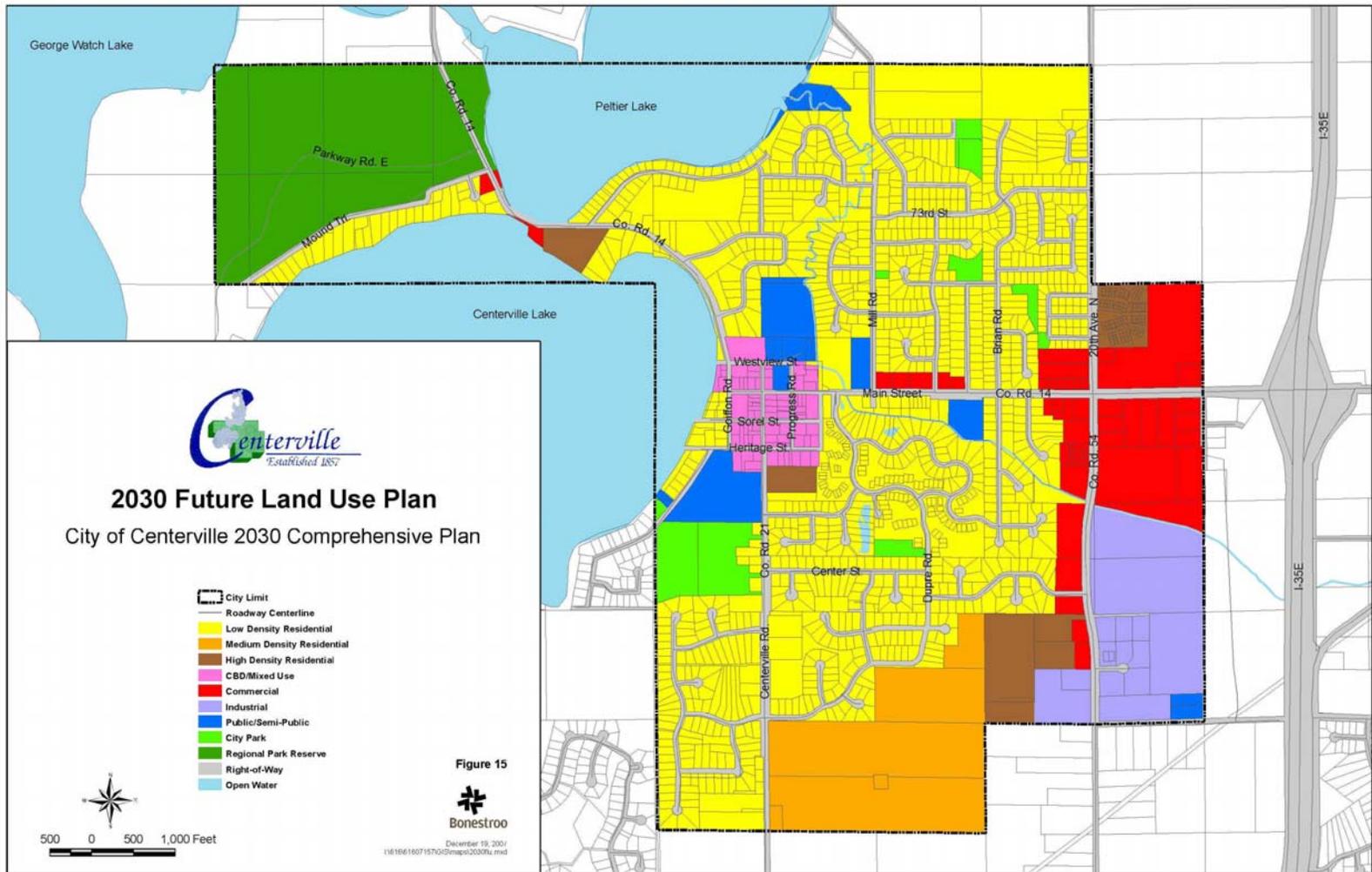
Wetland 264.43

A major goal of the City is to achieve a sustainable population of over 5,000 in order to qualify Centerville for Local State Aid funding for roads and other benefits that cities of this size are eligible for. This goal informed the development of land use alternatives and the selection by the Planning Commission and Council of a preferred alternative and ultimately the development of a final Future Land Use Plan

Figure 14 shows the areas of potential change that were the focus of the plan update. A number of alternative land use scenarios were developed for these areas during the planning process, with the uses shown in the Future Land Use Plan (Figure 15)

emerging as the preferred alternative. Wetlands, right of way, and where applicable, park land were all subtracted from each of the areas to arrive at a net acreage. Using the preferred land use guiding and assumed density, the number of potential new units for the change areas was calculated. It is estimated that an additional 1,110 new units could be added to Centerville upon full build out of these areas.





The Metropolitan Council requires a calculation of the net density of areas of planned residential development that have changed since the last Comprehensive Plan. They require a minimum density of three units per net developable acre. Only the areas labeled A, B, E and the downtown area include new residential development and have changed guiding since the 1997 Comprehensive Plan. Table 18 shows net density in these areas.

Table 18 - Net Density for New Planned Residential Development

Parcel	Future Land Use	Net Acres*	Planned Units/Acre	Units
A	High Density	6.29	12	75
B	Mixed Use	2.97	8	24
E	High Density	7.40	12	89
E	Medium Density	91.39	5	457
Downtown	Mixed Use	26.73	8	214
Total		134.779		859
Net Density of new 2030 residential land				6.37

*minus wetlands, water, parks, and right-of-way

The Future Land Use Plan (Figure 15) identifies the land use designations for optimum development in the City. Most of the remaining gross vacant land will be dedicated to residential development. The downtown area will include a mixture of residential uses and retail or office uses. Commercial land uses will increase by roughly 70 acres, and industrial uses will increase by roughly 30 acres. Table 19 shows the acres corresponding to the Future Land Use Plan.

Table 19 - Future Land Use Acres
2030 Future Land Use Gross Acres

CBD/Mixed Use	26.83
City Park	35.77
Commercial	104.13
High Density Residential	46.78
Industrial	78.63
Low Density Residential	614.13
Medium Density Residential	105.13
Public/Semi-Public	47.57
Regional Park Reserve	142.89
Right-of-Way	162.68
Open Water	194.38
Total	1,558.92

Wetland 264.43

Table 20 also shows the anticipated timing of growth in population and households based on potential new units. As the City is nearly fully developed a multi-year staging plan is not necessary as all remaining developable areas are within the MUSA or will be within this planning periods. Anticipated forecasts for growth illustrated in Table 20 help gauge the timing. In reality development in the City will be more closely related to

market conditions in the region. Economic conditions and other factors may stall the pace of development, as well. It is not intended that the anticipated growth represented in Table 20 be strictly applied. If the pace of development becomes accelerated utility extensions will be available to respond.

Anoka County and the metropolitan region as a whole are expected to see a decline in household size by 2030. The estimate for household size is taken from the Metropolitan Council’s System Statement for Centerville. Assuming Centerville is fully developed by 2030, the City will likely have 2,455 households containing 6,236 people. Some estimates, such as that done by the US Census, show household size declining even further, and this would mean Centerville’s population may even be below 6,000 people when it is fully developed. The land use plan developed by the City Council and Planning Commission anticipated these uncertainties, and planned for a population close to 6,000 in order to meet their goal of sustaining a population above 5,000 people.

Table 20 - Household and Population Growth

	1990	2000	2010**	2020	2030	Change 2010-2030
Total Population						
Sewered	N/A	N/A	3,712	4,864	6,144	2,432
Unsewered	N/A	N/A	19	-	-	-19
Household Size*		2.97	2.76	2.56	2.54	-0.22
Total Households						
Sewered	N/A	N/A	1,345	1,900	2,419	1,074
Unsewered	N/A	N/A	7	-	-	-7
Total Employment						
Sewered	N/A	N/A	600	1,000	1,210	520
Unsewered	N/A	N/A	-	-	-	0

*from Met Council system statement forecast

**households same as actual unit count in January 2008

Future Land Use Categories

The Future Land Use Plan identifies a number of categories to guide development and redevelopment in the City. These generally include residential uses, commercial uses, industrial uses, public and park uses, and undevelopable land such as right of way and open water. The following are descriptions of these categories.

Residential Uses

A primary concern for the City regarding residential uses is to protect and enhance the existing housing stock and to allow new residential developments that contain low, medium and high density housing as appropriate. The residential areas currently served by utilities consist primarily of low density single family detached housing. Existing available land for residential development is either contiguous with areas presently served by public utilities, or is within areas guided for redevelopment such as the Downtown Area. It is assumed that public utilities will be extended to new residential development as appropriate and in a contiguous manner.

The Future Land Use Plan (Figure 15) includes four land use categories for residential uses: low, medium and high density residential, and mixed use. These land use categories are described below.

Low Density Residential: These areas are composed of detached, single-family homes. The density will average three to five units per acre without taking into account wetlands, right of way and other undevelopable land.

Medium Density Residential: These areas are composed of a mixture of detached and attached single-family units. The density will range from 5 to 12 units per acre. When developments take place through PUD or over larger land areas, higher density portions should be concentrated near major transportation corridors or neighboring areas of high-density development.

High Density Residential: These areas are composed of primarily attached units in multi-story structures. The density will be twelve units per acre and greater.

CBD/Mixed-Use: These areas are composed of both residential and commercial uses, usually in a vertical mixture (ground-floor retail with residential above). The density will be eight units per acre and above. These areas provide buildings that are close to the street, with particular focus on providing a pedestrian-friendly environment. The Downtown Master Plan contains detailed plans and design guidelines for these areas.

The areas proposed for residential growth during the planning period include medium density development in the southern portion of the City on what is currently some of the last remaining agricultural land, low density development east of Mill Road and north of Revoir Street, and high density and mixed use development at various locations in the City including the downtown redevelopment area.

Commercial Uses

The Future Land Use Plan identifies appropriate locations for commercial uses and future development opportunities. There is one land use category for commercial development (other than the CBD/Mixed Use category previously described). The City will encourage clustering of commercial development, as opposed to strip developments, in an effort to minimize highway access concerns, to strengthen the viability and marketability of co-located services and to minimize the impacts on the natural environment of the City.

The existing commercial areas will continue to develop in the City, with continued expansion of the current commercial area west of CSAH 21 and County Road 54, north and south of Main Street. The downtown area will also be a priority in terms of retaining its vitality and importance as a focal point in the community. The City will continue to implement the mixed use concept developed in the Downtown Master Plan, including restaurants, service uses and senior housing. The City will also evaluate the potential use of tax increment financing to assist in implementing redevelopment opportunities.

A new area of commercial growth is proposed north and south of CSAH 14 and east of CSAH 21, as a retail center for the community. The function of this new commercial area will be complementary to existing businesses and the downtown area, rather than

competing for similar business. Expansion of service oriented businesses will be directed to the south along County Road 54. New commercial expansion south of CSAH 14 is intended to complement commercial development planned by Lino Lakes east of the Centerville border near the interchange. If major big-box or other retail development occurs in this area, the additional traffic could increase the viability of new commercial uses in Centerville. It is important that these uses not compete with the new downtown redevelopment, so the zoning code may need to be updated to identify uses and designs appropriate for this area.

Development standards will be established for new businesses and renovations. Adequate lot sizes and structure setbacks will be required in order to provide safe and convenient access and parking. Site buffering and landscaping criteria will also be required, as well as revisions to the City's sign standards to provide for the installation of more attractive and consistent signage in the City.

Industrial Uses

The Future Land Use Plan also identifies appropriate locations for industrial uses and future industrial development opportunities in the City. There is one land use category for industrial development. Industrial development will be located in the eastern part of the City, east of County Road 54 and south of CSAH 14. There are several existing businesses in the industrial park, primarily related to manufacturing, building contracting and transportation.

The cities of Centerville and Lino Lakes are currently discussing the feasibility of common infrastructure improvements on the easterly edge of the industrial area, which is also the common boundary of the two cities. In particular, the feasibility of a trunk water main and extension of 21st Avenue between CSAH 14 and East Cedar Street is being evaluated.

Centerville has an active Economic Development Commission, which has completed the Star City program. The Commission will examine the feasibility of establishing community participation and financial incentives for economic development, such as tax increment financing. Proximity to I-35E, land availability, public utilities and expanding labor markets enhance the opportunities for development potential in the next 10-20 years. Financial assistance, active marketing and general development in the sub-region may be a prerequisite for maximum opportunities.

The City currently has provisions within the existing zoning ordinance related to industrial uses. These provisions will be reviewed to determine if changes are needed in order to more effectively manage industrial development activities in the future. Adequate lot sizes and structure setbacks will be required in order to provide safe and convenient access and parking. Site buffering, landscaping and design criteria will also be evaluated.

Downtown Master Plan & Development Guidelines

The Downtown Area Master Plan & Development Guidelines propose recommendations that will reinforce and guide public/private investment in a manner that will strengthen the viability of the area and recommend Downtown Centerville as a community destination of the highest quality. The Master Plan is intended to guide the form and

character of development within downtown for the next twenty years. Beginning in the summer of 2005, and approved by the City Council in January of 2006, the master plan includes a set of design guidelines and zoning amendments. The purpose of the Master Plan & Development Guidelines is to establish an appropriate framework for future redevelopment of downtown as a vibrant Mixed-Use destination, to incorporate:

- An overall vision for redevelopment of the area, including the pattern, form and character of new development and open space in the interest of creating a cohesive Traditional Mixed-Use Downtown Mixed-Use neighborhood and downtown area.
- A framework of transportation improvements needed to support the redevelopment of the area and to create appropriate levels of parking as well as vehicular, bicycle and pedestrian access to the downtown.
- A set of design standards to guide the architectural quality of new development within the downtown area.

The master plan was also coordinated with the plans for the redesign and expansion of County State Aid Highway 14 (Main Street). The master plan integrated efforts to calm traffic, provide a safe pedestrian environment and provide guidelines for buildings that respected the pedestrian scale and encouraged walkability.

The Metropolitan Council currently classifies Centerville as a “Developing Community”. The Downtown Master Plan specifically addresses some of the requirements that the Met Council asks Developing Communities to fulfill. These include:

- Planning for and guiding infill development, redevelopment, and adaptive reuse of structures to diversify housing, connect housing to jobs, and integrate new development into existing neighborhoods.
- Increasing lifecycle and affordable housing opportunities.

Employment

According to the Metropolitan Council, the City had 363 jobs in 2000. According to the MnPro Community Profile, most of the major employers in Centerville can be classified as service sector jobs, including food service, gasoline stations and grocery stores. Infrasource and Northern Forest Products are the two major employers in the City that do not fall into that category. Further employment opportunities are anticipated to include retail, manufacturing, service and office positions.

Forecasting employment involves numerous criteria. The level of retail development may follow the extent of residential activity. The amount of retail development in adjacent communities will also impact the potential in Centerville. Industrial uses vary dramatically in terms of jobs per acre or floor area. The size of the industrial area suggests that larger, employment-intensive industries would be the exception in Centerville.

Employment is estimated to increase from 542 to 1,200 jobs by the year 2030. This equates to 333 jobs for each ten year growth stage. This estimate is made by determining an estimate of the existing number of jobs per acre of commercial and industrial land. Met Council estimates that Centerville currently has 542 jobs based on

figures from DEED. Using this figure, we can estimate that Centerville has roughly 6.5 jobs per commercial or industrial acre. Between 2010 and 2030, Centerville will be adding 71 acres of commercial development and 28 acres of industrial development if the community is built out consistent with the Future Land Use Plan. This would bring total acres of commercial land to 104 and industrial land to 78. Assuming that future uses contain a similar intensity of jobs per acre, Centerville will have 1,200 jobs in 2030.

Protecting Special Resources

As required by state statute, a municipality's comprehensive plan must also include strategies for protection of special resources, including solar access, historic preservation, and aggregate. These strategies are discussed below.

Solar Access

Minnesota Statutes require an element for the protection and development of access to direct sunlight for solar energy systems. The purpose of this legislation is to prevent solar collectors from being shaded by adjacent structures or vegetation and to ensure that development decisions do not preclude the possible future development and use of solar energy systems. To ensure the availability of solar access, the City of Centerville will, whenever possible, protect access to direct sunlight for solar energy systems on principle structures. The City of Centerville will consider solar access in the review of site plans and planning decisions.

Aggregate Resources

Metropolitan Council requires that metropolitan area communities identify any regionally significant aggregate resources to ensure proper planning for their use. Centerville does not contain any regionally significant aggregate resources and therefore does not require any special planning.

Historic Preservation

When an EAW was completed for Centerville's Downtown Redevelopment project, the State Historic Preservation Office (SHPO) was contacted to determine if there were any historic sites or resources. The 106 Group also completed a survey of cultural resources for the County Road 14 reconstruction project. While both inquiries returned the same 39 properties that were in SHPO's inventory, it was concluded that none of these properties are eligible for listing on the National Historic Register.

HOUSING

Housing is an integral component of a city's landscape. As a community nearing full development, Centerville is looking to the remaining large pieces of vacant land as the last remaining sites for future residential subdivisions. Large, contiguous parcels remain only in the far northern and southern portions of the community. With this in mind the City is taking a careful approach to planning land use and density to ensure adequate amounts of land are guided to meet the City's life-cycle housing needs. Lifecycle housing refers to the mix of housing types that meet the housing demands of individuals and families throughout their lives, such as single family detached, town homes, condominiums, apartments, and senior housing.

Centerville has a tremendous opportunity to meet this demand not only through the remaining vacant land but within the downtown redevelopment plan/mixed use area located along County Road 21 just north and south of Main Street. This development includes 347 new housing units phased over a period of 10 years. During the Comprehensive Plan Update process the City determined it was important for them to achieve a total sustainable population in excess of 5,000 people in order to be eligible for State Aid and other benefits to communities of this size. This was one of the key residential goals established to guide the City during the planning effort. Other goals included:

- *Provide a housing mixture that will allow for low, middle, and high income families.*
- *Provide for the orderly development of safe and efficient housing opportunities in the City.*
- *Maintain a level of growth compatible with the available level of public services.*
- *Provide non-motorized access to commercial properties and park amenities within the city and surrounding areas.*
- *Promote and emphasize the small town atmosphere of the City.*
- *Plan densities and provide services for a sustainable population in excess of 5,000 people at full build-out.*
- *Increase housing densities to reach the population goal.*

Policies reflect the position of the City on the specific implementation of the Goals. It is the policy of the City of Centerville to:

- *Encourage the revitalization of the existing housing stock in the City as a source of affordable housing.*
- *Avoid adoption of regulations which create excessive obstacles to the development of affordable housing.*
- *Protect residential neighborhoods from incompatible and offensive uses.*
- *Identify areas appropriate for multiple family and senior housing opportunities.*

- *Allow residential lot divisions only when adequate utilities are immediately available and are consistent with public utility sequencing.*
- *Prohibit leapfrog or non-contiguous residential development.*
- *Prohibit residential development without public utilities.*
- *Establish areas suitable for step-up or higher income residential homes.*
- *Require the installation of sidewalks on at least one side of the street in new neighborhoods.*
- *Explore opportunities to install sidewalks in existing neighborhoods that lack them.*
- *Maintain standards for landscaping and screening to ensure adequate aesthetic controls.*
- *Maintain adequate standards for site access, parking, and structure setbacks.*
- *Enforce standards for structure upkeep and site maintenance to ensure long-term aesthetic controls.*
- *Revisit all established standards as appropriate.*

The Metropolitan Council issues forecasts for population and household growth. In Table 21 below the Household Forecasts are displayed.

Table 21 - Households, Actual and Forecasts

	Actual				Estimate	Forecasts*		
	1970	1980	1990	2000	2005	2010	2020	2030
Centerville	147	214	519	1,077	1,295	1,350	1,900	2,450
<i>increase</i>	<i>x</i>	<i>45.58%</i>	<i>142.52%</i>	<i>107.51%</i>	<i>20.24%</i>	<i>4.25%</i>	<i>40.74%</i>	<i>28.95%</i>
Anoka Co.	39,668	60,716	82,437	106,428	117,409	135,670	157,760	168,690
<i>increase</i>	<i>x</i>	<i>53.06%</i>	<i>35.77%</i>	<i>29.10%</i>	<i>10.32%</i>	<i>15.55%</i>	<i>16.28%</i>	<i>6.93%</i>

Source: 2000 U.S. Census, * Metropolitan Council forecasts estimates, April 1, 2005.

This table shows that there are approximately 1,295 existing housing units in the City according to the Metropolitan Council. The City's inventory total as of January 2008 is 1,352 units. In addition to the total amount of units it is important to understand housing tenure and amount of owner and rental occupancy. Data from the 2000 Census finds that the community has a 66.2% owner-occupied and 33.8% rental occupied housing mix.

Each new household added to a city requires an additional housing unit and results in increasing residential land uses. Centerville presently has a faster growth rate than the county, increasing by approximately 155 households per year between 1990 and 2005. The city added 558 households in the 1990s. The Met Council forecast shows that Centerville will be adding an additional 1,155 households between 2005 and 2030. Since the City has determined that it is important to exceed a population of 5,000, the City has adopted land use policies that will increase the population after full build-out. The forecasts for household and population figures based on these new land uses are shown in Table 22 below. The ratio of persons per household in Centerville is expected to decline by 2030 due to an aging population and the larger general demographic trend

of declining household size. Therefore, to project household size from population, a different household size is used for 2010, 2020 and 2030.

Table 22 - Population, Households and Employment based on 2030 Land Use Plan

	1990	2000	2010**	2020	2030	Change 2010-2030
Total Population						
Sewered	N/A	N/A	3,712	4,864	6,144	2,432
Unsewered	N/A	N/A	19	-	-	-19
Household Size*		2.97	2.76	2.56	2.54	-0.22
Total Households						
Sewered	N/A	N/A	1,345	1,900	2,419	1,074
Unsewered	N/A	N/A	7	-	-	-7
Total Employment						
Sewered	N/A	N/A	600	1,000	1,210	520
Unsewered	N/A	N/A	-	-	-	0

*from Met Council system statement forecast

**households same as actual unit count in January 2008

The increase in households and ultimately population will be achieved by the development of remaining vacant lands as well as including the approved downtown master plan into the forecasts. Through the comprehensive planning process, areas of future residential development were identified. The density for each residential land use type is as follows:

- Low density- 3 - 5 dwelling units/acre
- Medium density- An average of 5 dwelling units/acre
- Mixed-Use- 8-12 dwelling units/acre
- High Density- 12 dwelling units/acre and greater

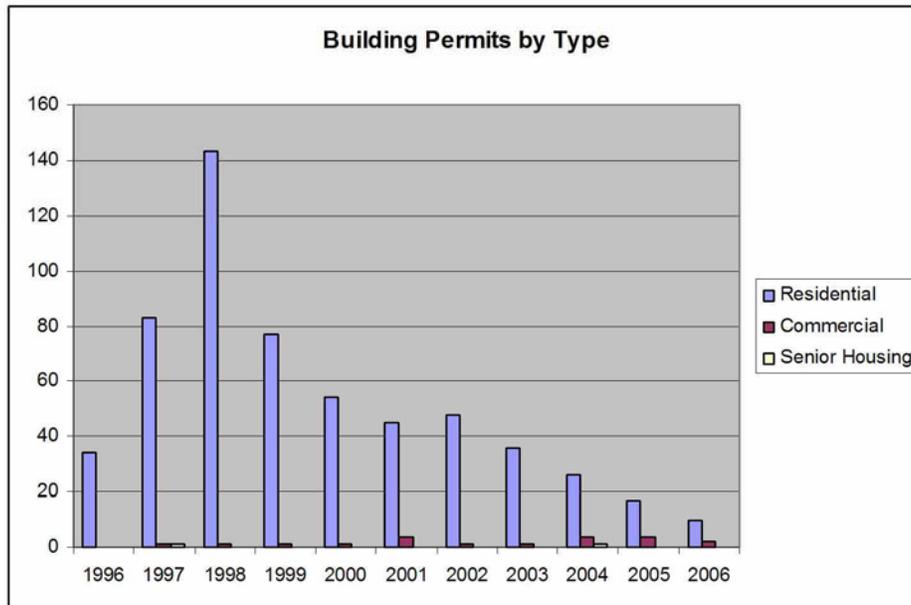
These land use categories and corresponding densities are included on the Future Land Use Map (Figure 15). The result of this analysis is displayed on the map and table above. This information was presented to the public and approved by the City Council during the Comprehensive Plan update process.

The table demonstrates how the City can achieve a population over 5,000 at full development by changing some land use categories to higher densities and redeveloping the downtown area consistent with the Master Plan that includes 374 units. These changes also help the City meet life-cycle housing goals by providing more areas for medium and high-density housing.

Building Permits

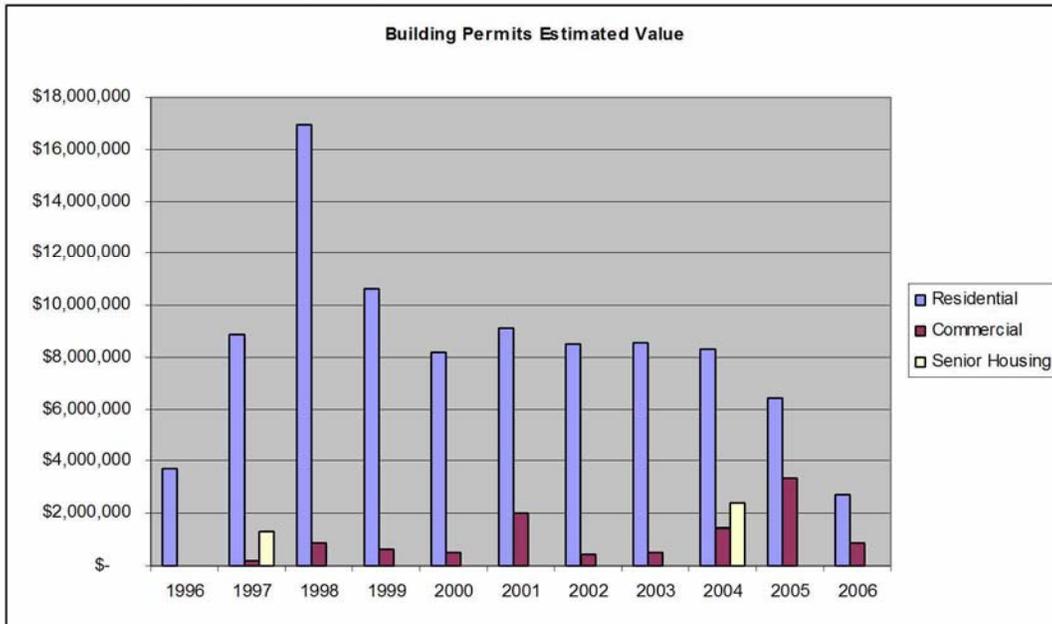
Permit data can give an accurate reflection of the amount and type of growth occurring in a community over a longer time period. The number of permits issued during a particular timeframe is also somewhat independent of land area consumed given different lot sizes and density; therefore it is useful for tracking growth in housing units, but not necessarily changes in land use. Figure 16 shows the number of building permits issued by type since 1996.

Figure 16 – Permits Issued by Type



The graph shows a steady decline in residential permits issued since the recent peak in 2002, and the largest peak on record in 1998. The recent peak is almost certainly due in some part to the decline in the housing market that has been seen throughout the metro area, but also may be attributable to the fact that Centerville is reaching full build-out. Figure 17 below, showing estimated value of permits, shows a similar trend. Permit value stayed relatively steady from 2000 to 2004, and then dropped off dramatically in 2005 and 2006.

Figure 17 – Estimated Value of Permits



Household Income

Household incomes drives the level of consumer choice for housing and likewise has a considerable effect on local housing demand. The following tables describe the income levels of current households in Centerville. As shown in Table 23, 8 percent of households in Centerville make less than \$25,000 a year, 57 percent make between \$25,000 and \$75,000, and 35 percent make more than \$75,000 a year.

Table 23 - Household Income

Income	Households	Percentage
Less than \$10,000	5	0.5%
\$10,000 to \$14,999	19	1.8%
\$15,000 to \$24,999	65	6.0%
\$25,000 to \$34,999	69	6.4%
\$35,000 to \$49,999	140	12.9%
\$50,000 to \$74,999	407	37.6%
\$75,000 to \$99,999	284	26.2%
\$100,000 to \$149,999	63	5.8%
\$150,000 to \$199,999	15	1.4%
\$200,000 or more	15	1.4%
Total	1,082	100%

Source: 2000 Census

As shown in Table 24, the median household income in Centerville is \$63,696 which is 23.2 percent higher than the Anoka County median, 17.3 percent higher than the Twin Cities Metropolitan Area median, and 35 percent higher than the state median.

Table 24 - City and State Median Household Income

Income	Centerville	Anoka County	% of County	Twin Cities	% of TC	State of MN	% of State
Median income	\$63,696	\$51,711	123.2%	\$54,304	117.30%	\$47,111	135.20%

Source: 2000 Census

The measure of affordability of a housing unit compares housing cost to gross household income. The general standard is that housing is affordable if housing expenses equal 30% or less of a person's gross household income. Table 25 shows that 22 percent of households in Centerville that own their home spent more than 30% of their income on housing costs. A similar pattern occurs in rental housing. Table 26 shows that 33 percent of households that rent their home spent more than 30% of their income on rent.

Table 25 - Percent of Owner Income Spent on Housing Costs

	2000	
	# Units	Percent
< 20 percent	366	39%
20-24 percent	209	23%
25-29 percent	152	16%
30-34 percent	74	8%
35% or more	128	14%
Not computed	0	0%
Total	929	100%

Source: U.S. Census 2000

Table 26 - Percent of Income Spent on Rent

	2000	
	# Units	Percent
< 20 percent	26	37%
20-24 percent	7	10%
25-29 percent	7	10%
30-34 percent	12	17%
35% or more	11	16%
Not computed	7	10%
Total	70	100%

Source: U.S. Census 2000

Senior Housing

Centerville currently has one age-restricted housing development. Chauncy Barrett is a senior housing development owned by Anoka County located on Centerville Road south of Heritage Street. The first building in the complex was built in 1998 and consists of 16 units. The second building consists of 31 units and was built in 2004. All units are age-restricted and rental.

Affordable Housing

Livable Communities Act

Affordability is an important part of establishing life-cycle housing. In 1995 prior to the local comprehensive plan updates prepared for the period of 1998 and 2008 the Metropolitan Council created the Livable Communities Act (LCA). The goal of this program was to stimulate construction of affordable housing within the seven-county metropolitan region. Metro area communities were asked to participate voluntarily and Centerville has been a participant since its inception. Once they choose to participate, communities negotiate life-cycle housing goals with the Metropolitan Council. Various grant programs were established to assist local government in meeting their goals.

Centerville's goals for the period of 1996-2010 are shown in Table 27.

Table 27 - Livable Communities Act Goal Distribution

	<u>Years</u>		
	1996-2000	2001-2005	2006-2010
Multiple Family/Affordable	60/7	70/7	60/7
Senior Housing/Affordable	16/16	0/0	14/14
Single Family/Affordable	125/45	125/30	125/22
Additional Non-Single Family	30	30	20

Source: City of Centerville Housing Action Plan

Since 1996 47 affordable rental units and 130 owner-occupied homes have been constructed in Centerville. Rental units are affordable to households earning 50% or less of the regional median income. Owner-occupied units are affordable to households earning 80% or less of the regional median income. These rates match the Metropolitan Council's definition of affordability, which stipulate that units are affordable if a household does not spend more than 30 percent of its income on housing expenses. The Twin Cities metropolitan area median income is \$54,304. 80 percent of this amount is \$43,443 is, which translates into a \$201,800 owner-occupied home.

2020 LCA Goals

As mentioned above the benchmark and goals expire in 2010. As part of the 2030 Regional Development Framework, the Metropolitan Council estimates that approximately 50,000 additional affordable housing units will be needed in the region during the planning period of 2011-2020. The Metropolitan Council will be working with communities to adopt new agreements in 2011 for the next ten year cycle. In order to do this the Metropolitan Council conducted the study "Determining Affordable Housing Need in the Twin Cities 2011-2020". With this new plan the Metropolitan Council has changed their definition of affordable housing from of 80% of area median income to 60% of area median income. The study then described an allocation method to all communities within the region based on the following four criteria:

- Household Growth Potential
- Ratio of local low-wage jobs to low-wage workers
- Current provision of affordable housing

- Transit Service

Based on their analysis, the Metropolitan Council's new affordable housing goal for Centerville is to create 170 new affordable housing units between 2011 and 2020. The affordability limit is 60% of area median income for both owner and renter occupied.

The City has responded to this need and the need for additional housing in general by increasing areas to medium and high density at the same time they are working through the implementation of an aggressive downtown master plan that will bring over 300 units at densities at or above 8 units per acre. As shown on Table 18 there are 134 acres guided for residential densities at a range starting at 5 units an acre for Medium Density and up to 12 units an acre for High Density for a potential of 859 units. As the City is nearly fully developed, this acreage will be within MUSA prior to 2020 this land is considered available for development at a density that supports affordable housing prior to 2020.

The City has also applied for LCA grants through the Met Council for construction of Chateau Goiffon, an affordable senior housing project that will include 40 units. This project may be completed before 2011, but the City wishes to count these 40 units towards their goal of 170 new units by 2020.

While the City is doing their part in creating a regulatory land use plan to plan for areas of density greater than 5 du/acre for medium , 8-12 du/acre for mixed use and 12 du/acre units where most affordable housing will occur. Barriers to development of affordable housing still exist in the region as well as in Centerville. Some of these barriers are beyond the City's control including:

- Steady increases in land prices.
- Increase in construction costs. When combined with land prices, it becomes more difficult to provide affordable units through new construction.
- Physical limitations of land due to wetlands, poor access, poor soils that would increase the cost of land development or construction thus making it more difficult to build affordable units.
- Limited amount of remaining developable land.
- State, county and local tax structures.

There are some significant barriers to construction of new affordable housing including the few named above. It is important that cities help in the effort to provide affordable housing. To assist in this effort, Centerville can use its regulatory tools, including implementing land use and zoning regulations that do not impede the construction of affordable housing. Many of these tools can help developers by reducing setback and open space requirements, increasing density, or reducing fees all in the effort to support construction of affordable housing.

The following Housing Action Plan outlines efforts Centerville will explore to maintain existing affordable housing and create new affordable housing in the next ten years. The items are listed by category, including regulatory, financial and other. A corresponding timeline is also provided to address current slower market conditions.

Regulatory: Land Use Plan- provide sufficient land guided at densities greater than 6 du/acre, within redevelopment areas, close to jobs and transit. *Short -term*

Regulatory: Zoning- study and make changes to the City's zoning and subdivision ordinance to remove impediments to affordable housing. The City will encourage increased use of planned unit developments (PUDs) to provide a choice of housing types within new developments. PUDs have proven to be an effective way of addressing the varied housing needs of the community. They can provide for the local townhouse, condominium and apartment market while avoiding many of the problems associated with concentrating new multifamily housing in one area. The City will review its existing PUD provisions in the Zoning Ordinance and consider changes to improve their effectiveness. *Short -term.*

Enforcement: The City will consider adoption of a Housing Maintenance Code to help maintain existing housing. *Long-term.*

Financial: Efforts for Existing Housing-The City will strengthen its efforts to actively promote first-time homebuyer programs to assist residents entering the market.

The City will also market housing rehabilitation programs available through the County and State. This can be done via the City's website, newsletter and other methods. The City will actively encourage maintenance of existing homes. *On-going.*

Financial: Efforts for New Affordable Housing- create City funds using Tax Increment Financing or other methods for the construction of affordable housing, help with acquisition, assist both non-profit and for-profit developers in pursuing grant funds. *Ongoing.*

Long-term affordability: Utilize techniques such as land trusts to maintain long-term affordability of new housing. *Ongoing.*

Other:

Needs Assessment- assess needs for senior housing in rental, market rate and assisted living categories. *Short-term.*

Housing Condition- Evaluate existing housing stock in order to target code enforcement and rehabilitation assistance. *Long-term.*

Livability of Housing and Neighborhoods- Create city programs promoting pride in the community. *On-going.*

Rental Licensing- Continue to utilize Centerville's existing rental licensing program to promote safe rental housing. *Long-term.*

Along with the Action Plan the City developed Residential Goals and Policies to further strengthen and support its efforts for providing opportunities for the development of life-cycle and affordable housing as well as meeting other residential goals.

PARKS AND TRAILS

Local Parks

The City adopted a Park and Pedestrian System Comprehensive Plan in 1989, which provides goals, a needs assessment, concept plans and operations and maintenance information related to the local park and trail system. That document and this Plan are intended to serve as a basis for decisions regarding future implementation of the City park system.

The plan elements reflected in the Park and Trails Plan are based on goals and policies developed during the Comprehensive Plan update process. It is the goal of the City of Centerville to:

- *Provide convenient active and passive recreation opportunities that serve all the residents of Centerville.*
- *Build new and upgrade existing park properties and trails with ecologically sound and sustainable materials, where possible.*
- *Establish a biking/hiking trail system connecting city parks and residential neighborhoods.*
- *Provide adequate expansion of parks and recreation areas in proposed residential developments.*
- *Provide safe and convenient bicycle and pedestrian access to community recreation facilities.*
- *Expand and preserve parks and recreation opportunities on the shores of Centerville and Peltier Lakes with appropriate sustainable practices in mind.*
- *Promote or provide recreational facilities and programs to serve the varied recreational needs of all age groups in the City.*

Policies reflect the position of the City on the specific implementation of the Goals. It is the policy of the City of Centerville to:

- *Develop a trail access plan which provide interconnection of major parks, recreation areas, schools, commercial nodes, Central Business District and community neighborhoods and implement the plan as funding opportunities allow.*
- *Design and maintain parks with proper lighting, shelter and landscaping to ensure public and property safety, with sustainable practices which protect environmental resources for future generations.*
- *Develop land use regulations compatible with adjacent parks, recreation areas and natural features.*
- *Require dedication of net developable parkland or cash in lieu of land in conjunction with the subdivision or re-development of all properties.*

- *Encourage and accept land gifts and forfeitures in areas with potential recreational development opportunities or to provide open green space.*
- *Coordinate regional trail development potential with Anoka County and adjacent communities.*

There are currently six improved City parks along with several other open spaces owned by the City as displayed on Figure 5, Parks and Trails Plan. Laurie LaMotte Park is located southwest of the old central business district, along the western edge of the City. The park contains a hockey rink, a pleasure skating rink, soccer fields, softball diamonds, and park building. This is the largest City park at approximately 19.8 acres and is the primary facility for organized recreation activities in the City. Tracie Joy McBride Park, a neighborhood park, is approximately 4.2 acres, and is located at the north end of Shad Avenue. Royal Meadows Park, located between Shad Avenue and West Robin Lane, is another neighborhood park with approximately four acres. Acorn Creek Park, which was recently dedicated by the City, is located at 74th Street, and is three acres in size. Eagle Park is another small neighborhood park containing a tennis court and playground equipment. The most recent addition to the park system is Hidden Spring Park; a small park on Centerville Lake. It features a picnic shelter, charcoal grills, benches, gravel trails several interpretive signs and a unique water feature which incorporates a natural artesian well. Two small parks have not been developed at this time: Mill Road Park and Cedar Street Park.

As the City is reaching full development the park plan is likewise fairly established. New residential development will still occur within the southeast corner of the City and northern portion. These areas will likely see new neighborhood scale parks to meet the needs of these new residents. Prior to development occurring in these areas, the City will work with developers to identify the specific locations best suited to providing the public amenities and recreational facilities needed to serve these areas. Ideally, all residential development should be within a half mile of either a neighborhood or community park.

The City's subdivision regulations require the dedication of park land or cash in lieu of land in conjunction with the subdivision of all lands. As indicated above, the City will identify specific sites for needed parks before these areas are developed. When plats are submitted for land containing proposed park sites, the City will require dedication of the sites as a condition of plat approval. If site requirements are greater than the dedication of a particular subdivision, the City may locate parks where multiple dedications may occur or use dedication funds to acquire additional land. Identified corridors in the City's plan for bicycle/pedestrian trails will also be dedicated as part of the City's park land dedication requirements.

The dedication of land should be based upon net developable land. Wetlands and other unbuildable land may be included in a land dedication, but only in excess or in addition to the minimum developable land requirement. In other subdivisions, the developers will be required to make payments in lieu of land dedication. The City will not accept the dedication of park land in developments where parks are not needed.

Funds received from payment in lieu of park land dedication will be placed in a separate fund designated for park land acquisition and improvements. The dedication formula required in the subdivision regulations will be determined by the City's Capital Improvements Program, park development plans and strategy for needed park land and park improvements.

Regional Parks

The Rice Creek Chain of Lakes Regional Park Reserve, located in the northwestern corner of the City, has an overall land area of 4,400 acres, of which 149 acres are within Centerville's City limits. The Regional Park Reserve accounts for 9.6% of the acreage of Centerville. This regional asset is shown on the City's Parks and Trails Plan. The Metropolitan Council's classification as a regional park reserve requires that 80% of its land area must remain in a natural state. Existing facilities within the Regional Park Reserve are picnic areas, parking, boat launches, canoe launches, fishing pier, campgrounds, nature center, heritage lab, a prairie restoration project, cross country ski trails, a swimming beach with bathhouse/restroom, playground and drinking fountain, and Chomonix Golf Course.

The City recognizes the value of the park reserve as a resource to the region and the City, and will continue to take measures to insure protection of the reserve from adverse impacts of development.

Regional Trails

Two important regional trails have been identified and mapped on the Parks and Trails Plan. The first is the Central Anoka County Regional Trail that runs east/west through the City along Main Street (County Road 14). This trail will connect to the Rice Creek Chain of Lakes on the west and to the Hardwood Creek Regional Trail in Washington County.

The second trail, Rice Creek Chain of Lakes-Bald Eagle Regional Trail connects to the Central Anoka County Trail through the regional park. It extends north/south on the western portion of the City along County Road 21 and County Road 14.

The development of these two regional trails through the heart of Centerville is a great benefit to the residents to improve access to three significant regional parks and abundant recreation opportunities.

Local Bicycle/Pedestrian Trails

The City has prepared a trails plan that identifies a system of bikeways, trails and sidewalks connecting City parks and major bicycle/pedestrian traffic generators. These include schools, the downtown area, and Rice Creek Chain of Lakes Regional Park Reserve. The bikeway/pedestrian system will include trails, on-street bike lanes (striped and signed), on-street bike routes (signed only), and sidewalks.

All existing and proposed trails in the City are identified on the Parks and Trails Plan (Figure 5). Proposed trails are listed below:

- County Road 54 from the southern boundary of the City to CSAH 14

- Brian Drive Trail Connection between CSAH 14 and Brain Court
- Centerville Road (CSAH 21) Trail Connection, through downtown between CSAH 14 the LaMotte Park Trail System
- Peltier Lake Drive between Centerville Rd. and Mill Road
- Mill Road between CSAH 14 and Old Mill Road
- Centerville Rd. between Peltier Lk. Rd. and Lakeland Circle
- Additional trails and sidewalks to be considered within new developments

Proposed corridors in areas being platted will be dedicated to the City as part of the City's park dedication requirements. Implementation of the trails system will be included in the Capital Improvements Program of the City.

TRANSPORTATION

It is the goal of the City of Centerville to:

- *Maintain a safe, efficient and convenient multi-modal transportation system.*
- *Protect the integrity of the transportation system.*
- *Provide sufficient off street parking.*
- *Provide transportation choices to the residents of Centerville by encouraging alternatives to the single-occupant vehicle such as carpooling, bicycling, walking and mass transit.*

Policies reflect the position of the City on the specific implementation of the Goals. It is the policy of the City of Centerville to:

- *Develop land use development standards that promote safe and efficient access to the transportation system.*
- *Protect the "small town" atmosphere of the City.*
- *Develop land uses and access spacing guidelines compatible with the functional classification of the regional highway system.*
- *Establish a local transportation network which preserves neighborhood identity while linking together neighborhoods, community parks and facilities.*
- *Identify long term transportation corridors to provide access to and within the City as development occurs.*
- *Identify potential trail corridors for long term linkage to neighborhoods, public parks and businesses and construct those trails as funding allows.*
- *Coordinate transportation planning and system improvements with surrounding communities as well as Anoka County and the Minnesota Department of Transportation.*
- *Work with the Metro Transit to maximize transit opportunities for the community.*
- *Continue to monitor development of the Rush Line Corridor and identify opportunities for park and ride facilities and/or transit connections to the corridor.*

Traffic Analysis Zones (TAZ)

The entire City of Centerville falls within TAZ number 98. Therefore all population, household, and employment forecasts (see Table 20 in the Land Use Chapter) are allocated to TAZ 98.

Highway and Road Plan

Functional Classification

A Functional Classification Map of the City's Road and Highway System is included as Figure 13. Interstate 35E (a principal arterial) is located just east of the City limits. A full interchange with Anoka County State Aid Highway 14 (CSAH 14) provides interstate access to the City. Running east-west through the downtown area, CSAH 14 is the City's most used "A-Minor Arterial". The A-minor designation is further defined for this roadway as an "Expander". The city's only other A-minor arterial is CSAH 54, running north-south along the City's eastern edge. It is considered an A-minor Reliever for its role as a frontage road to 35E. Both A-minor arterials are under county jurisdiction. The county also has a B-minor Arterial; CSAH 21 running north-south along the City's western edge and leading into the downtown where it terminates at CSAH 14.

The City has planned a network of local collector roads. These existing and proposed roads are shown, schematically, on Figure 13.

Road and Highway Map

A map of the City's Road and Highway System is included in Figure 13. The figure shows existing and proposed number of lanes, daily traffic counts and forecasted 2030 volumes for each A-Minor Arterial.

Traffic Allocation

Forecasted 2030 volumes for A minor Arterials were taken from Anoka County's volume projections for their roadway system.

Planned Improvements to Regional Highway System

None of the planned improvements to the metropolitan highway system listed in Tables 4-9 and 4-10 of the Transportation Policy Plan directly affect the City of Centerville.

In the fall of 2007, reconstruction of CSAH 14 began. The roadway is to be reconstructed over a 3 year period from I-35W to I-35E. The improvements will include the addition of a center turn lane throughout the downtown area. Additionally, a median will restrict access at several locations on the east end of the City. In response to this, the City planned and constructed a "Backage Road" to connect 21st Ave. with 20th Ave., allowing better access to local businesses and a way for locals to move throughout town without having to make U-turns.

The City anticipates a similar style reconstruction of CSAH 21 in the three block area of downtown. This project will likely be initiated by the City through its downtown redevelopment plan.

The City has a number of planned improvements to its local collector road system. Those improvements are shown on Figure 13. These improvements will be made as development occurs.

Connection between Land Use and Transportation

The City recognizes the connection between land use, natural resource protection and transportation planning. City policies guide land use to be compatible with both existing natural resources as well as local and regional transportation facilities.

The City's downtown redevelopment will be served by the newly reconstructed/expanded CSAH 14 and CSAH 21.

Need to Expand Facilities

The City will experience growth in two major areas. The first is in the small sections of undeveloped land within the City. These development areas do not represent large enough amounts of potential traffic to tax the local and regional transportation systems. The City also plans to redevelop its downtown area. This redevelopment proposal was large enough to trigger an Environmental Assessment Worksheet (EAW). The conclusion of the EAW, with regard to transportation issues, was that the local and regional roadway system could handle the increased densities in the downtown area with minor modifications in the immediate area, such as the addition of turn lanes, etc. It also concluded that the redevelopment was not the primary cause of the need for these improvements, but rather that it was regional growth.

Growth projections are in line with those shown in the System Statement.

Potential Safety Issues

The City does not anticipate any specific safety issues within its jurisdictional roadway system as a result of growth. Policies regarding access management, geometric design and signage enforced by the City on its existing and planned roadways help maintain a safe local transportation system. Where applicable access management guidelines have been incorporated into the City's subdivision and zoning ordinances.

A number of sidewalk and trail projects are in the planning or construction phase in an effort to increase pedestrian safety. A curb and trail along the east side of Mill Road will allow separation of pedestrians from this higher volume local roadway. Improvements in the Downtown area are slated to meet the same goal.

The City has applied for funding through the Safe Routes to School program for the installation of a grade-separated pedestrian crossing of CSAH 14 near Clearwater Creek.

Access Management

The City understands that access management for state and county roadways is under their respective jurisdictions. Both MNDOT and Anoka County have their own access management policies applicable to each of their roadway systems, respectively. The City maintains its own policies on access to its local roadway network. These policies are similar to those of the Anoka County and the State of Minnesota but are more appropriately formed for a local municipal roadway system.

Bike and Pedestrian Plan

The City maintains policies which support the design of safe and efficient trails throughout the City along existing and developing roadways as well as through off-road corridors. A map of the City's existing and proposed trails is shown in Figure 5. More detailed goals and policies regarding trails can be found in the Parks and Trails section of this plan.

The planned redevelopment of the downtown area will have a distinct pedestrian friendly feel, accomplished through streetscaping elements such as boulevard trees, decorative

concrete sidewalks and intersection treatments, on-street parking, decorative pedestrian lighting and other landscape amenities.

A network of trails will allow bicycle access to the downtown while providing viable bypass routes for those on more regional trips through the area.

Bicycles and pedestrians can access the regional transit network by accessing the park and ride facility at Saint Genevieve Catholic Church which serves as a stop for Route 275. Trails that serve this facility include the planned regional trail along CR 21, planned city trails through downtown and on the north side of Lamotte Park and sidewalks along CR 21 and Meadow Lane. If a new park and ride lot is ever constructed near I-35E, the regional trail that will run along CR 14 (Main Street) could allow pedestrian and bicycle access to this location.

Special Situations

The City is not involved in any right-of-way preservation projects or corridor studies.

Transit Plan

Centerville is located in transit market area III. Centerville currently has limited transit service, with the Route 275 bus running on weekdays during the AM and PM rush hours. This service runs on roughly 30 minute intervals with service beginning at 6:30 am and ending at 7:40 am for AM rush hour and drop-off between 4:50 and 5:50 for PM rush hour. Route 275 runs between Centerville and downtown Saint Paul, where riders can transfer to other routes.

Centerville has one park and ride location at Saint Genevieve Catholic Church at 6995 Centerville Road. The location of this facility is shown on the Transportation Plan Map (Figure 13). According to Metro Transit, Centerville's park and ride currently has capacity for less than 100 riders, and a recent agreement between Metro Transit and St. Genevieve's shows that 50 parking spaces are used for the program. According to Metro Transit's Park-and-Ride Facility location plan, Centerville is located in a service area that is expected to see less than 100 additional riders between 2000 and 2030. The current park and ride location has some additional capacity, however, the church is considering expanding its parking lot which would provide additional capacity for park and ride users. Centerville is also exploring the possibility of a park and ride facility near the interchange of I-35 and CSAH 14. Ramp improvements in this area may include park and ride facilities, and the City is exploring this option and cooperative agreements with the State, County and Metro Transit. This route would likely be served by Route 275 and a new route proposed as part of the Rush Line bus service plan. This improvements are all proposed at the time of this writing.

Centerville also has public dial-a-ride service provided by Anoka County Traveler and Anoka County Volunteer.

There are no rail lines that serve the City of Centerville.

The city has been participating in ongoing planning efforts as a member of the Rush Line Corridor Task Force for a multimodal system called the "Rush Line Corridor" which runs

from Hinckley to St. Paul along abandon railroad beds and the former path of US Hwy. 61. The current plan does not show a stop in Centerville, but further planning efforts, now underway, may include a bus stop in Centerville with connection to the Rail line.

Aviation Plan

Centerville is not within any influence area of an airport within the regional airspace system. The closest airport is Anoka County-Janes Field in Blaine, approximately nine miles west of the City. Centerville is identified by the Metropolitan Council as a City potentially impacted by seaplane base activity. The City will cooperate with the Minnesota Department of Transportation regarding activities that may have potential impact on seaplane operations. The City regulates the construction of objects affecting navigable airspace as well as structures and activities which have the potential to cause electronic interference. The City will notify the Federal Aviation Agency of any proposed structures exceeding 200 feet.

WATER RESOURCES

During the Comprehensive Planning process, the City developed goals related to Community Facilities and Services. Many of these goals are related to water resources and the provision of public utilities. It is the goal of the City of Centerville to:

- *Promote safe neighborhoods and low crime in the community.*
- *Maintain and improve the quality of life in the community.*
- *Provide efficient and responsive services to residents and businesses.*
- *Maintain the quality of education available to residents.*
- *Protect Surface Water resources within and downstream from the City of Centerville.*

Policies reflect the position of the City on the specific implementation of the Goals. It is the policy of the City of Centerville to:

- *Compare the level of administrative, maintenance and emergency response services to community wide needs and objectives.*
- *Explore potential joint service initiatives through continued communication and cooperation with City, County and School officials.*
- *Promote effective communication with residents, business owners, educators and volunteer organizations to maintain an understanding of community goals and objectives and participate in community affairs.*
- *Periodically evaluate the level of public services provided and the associated costs of services.*
- *Design public utility systems for optimum development or saturation in the community and establish cost effective staging or sequencing of utility systems.*
- *Establish priority for basic services to ensure the highest levels of safety and accessibility are provided in the community.*
- *Expand efforts for effective communication and cooperation with surrounding cities on area growth Issues and common concerns.*
- *Require that development proposals are consistent with planned extensions of public utilities and incorporate necessary extensions of core facilities.*
- *Prohibit development with private utilities.*
- *Require that the installation of all public infrastructure is designed and constructed according to City standards and specifications.*
- *Enforce ordinance provisions which require connection of existing homes and businesses with private utilities to public utility systems, within a reasonable time after public utilities have become available but not later than 2012 for areas currently served but not yet connected.*

- *Enforce provisions of MPCA Chapter 7080 for the maintenance of private on-site waste treatment systems.*
- *Establish design and construction standards for sanitary sewer installation and maintenance to minimize potential sources of inflow/infiltration in the sewer collection system.*
- *Continue monitoring potential sources of inflow/infiltration to reduce inefficiencies in the metropolitan wastewater treatment system.*
- *Ensure consistency with all watershed rules, especially as they relate to surface water.*
- *Continue to implement conservation programs aimed at reducing residential water use.*

Sanitary Sewer

The City of Centerville is entirely surrounded by the City of Lino Lakes. Therefore, development boundaries are well defined. The City is nearing the point of full build-out. Small sections of undeveloped land in the City's northern, southern and eastern reaches exist, undeveloped at this time.

Individual Sewage Treatment Systems

Some of these undeveloped parcels contain homesteads served by Individual Sewage Treatment Systems (ISTS). Less than two dozen of these systems remain within the City limits. The City's code does not allow subdivision or development without connection to City sewer and water (Chapter 153.17). City ordinance also does not allow existing ISTS to be replaced as long as connection to City sewer is feasible. The City also plans to have all residents connected to city water and sewer services by 2013.

For the small number of existing ISTS, the City employs Anoka County's services for required inspections. If for some reason, a new ISTS would be the only available form of sewerage an existing parcel, the City would ensure that it was designed and constructed in accordance with MPCA rule 7080. This is, however, highly unlikely.

Centerville will enact a policy of sending a letter to each homeowner still utilizing an ISTS every 3 years to remind them of their responsibility to have their system inspected and, if necessary, pumped every 3 years. The letter will also require the homeowner to provide the City with record of such inspections and pumpings. The City will track these records and follow-up with homeowners who have not met the requirements.

System Capacity

By the end of the planning period (2030), the City anticipates full build-out of its undeveloped areas. The City's existing trunk main and lift station facilities are designed to handle the flow from these small, remaining areas without further upgrade. Some trunk mains may need minor extensions to reach the unsewered areas, but no upsizing will be required downstream to accommodate these developments.

The City is considering the elimination of one of its four lift stations. This is being proposed in conjunction with the planned 2009 Street and Utility Improvements Project. The City will take the opportunity of having the roadway torn up to redirect flows originating east of Lift Station 3 (LS 3) back to the east and into LS 4. Lift Station 4 was constructed after Lift Station 3 and was built deep enough for gravity service directly from LS 3. The elimination of this lift station will save on annual operation and maintenance costs as well as increase the reliability of the sewer system serving residents in the Center Oaks development. Lift Station 4's capacity to handle these flows has been investigated and found to be sufficient along with all downstream gravity mains.

To accommodate the Downtown Redevelopment Project, the City is rerouting and in some cases installing deeper sewer mains in this area. However, no major upsizing projects are needed to accommodate the increased flows from this project.

Figure 18 shows the City's Sanitary Sewer Collection System including gravity and forcemain pipes, manholes, lift stations and remaining ISTS. The map also shows schematic representations of future trunk main extensions to serve undeveloped parcels.

Inflow and Infiltration (I/I)

The City has monitored flows during both dry and wet weather and found that the increase in sanitary sewer flow is well below the thresholds set by the Metropolitan Council for wet weather peaking. Never the less, City code and policies prohibit the connection of sump pumps, downspouts, foundation drains, other passive drain tiles or other storm water sources to service laterals.

Regularly, portions of the City's sewer are televised in a rotation ensuring all mains are televised every few years. During these inspections, services exhibiting constant clear water flows are noted and investigated for possible illegal connections.

Flow Projections

Table 28, below, shows flow estimates from the City based on proposed population growth which is slightly higher than that projected in the system statement. Land use assumptions, and thus flow assumptions for 2015 and 2025 are assumed to be a midpoint between other projections (i.e. flow rate for 2015 is a midpoint between 2010 and 2020), and thus are not shown in the table.

Table 28 - Sewer Flow Based On Future Population Estimates

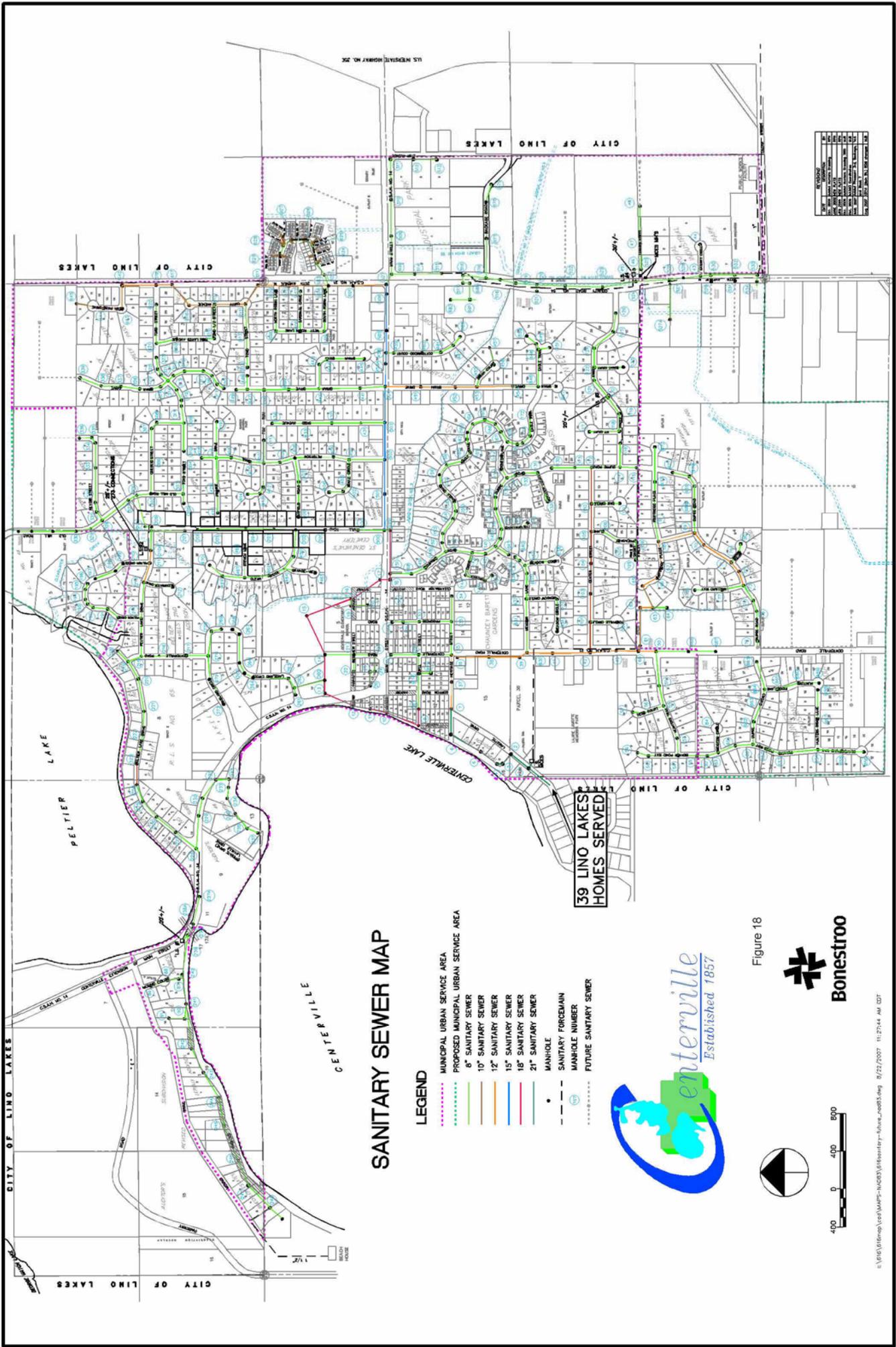
	1990	2000	2010**	2020	2030	Change 2010- 2030
Total Population						
Sewered	N/A	N/A	3,712	4,864	6,144	2,432
Unsewered	N/A	N/A	19	-	-	-19
Household Size*		2.97	2.76	2.56	2.54	-0.22
Total Households						
Sewered	N/A	N/A	1,345	1,900	2,419	1,074
Unsewered	N/A	N/A	7	-	-	-7
Total Employment						
Sewered	N/A	N/A	600	1,000	1,210	600
Unsewered	N/A	N/A	-	-	-	0
Projected Flow						
<i>System Statement</i>						
Avg. Annual Sanitary Flow (MGD)*			0.28	0.38	0.70	
Allowable Peak Hourly Flow (MGD)*			1.08	1.08	1.22	
<i>Proposed City Projections</i>						
Avg. Annual Sanitary Flow (MGD)			0.292	0.395	0.491	
Proposed Allowable PHF (MGD)			1.08	1.41	1.71	

*from Met Council system statement forecast in 2005

**households same as actual unit count in January 2008

Justification of the population and employment numbers shown above can be found in the land use chapter. Flow projections were derived by assigning 75 gallons per capita per day for residents plus 25 gallons per employee per day working in the City. These assumptions match closely when they are applied to existing population and employment numbers and then compared to actual flow readings.

Since the City is served by interceptor 9708 with a capacity of 0.5 MGD, these projections should be able to be accommodated, especially given that the 2030 projections represent a full build-out scenario.



SANITARY SEWER MAP

LEGEND

- MUNICIPAL URBAN SERVICE AREA
- PROPOSED MUNICIPAL URBAN SERVICE AREA
- 8" SANITARY SEWER
- 10" SANITARY SEWER
- 12" SANITARY SEWER
- 15" SANITARY SEWER
- 18" SANITARY SEWER
- 21" SANITARY SEWER
- MANHOLE
- SANITARY FORCEMAIN
- MANHOLE NUMBER
- FUTURE SANITARY SEWER



Figure 18



Water Supply

History

In 1996, a Comprehensive Water Plan was completed by MSA, Consulting Engineers, outlining the City's Existing Water supply, storage and distribution system as well as evaluating future infrastructure needs. Most recommendations of that report have been implemented.

Storage

The City has enough storage capacity (0.5 MG elevated tower) to accommodate the projected full-build out daily usage of just under a half a million gallons.

Distribution

The City's network of trunk mains is well established and modeling done during the design of the water tower constructed in 2004-5 confirmed adequate fire flow to most areas of the city. Some interconnections of trunk mains are scheduled for completion in conjunction with the 2009 Street and Utility Improvements Project. Others are slated for completion with the redevelopment of the Downtown Area. The final trunk mains in the City's plan would be installed as development of the few remaining undeveloped areas occurs. The need for these mains is triggered only by the development of those areas.

Treatment

The city does not currently have a water treatment facility. Chlorine, Fluoride and Polyphosphates are injected at each of the two well sites. The City has not had a lot of complaints regarding water quality and has consistently passed primary health standards during their annual testing through the Department of Health.

Supply

The City anticipates the need for one additional municipal well to be constructed within the next five years depending on the rate of growth. The new well may be located at the site of the new public works facility in the southeast corner of the City. Other locations for the well may be explored to keep the three wells in fairly close proximity to keep costs down in the event the City chooses to build a Water Treatment Facility.

Well Head Protection

The City has recently adopted a Well Head Protection Plan (WHPP). The plan can be found on the City's website www.centervillemn.com. It identifies 10-year Well Head Protection Areas (WHPA) for each of the City's two wells. Certain land use restrictions are associated with these zones, respectively.

As the City moves to serve the entire City with municipal water, residents within the WHPAs will be required to cap their existing wells to prevent contamination of the municipal wells when they hook to City water.

Emergency and Conservation

The City has recently completed a Water Emergency and Conservation Plan for its water system. The plan identifies strategies to deal with water crisis such as shortages, contamination and other emergencies.

Surface Water Management Plan

The City updated its Surface Water Management Plan in 2004. The plan was approved by the Rice Creek Watershed District on March 10, 2004, and adopted by the City on October 7, 2004. The plan was an update of a previous plan completed in 1997.

Centerville lies within the jurisdictional boundaries of the Rice Creek Watershed District.

Since the time of this update, several new or modified requirements have arisen. A summary of the changes to the SWMP submitted with this Comprehensive Plan follows:

2007 New Information

The 2004 Centerville Surface Water Management Plan (SWMP) information is still generally current and should be followed until a new SWMP is prepared pending completion of the Rice Creek Watershed District (RCWD) Water Management Plan (WMP) updates and as required by Minnesota state statute. The majority of the 2030 Met Council Water Resources Management Policy Plan requirements for Local Surface Water Management Plan elements are covered in the existing 2004 SWMP.

However, a few specific 2008 issues have been discovered as a part of this SWMP Amendment process for the 2008 Comprehensive Plan update required by the Met Council. Specifically, the following revisions and additions to the 2004 SWMP should be noted. This list references directly the 2030 Met Council Water Resources Management Policy Plan LSWMP elements.

1. **Water resources management related agreements** – Centerville falls entirely within RCWD. This organization is in the process of updating their WMP and has completed an update to their rules. The rules were adopted in 2008. Completion of the watershed management organization WMP will necessitate an update to the 2004 SWMP. The focus of the RCWD updates are primarily on infiltration.

Section 5.7, page 16 of the City's SWMP discusses the intent of the City of Centerville to "continue to support and coordinate with the RCWD on all water resource management issues, and it recognizes the role of the RCWD to continue to administer all water resource permitting and regulation responsibilities". Therefore through reference to the RCWD WMP and rules the City shows its continued commitment to the goal of nondegradation and improving water quality for all its residents. The Minnesota Stormwater Manual, Metropolitan Council's Minnesota Urban Small Sites BMP Manual and RCWD WMP should be referenced for additional alternatives.

The RCWD is in the final stages of writing the Lino Lakes Resource Management Plan (RMP). The RMP has been closely coordinated with the City of Lino Lake's

Comprehensive Plan Update and the City of Centerville's future land use was included in the RMP analyses.

2. **Integration of SWPPP policies and goals** – Centerville is a Phase II NPDES MS4 permit community and therefore needs to integrate its SWPPP with the SWMP. The MPCA is the permitting authority in Minnesota for National Pollution Discharge Elimination System (NPDES), the federal program administered by the Environmental Protection Agency to address polluted stormwater runoff. In compliance with the provisions of the federal Clean Water Act, the general permit authorizes stormwater discharges from storm sewer systems

“owned or operated by a state, city, town, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, stormwater, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage districts, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the Clean Water Act that discharges to waters of the United States;”

According to the permit language:

“This permit establishes conditions for discharging **Storm Water** and specific other related discharges to the **Waters of the State**. This permit is required for discharges that are from **Small Municipal Separate Storm Sewer Systems**, as defined in this permit.

The permit is known as the NPDES Phase II MS4 permit and the MPCA requires Centerville to obtain coverage. The phase II designation simply relates to the fact that the permit program has been in place and phase II simply expands it to more cities in the state. MS4 is an acronym for “municipal separate storm sewer system.” To obtain coverage, the City of Centerville is required to develop a stormwater pollution prevention program (SWPPP) to address six minimum control measures:

1. Public Education
2. Public involvement
3. Illicit discharge detection and elimination
4. Construction site runoff control
5. Post-construction runoff control
6. Pollution prevention in municipal operations

Centerville must identify best management practices (BMPs) and measurable goals associated with each minimum control measure. The City does this through its BMP summary sheets contained in its SWPPP. An annual report on the implementation of the SWPPP must be submitted each year. The City's SWPPP is available on its website and at City Hall.

3. **List of Impaired waters within jurisdiction from MPCA 303(d) list** - The MPCA is required to publish a list of impaired waters, lakes and stream in the state that are not meeting federal water quality standards. For each waterbody on the list, the MPCA is required to conduct a study to determine the allowable Total Maximum Daily Load (TMDL) for each pollutant that exceeds the standards. The 2008 MPCA list of impaired waters identifies TMDL reports needed for 1,469 lakes, rivers and streams in the state. Impaired waters within the City of Centerville include: Clearwater Creek, Centerville Lake and Peltier Lake. RCWD is in the process of completing a TMDL study for Centerville Lake. The City emphasizes that it is preparing for TMDL implementation by updating its official controls and continuing to refer to RCWD for administration of water resource permitting and regulation as detailed in the SWMP. It is the City's intention to work with whoever is the preparer of the TMDL to develop appropriate loadings for the designated water bodies, implement the findings and develop funding strategies once the study is completed.

Clean Water Act Assessments

Description:

A number of water bodies within the City of Centerville are listed in the state impaired waters list. Waters that do not currently meet their designated use due to the impact of a particular pollutant or stressor are placed on this list of impaired waters otherwise known as the 303(d) list. At some point a strategy would be developed that would lead to attainment of the applicable water quality standard. The process of developing this strategy is commonly known as the Total Maximum Daily Load (TMDL) process and involves the following phases:

1. Assessment and listing
2. TMDL study
3. Implementation plan development
4. Implementation
5. Monitoring of the effectiveness of implementation efforts

Recommendation:

Responsibility for implementing the requirements of the federal Clean Water Act falls to the U.S. Environmental Protection Agency (USEPA). In Minnesota the USEPA delegates much of the program responsibility to the state Pollution Control Agency (MPCA). Information on the MPCA program can be obtained at the following web address: <http://www.pca.state.mn.us/water/tmdl/index.html>. The following is an excerpt from the MPCA website describing the program and its need:

The Clean Water Act requires states to publish, every two years, an updated list of streams and lakes that are not meeting their designated uses because of excess pollutants. The list, known as the 303(d) list, is based on violations of water quality standards and is organized by river basin. Environmental organizations and citizen groups have sued the EPA because states have not made adequate progress to meet Section 303(d) requirements. The EPA has been sued for various reasons. Over the past 10 years, lawsuits have been filed

in 42 states and the District of Columbia. Of those, 22 have been successful. There is currently no such lawsuit in Minnesota. However, beyond the federal requirements, there are many reasons for us to move forward with the development of TMDLs. Foremost is the need to clean up our rivers, streams and lakes to maximize their contributions to the state's economy and quality of life and to protect them as a resource for future generations.

For each pollutant that causes a water body to fail to meet state water quality standards, the federal Clean Water Act requires the MPCA to conduct a TMDL study. A TMDL study identifies both point and nonpoint sources of each pollutant that fails to meet water quality standards. Water quality sampling and computer modeling determine how much each pollutant source must reduce its contribution to assure the water quality standard is met. Rivers and streams may have several TMDLs, each one determining the limit for a different pollutant. Table 29 lists the 303(d) impaired waters within the City.

Table 29 - 303(d) 2008 Draft List of Centerville's Impaired Waters

Water Body	Year First Listed	DNR #	Affected Use	Pollutant or Stressor	TMDL start/ TMDL complete
Clearwater Creek	2002		Aquatic life	Fish and invertebrate IBI	2008/2015
Centerville Lake	2002	6P	Aquatic recreation	Nutrient/ eutrophication biological indicators	2005/2009
Peltier Lake	2002	4P	Aquatic recreation, Aquatic consumption	Nutrient/ eutrophication biological indicators, excess mercury	2005/2009

The absence of a water body from the 303(d) List does not necessarily mean it is meeting its designated uses. It may be that the water body either has not been sampled or there is not enough data to make an impairment determination. Additionally, where mercury is identified as a stressor, the TMDL approach will be regional in nature as mercury is most commonly an air-borne pollutant.

The MPCA has established TMDL listing criteria for nutrient enriched lakes. The criteria are used for determination of aquatic recreation use support (swimming) based on ecoregion under Minn. R. ch. 7050. Table 30 outlines the MPCA current water quality criteria based on a June through September average data.

Table 30 - MPCA impairment designation thresholds for determining use support for lakes

Impairment Designation	Ecoregions					
	North Central Hardwood Forest			Western Corn Belt Plains		
	Not Listed	Review range	Listed	Not Listed	Review range	Listed
TP (g/L)	< 40	40 – 45	> 45	< 70	70 – 90	> 90
Chlorophyll – (g/L)	< 15	N/A	> 18	< 24	N/A	> 32
Secchi disk transparency (m)	> 1.2	N/A	< 1.1	> 1.0	N/A	< 0.7

To be listed on the 303(d) impaired waters list, by the MPCA, in-lake monitoring data must show that TP and either Chlorophyll – α or Secchi depth were violated. If data show a lake is not meeting the support criteria for any one of the variables, it may be placed on a review list. The MPCA uses a weight of evidence approach to determine if a lake will be listed as impaired (MPCA 2005).

To be de-listed, the lakes must achieve these criteria. However, there is provision for goal-setting flexibility. The listing criteria may not be realistically achievable for some lakes, and therefore an alternative goal may be proposed on a site specific basis.

Additionally, the MPCA has acknowledged that shallow lakes should not be assessed with the same criteria as deep lakes. Shallow lakes are different than deep lakes due to differences in ecological characteristics and internal nutrient cycling. The MPCA has defined shallow lakes as having a maximum depth less than 15 feet, or having greater than 80% surface area as littoral (less than 15 feet deep) surface area. Table 31 shows MPCA’s proposed numerical standards for shallow lakes. These criteria were approved in 2008.

Table 31 - Proposed MPCA impairment designation thresholds for determining use support for lakes

Parameters	Ecoregions			
	North Central Hardwood Forest		Western Corn Belt Plains	
	Shallow	Deep	Shallow	Deep
TP (g/L)	60	40	90	65
Chlorophyll – (g/L)	20	14	30	22
Secchi disk transparency (m)	1.0	1.4	0.7	0.9

Status:

Only a handful of TMDLs have been completed or are in process. The first TMDL implementation plan for Centerville Lake is in process by RCWD and is nearly complete.

Additional TMDLs for George Watch, Marshan and Reshanau, all downstream from the City of Centerville are nearing completion.

Future Steps:

Most likely the watershed districts will continue to be the lead agencies charged with developing TMDLs for the water bodies identified above. The City must be involved in developing the implementation plan for all of its waterbodies. It is likely that once a TMDL plan is in place the Centerville SWMP will have to again be amended to incorporate the requirements of these TMDLs.

IMPLEMENTATION

The implementation of the Comprehensive Plan does not end with adoption. The City's official controls, the zoning ordinance and subdivision regulations, will ensure day to day monitoring and enforcement of the policy plan. The regulatory provisions of both ordinances, as revised, will provide a means of managing development in the City in a manner consistent with the Comprehensive Plan. The City's Capital Improvements Program will enable needed improvements identified in the plan to be programmed and implemented in a timely and cost effective manner.

Official Controls

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

The plan identifies a number of specific changes to the zoning ordinance and subdivision regulations which need to be considered by the City. Some of these changes include:

- An analysis of residential district standards and PUD provisions which may enhance implementation of housing goals and policies and the action plan.
- Create a medium density residential zoning district to match the new land use designation. This district should include permitted and conditional uses, site and design standards.
- A review of the commercial district provisions to clarify permitted uses that will enhance complimentary relationships of existing and new commercial areas, rather than promoting duplication or redundancy of services.
- Adoption of shoreland management standards.
- A review of the commercial district provisions to promote development and ensure appropriate uses and regulations and prevent land use or environmental incompatibility.
- Changes in the zoning map to make the zoning of property consistent with the policies and provisions of this plan.
- A review of the General Provisions and Supplementary Regulations of the Zoning Ordinance to provide additional protection to the area's natural resources and environmental systems; and notification for potential airspace obstructions.
- Completion of a local surface water management plan.

- Amendments to the City's subdivision regulations to better protect natural resources and amenities, and provide for appropriate land dedication and funding for improvement of the City's park system.
- Ordinance provisions which require connection to public sewer and water when available.
- Evaluate the feasibility of establishing housing and economic development initiatives at the City level, such as tax increment financing, or contracting with the Anoka County HRA for similar services.

Economic Development

In 2007, Centerville formed an Economic Development Authority (EDA) with all the associated powers and responsibilities including taxing authority. The EDA will work on economic development issues within the City.

Centerville is also part of the Twin City Community Capital Fund. The Fund is designed to leverage millions of dollars in Revolving Loan Funds (RLFs) and other economic development funds owned and managed by metro area local governments and development financing organizations. By pooling resources, TCCCF members have the advantage of offering much larger loans than would be possible with limited local resources, greater gap-lending flexibility for financing local development projects, and significantly lower loan risk—all with the support and services of a professional fund manager and experienced loan officers at no cost to Fund members.

Plan Amendment Process

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

When considering amendments to this plan, the City will use the following procedure:

1. Amendments may be initiated by land owners, land developers, the Planning and Zoning Commission or the City Council.
2. The Planning and Zoning Commission will direct the City staff to prepare a thorough analysis of the proposed amendment.
3. The City staff will present to the Planning and Zoning Commission a report analyzing the proposed changes, including their findings and recommendations regarding the proposed plan amendment.

4. The Planning and Zoning Commission will decide whether or not to proceed with the proposed amendment. If a decision to proceed is made, a formal public hearing will be held on the proposed amendment.
5. Following the public hearing the Planning and Zoning Commission will make a recommendation to the City Council.
6. The City Council will receive the recommendation from the Planning and Zoning Commission and make a final decision on whether to adopt the amendment.

All amendments to the plan must be submitted to the Metropolitan Council for review prior to implementation.

Capital Improvements Program

The City will annually update a five year capital improvements program which identifies major capital expenditures consistent with the Plan. The program should include public and private investments in infrastructure, park and trail development expenditures, infrastructure repair and replacement, building maintenance and repair and other planned capital expenditures. Like the Comprehensive Plan, the capital improvements planning process is ongoing and subject to modification, as appropriate. Table 32 identifies the City's current five year anticipated capital improvements.

Table 32 - Anticipated Capital Improvements

	Timeline	Funding Source	Estimated Cost
Sanitary Sewer CIP			
Repairs	2009	Assessments/Sewer Utility Fund	\$109,000
LS 3 Abandonment	2009	Sewer Utility Fund	\$92,000
Water System CIP			
Well #3 & Pumphouse	2010-2012	Water Utility Fund	\$400,000
Water Treatment Fac.	???	Water Utility Fund	????
Street CIP			
Reconstruction	2009	Assessments/General Fund	\$8,000,000
Community Facilities			
City Hall Renovation or Relocation	2010-2015	General Fund	\$4,000,000