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CHAPTER 1: INTRODUCTION

The context for this Comprehensive Plan is based on the reality that East Bethel is on the brink of significant change. Presented with a tremendous opportunity to proactively address new growth, the community and its leaders are committed to shaping the future of the community in a way that compliments the existing important features and characteristics the City has to offer, yet provide for a strong economic base and amenities residents and business owners desire.

A future City Center development, implementation of municipal water and sewer services, and other major growth opportunities have prompted residents and leaders within the community to develop a long-term “vision” for what the City of East Bethel should look like into the future, and how the community can best allow and manage development without jeopardizing the core values and important features the City has to offer. Examples of these features include:

- Significant parks and open spaces with a vast portion of the community consisting of natural wetlands.
- Rural setting with large residential lots.
- Undeveloped land attractive to new development opportunities.
- Strong community interest in helping to shape growth and create a sense of place and identity within the community.

The challenge becomes clear that in the face of new development opportunities and potential implementation of major infrastructure, the community must determine how it can best manage change while maintaining and preserving these and other unique features. The revised Comprehensive Plan lays out a number of strategies designed to assist the community in making decisions based on clear, thoughtful, and consistent policies and guidelines.

DEFINING A COMMUNITY

The City of East Bethel is currently classified as a “Diversified Rural” and “Rural Center” geographic planning area under the Metropolitan Council’s Thrive MSP 2040 plan. As mentioned above, the community is

pursuing a number of opportunities including the implementation of municipal sewer and water services, a City Center development, and other growth strategies that indicate East Bethel is transitioning into a “Rural Center.”

Diversified Rural communities, as defined by the Metropolitan Council, are considered to provide for the widest variety of farm and non-farm land uses of all community classifications within the seven-county metropolitan area. (These uses typically include a mixture of limited large-lot residential and clustered housing, with facilities and services, including agricultural, that require or are best suited to a rural location.) More specifically, Diversified Rural communities are expected to accommodate growth in a manner that does not exceed one unit per ten acres, and that does not require the provision of regional urban services. Further discussion and examples of Diversified Rural growth strategies are provided in subsequent and respective chapters.

Rural Centers are first considered “Rural Centers” that provide basic services to consumer and community activities. Typically, they are small towns established many years ago to serve the needs of farm areas. Rural Centers are located throughout the Rural Area and those interested in growing are considered “Rural Centers.” Growth strategies for Rural Centers include providing for the preservation of low densities in rural areas while accommodating orderly expansion (for example, maintaining one unit per ten acres in Diversified Rural Areas). Additional strategies call for improvements to regional infrastructure that would support growth at densities of three to five-plus units per acre, as well as acquiring and operating wastewater plants/services if doing so is cost effective and efficient. Further discussion that supports East Bethel transitioning into a Rural Center is provided in subsequent areas of this updated Comprehensive Plan.

HISTORY

The City of East Bethel was originally home to the Chippewa Nation. Settlement of this area by Europeans occurred first in the 1850s following the purchase of the Louisiana Territory by the United States in 1837. Settlers originated primarily from Sweden, Norway, England, Ireland, and New Brunswick. Most of the land was prairie and ready for cultivation and some farms were started as a result of land grants to Civil War veterans. Many early

settlers established homesteads near Cedar Creek; lumber for homes came from nearby virgin white cedar trees in Cedar Creek Swamp.

Bethel Township was organized in 1858 – the same year Minnesota became a state. The Township included all of what is now Linwood Township until 1871 when Linwood Township was organized. According to local history, the name of the City was inspired by the Bible and was suggested by early settler James Cooper. The Bethel Post Office was first established in 1863 but was later moved to a site along the newly constructed Great Northern Railroad. This site became part of the City of Bethel which incorporated prior to East Bethel's incorporation.

The unusually large size of East Bethel (nearly 48 square miles) originated with lobbying efforts of Minnesota settlers who lived just to the north of what was the original extent of Anoka County. These settlers, who usually conducted business in the County, lobbied the State legislature to include an additional two rows of sections in the County. Bethel Township was granted 12 additional sections, Linwood Township was shifted 2 miles to the north, and Columbus Township was given the southern 2 tiers of sections of Linwood Township. The balance of the additional land to the west became St. Francis Township.

Early roads in the Township followed native trails or the paths of animals. The problem of crossing swamps had been solved by laying trees and logs crossways and covering them with dirt. Such roads were called corduroys. Desiring an easier way of marketing their produce, residents of Bethel met with then Senator J.T. Elwell to plan a better and more direct route to Minneapolis. Working with townships to the south, Central Avenue was created in 1900-01, which later became State Highway 65. This road was graded in 1923-24, blacktopped in 1931, widened in 1951, paved in 1952, and became a divided highway in 1969-70.

Some of the most interesting history of East Bethel involves gangster activity. The Ma Barker gang lived in a house near Cedar Creek on Highway 65 for some time. They posed as painters wearing paint-splattered overalls and came and went at regular business hours. They left Bethel Township just prior to the FBI discovering their hideout. (They were later caught in Iowa.) There is also a cabin located on the south shore of Coon Lake where some claim John Dillinger hid out one winter.

The process of becoming a village took nearly two years. On May 8, 1957, residents presented a petition to incorporate the Township into East Bethel Village. The Anoka County Board of Commissioners approved the petition and a Township election resulted in a vote of 232 in favor and 161 in opposition to incorporation. However, four residents took the issue to court which resulted in the incorporation being declared invalid. The court found that the Township was neither suburban in character nor likely to be so in the near future (which were criteria for granting village status). Shortly after the beginning of the 1956 State Legislature, Senators Ralph Johnson and John Nordin, who represented the Township, introduced a bill recognizing the incorporation of the village. Only one legislator voted in opposition and the bill became law with the signature of Governor Freeman. East Bethel became a legal municipality with a unanimous vote for incorporation by the Town Council on April 27, 1959. The population at that time was 1,286.

Much of the information contained in this section of the Comprehensive Plan is taken from *"The History of Bethel Township and East Bethel Village That Became the City of East Bethel, From 1848 to 1974,"* by Louise Lyon. This narrative (available at City Hall) includes detailed and local accounts of numerous township and personal histories.

POPULATION AND HOUSEHOLD GROWTH

General population growth, in addition to increases in mobility, has made the City an attractive and affordable area for new rural homesteads. Table II-1 indicates population changes, household growth, and changes in the average size of households between 1970 and estimates through the year 2004.

East Bethel first experienced large growth in new residents in the 1960s and a growth increase of 156 percent during the 1970s. Anoka County's growth during the 1960s leveled off in the mid 20 percent range by 1980 and remained there until 2000. Similar growth in the number of households is also evident. Overall the City has grown from just over 700 households in 1970 to an estimated 4,155 in 2016, an increase of 488 percent in 46 years.

The number of persons per household in East Bethel has dropped from 3.66 in 1970 to an estimated 2.84 in 2016. Anoka County has seen a more dramatic reduction in persons per household from 3.90 in 1970 to an estimated 2.72 in 2016. These tendencies indicate that although steady growth

in population continues, the density of residents per household is consistent with the national trend of smaller family size.

TABLE II-1. POPULATION AND HOUSEHOLDS

<i>Population</i>	1970	1980	1990	2000	2010	2016
<i>East Bethel</i>	2,586	6,626	8,050	10,941	11,626	11,788
<i>% Increase</i>		156%	21%	36%	6%	1%
<i>Anoka Co.</i>	154,712	195,998	243,641	298,084	330,844	348,652
<i>% Increase</i>		27%	24%	22%	11%	5%

<i>Households</i>	1970	1980	1990	2000	2010	2016
<i>East Bethel</i>	706	1,955	2,542	3,607	4,060	4,155
<i>% Increase</i>		177%	30%	42%	13%	2%
<i>Anoka Co.</i>	39,688	60,716	82,437	106,428	121,227	128,135
<i>% Increase</i>		53%	36%	29%	14%	6%

<i>Persons per Household</i>	1970	1980	1990	2000	2010	2016
<i>East Bethel</i>	3.66	3.39	3.17	3.03	2.86	2.84
<i>Anoka Co.</i>	3.90	3.23	2.96	2.80	2.73	2.72

Source: U.S. Census; Metropolitan Council

TABLE II-2. AGE OF POPULATION

	East Bethel	Percentage	Anoka County	Percentage
<i>Under 5 years</i>	774	6.7	21,540	6.4
<i>5 to 14 years</i>	1,383	11.9	47,538	14.0
<i>15 to 19 years</i>	771	6.6	22,635	6.7
<i>20 to 29 years</i>	1,274	11.0	41,064	12.1
<i>30 to 39 years</i>	1,617	13.9	45,364	13.4
<i>40 to 49 years</i>	1,678	14.4	50,782	15.0
<i>50 to 59 years</i>	2,459	21.2	52,391	15.5
<i>60 to 74 years</i>	1,405	12.1	42,711	12.6
<i>75 and older</i>	264	2.3	14,739	4.4

Source: Metropolitan Council – Community Housing Profiles

DEMOGRAPHICS

As indicated in Table II-2, the age breakdown of East Bethel’s residents is only slightly different than Anoka County. The greater presence of families is identified by more than double the number of children (ages 0 to 19) than

elderly (age 60 and higher) in East Bethel. The remaining percentages in the age groups are similar between the City and County statistics.

LOCAL ECONOMY

Employment in the City of East Bethel reflects the rural nature and small population base of the community. Table II-3 provides a summary of employment in the City and the County. The employment base is fairly diverse with construction the largest employment sector in the City. Total construction jobs increased from 23 percent in 1997 to about 26 percent in 2016. Wholesale and retail trade job percentages have decreased indicating a greater diversification of employment in the community.

TABLE II-3. EMPLOYMENT

	East Bethel	Percent	Anoka Co.	Percent
<i>Administrative and Waste Services</i>	43	3.1	5,700	4.9
<i>Agriculture, Forestry, Fishing & Hunting</i>	24	1.7	465	0.4
<i>All Other Industries</i>	298	21.6	14,438	12.3
<i>Construction</i>	354	25.7	8,155	7.0
<i>Education Services</i>	219	15.9	10,193	8.7
<i>Finance and Insurance</i>	22	1.6	2,428	2.1
<i>Health Care and Social Assistance</i>	59	4.3	17,004	14.5
<i>Manufacturing</i>	85	6.2	22,959	19.6
<i>Other Services, Ex. Public Admin</i>	58	4.2	4,826	4.1
<i>Professional and Technical Services</i>	13	0.9	3,522	3.0
<i>Public Administration</i>	57	4.1	4,950	4.2
<i>Real Estate and Rental and Leasing</i>	0	0.0	1,376	1.2
<i>Retail Trade</i>	80	5.8	15,616	13.3
<i>Wholesale Trade</i>	65	4.7	5,612	4.8
Total	1,377	100.0	117,244	100.0

Source: U.S. Census; Metropolitan Council

GROWTH PROJECTIONS

The Metropolitan Council's Thrive MSP 2040 plan, adopted in May 2014 forecasts growth in population, housing, and employment for East Bethel as identified in Table II-4. The forecasts are used by the Council to plan its regional systems. These long-range forecasts take into consideration the

impacts of the City becoming a rural growth center with sewer development, as well as significant new proposed developments such as a city center. These estimates will need to be revisited as major projects are completed and development levels increase. As an example, the projected growth of a city center at full build-out could likely result in an additional 1,400 housing units and an increase in population of 2,950 persons.

TABLES II-4 AND II-5. GROWTH FORECASTS

Forecast Year	Population	Households	Employment
2010	11,626	4,060	1,123
2020	12,400	4,700	1,700
2030	15,400	6,000	1,950
2040	18,400	7,400	2,200

Forecast Year	Forecast Component	Population	Households	Employment
2010	MCES Sewered	0	0	0
2010	Unsewered	11,626	4,060	1,123
2020	MCES Sewered	1,100	427	1,033
2020	Unsewered	11,300	4,273	667
2030	MCES Sewered	3,500	1,331	1,258
2030	Unsewered	11,900	4,669	692
2040	MCES Sewered	7,380	3,000	2,000
2040	Unsewered	11,020	4,400	200

Source: Metropolitan Council and City of East Bethel – assumes implementation of municipal services.

The projections in Table II-4 were calculated by the Metropolitan Council in cooperation with the City of East Bethel. Table II-5 represents projections that break out the “sewered” portion of the totals in Table II-4. The total population is expected to reach more than 18,000 by the year 2040.

Household and population calculations correlate based on persons per household: 2010 calculations utilized an average of 2.8 persons per household. In 2020 the number changed to 2.7, and in 2030 it was 2.6.

The City of East Bethel believes these population estimates may be conservative given the potential growth and development opportunities municipal services will provide to the extent that at full build-out sometime beyond the year 2050, the total population of East Bethel could reach more than 40,000.

2040 PLAN VISION AND PUBLIC ENGAGEMENT

On January 12, 2017, the East Bethel held a public visioning session in two parts at the Senior Center. The afternoon session was focused towards the Chamber of Commerce and the evening session was focused towards the general public, but both sessions were open to the public and anyone could attend and participate. A number of interactive exercises were conducted and the results of these exercises were discussed with the City Council and the Planning Commission. From those discussions, the following Vision Statements were established to guide the development of the 2040 Comprehensive Plan.

East Bethel 2040 Comprehensive Plan Guiding Vision Statements	
1	East Bethel is uniquely distinguished by its vast and diverse natural spaces.
2	East Bethel is committed to the preservation of its open spaces, wildlife, and rural character. The community considers these qualities to be an integral part of the character of East Bethel.
3	East Bethel prioritizes improving access to civic, retail and medical services that serve the basic needs of the community.
4	East Bethel supports increasing development along its Highway 65 corridor, focusing on key locations and intersections that are feasible for development.

5	East Bethel values citizen engagement and is committed to fostering a culture of involvement.
6	East Bethel must be an attractive and viable community for all stages of an individual's life.
7	East Bethel is in favor of residential development that will support commercial development.

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CHAPTER 2: HOUSING

East Bethel is a rural community where housing consists primarily of large-lot, single-family homes. The next most common form that housing takes is manufactured homes. There has been recent interest in the community for a more diverse housing stock, including areas of higher density per acre as part of the City Center development. This interest is consistent with East Bethel containing areas that are classified as rural centers, or areas of higher density commercial and residential land use. This chapter will examine the physical features of the housing stock in East Bethel as well as providing some insights into housing affordability and the general characteristics of the people who live in East Bethel's housing. This chapter will outline goals and policies to meet the community's housing vision for the future.

Housing was identified as an important feature in East Bethel's 2040 **vision statement**, which includes the following components related to housing:

- *East Bethel supports increasing development along its Highway 65 corridor, focusing on key locations and intersections that are feasible for development.*
- *East Bethel must be an attractive and viable community for all stages of an individual's life.*
- *East Bethel is in favor of residential development that will support commercial development.*

These community-driven housing themes shaped not only the vision and the tone of the conversations about the comprehensive plan, but also the Goals and Implementation Actions for housing that will be discussed later in the chapter.

THE HOUSING LANDSCAPE IN EAST BETHEL

East Bethel's housing development has been influenced by historical, mobility, and economic trends. Most of residential development has occurred in the last 45 years. As the Twin Cities suburbs have grown,

expansion of the regional highway system has improved access to employment centers and allowed the suburbs to keep expanding. Commuting longer distances to work is the trade-off for more rural, less densely populated communities. Development came to East Bethel later than to Anoka County as a whole. Eighty percent of the housing in East Bethel has been built since 1970 compared to 49 percent for Anoka County during the same time frame. Over 90 percent of the housing units in East Bethel are single family detached homes, with the other 10 percent of units being manufactured homes.

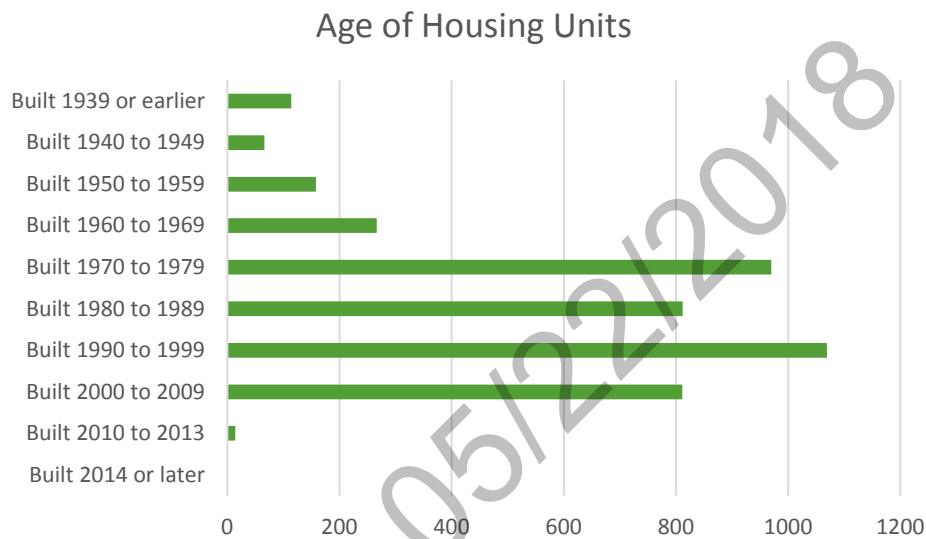


FIGURE 2.1. Source: ACS 2011-2015 estimates

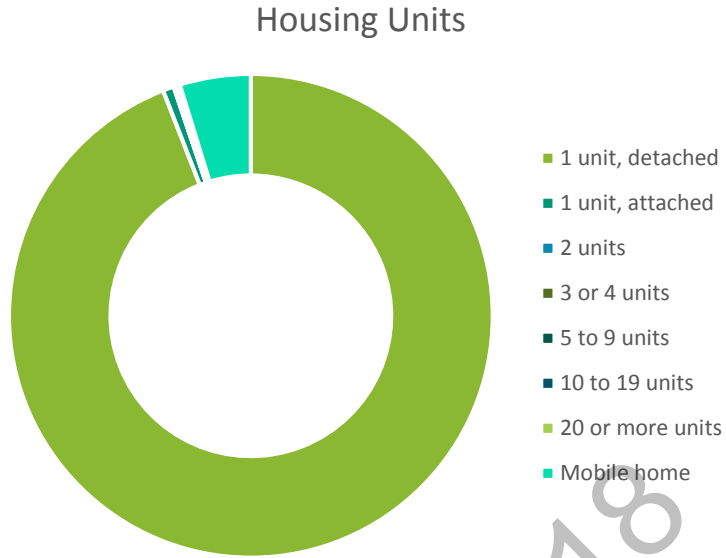


FIGURE 2.2. Source: ACS 2011-2015 estimates

Of the 4,129 occupied housing units in East Bethel, 94 percent are owner-occupied. The remaining share are homes that are occupied by renters. The population share living in renter-occupied housing units is six percent.

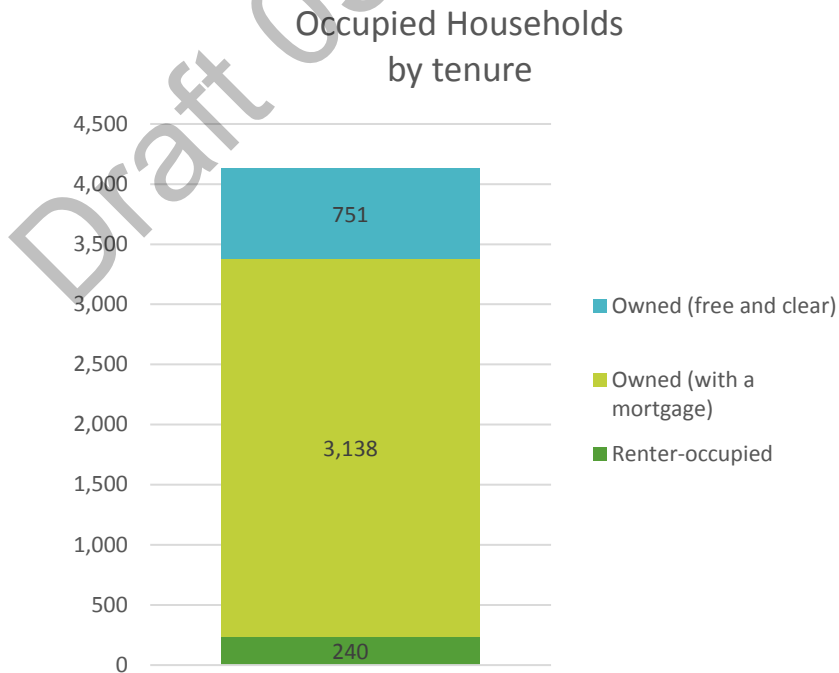


FIGURE 2.3. Source: ACS 2011-2015 estimates

The median value of an owner-occupied home in East Bethel is \$205,700, compared to the Anoka County median home value of \$187,600.

Value of Housing Units
for owner-occupied housing

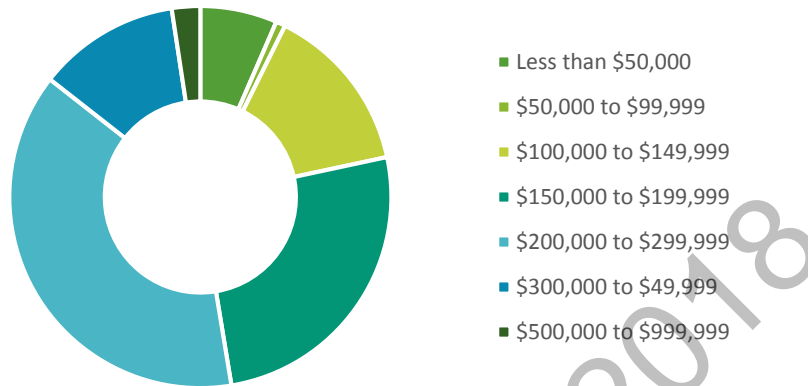


FIGURE 2.4. Source: ACS 2011-2015 estimates

HOUSING NEEDS AND AFFORDABILITY

The Metropolitan Council looks at housing affordability through the lens of area median income, or AMI. For a family of four, regional AMI in the Twin Cities is \$85,800. Households that qualify for affordable housing have an income at or below 80% of the regional AMI. Median household income in East Bethel is \$87,200 which is 102% of area median income for a household of four. The following charts present data on East Bethel’s existing housing stock in terms of affordability, and on East Bethel’s households and their cost burdened status.

Affordability	Owner Occupied ¹	Rental	Total ²
30% AMI and Below	13	321	334
30% to 50% AMI	103	591	694
50% to 80% AMI	1,742	571	2,313

Source 1: Anoka County 2015

Source 2: Metropolitan Council 2015 Housing Stock Estimates

TABLE 2.1. 2015 Affordable Housing Units

AMI Percentage	Cost Burdened Households ¹	Current Affordable Housing Units ²
30% AMI and Below	200	334
30% to 50% AMI	259	694
50% to 80% AMI	180	2,313
Total	639	3,341

Source 1: U.S. Department of Housing and Urban Development 2009-2013 Comprehensive Housing Affordability Strategy
Source 2: Metropolitan Council

TABLE 2.2. 2015 Cost Burdened Households & Affordable Housing Need Allocation

Affordability	Income Limits
30% AMI and Below	\$26,000
30% to 50% AMI	\$43,300
50% to 80% AMI	\$65,800

Source: Metropolitan Council

TABLE 2.3. 2015 Affordable Income Limits

Income Range	Households
\$24,999 and Below	275
\$25,000 - \$44,999	494
\$45,000-\$74,999	926
\$75,000 and Above	2,434

Source: U.S. Census Bureau 2011-2015 American Community Survey

TABLE 2.4. 2015 Household Income

Discrepancies within the Affordable Housing Unit and Household Income Data

There are four sources of affordable housing and household income data: the U.S. Department of Housing and Urban Development (HUD) 2009-2013 Comprehensive Housing Affordability Strategy (CHAS), the U.S. Census Bureau 2011-2015 American Community Survey, the Metropolitan Council, and Hennepin County. The HUD CHAS says that it derives its information from the non-public American Community Survey data for the year 2013, while the remaining source information is for the year 2015.

While the Census Bureau does not report household incomes in the ranges identical to the affordable income limits of the Metropolitan Council, Table 2.4 represents an approximation of the number of East Bethel households that fall within the three AMI ranges.

Table 2.1 extrapolates the number of renter-occupied housing units in each affordability band by subtracting the number of owner-occupied housing units, as reported by Anoka County, from the total number of units existing in each affordability band, as reported by the Metropolitan Council. The percentage of housing units occupied by renters increases as AMI decreases. Ninety-six percent of units affordable to households with incomes at or below 30% AMI are occupied by renters. A sizeable portion of these rental units are likely mobile homes.

Existing Cost Burdened Household and the Existing Affordable Housing Stock

To assess how well East Bethel is providing affordable housing units for households at all levels of AMI, we can compare the current number of affordable housing units in each band with the number of households with incomes in each band. There are approximately 275 households with earnings at 30% AMI or less, and there are 334 existing housing units affordable to them. There are 494 households with earnings between 31% and 50% AMI, and there are 694 existing housing units affordable to them. There are 926 households making between 51% and 80% AMI, and there are 2,313 existing housing units affordable to them. At each income level, there are more than enough existing housing units for each household to find a housing unit that is affordable to them.

Table 2.2 shows that despite the availability of enough affordable housing at all levels, there are still some cost burdened households who are paying more than 30 percent of their income to housing costs. While the goal is for no households to experience cost burden, East Bethel is providing more than enough affordable housing options for all households. While theoretically almost all East Bethel households could own property that is affordable for their income level, people do not always purchase housing in direct proportion to the resources they have available. Some households in the highest income tier will buy low, while some households in the lowest income tier will buy beyond their means. There are currently no publicly subsidized housing units in East Bethel.

EXISTING HOUSING NEEDS

From this assessment of the physical and cost characteristics of the housing stock in East Bethel, combined with the demographic analysis of the community, there are some features of the housing landscape that are especially notable and worthy of special focus.

- **Homes in East Bethel, compared to other Anoka County communities, are less affordable to homebuyers and renters alike.** Both East Bethel's median home value and the median gross rent is higher than the average for Anoka County. This likely makes the community less attractive to young families, younger or lower-income homebuyers, and populations looking to have the amenities and proximity of an urban suburb at a lower cost.
- **Fifteen percent of East Bethel's households are cost-burdened.** Despite more affordable housing costs in the city, a significant portion of the city's residents pay more than one-third of their income toward housing. The lowest-income households feel this cost burden the hardest. Maintaining a range of housing options to meet the needs of residents at all income levels is one of the city's aspirations for this plan.
- **The housing stock in East Bethel is aging.** Despite being more affordable, the smaller-lot single family homes developed in the 1960s and 1970s may not be as attractive or suitable for modern households as they once were. Maintaining East Bethel's existing housing stock will remain a significant challenge in order to continue to attract newcomers to the city.
- **The population of East Bethel is becoming older and more diverse.** As this inevitable trend plays out across the region in the decades to come, East Bethel must consider what initiatives to undertake if it wants to provide housing opportunities for people of all ages and in all stages of life.

PLANNING FOR HOUSING AFFORDABILITY

As demonstrated in the Land Use chapter of this Plan, East Bethel is guiding sufficient land at 12 units per acre or above in the decade from 2021 – 2030 to meet its affordable housing allocation of 214 units.

Affordable Housing Need Allocation	
At or below 30% AMI	109
From 31% to 50% AMI	68
From 51% to 80% AMI	37
Total Units	214

TABLE 2.5. Source: Metropolitan Council Existing Housing Assessment

Merely guiding land at these densities, however, does not guarantee the development of affordable housing, nor does the goal of developing affordable housing fully encapsulate the community’s housing goals. Supplying, maintaining and supporting safe and affordable housing requires intentional goal setting and the aid of various programs, funds, resources and tools.

2030 MUSA	Net Acres	(Minimum) Units	(Midpoint) Units
Low Density Residential	125.00	349	485
Medium Density Residential	184.66	1,108	1,662
Mixed-Use (Low)	478.00	780	1,083
Mixed-Use (High)	478.00	430	753
2030 MUSA Total	787.66	2,667	3,983

TABLE 2.6.

Table 2.6 shows how much land will be within the Metropolitan Urban Service Area in 2030, and thus able to receive City sewer service. The table then shows estimates for how many housing units will be added to the MUSA at both the high and low ends of possible development densities. The extension of sanitary sewer service in East Bethel helps to manage growth within the City.

2040 MUSA	Net Acres	(Minimum) Units	(Midpoint) Units
Low Density Residential	27.23	61	85
Medium Density Residential	27.78	167	250
Mixed-Use (Low)	369.83	603	838
Mixed-Use (High)	369.83	333	582
2040 MUSA Total	424.84	1,164	1,735

TABLE 2.7.

AFFORDABLE HOUSING TOOLS

Programs

Numerous programs are available to help the City meet its housing goals and policies.

Minnesota Housing Consolidated Request for Proposals: The Minnesota Housing Finance Agency provides an annual request for proposal (RFP) wherein communities and affordable housing developers can apply for funding to construct affordable housing. East Bethel encourages developers to work in conjunction with the city apply to the Consolidated RFP to provide affordable housing for those East Bethel residents in need. The RFP is a useful tool to support the development of rental housing units affordable at 50% AMI or below.

Community Development Block Grants (CDBG): The U.S. Department of Housing and Urban Development (HUD) provides CDBG funds to communities with over 45,000 residents for the use of providing and maintaining affordable housing. Anoka County HRA administers these CDBG funds for East Bethel. East Bethel encourages the Anoka County HRA to use CDBG funds to provide affordable housing for those East Bethel residents in need. CDBG is a useful tool to preserve both rental and ownership units affordable at 80% AMI and below.

HOME Funds: The HOME Investment Partnerships Program (HOME) is a flexible federal grant program that allows Anoka County to fund affordable housing activities for very low and low-income families or individuals, homeless families, and persons with special needs. East Bethel encourages the Anoka County HRA to use HOME funds to provide affordable housing for those East Bethel residents in need. Home funds are a useful tool for both the preservation and development of both rental and ownership units affordable at 50% AMI and below.

Family Homeless Prevention & Assistance Program: The FHPAP is administered by the Minnesota Housing Finance Agency, with Anoka County as a grantee, to provide grants that encourage and support innovation in establishing a comprehensive service system and redesigning the existing homeless support system. Funds are used for

various activities aimed at preventing homelessness. East Bethel encourages Anoka County to use FHPAP funds to support East Bethel residents in need. FHPAP funds are a useful tool for the prevention of homelessness and the support of homeless individuals.

Neighborhood Stabilization Program (NSP) Grants: The NSP was established by HUD for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. The focus of this program is the purchase, rehabilitation and resale of foreclosed and abandoned properties. The NSP operates under the Anoka County HRA, but was ended in 2016. East Bethel encourages the Anoka County HRA to use remaining NSP funds to purchase foreclosed or abandoned properties to provide affordable housing for those East Bethel residents in need. Further, East Bethel encourages Anoka County to pursue further funding to restart this program in the future.

Homebuyer Assistance Programs: Anoka County participates in the Minnesota Housing Finance Agency's "start-up" program which provides mortgage funding and limited down payment and/or closing cost assistance to qualified first-time homebuyers. East Bethel encourages Anoka County to use MHFA start-up money to provide assistance to East Bethel residents in need. Homebuyer assistance funds are a useful tool to preserve ownership units affordable at 80% AMI and below.

Repair and Rehabilitation Support: The Anoka County Community Action Program (ACCAP) provides home repair and rehabilitation assistance to East Bethel residents. East Bethel encourages ACCAP to continue its assistance program and that the Anoka County HRA continues to provide funding to ACCAP. Repair and rehabilitation support is a useful tool to preserve ownership units affordable at 80% AMI and below.

Foreclosure Prevention: The Anoka County Community Action Program (ACCAP) provides foreclosure counseling to East Bethel residents. Foreclosure prevention counseling is also offered through Minnesota Homeownership Center. East Bethel encourages ACCAP and Minnesota Home Ownership Center to continue providing these services and that the Anoka County HRA continues to provide funding to ACCAP.

Foreclosure prevention funds are a useful tool to preserve ownership units affordable at 80% AMI and below.

Energy Assistance: The Anoka County Community Action Program (ACCAP) administers the energy assistance program for East Bethel residents. East Bethel encourages ACCAP to continue its energy assistance program and that the Anoka County HRA continues to provide funding to ACCAP. Energy assistance is a useful tool to preserve both rental and ownership units affordable at 80% AMI and below.

Rental Assistance: Anoka County offers some emergency funds to households or individuals in crisis. Metro HRA offers portable Section 8 vouchers on a limited basis that can be used on rental properties throughout the metro. The City will continue to try to connect residents to these resources when they are available. Rental assistance is a useful tool to preserve rental units affordable at 80% AMI and below.

Livable Communities Grants: East Bethel is a participating community in the Metropolitan Council's Livable Community Act (LCA) programs. These grants help to fund innovative development projects that provide unique amenities and serve populations with a diverse range of income levels. East Bethel will apply for livable communities grant on behalf of developers who are provide level of affordable housing and the guaranteed length of affordability that generates a public benefit greater than the resources required to apply for and administer the livable community grants. LCA grants are a useful tool for the development of both rental and ownership units affordable at 80% AMI and below.

Local Fair Housing Policy: The Anoka County HRA has a fair housing policy. Since the Anoka County HRA administers affordable housing funding in East Bethel, East Bethel encourages the Anoka County HRA to continue the implementation of its fair housing policy. Local fair housing policy is a useful tool for the preservation of both rental units affordable at 80% AMI and below.

Land Trusts: A land trust achieves affordable home ownership by the resident by the house on a property, but the trust owns the land under the house therefore reducing the amount of the mortgage. The advantage of a land trust is that the trust can control the future sale of

the property to ensure that affordability can be maintained and have the ability to scatter the land trust sites throughout the community. A land trust does not currently exist in within Anoka County. A land trust can be a useful tool for both the development and preservation of ownership units affordable at 80% AMI and below.

Fiscal Devices

Fiscal devices, such as revenue bonds, tax increment financing, or tax abatement can be used to help ease the construction and availability of affordable housing.

Development Authorities: East Bethel has a housing and redevelopment authority (HRA) and collaborates with the Anoka County HRA to provide affordable housing and redevelopment services. The East Bethel HRA is encouraged to construct, finance and/or partner with private developers to provide more affordable housing opportunities in the community. Development authorities are a useful tool to support the development of both rental and ownership housing units affordable at 50% AMI or below.

Housing Bonds: Minnesota State Statute allows HRAs the ability to issue housing bonds to provide affordable housing. East Bethel's HRA should consider issuing housing bonds to provide affordable housing opportunities in the city. Housing bonds are a useful tool to support the development of both rental and ownership housing units affordable at 50% AMI or below.

Tax Abatement: Cities may issue bonds to be used to support the construction of affordable housing and use a portion of the property tax received (tax abatement) from the development to finance these bonds. This removes this property taxes revenue from paying for the services needed for this property, its residents and the community in general. East Bethel encourages interested developers to contact the City if interested in tax abatement as a financing option to fund affordable housing development. Tax abatement is a useful tool to support the development of both rental and ownership housing units affordable at 80% AMI or below.

Tax Increment Financing: Cities may create a housing district to create a tax increment financing (TIF) district. The TIF bonds issued on this district are to be used to support the construction of affordable housing and entire property taxes received above the original tax value (increment) from the development to finance these bonds. East Bethel encourages interested developers to contact the City if interested in TIF as a financing option to fund affordable housing development. TIF is a useful tool to support the development of both rental and ownership housing units affordable at 50% AMI or below.

Low Interest Loans: Usually through City programs, home owners and potential developers may apply for low interest or forgiveness loans to make improvements on properties. The loaned money is then provided to the Developer to complete projects, and the City pays the small interest payments on the loan. Low interest loans are a useful tool to support both the development and preservation of both rental and ownership housing units affordable at 80% AMI or below.

Official Controls

Official controls and land use regulation can be used to assist in the construction of affordable housing units. Controls and regulations can also be used to simplify the process of expanding local housing options also.

Fee Waivers or Adjustments: Cities may waive or reduce fees to reduce the cost of construction of affordable housing. Conversely, State rules require that the fee that a City charges be related to the cost of providing the services for which the fee is collected. This waiver or reduction could create a deficiency in the funding for services which would be required the use of general funds to resolve. Fee waivers or adjustments are a useful tool to support the development of both rental and ownership housing units affordable at 80% AMI or below.

Zoning and Subdivision Policies: There are a number of zoning and subdivision policy considerations that could increase affordable housing development in East Bethel.

- The City has the ability to adjust its zoning and subdivision regulations through a planned unit development (PUD). Zoning and subdivision regulation are created in part to

mitigate the impacts that a development may have on adjoining properties. When considering a PUD for affordable housing, the City should determine when the level of affordable housing and the guaranteed length of affordability provide a public benefit great enough to justify the potential impacts that would result from a deviation in the zoning or subdivision regulations. PUD is a useful tool to support the development of both rental and ownership housing units affordable at 80% AMI or below.

- Accessory Dwelling Units (ADUs). Currently the city's zoning code does not allow for the construction of accessory dwelling units. As an increasingly popular way to increase housing density and opportunity in built-out communities, East Bethel may consider evaluating the potential for ADUs to be successful in the community and whether there are sufficient lots on which this type of development would be feasible before deciding whether to adopt an ADU ordinance. ADUs are a useful tool to support the development of rental housing units affordable at 80% AMI or below.

2040 HOUSING GOALS AND STRATEGIES

1. Provide for a variety of high quality, affordable housing.
2. Adopt or amend ordinances relating to the development, redevelopment, and the maintenance of housing to ensure affordable, high quality housing.
3. Develop and maintain development standards and housing policies that allow for low and moderate cost housing.
4. Review annually programs through Anoka County Redevelopment Authority and explore public and private partnerships that could potentially aid in the development of mixed-use housing/commercial developments.
5. Participate in the Livable Communities Act. The Metropolitan Council and the City would then work together to negotiate affordability and life-cycle housing goals for the community. The City shall partner with developers to apply for Livable Communities Demonstration Account (LCDA) and Local

Housing Incentives Program (LHIA) funding from the Metropolitan Council.

6. Promote innovative subdivision design in the Mixed Use district.

Draft 05/22/2018

Housing Goals	Affordable Housing Tools																			
	MN Housing Consolidated RFP	CDBG grants (Anoka Cty)	HOME funds (Anoka Cty)	Family Homeless Prevention & Assistance Program (Anoka Cty)	Neighborhood Stabilization Program (Anoka Cty)	Homebuyer assistance programs (Anoka Cty)	Repair & Rehab Support	Foreclosure prevention	Energy Assistance	Rental Assistance	Livable Communities grant (Met Council)	Local Fair Housing Policy	Land trusts	Development Authorities (Anoka Cty)	Housing Bonds (Anoka Cty)	Tax Abatement	Tax Increment Finance	Low Interest Loans	Fee waivers or adjustments	Zoning and subdivision policies
Provide for a variety of high quality, affordable housing.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	
Adopt or amend ordinances relating to the development, redevelopment, and the maintenance of housing to ensure affordable, high quality housing.							X					X		X			X			X
Develop and maintain development standards and housing policies that allow for low and moderate cost housing.		X		X			X		X			X		X			X	X		X
Review annually programs through Anoka County Redevelopment Authority and explore public and private partnerships that could potentially aid in the development of mixed-use housing/commercial developments.											X		X	X			X			X
Participate in the Livable Communities Act. The City shall partner with developers to apply for Livable Communities Demonstration Account (LCDA) and Local Housing Incentives Program (LHIA) funding.											X						X			X
Promote innovative subdivision design in the Mixed Use district.											X			X			X			X

CHAPTER 3: LAND USE PLAN

The City of East Bethel is bordered by the communities of Oak Grove, Ham Lake, Linwood Township, a portion of the City of Columbus Township, as well as a small portion of St. Francis and Bethel. While most of these communities are experiencing a continuing growth trend, East Bethel, located along State Trunk Highway 65 (TH65) (a major transportation corridor which runs north-south through Anoka County), is becoming an especially attractive area for new residential and business growth.

The full Land Use Plan is intended to guide the future development of the community. It is designed to protect, preserve, enhance, and build upon the physical features of both the built and natural environment. Developed through a combined effort of East Bethel residents, landowners, city officials, and business owners, the plan guides land uses through the year 2040. Many people will use the plan to learn about the community, its direction, and its vision. More importantly it will be used to assist and guide local decision-makers and City staff in the everyday business demanded of a growing rural community.

GOALS

The City has established the following goals to guide future land use.

- Strategically plan for growth areas while maintaining the “non-urbanized” character of the City.
- Identify and classify significant historic resources; enforce policies to protect and conserve historic and cultural resources.
- Encourage the use of solar energy systems for the purposes of space heating and cooling and hot water heating in new residential developments.

The implementation of the Comprehensive Plan does not end with adoption. The City's land use controls, including the Zoning and Subdivision Ordinances, will ensure day-to-day monitoring and enforcement of the policy plan. As part of the planning process, the City will evaluate its land use controls and consider amendments to existing ordinances that eliminate inconsistencies within the Comprehensive Plan. The City will also work to enhance performance standards, protect public and private investments, and conform to mandatory State and Federal regulations.

EXISTING LAND USE

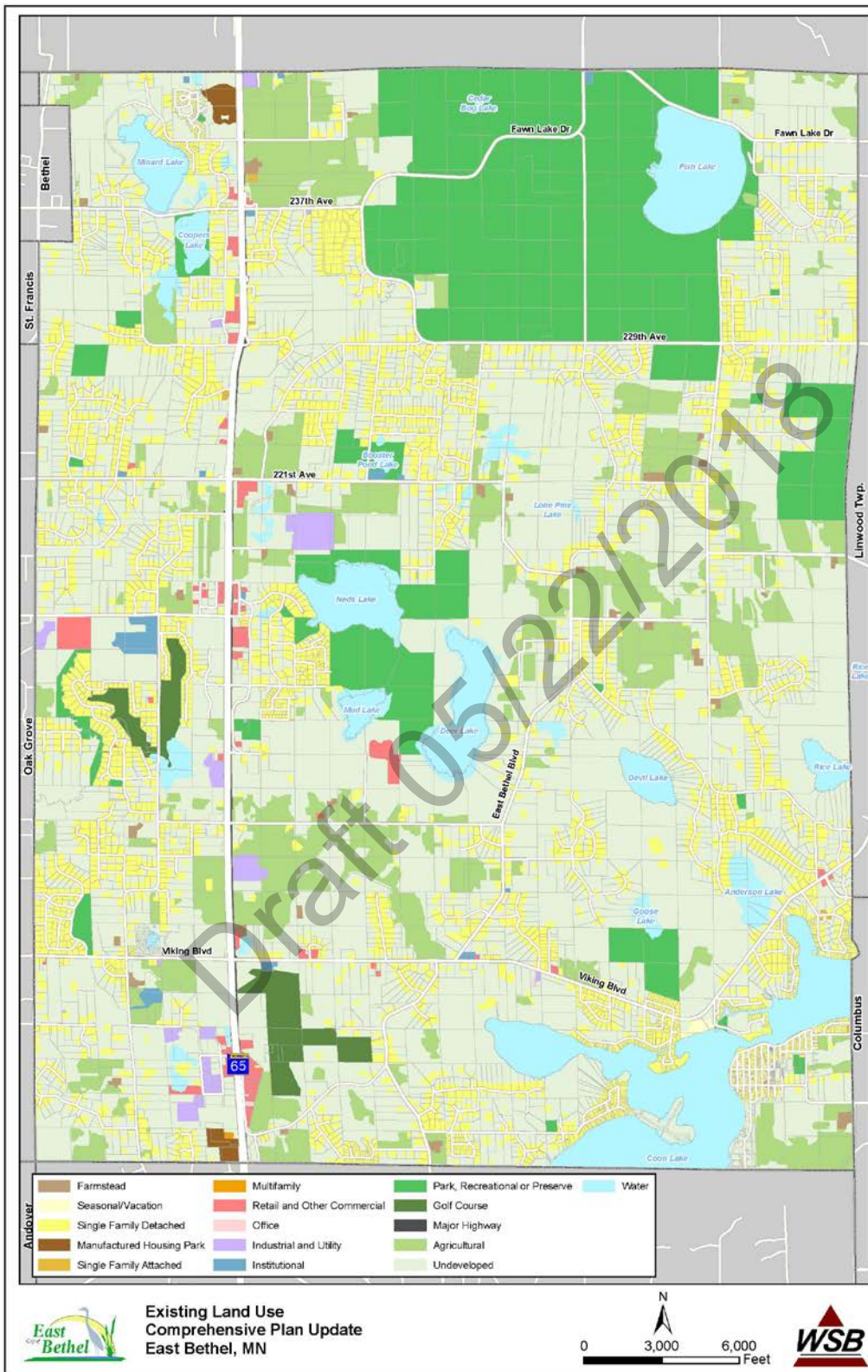
Over the past decade, the City has experienced increased interest in commercial development along TH65. Since the 2008 Comprehensive Plan, additional service and retail uses have been developed. Public and institutional property occupies only about one percent of the City. Parks, private recreation, and open spaces, including Cedar Creek Natural History Area and the Sand Hill Crane Natural Area, account for approximately 14 percent of the gross acres in the City, nearly equal to the amount of existing residential areas. Vacant or rural areas account for roughly 47 percent of the gross acres in the community. Table 3-1 and Figure 3-1 illustrates existing land uses in East Bethel as provided in the 2008 Comprehensive Plan.

TABLE 3-1: EXISTING LAND USE TABLE

Land Use	Description	Acres	Percent of Total
Undeveloped Land	Land not currently used for any defined purpose that may or may not contain buildings or other structures or has no discernable use based upon the aerial photos or available data. Undeveloped may include non-protected wetlands or lands currently under development.	14,215	46.6%
Single Family Detached	Land meeting the general definition of single-family residential and detached from any other residential dwelling unit (i.e., with open space on all four sides, includes detached town homes).	5,418	17.8%
Park, Recreational or Preserve	Land used for park and recreational assembly (Ex: community level ball fields, regional or small urban parks - public or private, playgrounds, rest areas, and other venues - indoors or outdoors - for sporting events or like purposes). Also includes passive activity uses such as park preserves, wildlife refuges, habitat area, public plazas, river walk, DNR owned land, greenways, and other public or private preserved land.	4,083	13.4%
Agriculture	Land used for agricultural purposes. Includes discernable cultivation (Ex: ground tillage or crop rows) horticulture, floriculture (exotic flowers), viticulture (grapes) activities, pasture, and a broad range of other agricultural activities (Ex: horse boarding and training, kennels, sod farms, tree farms, fish production and processing, storage areas or buildings).	3,323	10.9%

Open Water	A body of open water or flowing waterway inclusive within a discernable shoreline. This typically does not include wetlands or periodically flooded areas. Generally only features three acres or greater in size are to be delineated.	2,327	7.6%
Golf Course	Land used for golfing, including driving range and practice areas and in most cases includes all land belonging to a country club if the predominant land use is golf course.	321	1.1%
Major Highway	Major roadway strips of land or area, on which a vehicular rights-of-passage exists under the following conditions: all interstate highways; all 4-lane divided highways with rights-of-way of 200 feet or greater in width; or all 4-lane roads with a Metropolitan Council functional class designation of "Principal Arterial".	307	1.0%
Retail and Other Commercial	Land used for the provision of goods or services. This category is for general sales and services that comprise the vast majority of establishments typically associated with commercial land use. This category is used as the default for commercial/retail land uses.	231	0.8%
Industrial and Utility	Land containing manufacturing, transportation, construction companies, communications, utilities (including water towers) or wholesale trade. This category includes publicly owned industrial lands (e.g. waste water treatment plant, warehouses (including commercial warehouses), automotive junk yards, and some special horticultural uses (large greenhouses that do not sell to the public).	181	0.6%
Institutional	Land used primarily for religious, governmental, educational, social, cultural or major health care facilities - patients with overnight stays (Ex: hospitals, schools, places of worship, cemeteries, city halls, museums, and county and state fairgrounds).	96	0.3%
Multifamily	Land used exclusively for residential multiple-family dwellings containing a building or multiple buildings.	12	0.0%
Office	Land used predominantly for administrative, professional, or clerical services. Examples are, law offices, accounting firms, clinics (but not hospitals), and veterinarian clinic or hospital.	4	0.0%
TOTAL		30,519	

FIGURE 3-1: EXISTING LAND USE MAP



REGIONAL CONTEXT: COMMUNITY DESIGNATION

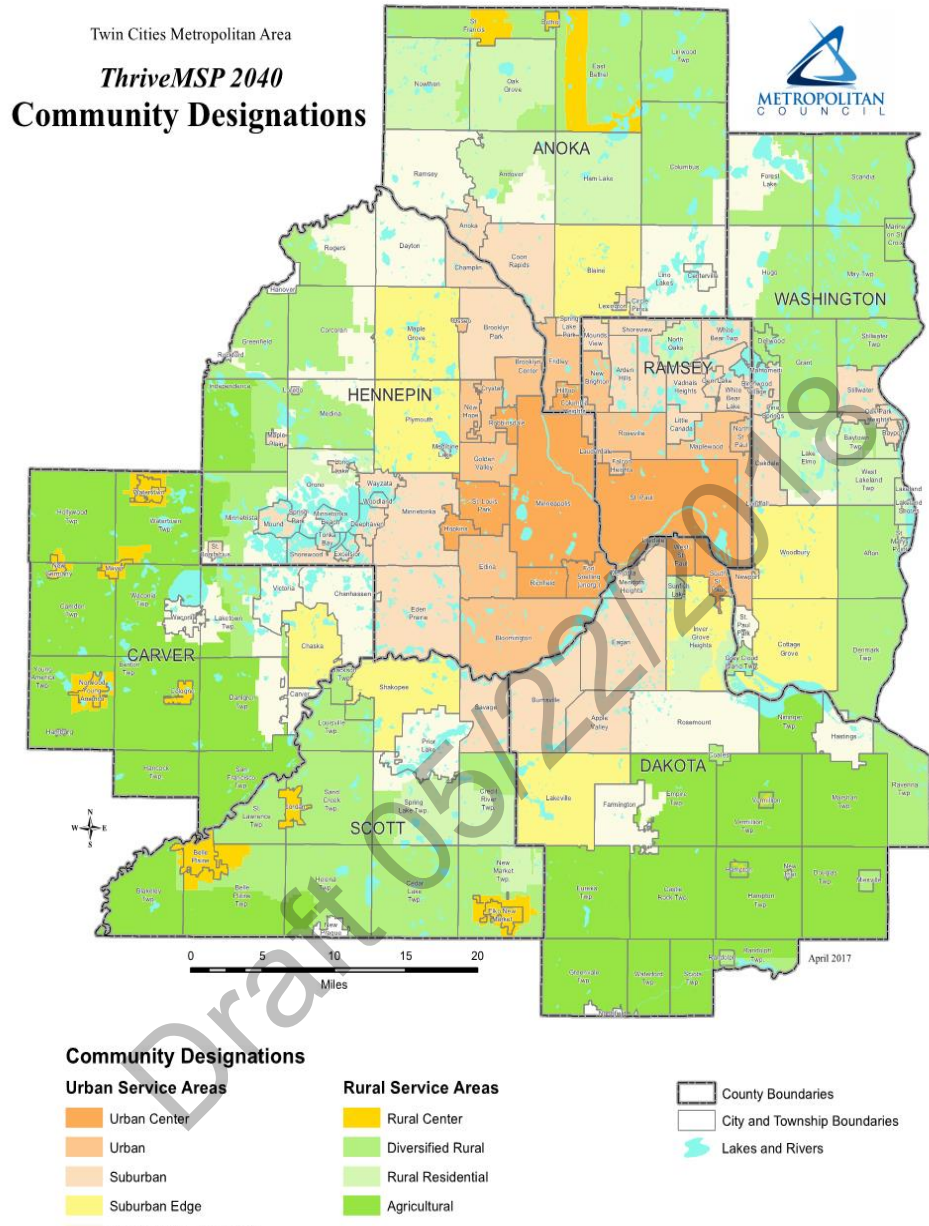
Comprehensive planning often involves planning for people and jobs that are not yet here. The Council develops population, housing and employment forecasts as a component of a city's System Statement to help set realistic goals and policies to plan for the future needs and trajectories of the community over the decades to come.

In *Thrive 2040*, the Metropolitan Council groups jurisdictions within the metro with similar characteristics based on urban or rural character for the application of the regional policies outlined in *Thrive*. East Bethel's "Diversified Rural" and "Rural Center" designations translate to specific expectations in terms of development density as a transition city between rural and agricultural communities. East Bethel's community designation relative to the designations of surrounding communities is shown in [FIGURE 3-3](#).

Community Designation: The Metropolitan Council identifies East Bethel as a Diversified Rural and Rural Center community. Rural Centers are local commercial, employment, and residential activity centers serving rural areas in the region. These small towns are surrounded by agricultural lands and serve as centers of commerce to those surrounding farm lands and the accompanying population. Rural Center communities are expected to plan for forecasted population and household growth at average densities of at least 3-5 units per acre for new development and redevelopment. In addition, Rural Center communities should strive for higher-density commercial uses and compatible higher-density residential land uses in the commercial core of the community to ensure efficient uses of existing infrastructure investments.

Diversified Rural communities are home to a variety of farm and nonfarm land uses including very large-lot residential, clustered housing, hobby farms and agricultural uses. Diversified Rural communities are expected to plan for growth not to exceed forecasts and in patterns that do not exceed 4 units per 40 acres. In addition, Diversified Rural communities are expected to manage land uses to prevent the premature demand for extension of urban services, and so that existing service levels will meet service needs.

FIGURE 3-2: REGIONAL COMMUNITY DESIGNATION MAP



Hanover, New Prague, Northfield, and Rockford are outside the Council's planning authority.

FIGURE 3-3: COMMUNITY DESIGNATION MAP

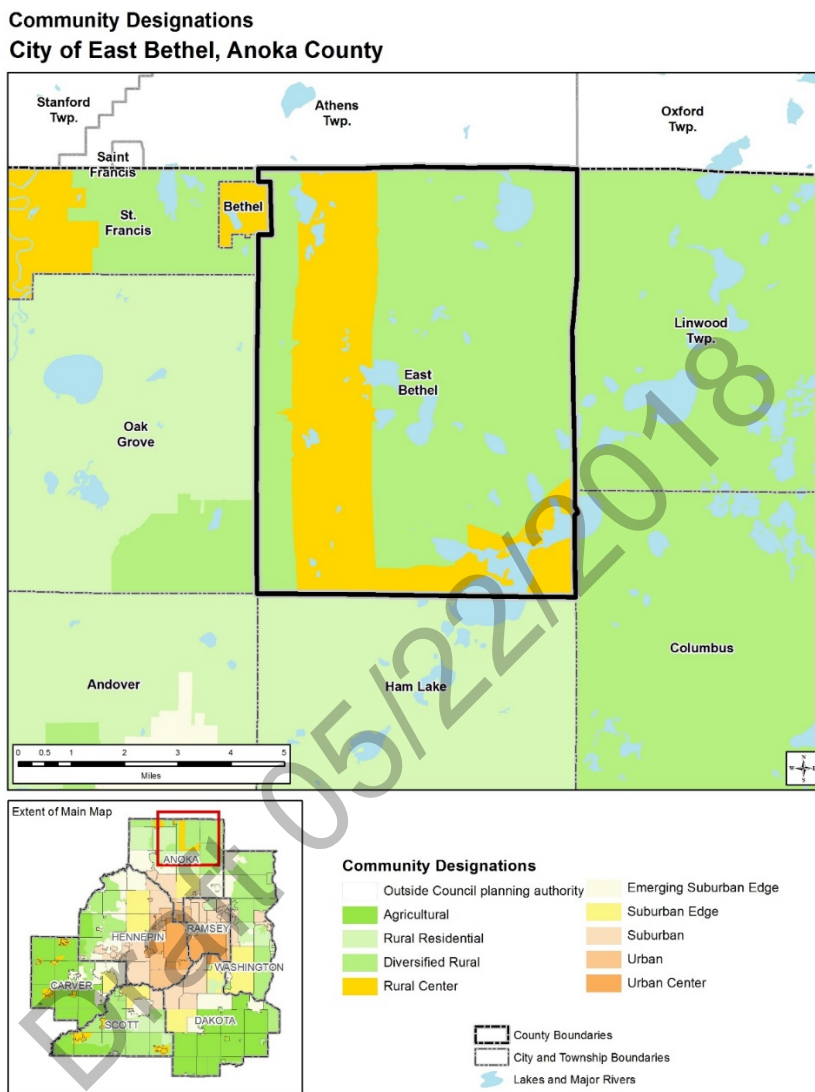


FIGURE 3-4: REVISED COMMUNITY DESIGNATION MAP



Revised Community Designation

East Bethel is requesting to amendments to the Community Designation for East Bethel:

Remove the area in the southeast corner of the East Bethel outside of the MN Highway 65 corridor from the Rural Center designation. This area includes the existing small lots along Coon Lake and rural residential properties between the MN Highway 65 corridor and Coon Lake. The City finds that the rural residential properties in this location are no different than the Diversified Residential properties in the rest of community and therefore does not justify different treatment.

The City also finds that the small lots along Coon Lake within East Bethel are similar to the small lots within the City of Ham Lake and within Columbus Township that are designated Rural Residential and Diversified Residential respectively. Further, the small lots within East Bethel on the southeast shore of Coon Lake could not be feasibly be served with municipal utilities without those services being installed within either the City of Ham Lake or within Columbus Township. The City commits to working with the Coon Lake property owners to communicate the importance of maintaining the individual septic systems near Coon Lake and has created a new Coon Lake land use category to allow the City to enact ordinances and regulations necessary for the unique characteristics of the lots around Coon Lake.

Should a public health issue arise around Coon Lake in the future that could not be solved by individual septic systems, it is unlikely that a single community will not have the jurisdiction to resolve the issue. The Metropolitan Council, Minnesota Department of Health, and/or Minnesota Department of Pollution Control Agency may need to be involved in coordinating a common and equitable solution for the three communities surrounding Coon Lake.

FUTURE LAND USE

Differences from the 2030 Comprehensive Plan

This 2040 Comprehensive Plan and the 2030 Comprehensive Plan treat the areas outside of the Minnesota Highway 65 corridor quite similarly with general large lot residential on individual wells and septic systems with large tracts of both public and privately owned open spaces. The areas within the Minnesota

Highway 65 corridor and the area around Coon Lake are treated differently within this 2040 Comprehensive Plan than the 2030 Comprehensive Plan.

In the 2030 Comprehensive Plan, the residential districts with urban services and the Mixed Use district had a narrow density range of 3 to 6 units per acre. The residential districts with urban services and the Mixed Use district within this Plan have density ranges from 2.25 units per acre to 30.0 units per acre. Additionally, the 2040 population and household forecasts do not support the full development of the corridor and therefore there is a new Urban Reserve land use that allows for limited development on septic systems until population growth demands additional urban development.

In the 2030 Comprehensive Plan, the Coon Lake area was designated as Low/Medium Density Residential with a density range of 3 to 4 units per acre. In this plan, the Coon Lake is its own land use designation intended to maintain its density or even decrease in density by combining lots through redevelopment.

2040 Land Use Designations

The Future Land Use Plan provides a guide for managing development pressure and growth by determining future land uses, development intensity, and areas for environmental protection. The Land Use Plan also ensures that adequate infrastructure is in place to accommodate new growth as it occurs. The City supports new development but wants to ensure that growth can be accommodated wisely and in an orderly fashion, while protecting the many natural resources that make East Bethel a unique community.

The 2040 future land use map creates the following land use districts:

- **Public/Semi-Public** – This category is intended to include locations of schools, public utilities, and ponds or wet areas associated with private developments. This category was added as a separate designation to differentiate these sites as providing a common amenity or service and to indicate that these sites are not intended to be developable within the 2040 planning horizon.
- **Golf Course** – This designation is applied to the TPC golf course. This land is anticipated to remain as this specific use in this planning horizon and is distinguished from both a park or a public/semi-public use by nature of its private ownership and specificity of purpose.

Low Density Residential	
Purpose	The primary use is detached single family homes suitable for family housing and the creation of neighborhoods. Secondary public, cultural, and institutional uses that support the family households are encouraged.
Location Criteria	Inside the MUSA.
Minimum Requirements for Development	Low Density Residential subdivisions are expected to be provided with the full urban infrastructure, such as sidewalks, neighborhood parks, and streets with good access and interconnectivity.
Utilities	Municipal water and sanitary sewer are required.
Typical Uses	Detached single family homes; conservation or cluster subdivisions; churches; elementary and secondary schools; public parks and open space; private recreation spaces.
Density	The Low Density Residential designation is anticipated for a range of densities between 2.25 and 4 dwelling units per acre.
Appropriate Zoning	R-1
Limited Secondary Zoning	R-2

Medium Density Residential	
Purpose	Within this category, the predominant housing types will be townhomes and lower density multifamily housing. Single family detached homes may be considered where conditions favor this style of development. It is expected that some housing under this land use category will meet the housing affordability needs of families, couples, seniors and other residents who choose to live in this community and either cannot or would not prefer to live in single family homes. This land use promotes housing affordability for households living at 51-80% AMI. Secondary public, cultural, and institutional uses that support the neighborhood are encouraged.
Location Criteria	Inside the MUSA.
Minimum Requirements for Development	Medium Density Residential subdivisions are expected to be provided with the full urban infrastructure, such as sidewalks, neighborhood parks, and streets with good access and interconnectivity.
Utilities	Municipal water and sanitary sewer are required.
Typical Uses	Townhomes, including single-story attached housing; duplexes; and multiplex buildings; group residential;

	residential with medical and/or assistive services; churches; elementary and secondary schools; public parks and open space; private recreation spaces.
Density	The Medium Density Residential designation is anticipated for a range of densities between 6.0 and 12.0 units per acre.
Appropriate Zoning	R-2
Limited Secondary Zoning	R-1

High Density Residential

Purpose	Residential High land uses will lead to apartment-style housing that ensure that the life-cycle housing needs of the community are met. The residential housing that develops under this land use category may be senior housing developments to accommodate the aging members of the community. It may also meet affordable housing criteria, offering rental opportunities to graduates or younger community members who would otherwise look elsewhere for housing.
Location Criteria	Inside the MUSA.
Minimum Requirements for Development	Medium Density Residential subdivisions are expected to be provided with the full urban infrastructure, such as sidewalks, neighborhood parks, and streets with good access and interconnectivity.
Utilities	Municipal water and sanitary sewer are required.
Typical Uses	Townhomes, including single-story attached housing; duplexes; and multiplex buildings; group residential; residential with medical and/or assistive services; churches; elementary and secondary schools; public parks and open space; private recreation spaces.
Density	The High Density Residential designation is anticipated for a range of densities between 12.0 and 30.0 units per acre.
Appropriate Zoning	R-3 Highway Commercial, <i>MXU Mixed Use</i>
Limited Secondary Zoning	R-2

Mixed Use

Purpose	Mixed Use district is intended to provide development flexibility, allowing for both commercial and residential uses. For purposes of the household forecasts and the Housing Chapter, Mixed Use has a guideline of 72.5%
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	Low Density Residential, 20% General Commercial, and 7.5% High Density Residential. The actual percentage will be determined at the time of preliminary plat approval and may include Medium Density Residential, Light Industrial and/or Public when deemed appropriate. To fulfill the Metropolitan Council affordable housing allocation, East Bethel commits to permitting at least 730 housing units constructed with net densities at 12 du/ac or greater.
Location Criteria	Inside the MUSA.
Minimum Requirements for Development	Mixed Use subdivisions are expected to be provided with the full urban infrastructure, such as sidewalks, neighborhood parks, and streets with good access and interconnectivity. Commercial and business development is most appropriate when adjacent to or visible from the Highway 65 corridor.
Utilities	Municipal water and sanitary sewer are required.
Typical Uses	Small-lot single family; Townhomes, including single-story attached housing; duplexes; and multiplex buildings; Apartment-style housing; group residential; residential with medical and/or assistive services; Retail, including grocery store; Office buildings or office complex; commercial complex; churches; elementary and secondary schools; public parks and open space; private recreation spaces. Light industrial uses may be deemed appropriate when adjacent to existing industrial or other high intensity businesses or adjacent to planned Light Industrial or Medium Density land uses.
Density	The Mixed Use Residential designation is anticipated for a range of densities between 2.25 and 30.0 units per acre.
Appropriate Zoning	CC City Center, <i>MXU Mixed Use</i> , R-1, R-2, R-3, B-2, B-3
Limited Secondary Zoning	LI Light Industrial, PUD

General Commercial	
Purpose	Commercial development is encouraged within the half mile buffer along Highway 65.
Location Criteria	Inside the MUSA or an appropriately sized area with stable soils to support septic system if outside the MUSA.

Minimum Requirements for Development	Sufficient access from roadway; considers intersection spacing requirements; provision of turn lanes, if required; provision of cross-access agreements with neighboring commercial properties.
Utilities	Municipal water and sanitary sewer is required when inside the MUSA. Development outside the MUSA may be permitted when a Building Code compliant water supply and septic system can be installed.
Typical Uses	Retail commercial; retail center; office building or office complex; dining or entertainment establishment; indoor recreation center; residential with medical and/or assistive services;
Density	Floor area ratio (FAR) of 20% or greater when the net acreage is fully developed.
Appropriate Zoning	B-2 Central Business, B-3 Highway Commercial
Limited Secondary Zoning	B-1 Limited Business, LI Light Industrial

Light Industrial	
Purpose	This district supports activities and businesses related to manufacturing, assembly, or wholesaling that typically require less intensive land usage and <u>does not</u> require outdoor storage. Light industrial businesses are expected to be constructed of quality building materials and for uses that do not generate the external noises, dust, smells, vibrations, or similar nuisances normally associated with medium or heavy industrial uses.
Location Criteria	Inside the MUSA or an appropriately sized area with stable soils to support septic system if outside the MUSA.
Minimum Requirements for Development	Sufficient access from roadway; considers intersection spacing requirements; provision of turn lanes, if required; provision of cross-access agreements with neighboring commercial properties.
Utilities	Municipal water and sanitary sewer is required when inside the MUSA. Development outside the MUSA may be permitted when a Building Code compliant water supply and septic system can be installed.
Typical Uses	Manufacture or wholesale facility; laboratory or research facility; general repair services; contractor offices; construction sales and service; industrial park; public or institutional uses
Density	Floor area ratio (FAR) of 10% or greater when the net acreage is fully developed.
Appropriate Zoning	LI Light Industrial

Limited Zoning	Secondary	B-3 Highway Commercial, <i>MI Medium Industrial, MXU</i>
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Medium Industrial		
Purpose		Medium industrial businesses normally generate noises, smells, vibrations, and/or truck traffic that can be disturbing to non-industrial land uses, and may include outdoor storage. Medium industrial land is discouraged next to residential developments. Topography, landscaping, less intense land uses, or other forms of buffering shall be used to transition between medium industrial property and residential, recreational, or institutional land uses.
Location Criteria		Inside the MUSA or an appropriately sized area with stable soils to support septic system if outside the MUSA.
Minimum Requirements for Development		Sufficient access from roadway; meets intersection spacing requirements; provision of turn lanes, if required; provision of cross-access agreements with neighboring commercial properties.
Utilities		Municipal water and sanitary sewer is required when inside the MUSA. Development outside the MUSA may be permitted when a Building Code compliant water supply and septic system can be installed.
Typical Uses		Manufacturing; assembly; industrial uses with outdoor storage; trucking centers
Density		A floor area ratio (FAR) of 5% is encouraged but can be waive when circumstances justify.
Appropriate Zoning		<i>MI Medium Industrial</i>
Limited Zoning	Secondary	LI

Rural Residential	
Purpose	These areas will retain a traditional rural atmosphere by retaining large lot sizes. This land will preserve valuable environmental resources and will not be developed at urban densities.
Location Criteria	Outside of the MUSA.
Minimum Requirements for Development	Public Right of Way to serve each developable parcel. Sufficient soils to support septic.
Utilities	Private well and septic system
Typical Uses	Recreation; public or private open space; environmental preserve; wetlands, woodlands, lakes, or steep slopes; large lot residential; churches; schools.
Density	The Rural Residential designation allows an overall average of 1 unit per 10 gross acres.
Appropriate Zoning	RR Rural Residential, R1
Limited Secondary Zoning	A Agricultural

Coon Lake	
Purpose	This neighborhood of East Bethel contains lots that are traditionally smaller in size than typical rural lots and are supported by private septic systems. A separate designation for this area is intended to address the unique challenges associated with many non-conforming lots in this neighborhood and to stabilize development in this area. Parcel assembly is encouraged in this district to facilitate a reduction in non-conformities.
Location Criteria	Outside of the MUSA. Only applies to homes within proximate distance of Coon Lake.
Minimum Requirements for Development	Sufficient land and soils to support septic system.
Utilities	Private well and septic system
Typical Uses	Single family residential; duplex or multiplex residential; limited business or retail; recreation; lake access
Density	Encourage assembly of non-conforming lots for redevelopment when available and appropriate.
Appropriate Zoning	RR Rural Residential, R1, <i>CL Coon Lake</i>
Limited Secondary Zoning	A Agricultural

Urban Reserve	
Purpose	The plan identifies areas as urban reserve that are programmed to eventually be developed at higher intensities but are not planned for full development during the time frame of the 2040 Comprehensive Plan. As such, it is important to preserve these areas by using similar densities as Rural Residential land uses. This designation does not guarantee future urban development rights but rather allows the City to preserve a requisite amount of land as a developing area. Development in the Urban Reserve should be able to accommodate future subdivision in the event of MUSA expansion.
Location Criteria	Outside of the 2040 MUSA, and largely located within a ¾-mile buffer of the Highway 65 corridor.
Minimum Requirements for Development	Development should be designed so that it can be further subdivided in the event that the MUSA is expanded.
Utilities	Private well and septic system
Typical Uses	Single family homes; hobby farms; churches; public buildings; recreational open spaces; schools.
Density	1 unit per 10 gross acres. Commercial and industrial may develop in designated areas so long as they can be supported by a viable septic system.
Appropriate Zoning	RR, R1
Limited Secondary Zoning	R-2, R-3, LI, MI

Agricultural	
Purpose	The purpose of this district is to allow agricultural activities that are compatible with adjacent rural residential land uses and which promote the rural atmosphere of the community until such time as the land may be developed for other appropriate rural uses.
Location Criteria	Outside of the 2040 MUSA
Minimum Requirements for Development	Public Right of Way to serve each developable parcel.
Utilities	Private well and septic system.
Typical Uses	Churches; Agricultural structures and/or buildings; Row crop and/or livestock farming.
Density	1 unit per 40 gross acres.
Appropriate Zoning	A Agricultural
Limited Secondary Zoning	PI

Parks and Natural Areas	
Purpose	These areas are locations of significant natural or ecological value, or areas where public visitation, recreation and/or enjoyment of natural spaces is encouraged. The areas in this District are commonly owned by a public entity. East Bethel values its natural spaces and seeks to preserve them for future generations.
Location Criteria	Appropriate locations to support neighborhood recreational opportunities or to conserve and/or restore significant natural areas.
Minimum Requirements for Development	N/A
Utilities	Municipal water and sanitary sewer is not required but may be provided when available and feasible.
Typical Uses	Conservation land; parks; trail corridor; structures that support education, recreation or conservation.
Density	N/A
Appropriate Zoning	<i>Natural Area, Park/Open Space, P/I</i>
Limited Secondary Zoning	RR, A

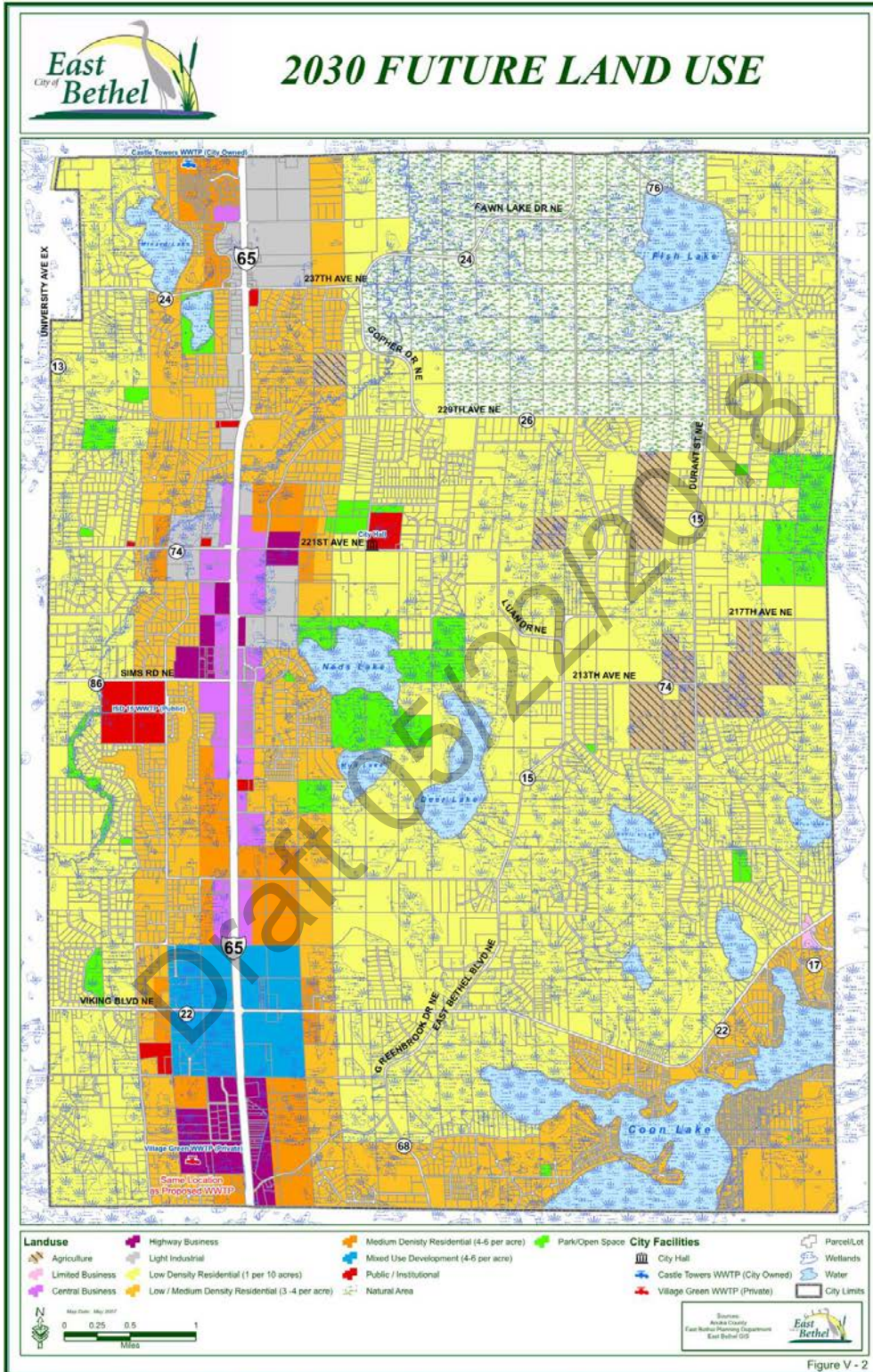
Limited Business	
Purpose	The limited business (B-1) district is intended to provide for limited retail and service commercial activities in rural areas of the city. Uses are intended to accommodate and serve local neighborhood patrons.
Location Criteria	Outside of the MUSA
Minimum Requirements for Development	May not be located within 1 mile of another Limited Business district.
Utilities	Private well and septic.
Typical Uses	Restaurant; gas station; retail sales;
Density	Floor area ratio (FAR) of 15% or less.
Appropriate Zoning	B-1
Limited Secondary Zoning	B-2, B-3

Public	
Purpose	The purpose of the public/institutional district is to provide areas that are primarily under ownership by units of government, public and private educational institutions, places of worship, hospitals, libraries, cultural facilities, and other similar non-profit institutions.
Location Criteria	Appropriate locations to provide service to residents and the East Bethel community.
Minimum Requirements for Development	N/A
Utilities	Municipal water and sanitary sewer is not required but may be provided when available and feasible.
Typical Uses	Government facilities, religious institutions, educational facilities
Density	N/A
Appropriate Zoning	P/I Public Institutional
Limited Secondary Zoning	<i>Parks/Open Space</i>

2030 COMPREHENSIVE PLAN

The City's 2030 Comprehensive Plan included a land use plan that established new commercial zoning districts and designations. It strategically planned for growth areas while maintain the "non-urbanized" character of the City. A map of the 2030 Land Use Plan is shown in [FIGURE 3-5](#) on the following page.

FIGURE 3-5: 2030 COMPREHENSIVE PLAN, PLANNED LAND USE



2040 COMPREHENSIVE PLAN

This plan updates the 2030 land use plan and replaces it with the 2040 Comprehensive Plan. The 2040 Planned Land Use map is shown in [FIGURE 3-6](#). The 2040 plan focuses on bringing areas within the Highway 65 corridor into the 2040 MUSA. The MUSA will actually be reduced in the 2040 land use plan to address the limited growth forecasts from the Metropolitan Council and discourage the premature installation of public infrastructure. The 2040 plan features some changes to the land use categories and definitions, which will be described in detail in this section of the plan, as well as some minor adjustments to land use guidance. Total guided land area by category is shown in Table 3-2 below.

TABLE 3-2: 2040 PLANNED LAND USE GROSS ACREAGE TABLE BY CATEGORY

Land Use Category	LU Code	Gross Acres	Percent
ROW	ROW	3.2	0.0%
Limited Business	B-1	4.0	0.0%
Medium Industrial	MI	150.1	0.5%
Medium Density Residential	MDR	353.6	1.3%
Public	PUBLIC	370.2	1.3%
Commercial	COMM	467.6	1.7%
Agricultural	AG	584.6	2.1%
Low Density Residential	LDR	342.7	1.3%
Coon Lake	COON LAKE	699.5	2.6%
Light Industrial	LIGHT INDUSTRIAL	783.1	2.9%
Mixed Use	MXU	1,097.2	4.0%
Future Growth Area	URBAN RESERVE	3,687.6	13.4%
Park/Natural Area	PARK	3,900.4	14.2%
Rural Residential	RR	14,844.4	54.1%
		27,288.1	

Expected Growth and Change from Forecasts

Future land use planning begins with incorporating forecasts of community growth, and anticipating the needs that will arise as a result of this growth and change. The Metropolitan Council has developed growth forecasts for East Bethel by decade, addressing the projected population, number of households, and number of jobs. Meeting expected growth projections requires intentional land use planning. Metropolitan Council forecasts indicate that East Bethel will grow by over 6,500 people and just over 3,000 households by the year 2040.

TABLE 3-3: East Bethel forecast, 2010-2040. Source: 2010 U.S. Census and Metropolitan Council 2016 Estimates and Metropolitan Council Forecasts.

Forecast Year	Population	Households	Employment
2010	11,626	4,060	1,123
2016 (estimate)	11,788	4,155	1,377
2020	12,400	4,700	1,700
2030	15,400	6,000	1,950
2040	18,400	7,400	2,200
<i>Overall Change from 2016</i>	+6,612	+3,245	+823

Meeting Population Growth Expectations

Overall, the growth expectations for East Bethel through the year 2040 can be met through the identified net developable land. TABLE 3-4 below further breaks down the amount of net developable land by residential land use category. The table below shows the residential acreage associated with the parcels included in the likely redevelopment areas, as well as the land use density ranges associated with each of these residential categories.

East Bethel is well able to meet forecasted growth through development, and has more land than necessary indicated as available for development. It is prudent to have excess land guided than is necessary because limiting the development potential of land could artificially drive up property cost. Additionally, the timeline of land availability is in continual flux, so allowing for some flexibility in how and where to meet growth requirements ensures that development potential is not dependent on a single land owner.

Draft 05/22/2018

TABLE 3-4: RESIDENTIAL GROWTH POTENTIAL BASED ON FUTURE LAND USE DESIGNATIONS AND REDEVELOPMENT AREAS.

Land Use Type	TOTAL Dev. Acres	Acres now-2030	Acres 2031-2040	Density Range			Yield %	Minimum Units 2030	Minimum Units 2040	TOTAL Minimum Units	Midpoint Units 2030	Midpoint Units 2040	TOTAL Midpoint Units	
				Min	Mid	Max								
2040 Future Land Use	Low Density Res	182.39	125.00	27.23	2.25	3.125	4	100%	281	61	342	391	85	476
	Medium Density Res	212.44	184.66	27.78	6	9	12	100%	1108	167	1275	1662	250	1,912
	Mixed Use	847.83	478.00	369.83	2.25	16.125	30	80%	1210	936	2146	1836	1420	3,256
	Guided Total	1026							2599	1164	3763	3889	1755	5644

Community Designation Density	3.57
Total expected housing units	5,738
Units considered affordable at <50%AMI	430
at <51-80%AMI	1108

TABLE 3-5: POTENTIAL EMPLOYEE YIELD IN NON-RESIDENTIAL FUTURE LAND USE CATEGORIES

	TOTAL Dev. Acres	Acres now-2030	Acres 2031-2040	FAR	Square Footage			Employee per Square Foot	Employment Generated		Total Employment	
					2030	2040	Total		2030	2040	2030	2040
Light Industrial	178.05	178.05	0.00	10%	775,586	-	775,586	1,000	776	-		
Medium Industrial	143.08	143.08	0.00	5%	311,628	-	311,628	2,000	156	-		
Commercial	278.52	71.95	206.57	20%	626,828	1,799,638	2,426,466	400	1,567	4,499		
Mixed Use	847.83	478.00	369.83	20%	832,867	644,392	1,477,259	400	2,082	1,611		
	1447.48	871.08	576.40		2,546,909	2,444,030	4,990,939		4,581	6,110	5,958	12,068

There is a difference between the Metropolitan Forecast shown in Table 3-3 and the potential households generated in the 2030 and 2040 MUSAs shown in Table 3-4 and the Employment shown in Table 3-5. Some reasons for these differences are as follows:

- **Minnesota Highway 65 Growth Strategy:** East Bethel's 2030 Comprehensive Plan was based on an urban growth corridor that stretched on for $\frac{3}{4}$ of a mile on both sides of Minnesota Highway 65 for the entire length of the City. That growth boundary mirrors the Rural Center Community Designation. The 2030 and 2040 MUSAs within this plan significantly reduce the amount of land that is developable within the corridor and therefore a significant amount of landowners' expectation for development and potential income therefrom will be delayed.
- **Planning based on Existing and Planned Transportation and Utility Improvements:** The Minnesota Department of Transportation (MnDOT) has plans for improvements for and access spacing limitations onto Minnesota Highway 65 and the Metropolitan Council has made investments to connect the northern and southern portions of the Minnesota Highway 65 corridor to the existing wastewater treatment plant. The 2030 and 2040 MUSAs were designed to complement the MnDOT investment and construct local infrastructure to support the Metropolitan Council investments.
- **Market Forces:** There are rational reasons to believe that the Metropolitan Council forecasts are the actual amount of growth that will occur, but limiting the amount of land within the MUSA to the exact amount of land to meet only the amount of growth in the forecast can have negative factors on land markets. Not every land owner is ready to develop immediately because there may be investments made in their land or businesses that they want to see a return from. Additionally, there may be generational or inheritance issues that may encourage delaying in developing a property. Land prices can also be affected if land supply is too tight and properties may stay undeveloped as a result because it is uneconomical to develop at the restricted market land costs. The 2030 and 2040 MUSAs could generate about 80% more units than 2040 forecast predicts. East Bethel believes that this would be appropriate level to allow individuals to choose what

investments to make in their properties, when they are ready to sell for development, and have enough land available to maintain a reasonable amount of competition to generate reasonable land prices.

Growth Staging

The 2040 Comprehensive Plan extends sewers to the north, mid, and south MUSA areas. In order to plan for regional sewer system capacity, the Metropolitan Council requires that cities submit 10-year staging plans so that it can size the regional system to accommodate projected growth. In a city with large amounts of vacant land, this often results in the creation of growth staging areas that are left unsewered until a particular time period or a certain development stage is reached. The 2040 Comprehensive Plan provides access to sewers for the north, mid, and south MUSA areas as pictured in Figure x-x.

Land is available for development in East Bethel, but that development is limited by available infrastructure. The south MUSA area has infrastructure including a water tower, wells, and a water treatment center and is ready for development. The north MUSA area has lift stations, wells, and septic systems, but is missing a water tower. There are some investments needed to make this area able to be fully developed. The mid MUSA area is missing most infrastructure and would require heavy investment to become developable.

The proposed staging has the north and south MUSA areas being sewerred by 2030 and the mid MUSA area being sewerred by 2040, as revenue from the development of the north and south areas begins to be available to fund heavier infrastructure investments.

Figure 3-6 outlines what property owners can do with their land, depending on whether it is in the 2030 MUSA or the 2040 MUSA. Property owners are restricted as to how they can subdivide and develop their land based on whether and when they will be sewerred. Instituting these development guidelines is a form of growth management that ensures that individual property owners are managing their land in a way that is consistent with the city's growth forecasts and goals.

The Metropolitan Council has a need for a forecast of development in ten-year increments, which are contained in Table 3-6. Within the planning timeframe 2017-2040 the table assumes that the bulk (about 80 percent) of development would occur by 2030. This staging assumption is based on current market trends and known development interest and momentum in the City. Areas

staged for 2030-2040 development are areas that are not adjacent to existing development and will require the most significant infrastructure upgrades and connections to develop. The assumptions are that 63% of the total growth would occur by 2030, and 37% between 2030-2040.

TABLE 3-6: LAND USE STAGING IN THE 2030 AND 2040 MUSAS

Land Use Category	2030 MUSA Only (net acres)	2040 MUSA Only (net acres)	Total MUSA Areas (net acres)
Medium Industrial	143.08	0.00	143.08
Medium Density Residential	184.66	27.78	212.44
Public	4.59	5.85	10.44
Commercial	71.95	206.58	278.52
Low Density Residential	125.00	27.23	152.25
Light Industrial	178.05	0.00	178.05
Mixed Use	478.00	369.84	847.83
Park/Natural Area	2.15	0.00	2.15

It is important to note that it is difficult to provide an accurate forecast at the individual land use category level and individual category growth rates could vary significantly. However, the City of East Bethel will monitor the growth in aggregate to ensure that it remains within forecasted ranges or that the Metropolitan Council is alerted if aggregate growth begins to appear that might significantly exceed what is forecasted.

FIGURE 3-6

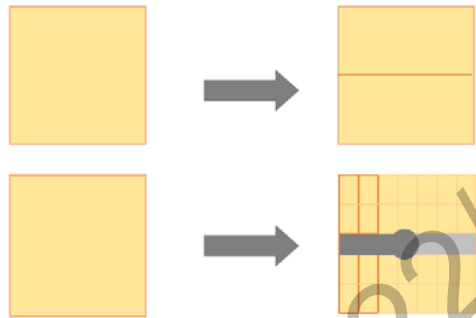
What Can I Do with My Land through 2030?

If your land is inside the **2030 Urban Service Boundary**:



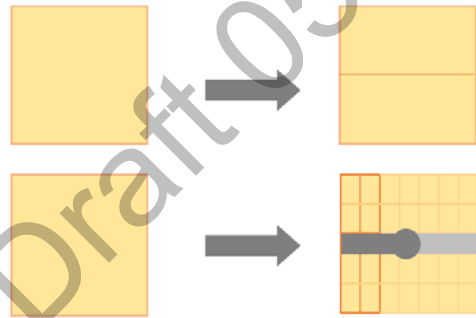
- You may subdivide at densities allowed by the land use category
- You will pay the cost of the construction of utilities

If your land is inside the **2040 Urban Service Boundary**:



- You may subdivide an average of **1 unit per 10 acres**
- Served by individual well & septic
- You may subdivide at a density that can be supported by well & septic
- "Ghost plat" to show land can be subdivided at densities allowed by land use category

If your land is inside the **Future Growth Area**:



- You may subdivide an average of **1 unit per 10 acres**
- Served by individual well & septic
- You may subdivide at a density that can be supported by well & septic
- "Ghost plat" to show land can be subdivided at a minimum of 2.25 units per acre

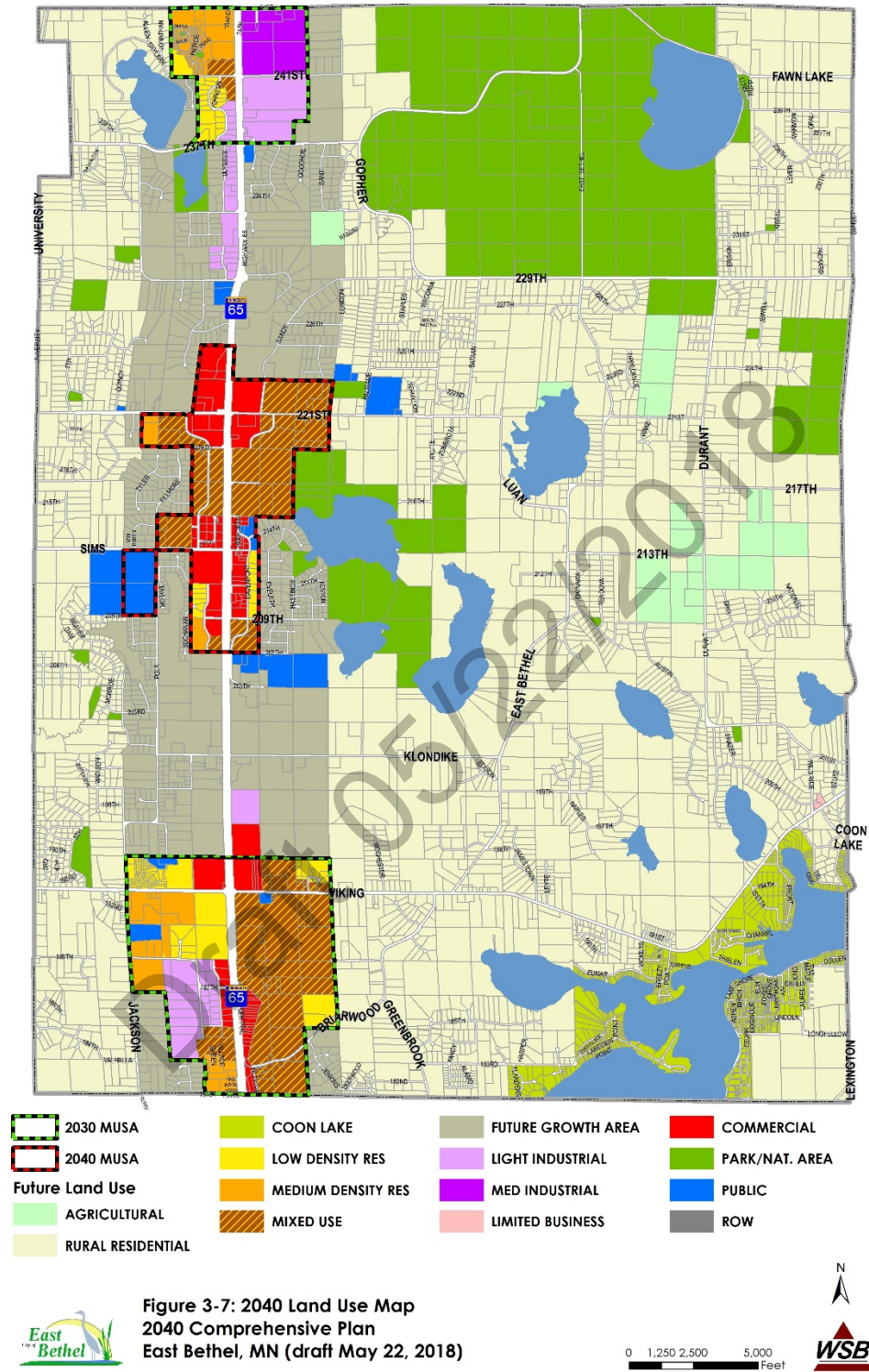
If your land is **outside** of both the Urban Service Boundary and the Future Growth Area:



- You may subdivide an average of **1 unit per 10 acres**
- Served by individual well & septic

The **Urban Service Boundary** (also called the "MUSA") is the designated area in which the city commits to provide infrastructure services (sewer and water) by a certain year. The Metropolitan Council requires developing cities to define a 2030 and 2040 MUSA boundary.

FIGURE 3-7: GROWTH STAGING MAP



SOLAR ACCESS PROTECTION

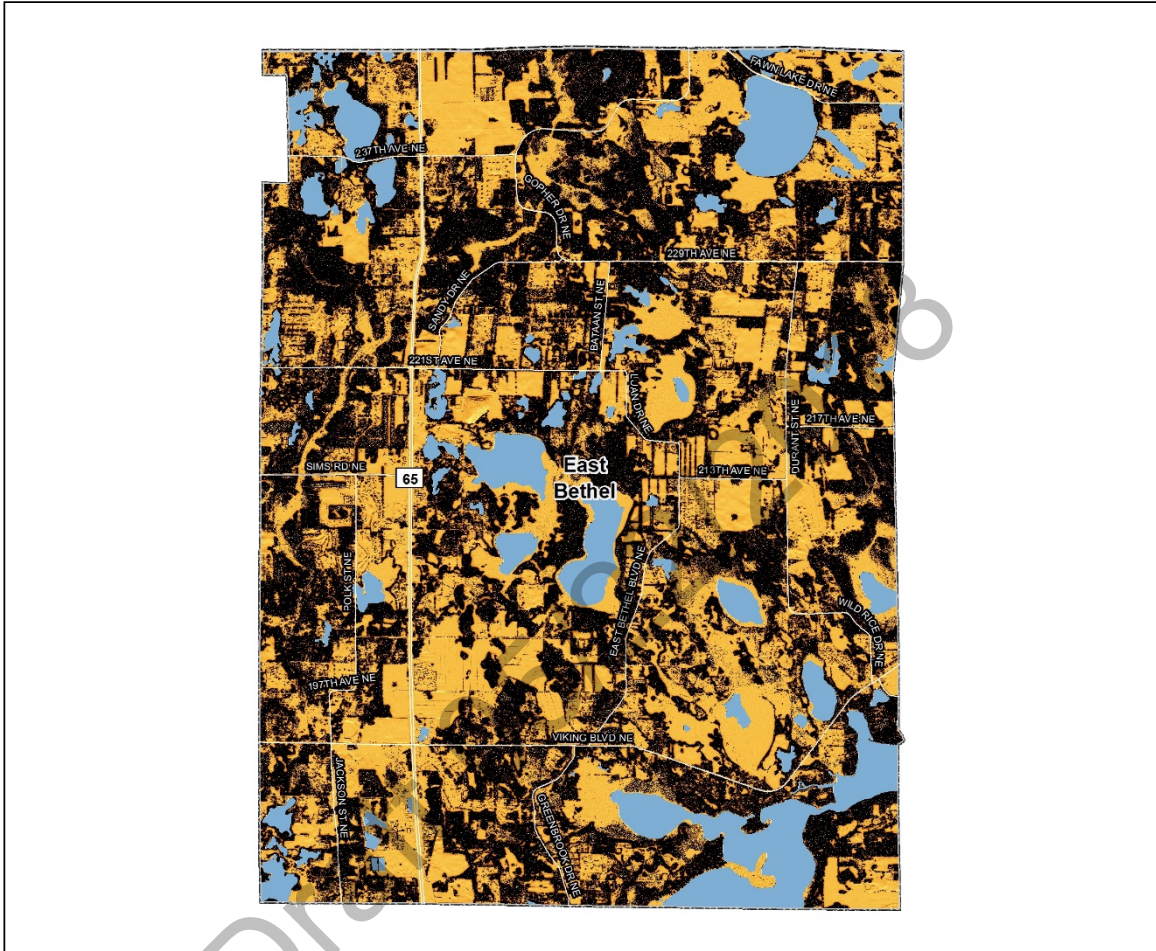
Metropolitan cities in Minnesota are required to include an element for protection and development of access to direct sunlight for solar energy systems in the Comprehensive Plan. A solar access protection element is included in the Comprehensive Plan to assure the availability of direct sunlight to solar energy systems. Solar energy is an alternative means to energy. It has less impact on natural resources. Currently we need fossil fuels and nuclear power to heat or cool our homes and businesses. We also use this energy for fuel and automobiles. Increasing our usage of solar energy would decrease our reliance on fossil fuels and nuclear power. The purpose for including this section of the Comprehensive Plan is to ensure that direct sunlight access to solar panels is not subjected to shading from nearby trees, buildings, or other structures.

East Bethel will encourage the use of solar energy systems for the purposes of space heating and cooling and hot water heating in new residential developments.

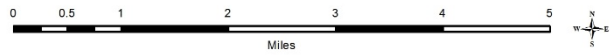
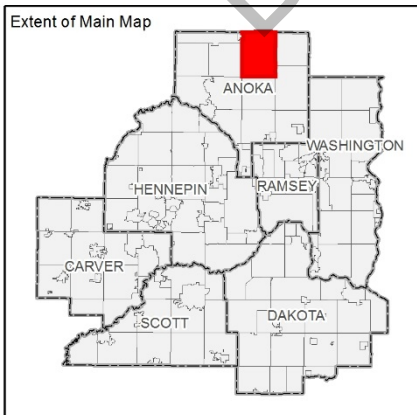
1. The City will review its Zoning Ordinance and consider appropriate amendments to exempt active solar energy systems from lot coverage and setback provisions.
2. The City will review its Code and consider appropriate amendments to require swimming pools be heated using solar or some other form of renewable energy resource, where possible.
3. Within Planned Unit Developments, the City will consider varying setback requirements in residential zoning districts as a means of protecting solar access.

FIGURE 3-8: GROSS SOLAR POTENTIAL

**Gross Solar Potential
City of East Bethel, Anoka County**



12/8/2016



**Gross Solar Potential
(Watt-hours per Year)**

- High : 1264088
- Low : 900001
- Solar Potential under 900,000 watt-hours per year
- County Boundaries
- City and Township Boundaries
- Wetlands and Open Water Features

Source: University of Minnesota U-Spatial Statewide Solar Raster.

HISTORIC PRESERVATION

The Metropolitan Land Planning Act (Minnesota Statutes 473.859, Subd. 2) requires that local comprehensive plans include a historic preservation section. Historic assets also help to promote community pride and create a sense of community. The City of East Bethel will create an inventory of historically significant features, landmarks, and buildings, and evaluate tools for preserving these areas and structures. Where feasible, the City will assist with the acquisition of historically significant sites or structures in order to provide educational or recreational opportunities.

AGGREGATE RESOURCES

There are no deposits of significant commercial potential in the City of East Bethel. The City does, however, allow mining and excavation as a temporary use with approval of a Conditional Use Permit.

CHAPTER 4: PARKS, RECREATION, AND OPEN SPACE

East Bethel is home to several unique natural resource areas that form the basis of the parks, recreation, and open space plan. The City recognizes that its parks and trails system will be an important part of the community's life as it grows and, because of this, the City contracted with a consultant to assist in the development of a Parks, Trails, and Open Space Comprehensive Plan. The plan recognizes that the City has an abundance of high quality natural resources and the importance of creating a linked system of trails and greenways to connect the City's existing and future parks and greenways. The Parks, Trails, and Open Space Plan is a tool the City will utilize during the planning process of the lands within the City. The document was adopted Fall 2007.

COON LAKE

Coon Lake is located in East Bethel. It is used recreationally with numerous access points available for launching boats and swimming. There are a number of houses on the lake, and it is home to many forms of wildlife including loons, ducks, geese, fish, beavers, and turtles.



The lake totals 1,259.2 acres with a littoral area of 1,098.2 acres. The maximum depth is 27 feet with a water clarity depth of 6.75 feet. The substrates that make up the bottom of the lake include sand, silt, and muck with an abundant aquatic plant population at a growth depth of 14 feet.

Species in the lake include a variety of fish such as: walleye, black bullhead, black crappie, bluegill, bowfin (dogfish), brown bullhead, common carp, hybrid sunfish, largemouth bass, northern pike, pumpkinseed sunfish, white sucker, yellow bullhead, and yellow perch. As of 2003, bluegills made up the most abundant species in the lake and their sizes ranged from 2.6 inches to

7.4 inches in length. The second most populated species in 2003 was the northern pike; their lengths ranged from 12.5 inches to 34.4 inches.

The average water level in Coon Lake is 902.69 feet with the highest recorded level at 905.11 feet and the lowest at 900.27 feet. The last recorded reading was in October 2017, at which time the lakes' Ordinary High Water level was at 904.75 feet.

In a recent study, the lake was found to have an infestation of Eurasian Watermilfoil, an incredibly invasive species of aquatic plant which takes firm hold in lakes without well-established populations of native plants. Easily transferred from one lake to another by boats and trailers, once embedded in a lake, it is very difficult to eliminate. While it is not harmful to all other plants or any aquatic animals, it makes recreation on lakes difficult because its pervasiveness makes swimming, boating, and fishing more difficult.

CEDAR CREEK ECOSYSTEM AND SCIENTIFIC RESERVE

The three great ecosystems of North America meet in the vicinity of Cedar Creek – the western prairies, the northern evergreen forests, and the eastern deciduous forests. This makes Cedar Creek one of the ideal places in North America to preserve and study ecosystems. In addition, within its nine square miles, Cedar Creek contains rare ecosystems of conservational interest including spruce bogs, remnant northern cedar forests, and tracts of never-plowed savannas.



Cedar Creek Ecosystem and Scientific Reserve was established in 1942 and ranks among the world's top ecological research sites. The science of modern ecosystem ecology was conceived and developed at a small glacial lake on Cedar Creek grounds in the 1940s. In the 1960s, Cedar Creek scientists started one of the earliest and longest-running experiments on fire and fire suppression in forest ecosystems. Radio tracking of animals was invented at Cedar Creek in the 1970s. Today Cedar Creek's experiments on biological diversity are world known, focusing on understanding natural ecosystems and the services they provide to humanity and to the planet.

Cedar Creek scientists, students, and staff are dedicated to understanding how our planet's ecosystems work and how those ecosystems are changing under human pressures. Through research, education, community involvement, conservation, and preservation, Cedar Creek strives to bridge the gap between science, community, and government.

Cedar Creek Ecosystem and Scientific Reserve encompasses more than 3,000 acres and is the most significant open space in East Bethel. Considered to be the largest ecological research site in central Minnesota, it is home to natural habitats that represent the entire state, which is rare given its close proximity (roughly 30 minutes) from the Twin Cities metropolitan area.

Owned and operated by the University of Minnesota, in cooperation with the Minnesota Academy of Science, scientists from around the world work at Cedar Creek. Accomplishments include the invention of radio collars used for animal tracking, as well as long-term research on prescribed burning for

savannas which began in the early 1960s. In addition, insects that inhabit Cedar Creek comprise one of the most intensely studied ecological communities anywhere, beginning in the 1980s and playing a part in establishing modern ecological theory.

Ongoing projects include studies of biodiversity, which is the number of different species living in one particular area, including the tiniest bacteria to the largest animals and most massive trees, along with studies of long-term nitrogen deposition, nutrient networks, the effects of burning patterns and frequency on vegetation, and chronosequencing which is a set of forested sites that share similar attributes but are of different ages and is used to study the time-dependent development of a forest. Also, large-scale experiments at Cedar Creek examine how environmental changes are affecting the globe. Future scientific opportunities include understanding how urbanization will change native plant and animal communities, how bacteria and other microbes in the soil interact with plants we see above ground, how grazers maintain prairies and savannas, and how habitat restoration improves conditions for wildlife.

The City of East Bethel, in collaboration with the University of Minnesota, has worked to provide hiking trails and cross-country ski trails through the Cedar Creek Ecosystem and Scientific Reserve. The trails are identified in the Proposed Trail Plan map provided later in this chapter.

The County, the City, the Minnesota Department of Natural Resources (DNR), and the Minnesota Pollution Control Agency (PCA) have developed a plan to combine this land and their respective resources to establish the *Sandhill Crane Natural Area*. The vision for this area focuses on low-impact recreation and public educational programs about this natural resource. An additional expanse of government-owned land (State and DNR) including approximately 280 acres, is also located on the eastern edge of the City surrounding 224th Avenue.

SANDHILL CRANE NATURAL AREA

The Sandhill Crane Natural Area is located in East Bethel incorporating Neds, Mud, and Deer Lakes. The property is managed cooperatively between the following agencies: the Minnesota DNR, the Minnesota PCA, the City of East Bethel, and Anoka County. The Sandhill Crane

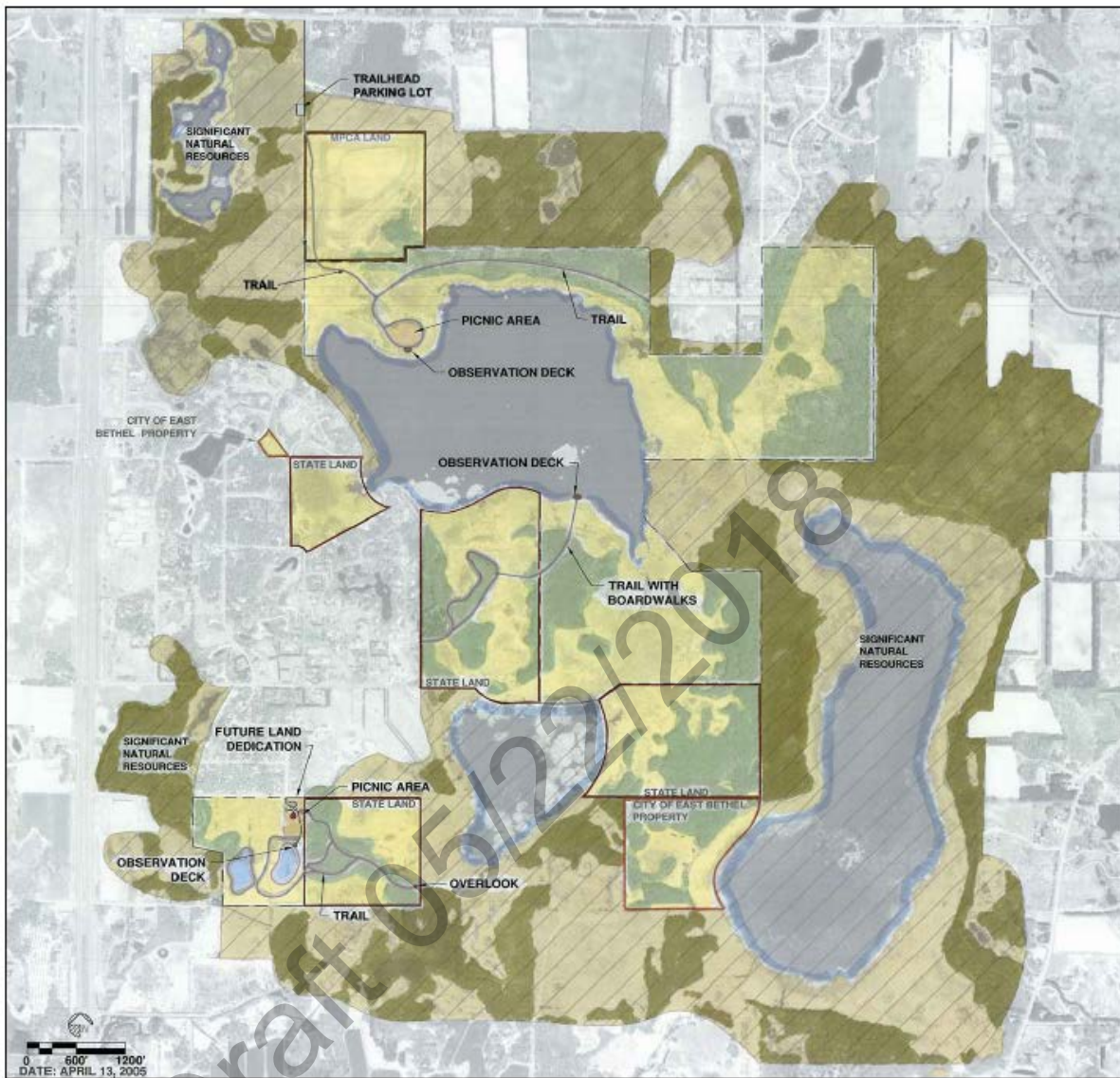


Natural Area contains some of the most unique and unspoiled wild areas in Anoka County as well as a few rare plant and animal species.

Main features of the area include 533 acres of public land with natural walking paths, 1.75 miles of lake shore, and important environmental elements including wetlands/marsh, oak forest, and rare plant and animal species.

The Sandhill Crane Natural Area exists to enhance, protect, and conserve the natural resources of the area. The planning concept seeks to provide a balance between providing facilities and amenities without compromising its natural character or threatening its wild habitat. Restoration of damaged or faltered ecosystems is a priority for the managing agencies. Providing protection to adjacent private high quality natural resource land is also a priority. This is being accomplished through cooperative agreements, conservation easements, and other land preservation means.

The master plan for Sandhill Crane Natural Area (Figure VI-1) proposes to provide low impact recreational activities. Small trailhead parking areas, soft-surfaced recreational trails, observation areas for wildlife viewing, and low-impact picnic areas are planned as illustrated in Figure VI-2. Working cooperatively with the other agencies, connectivity with all parcels is possible.



Sandhill Crane Natural Area Master Plan

FIGURE VI-1. SANDHILL CRANE NATURAL AREA MASTER PLAN



FIGURE VI-2. SANDHILL CRANE NATURAL AREA

HELEN ALLISON SAVANNA SCIENTIFIC AND NATURAL AREA

The Helen Allison Savanna Preserve is located adjacent to the southern most portion of the Cedar Creek Ecosystem and Scientific Reserve in East Bethel. It encompasses approximately 86 acres and was formed more than 16,000 years ago by glacial meltwater, on what is now known as the Anoka Sandplain. In 1960, The Nature Conservancy acquired the land as a result of a substantial donation by Helen Allison Irvine in an effort to protect the dwindling acreage of oak savanna.

Ms. Irvine was known as Minnesota's "Grass Lady," and wrote *The Key to Grasses of Minnesota*, a reference work on 180 species of grasses found in the state. Starting in 1962, about a third of the savanna has been burned each year on a rotating basis. University of Minnesota botanist Dr. Donald Lawrence initiated the recovery of the old field area by hand seeding prairie species in the 1960s and 1970s. In 1979, the preserve was designated a Scientific and Natural Area by the State of Minnesota, following a thorough inventory of species.

Considered today to be an excellent example of oak savanna, it was previously a community of conifers (mostly spruce) which covered much of the land after

the glaciers retreated approximately 1,000 to 1,500 years ago. With a warmer climate, birch replaced spruce, and later oak supplanted birch. Today, less than 65,000 acres of oak savanna remain in the Midwest – two-tenths of one percent of the pre-settlement savanna.

Oak savanna, which consists of oak trees scattered over prairie vegetation, occupies 54 acres of the preserve. Other areas include dune blowouts, wet meadows, willow and aspen thickets, and old fields. Helen Allison Savanna Preserve also harbors more than 200 species of vascular plants. Dominant trees and shrubs in the preserve include northern pin oak, bur oak, American hazelnut, choke cherry, and quaking aspen. Dominant grasses include big and little bluestem, Indian grass, and porcupine grass. Other common species include lead plant, steeple bush, silky prairie clover, rough blazing star, asters, and goldenrods. Another interesting prairie species is the rhombic-petaled evening primrose, a species of special concern in Minnesota.

A survey of avian life discovered 45 species of birds, including hawks, warblers, and waterfowl. The seldom-seen lark sparrow nests on the preserve. Amphibians and reptiles making their home at the Savanna include the eastern tiger salamander, spring peeper, gray tree frog, wood frog, and bullsnake (or gopher snake).

GORDIE MIKKELSON WILDLIFE MANAGEMENT AREA

Established officially in 1992, the Gordie Mikkelson Wildlife Management Area (WMA) is 816 acres; over 280 acres are located within the City of East Bethel. The WMA is primarily managed for woodland and wooded wetland wildlife like deer and turkey. It consists of 58 percent wetland and wooded wetland, 32 percent upland woodland, and 10 percent grassland/food plot. The Mikkelson WMA is located along the central, eastern border of East Bethel and the western border of Linwood Township.

Mikkelson WMA was acquired from a variety of previous landowners. A large portion was previously operated as a Camp Fire USA children's camp. Acquisition of new land is ongoing and the Mikkelson WMA is expected to continue to grow in size and species.

Hunting options include: deer, bear, small game, forest game birds, and pheasant. Wildlife viewing options include: wetland wildlife, prairie wildlife, and forest wildlife.

The area is comprised of primarily high-quality wetlands and is utilized by hunters, hikers, birdwatchers, and others who enjoy the natural habitat.

In 2004, Metro Wildlife Corridors, a program established in 2003 through a partnership between the DNR and six nonprofit conservation groups, added an additional 145 acres to the Mikkelson WMA. The state program aims at preserving wildlife habitat where it's most at risk, protecting, restoring, and managing a network of natural areas and wildlife habitat in the face of the metro region's rapid growth.

FISH LAKE

Fish Lake is encompassed by the Cedar Creek Ecosystem and Scientific Reserve. Fish Lake is a scenic lake closed to all motorized activities to allow for recreational activities including canoeing and kayaking. The lake is 332 acres in size and has a maximum depth of 13 feet. Average depth is 6.2 feet. A wildlife lake survey was conducted on July 15, 2003 and at that time, maximum Secchi depth was 9 feet, and average Secchi depth was 5.4 feet. Aquatic plants were abundant with 98.6 percent of the sample points having vegetation, and 16 different species were found. *Najas flexilis* and *Potamogeton praelongus* were the most common submerged aquatic plants found.

Relative to other shallow lakes in the area and the state, Fish Lake is a high quality shallow lake as it has good water clarity and an abundant and diverse aquatic plant community. Winter fish kills occur frequently because of the natural shallow nature of the basin. These characteristics also make the lake ideal for wildlife utilization. The abundance of aquatic plants provides food and habitat for aquatic birds and waterfowl.

Fish Lake has been stocked with walleyes in the past, however, this lake does not have a sustainable walleye population because the lake does not have habitat characteristic of a walleye lake (water depths greater than 20 feet, gravel substrates, open water habitat). Green sunfish, bluegills, and black bullheads were the most common fish found during the last DNR Fisheries assessment in 1998 and are fish typical of shallow lake systems. The lake does

not have an official public access, although County Road 24 runs adjacent to the north end of the lake and legal access is available from the road right-of-way.

The Cedar Creek minor watershed measures about 18,000 acres. Pre-settlement vegetation consists of mostly oak barrens on the uplands, and a mix of wetland types in the many basins, including conifer and hardwood swamps, shrub swamps, marshes, and fens. Today the watershed is a mix of developed areas, natural areas, and farmland, with some significant tracts of natural vegetation and wildlife habitat.

Fish Lake is largely surrounded by significant native plant communities mapped by the Minnesota County Biological Survey, including oak savanna, oak woodland, hardwood swamp, rich fen, wet meadow, and cattail marsh. These communities provide habitat for rare and uncommon animals, including sandhill cranes and Blanding's turtles. State-listed rare plants occurring in wetland communities adjacent to Fish Lake include the endangered twisted yelloweyed grass (*Xyris torta*) and the threatened lance-leaved violet (*Viola lanceolata*).

Fish Lake is near the top of the Cedar Creek watershed. The lake flows out through a wetland on the northwest side of the basin, through an intermittent stream, and into Cedar Creek. Total distance from the outlet of the lake to Cedar Creek is approximately three-quarters of a mile. Cedar Creek flows into the Rum River in the City of Anoka.

ADDITIONAL NATURAL FEATURES

Approximately 607 total acres of land around Neds, Mud, and Deer Lakes is government-owned. According to the Minnesota County Biological Survey of the DNR, this area is one of the few unique, undisturbed natural areas within the Twin Cities metropolitan area. It includes tamarack swamp, willow swamp, mixed hardwood swamp, wet meadows, and oak savanna. In addition, a wide variety of native plants and animals inhabit the area, including rare species such as Blanding's turtles, sandhill cranes, and lance-leaf violets.

RECREATIONAL AMENITIES

East Bethel has several diverse community-focused recreational facilities available to its residents. These facilities make it easy for residents to enjoy the community without having to travel long distances.

The City of East Bethel is also home to an ice arena which is owned by the City and used by community schools for recreational activities including hockey and figure skating. The arena is located on HWY 65 at 207th Avenue NE.

Booster Park is the oldest and most popular park in the City. It is adjacent to City Hall and consists of 77 acres. It serves outdoor enthusiasts with nine baseball diamonds, two tennis courts, picnic facilities, playground equipment, and hiking trails. This park was upgraded in recent years to include additional active recreational opportunities such as a skate park, sliding hill, paved trail system, and a concession stand.

John Anderson Memorial Park is approximately 70 acres in size, much of which surrounds Cooper Lake in the northwest part of the City. John Anderson Park is located approximately one-half mile west of HWY 65 on 233rd Avenue NE. The City owns property that nearly surrounds Cooper Lake. Cooper Lake is approximately 48 acres in size and is classified as an "Environmental Lake" by the DNR. The park is approximately 70 acres in size and includes provisions for passive recreational uses such as hiking, picnicking, or swimming. In 2007, the City Council authorized improvements in the park that included trails, a beach area, parking spaces, shelter facilities, and restroom facilities. In addition, the playground equipment has been updated and expanded, and a warming house has been constructed.

Bonde Park encompasses 14 acres of open space and includes two baseball and softball fields. Also included in Bonde Park facilities are a shelter, various types of playground equipment, and a picnic area. This park is located on the west side of Jackson Street and north of 229th Lane.

The City of East Bethel has two public golf courses located within its boundaries. Hidden Haven, on the western edge of the City, is an 18-hole course with a residential subdivision located along Jackson Street and Polk Street. The other is Viking Meadows, a 27-hole course located on the southeast corner of HWY 65 and Viking Boulevard. Several small

neighborhood parks also exist in the City. Individual neighborhood communities and various volunteer organizations operate these parks. Local volunteers and organizations operate various athletic programs in the City.

The following table provides a list of parks within the City of East Bethel, addresses, acreage, and basic amenities.

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TABLE VI-1. CITY OF EAST BETHEL PARKS LIST

Park Name	Address	Size- Acres	Current Facilities	Park Type	Potential Improvements – Short and Long-term
Anderson Lake Park	4348 Wild Rice Dr NE	4.15	Swing set – 4 seats Swing set – 2 seats, 1 ring and 1 bar 1 ball field Play set, plus swing and 4-seat bouncer Tennis court	Neighborhood	Replace/update play equipment and surface New ball field fence and backstop Resurface tennis court Add benches New park sign
Bonde Park	23040 Jackson St NE	13.22	2 ball fields 4 soccer fields Bleachers—2 aluminum with 5 benches each Swing set – 4 seats 1 shelter 1 climber 3 picnic tables Play set Trash cans	Neighborhood	Replace existing playground with expanded play ground and surface 2 new ball fields 1 large soccer field (irrigated) New shelter/pavilion New restrooms New parking lot and entry road Horse arena (by others)
Booster West Park	22266 Palisade St NE	35.00	Ball fields – 4-plex, irrigated 2 soccer fields, irrigated BMX Track Playground Skate park Concession stand w/ restroom Pavilion with picnic tables and trash cans	Community	Replace/update play equipment and surface Update all park fields and facilities New park sign
Booster East Park	22281 Palisade St NE	50.00	4 Ball fields Basketball court Horseshoe pits	Community	Replace/update play equipment and surface Add regulation/stadium

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			2 tennis courts 3 pavilions with grills and picnic tables Restroom & warming house Trail		type baseball field (replace 2 fields) Add concession building with restrooms Update all park facilities New park sign
Carlisle Park	23162 Kissel St NE	2.81	Play set 1 small ball field Swing set – 3 seats	Neighborhood	Replace/update play equipment and surface Add outdoor hockey rink New park sign
Cedar Creek Ecosystem and Scientific Reserve	Durant St NE	5,000	15 miles of hiking and cross country ski trails Trailhead	Open Space	Add: 1 mile walking trail 7 miles cross-country ski trails 7 miles horseback trails 800' boardwalk canoe launch 10-space parking lot New park sign
Coon Lake Beach Park	206 Forest Rd NE	.5	Play set Swing set – 4 seats Skate park 2 basketball courts	Neighborhood	Replace/update play equipment and surface Resurface basketball courts Replace skate park New park sign
Deer Haven Park	22600 Jewell St NE	4.73	Shelter Swing set – 4 seats Basketball hoop and glass backboard	Neighborhood	Replace/update play equipment and surface Resurface ½ court basketball New park sign
Eagle Ridge Park	22800 7 th St NE	40.00	Open space park. Boy scouts use for orienteering Informal trail system	Open Space	Expand parking lot to maximum 10 spaces New park sign
Eveleth Park	21331 Eveleth St	2.80	Play set with slide and toy backhoe	Neighborhood	Replace/update play equipment and surface

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	NE		1 ball field Swing set – 4 seats 1 trash can		New ball field fence and backstop New park sign
Hidden Haven Park	750 203 rd Ln NE	4.81	Park sign (brick & cement) Play set Swing set – 4 seats Shelter 2 field hockey goals New walking path—will have exercise stations 1 barbeque grill 2 picnic tables 1 trash can	Neighborhood	Replace/update play equipment and surface New walking path with fitness stations New park sign
Fish Lake Trail	Durant St NE		Hiking trail Cross Country Ski Trails Pavilion	Trail	
John E. Anderson Memorial Park	1131 233 rd Ave. NE	70.00	Beach (new) New play set New pavilion Trail 2 picnic tables 1 grill 2 benches 2 block restrooms Warming house 3 trash cans	Community	Replace/expand play equipment on east side of lake Repave ¼ mile trail West side of lake—add facilities to equal east side: play equipment, pavilion, trail, picnic tables and furnishings, restrooms, warming house, parking lot New signs for each park
Maynard Peterson Memorial Park	Laurel Road NE	2.76	Play set Parking lot Pavilion 1 ball field Bleachers – 1 aluminum with 5 benches	Neighborhood	Replace/update play equipment and surface Add restrooms New ball field fence and backstop New pavilion Add 26-space parking lot

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Norseland Manor Community Park	19521 5th St. NE	19.61	Play set and 1 rocking toy 1 ball field Climber (dome) Swing set – 5 seats Slide Sliding hill (new) 2 benches 2 picnic tables 1 trash can	Neighborhood	New ball field fence and backstop New pavilion New 26-space parking lot New warming house New park sign
Northern Boundaries – 7 th St Park	22191 7th St. NE	5.11	Play set Swing set – 4 seats 1 sliding hill 1 picnic table 1 trash can	Neighborhood	Replace/update play equipment and surface Add outdoor hockey rink Add 10-space parking lot New park sign
Oak Brook Acres Park	21071 Ghia St NE	10.00	Sliding hill	Community	Expand to 20 acres as surrounding areas develop and develop as community park New park sign
Rod and Norma Smith Park	3241 183rd Ave. NE	4.49	Swing set – 3 seats Play set Ball field Basketball – 1 hoop Shelter	Neighborhood	Resurface tennis court (concrete) Asphalt 10-space parking lot New park sign
Whispering Aspen Park	24225 Pierce Path NE	1.58	Older tennis courts Play set Community center	Neighborhood	Resurface tennis courts Add small parking lot New park sign
Whispering Oaks Park	20911 Okinawa St. NE	2.0	Shelter Play set Swing set – 4 seats 1 tennis court	Neighborhood	Resurface tennis court and replace fence Add half-court basketball New park sign
Future Parks					

Booster Park Expansion— “Booster South”	Potentially PIN 09332312 0001	40		Community	Facilities similar to Booster East or West, with soccer fields and hockey rink
Future Parks – City Center Area					
Community Park		30-50		Community	Per concept plan
4 Neighborhood Parks		20		Neighborhood	Per concept plan

TRAILS

Throughout the past several years, many additions, improvements, and recognition of trail corridors have occurred. The Parks and Recreation Department has worked cooperatively with the Anoka County Highway Department and local municipalities in establishing and developing the regional trail system. These coordinated efforts have allowed for creative ways to finance, develop, and construct trails.

The map on the following page, Figure VI-3, illustrates the proposed city trails and whether they are to be bituminous or natural.

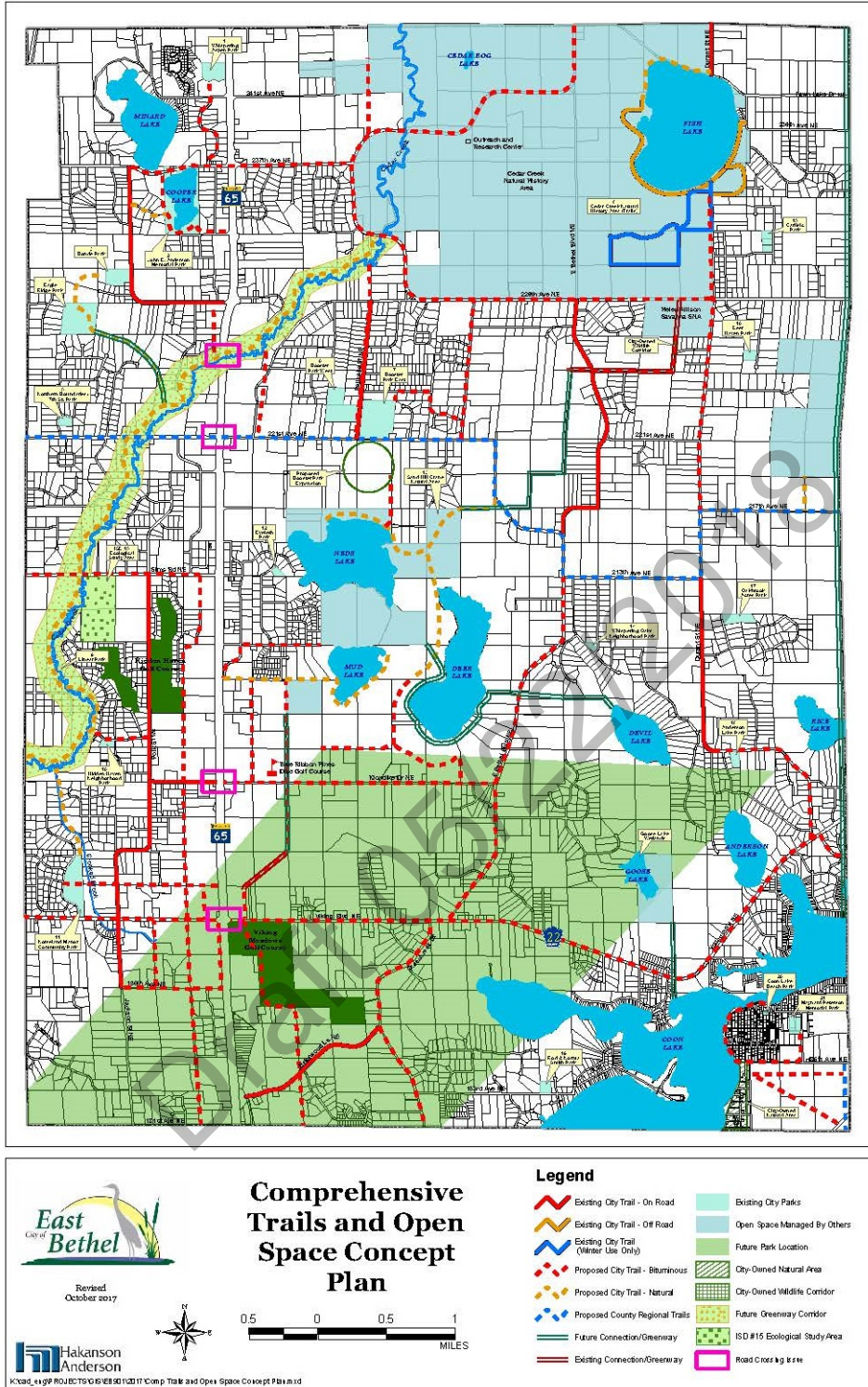


FIGURE VI-3: PROPOSED CITY TRAILS

ANOKA COUNTY REGIONAL TRAILS

The North Anoka County Regional Trail is a search corridor that proposes a route that crosses the northern section of the county from Sherburne County east to Washington County. The trail alignment is proposed to pass through Burns Township, Oak Grove, East Bethel, and Linwood Township. The plan is for the North Anoka County Regional Trail to connect to Lake George and Martin-Island-Linwood Lakes Regional Parks. The trail will connect with two north/south routes, those being Rum River and East Anoka County Regional Trails. The estimated cost of this new 17-22 mile long trail would be \$1.87 to 2.3 million. To date, only a small segment of the trail is complete – about one mile that runs through Lake George Regional Park. The County will work with the local agencies and the County Highway Department to develop the trail. This regional trail is a search corridor, which means that they do not have Met-Council-approved master plans that identify the trail alignments. Since alignments have not yet been approved they are not eligible for Regional Parks System funding for acquisition and development.

The East Anoka County Regional Trail is located in the northeast corner of the city and another very short segment in the southeast corner. There is a Met-Council approved master plan for the alignment, but there is no timeframe for the section that still needs to be built in East Bethel. The trail will be 27 miles long and will connect the north end of the county to the south end, starting in East Bethel and ending in Blaine. It will be linked to four (4) other regional trails and will have access to many city trails and parks. Figure VI-4 to see what is currently constructed on the East Anoka County Regional Trail.

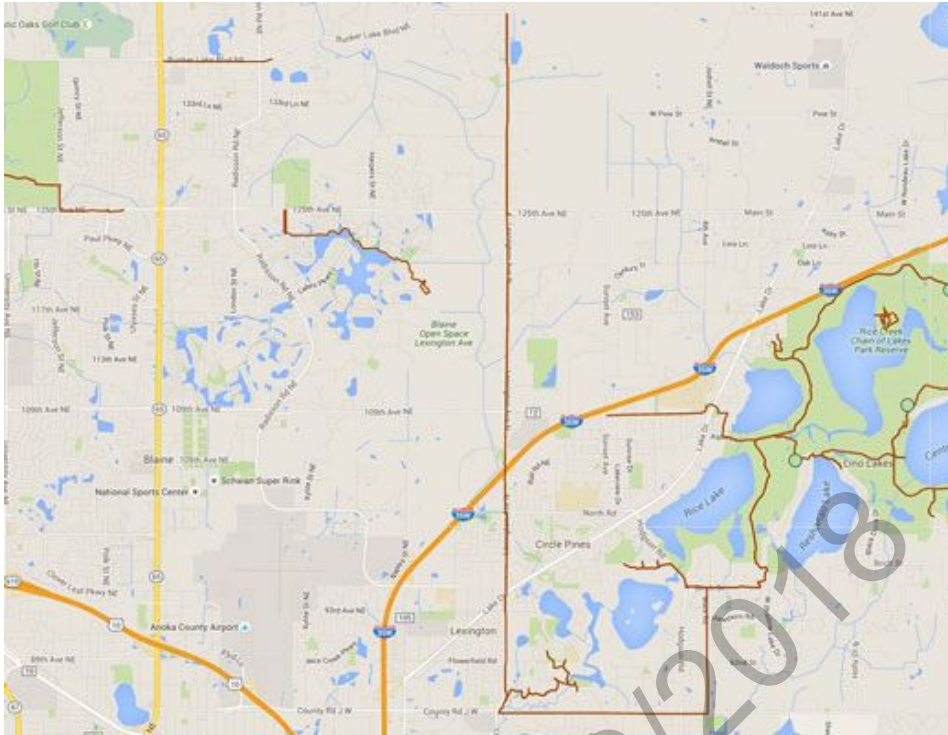


FIGURE VI-4: THE EAST ANOKA COUNTY REGIONAL TRAIL CURRENTLY, BEFORE THE EXPANSION NORTH INTO EAST BETHEL

Figures VI-5 and VI-6 illustrates the expansion areas for both the North and East Anoka County Regional Trails on a county and city basis.

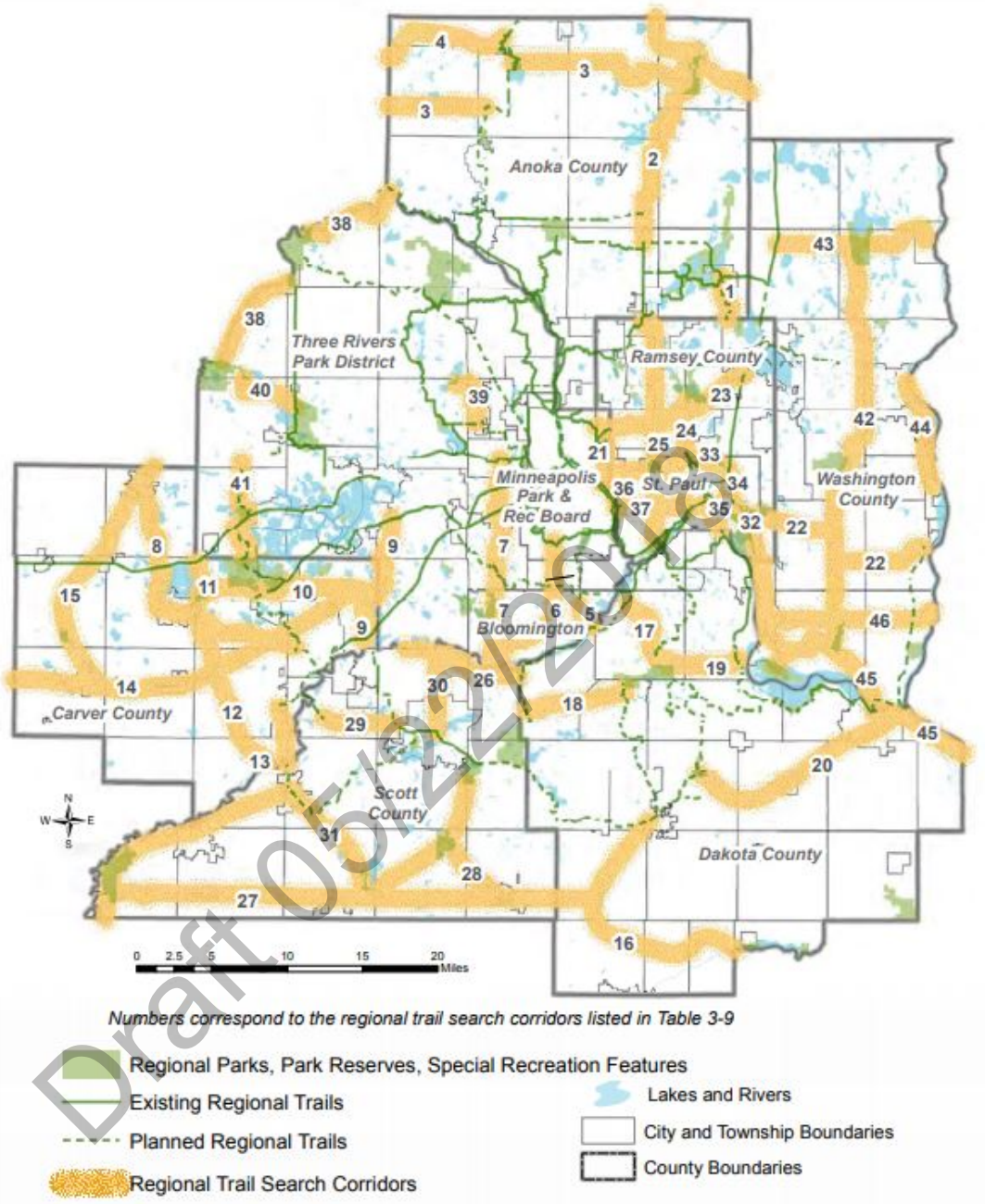


FIGURE VI-5: REGIONAL TRAIL SEARCH CORRIDORS IN ANOKA COUNTY

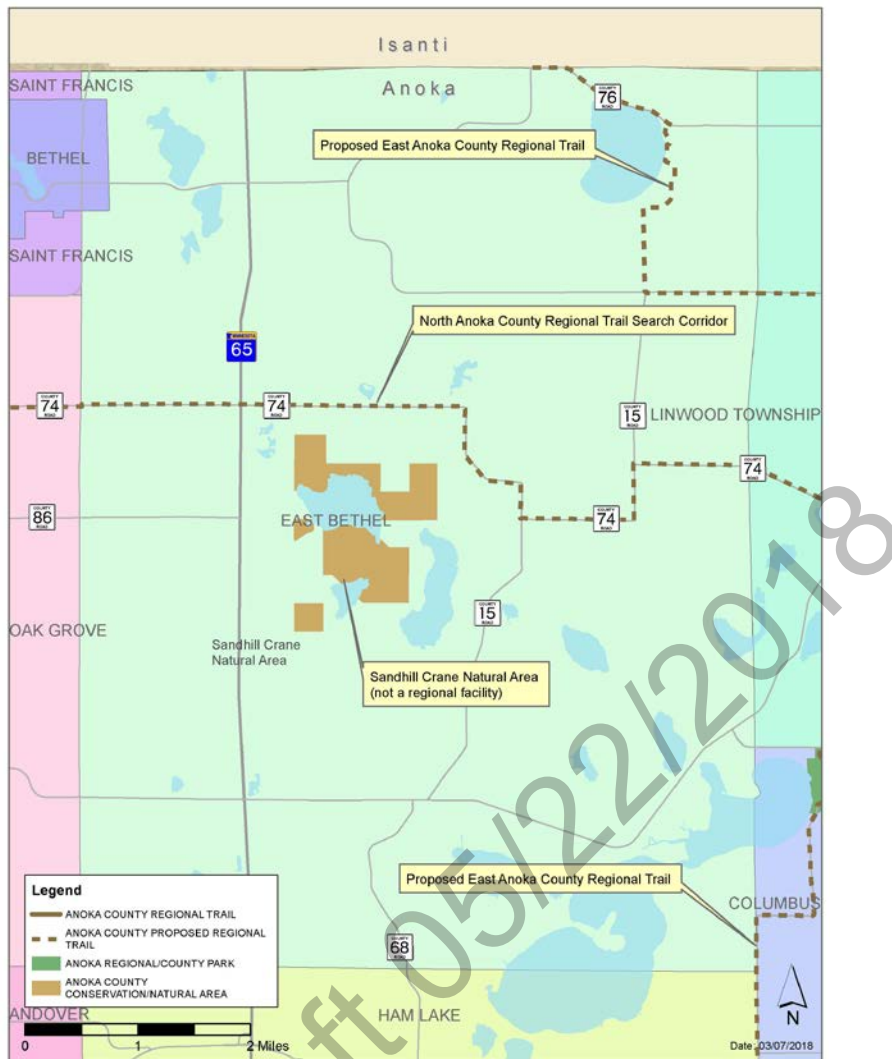


FIGURE VI-6: REGIONAL TRAIL SEARCH CORRIDORS IN EAST BETHEL

REGIONAL PERSPECTIVE

The Metropolitan Council's *Thrive MSP 2040* identifies an urban area and a rural area each of which occupies approximately half of the region which is illustrated in the regional growth map in Figure VI-7.

Conserving and restoring natural resources of regional or local importance contributes to a healthy natural environment and enhances our quality of life. Connecting regional and local features by natural-resource corridors helps sustain wildlife, plant habitats and shape how development looks on the ground. The urban area is divided into two specific geographic planning areas: the Developing Communities and the Developed Communities. The

rural area is divided into four specific geographic planning areas: Rural Centers/Rural Growth Centers, the Diversified Rural Communities, the Rural Residential Areas, and the Agricultural Areas. Approximately 91-95 percent of new growth is forecast to be located in the urban area – in land-use patterns that make efficient use of regional infrastructure – with the remaining percent in the rural area, particularly in small towns, designated as Rural Growth Centers.

One of the primary differences among these planning areas is the density at which they develop. The Council has established benchmarks indicating the overall densities for planned development patterns in each of the geographic planning areas. The Council negotiates a share of the regional forecasts with each community based on its geographic planning area designation(s), development trends, expected densities, available land, local interests, and Council policies.

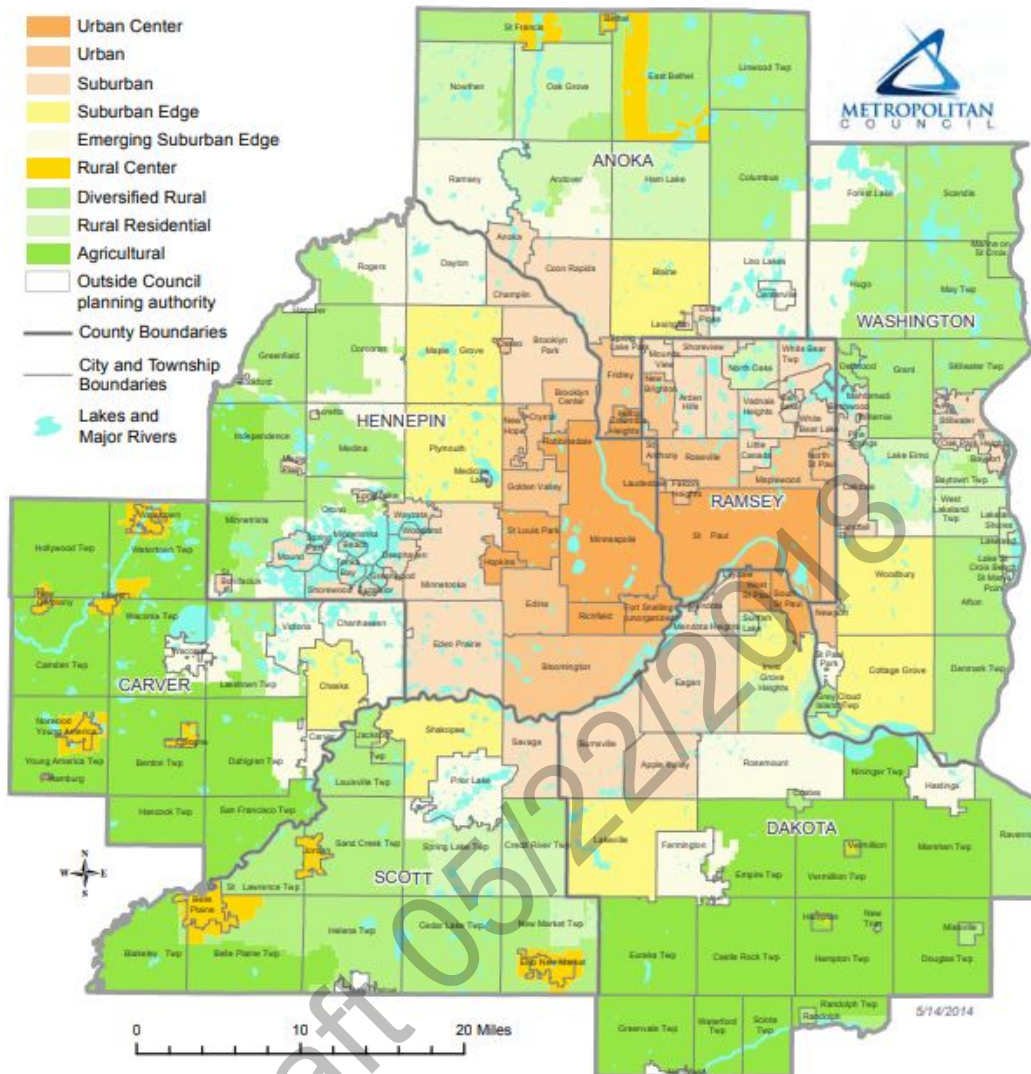


FIGURE VI-7. 2030 FRAMEWORK PLANNING AREAS

The cumulative results of the community-negotiated distribution of the forecasts among planning areas becomes the basis for determining the required land supply and for the Council’s plans for investments in regional systems such as highways and wastewater service. Decisions relating to transportation, sewers, housing, natural resources, and other land uses cannot be made in isolation from one another. Regional parks, transportation, and sewers help shape growth patterns; housing location and types affect mobility options and travel patterns. Unplanned growth can put a strain on natural areas – both regionally significant natural areas and locally designated natural areas, groundwater quality, and other resources. The *Thrive 2040* and the metropolitan system plans seek to carefully integrate growth, transportation,

housing, and natural resource policies to achieve regional goals in each area and avoid working at cross-purposes.

Utilizing the surface rights of underground utility corridors such as large sewers for trail purposes protects the utility for access/maintenance and provides a linear corridor for the trail.

The Metropolitan Council has identified the following policies as part of the Thrive 2040, Parks and Open Space Policy Plan, and community System Statements:

Conformance: A local comprehensive plan generally will conform to the metropolitan system plans if the local plan:

1. Accurately incorporates and integrates the components of the metropolitan system plans as required by Minn. Stat. 473.851 to 473.871.
2. Integrates public facilities plan components described in Minn. Stat. 473.859, subd. 3: integrates development policies and compatible land uses to accommodate forecasted growth at appropriate densities and to maximize the efficiency and effectiveness of the regional system.

Consistency: A local comprehensive plan generally will be consistent with Council policies and statutory requirements if the local plan:

1. Addresses community role strategies contained in the *Framework*, including conservation strategies to protect regional important natural resource areas and wildlife corridors.
2. Addresses the linkage of local land uses to local and regional park and open space systems.
3. Includes an implementation plan that describes public programs, fiscal devices, and other specific actions for sequencing and staging to implement the comprehensive plan and ensure conformance with regional system plans, described in Minn. Stat. 473.859, subd. 4.
4. Addresses official controls: includes a capital improvement program (sewers, parks, transportation, water supply, and open space) that accommodates planned growth and development.

Compatibility: A local comprehensive plan is compatible with adjacent and affected governmental units, based on comments or concerns or lack thereof, from these entities. In order to be determined compatible, a community must adequately document that it has addressed the concern(s) of all adjacent and affected governmental units.

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PARK, RECREATION, AND OPEN SPACE GOAL AND POLICIES

The development of quality recreational and open space resources is a major effort in East Bethel. The City operates a park land fund which is designated for existing park improvements and for construction of new park facilities. Policies include requiring dedication of land and/or cash in lieu of land in conjunction with all new subdivisions of property. The City is also working with Anoka County and the Minnesota DNR to develop the Sandhill Crane Natural Area.

The City currently has a cooperative agreement with the University of Minnesota to allow East Bethel to offer hiking and cross-country ski trails to its residents inside the Cedar Creek Ecosystem and Scientific Reserve. In fact, there are multiple trail use interests in the community including bicycling, snowmobiling, and horseback riding. The physical size of the City and low density development, however, result in extraordinary costs per capita for trail construction and maintenance.

Anoka County has identified potential regional trail corridors along County Road 74 and CSAH 17. Future trail planning will focus on creating trails within park facilities, such as Booster Park and Sandhill Crane Natural Area, linking local facilities and neighborhoods, and creating linkage to regional trails. The City will also examine the feasibility of designating bicycle routes along improved shoulders of existing and future roadways.

Goal:

Create and protect an interconnected system of athletic areas, parks, trails, and green spaces throughout the City.

Policies:

1. Research amount of existing park area and current uses against future needs based on increasing populations.
2. Incorporate parks and open space into community center planning efforts and all development/redevelopment plans and designs.
3. Promote existing parks and pursue strategies to connect parks through trail systems; identify potential “corridors” for trails.

4. Coordinate planning activities with Anoka County based on park uses; pursue opportunities to incorporate sports-related and other community activities.
5. Protect and promote recreational activities within the community and identify opportunities to enhance infrastructure to support these activities such as snowmobile trails, lake activities, etc.
6. Design and maintain parks with proper lighting, shelter, and landscaping to ensure public and property safety.
7. Provide recreational facilities and programs to serve the varied recreational needs of all age groups within the City.
8. Encourage the acquisition of all forfeited and/or donated land in areas with potential recreational development opportunities.
9. Require dedication of park land or cash in lieu of land in conjunction with the subdivision of all properties.
10. Develop land use regulations compatible with adjacent parks, recreation areas, and natural features.
11. Identify the potential for trail and wildlife corridors in the City, and coordinate regional trail development opportunities with Anoka County and adjacent communities.
12. Provide convenient active and passive recreation opportunities to the residents of East Bethel. Enhance the existing park and recreation areas in the City.
13. Provide alternative forms of transportation that include walking trails, bicycle paths, and other surfaced media where motorized traffic is not permitted.

CHAPTER 5: IMPLEMENTATION

ZONING ORDINANCE

In 2007, the City of East Bethel adopted Appendix A: Zoning Ordinance. The ordinance was geared towards the existing zoning and the designation of East Bethel as a “Rural Center” and a “Diversified Rural” community. The “Rural Center” is an urbanizing corridor approximately three quarters of a mile on each side of Minnesota Highway 65 and the “Diversified Rural” is the remainder of the City which is not planned to be served with City sewer and water. According to the 2040 Comprehensive Plan, single family detached residential housing areas accounts for approximately 18 percent of the gross acres in the City. Commercial and industrial land uses account for just over one percent of the gross acres in the City.

In order to implement the 2040 Comprehensive Plan, the City of East Bethel has established the following zoning classifications:

- Agricultural District (A) – This district is intended for agricultural uses and allows densities at 1 unit per 10 acres.
- Rural Residential (RR) – This district is intended to accommodate residential land uses at low densities that promote the rural character of East Bethel and allows densities at 1 unit per 2.5 acres.
- Single-Family Residential (R-1) – This district is intended to accommodate single-family dwellings where similar residential development is likely to occur and allows densities up to 4 units per acre.
- Single-Family and Townhome Residential (R-2) – This district is intended to accommodate a mix of single-family and attached/detached townhomes at a more typical single-family density and allows densities up to 6 units per acre.
- Limited Business (B-1) – This district is intended to provide for limited retail and service commercial activities.
- Central Business (B-2) – This district is intended to provide for the general retail shopping of persons living in East Bethel and surrounding trade area.

- Highway Commercial (B-3) – This district is intended to provide for commercial areas serving the highway traveling public.
- Light Industrial (I) – This district is intended to provide areas of the city suitable for activities and uses that are commercial and general services related and/or of a light industrial nature.
- City Center (CC) – This district is intended to create a focal point in the community that embodies the principles of urban mixed-use development.
- Public/Institutional (P/I) – This district is intended to provide areas that are primarily under ownership by units of government, public and private institutions.
- Planned Business Overlay (PBD) – This overlay district is intended to establish standards for exterior architecture, design, landscaping, and signage of buildings that contribute to a community image of quality, visual aesthetics, permanence, and stability.
- Planned Unit Development (PUD) – This district is intended to allow flexibility and variation from conventional ordinance standards in exchange for higher standards of development design and creativity. The PUD provisions are also intended to promote the efficient use of land and promote cost-effective public and private infrastructure systems.

To implement the 2040 Land Use Map, the City should consider the following additional zoning districts:

- Mixed Use (MXU) – Not all mixed of uses would be of an urban nature of the City Center (CC) zoning district. The Mixed Use zoning district could serve as a transition between dissimilar land uses or for horizontal mixed uses.
- Medium Industrial (MI) – There is a new Medium Industrial land use category in the 2040 Comprehensive Plan. A Medium Density zoning district would describe the businesses and operations that could occurring the Medium Industrial land use category that could not occur in the Light Industrial land use category.
- Coon Lake (CL) – The existing parcels around Coon Lake are significantly smaller than the 2.5 acre lots intended in the Rural Residential zoning district. The new Coon Lake zoning district would reduce the amount of variance requests from the Coon Lake

neighborhood and may encourage investments in the structures and properties if the standards allow for options for renovations.

- Natural Area (NA) – A Natural Area zoning district may be useful if the operation or preservation of the large tracts of publicly owned lands are managed differently than uses within the Public/Institutional (P/I) zoning district.
- Parks/Open Space (POS) - A Parks/Open Space zoning district may be useful if the operations of parks and trails have impacts that are different than uses within the Public/Institutional (P/I) zoning district.

SUBDIVISION ORDINANCE

In October 2007, the City adopted Subdivision Ordinance 212. The ordinance is established regulations that can allow for the implementation of the provisions within the 2040 Comprehensive Plan and the Zoning Ordinance.

BUILDING CODES

The City currently administers the State Building Code and will continue to do so.

ENFORCEMENT

The City has a code enforcement program in place which responds to complaints in a timely and proactive fashion.

HOUSING

The implementation of a housing plan requires action by many entities. As a result of this, some goals may be achieved in a short period of time while other goals may take longer. The strategies in obtaining the City's housing goals are further explained in Chapter II. Housing.

PUBLIC FACILITIES

The City will need to address fiscal issues as they pertain to public facilities and appropriate funds in the most responsible manner that is in the best interest of the community.

- Develop a detailed water supply system that services existing and proposed development needs in those areas identified in this plan as a Rural Center.
- Develop a detailed sanitary sewer system that will service those areas identified in this plan as a Rural Center.
- Work directly with Anoka County and MNDOT to pursue and coordinate transportation projects identified in this plan.
- Continue to develop, adopt, and update the capital improvement program (CIP) in order to address short- and long-term public facility needs throughout the community. The CIP will address needs within areas identified as Diversified Rural and Rural Centers.
- Develop a Park Development Program to insure the development of new park and trail facilities within new developments to serve the needs of new residents.
- Continue to repair, replace, and/or expand play equipment and facilities in existing parks.

COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan will be reviewed on an annual basis to ensure that the plan remains as an effective development guide for East Bethel. As necessary, corrections will be made to deal with unforeseen circumstances.

Planning for the Future of East Bethel: An Update to the Comprehensive Plan

TABLE 5-1: CAPITAL IMPROVEMENT COST SUMMARY

Street Capital Projects 2018-2022 Funding Analysis

MUNICIPAL STATE AID FUND	Beginning Balance	Sources (Revenues)	Uses (Project Costs)	Ending Balance
2018 Beginning Balance	-\$578,313			
Municipal State Aid Funding		\$567,365		-\$10,948
None			\$0	-\$10,948
2018 Ending Balance				-\$10,948
2019 Beginning Balance	-\$10,948			
Municipal State Aid Funding		\$567,365		\$556,417
Municipal Service Road Project			\$1,500,000	-\$943,583
MN DOT Setaside Funds		\$500,000		-\$443,583
Cooperative Agreement Grant		\$200,000		-\$243,583
2019 Ending Balance				-\$243,583
2020 Beginning Balance	-\$243,583			
Municipal State Aid Funding		\$567,365		\$323,782

MN DOT Setaside Funds		\$500,000		\$823,782
181st Ave Reconstruction			\$400,000	\$423,782
2020 Ending Balance				\$423,782
2021 Beginning Balance	\$423,782			
Municipal State Aid Funding		\$567,365		\$991,147
Davenport St Reconstruction			\$600,000	\$391,147
2021 Ending Balance				\$391,147
2022 Beginning Balance	\$391,147			
Municipal State Aid Funding		\$567,365		\$958,512
University Ave Reconstruction			\$450,000	\$508,512
2022 Ending Balance				\$508,512
TOTAL MUNICIPAL STATE AID FUND SOURCES & USES		\$4,036,825	\$2,950,000	
<p>Note: MSA Funding can be "Advanced Funded" to meet certain requirements. The City can advance fund up to 4 times the construction allotment or \$3,000,000 whichever is less. A negative balance is not an indication of too many projects. It simply means the City has anticipated numerous projects and can fund this within the regulations identified by MN DOT.</p>				

Parks CIP 2018-2022 Funding Analysis

PARK CAPITAL FUND	Beginning Balance	Sources (Revenues)	Uses (Project Costs)	Ending Balance
2018 Beginning Balance	\$80,125			
Transfer From General Fund		\$75,000		\$155,125
Playground Equipment Booster East			\$45,000	\$110,125
Playground Equipment Anderson Lakes			\$45,000	\$65,125
John Anderson Trail Segment			\$37,000	\$28,125
Misc Park Projects and Tree Planting			\$5,000	\$23,125
City Mural			\$3,000	\$20,125
2018 Ending Balance				\$20,125
2019 Beginning Balance	\$23,125			
Transfer From General Fund		\$75,000		\$98,125
Dog Park			\$20,000	\$78,125
Playground Equipment Eveleth Park			\$35,000	\$43,125
Misc Park Projects and Tree Planting			\$5,000	\$38,125
2019 Ending Balance				\$38,125

2020 Beginning Balance	\$38,125			
Transfer From General Fund		\$75,000		\$113,125
Booster West Trail Segment			\$40,000	\$73,125
Misc Park Projects and Tree Planting			\$5,000	\$68,125
2020 Ending Balance				\$68,125
2021 Beginning Balance	\$68,125			
Transfer From General Fund		\$75,000		\$143,125
Booster West Playground Equipment			\$125,000	\$18,125
Misc Park Projects and Tree Planting			\$5,000	\$13,125
2021 Ending Balance				\$13,125
2022 Beginning Balance	\$13,125			\$13,125
Transfer From General Fund		\$75,000		\$88,125
Skateboard Equipment Booster West			\$75,000	\$13,125
Misc Park Projects and Tree Planting			\$5,000	\$8,125
2022 Ending Balance				\$8,125

TOTAL PARK CAPITAL FUND SOURCES AND USES		\$375,000	\$450,000	
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PARK ACQUISITION AND DEVELOPMENT FUND	Beginning Balance	Sources (Revenues)	Uses (Project Costs)	Ending Balance
2018 Beginning Balance	\$30,143			
Park Dedication Fees		\$0		\$30,143
No projects funded			\$0	\$30,143
2018 Ending Balance				\$30,143
2019 Beginning Balance	\$30,143			
Park Dedication Fees		\$60,000		\$90,143
Pavilion at Norseland Manor Park			\$30,000	\$60,143
Irrigation system at Norseland Park			\$30,000	\$30,143
2019 Ending Balance				\$30,143
2020 Beginning Balance	\$30,143			
Park Dedication Fees		\$60,000		\$90,143
Fence at Norseland Manor Park			\$30,000	\$60,143
Norseland Park/Jackson St Trail Connection			\$30,000	\$30,143
2020 Ending Balance				\$30,143
2021 Beginning Balance	\$30,143			
Park Dedication Fees		\$80,000		\$110,143
Oak Brook Trail Segment			\$15,000	\$95,143

2021 Ending Balance				\$95,143
2022 Beginning Balance	\$95,143			
Park Dedication Fees		\$80,000		\$175,143
New Park/Trail Development			\$75,000	\$100,143
2022 Ending Balance				\$100,143
TOTAL PARK ACQUISITION AND DEVELOPMENT FUND SOURCES AND USES		\$280,000	\$210,000	
<p><u>Park Dedication Fees</u>- Residential = 10% of land or cash not to exceed \$2,000 per lot. Commercial = 5% of land or cash not to exceed \$2,000 per acre.</p>				

SANITARY SEWER AND POTABLE WATER

The 2030 Metropolitan Urban Service Area (MUSA) includes the northern growth boundary node (Area A) and the southern growth b

oundary node (Area C). Area A currently has lift stations to supply public sanitary sewer and has municipal wells to supply potable water, but the Area A lacks an elevated water tower to provide stable water flow and suitable fire protection pressure. Area C has currently a Metropolitan Council operated water treatment plant to provide public sanitary sewer and has municipal wells and an elevated water tower to provide adequate potable water supply. An elevated water tower for Area A is estimated at approximately \$1,300,000 in 2017 dollars. The capital improvement program will need to be modified to identify the revenue to cover the cost of the elevated water tower.

The 2040 MUSA includes a third middle growth boundary node (Area B). The sewer and water infrastructure costs are identified in the Sanitary Sewer and Water Plans (Appendix A) to supply sanitary sewer and potable water to the properties identified within the 2040 MUSA. The capital improvement program

will need to be evaluated annually to identify what infrastructure from the Sanitary Sewer and Water Plans will need to be planned for.

INDIVIDUAL SEWAGE TREATMENT SYSTEMS (ISTS)

The Metropolitan Council requires the City to develop a plan for the management of on-site sewage disposal systems. These systems are private septic treatment systems on individual lots. In the City of East Bethel, these systems are located throughout the City.

There are approximately 4,300 existing systems located in the City of East Bethel in which the City manages the systems. All septic installations require a permit issued by the City. The East Bethel City Council adopted amended Ordinance 61G (Appendix D) on October 18, 2006. Ordinance 61G empowers the City of East Bethel to regulate on-site sewage disposal systems pursuant to the authority granted under Minnesota Statute Chapters 115 and 145A and Minnesota Rules Chapter 7080. Details regarding enforcement provisions can be found in Ordinance 61G.

The property owners of on-site septic systems are required to pump the tanks in no case less frequently than every three years. The City has an electronic database of all properties in the City. The database is programmed to sort entered information and provide a list of ISTS that are due to be pumped in the current calendar year. Notifications are mailed to property owners at the beginning of the calendar year indicating the need to pump the septic system. Failure on the part of the property owner to have the system pumped is cause for the City of East Bethel to provide for pumping service of the tanks in which the cost of the services are assessed to the property owner.

Since septic installations require a permit to be issued by the City, all permits issued and dates of inspections are recorded by hard copy, to be placed in the address file, and input into the electronic database.