Comprehensive Plan Task Force

January 14, 2010 meeting

Agenda

1) Overview of Alexandria Area Transportation Study

2) Discussion of transportation issues outside of the Alexandria Area that need to be discussed in the Comp Plan

3) Next Steps
MEMORANDUM

TO: Douglas County Comprehensive Plan Task Force
FROM: Dan Jochum
DATE: January 25, 2010
RE: Douglas County Task Force Meeting #4 Summary
SEH No. DOUGM 109637

The following document summarizes the fourth Task Force meeting for the Douglas County Comprehensive Plan; it is not meant to be a complete record of discussions which took place, but rather a summary of the various topics and issues raised and discussed.

Date of Event: January 14, 2010, 2:00pm – 4:00 pm
Location: Douglas County Public Works Facility

Agenda
1) Introductions

2) Overview of Alexandria Area Transportation Study

3) Discussion of multi-modal transportation

4) Discussion of transportation outside of Alexandria Area

5) Questions and Adjourn

Meeting Summary
- Shiloh Wahl, Planning Director of MnDOT District 4 Detroit Lakes, discussed the Alexandria Area Transportation Study. The study will look at transit, bikes, pedestrians and the airport. The future needs are projected and studied.

- Jessica Peterson, Active Living Coordinator of Douglas County, discussed the 2008 Blue Cross Blue Shield communities in motion grant and the strategies and work plans that have been established by the group.

- Dan Jochum of SEH facilitated a discussion regarding transportation issues outside of Alexandria. The following were discussed:
  - Desire to establish an 'Interconnected Network' of ped./bike trail corridors.
  - Currently lacking a north-south trail corridor that would also connect to the Central Lakes Trail.
- Suggestion to begin planning for a north-south bypass.
- Need to identify where the growth boundary is and a proposed road would go so the land can be preserved.
- Pedestrian Safety - State Hwy 29/Broadway because it is unsafe to walk. – Shiloh Wahl stated the intersections will be looked at in 2012.
- Discussion on the likely improvements in the Greater Alexandria Area (4-lane along TH 29 south of I-94, replacement of the I-94 overpass bridges and possible modifications to the interchange, CR 42 near 3rd Avenue may need capacity expansion, etc).
- Suggestion to include natural resource planning as part of the transportation planning efforts.
- Comments acknowledging the benefits of the CR 45 and CR 46 'bypass' alignments.
- Plan will include documentation/recommendations for functional classification changes, revised access management guidelines, and possible jurisdictional changes (turnbacks).
- Concern was expressed regarding the potential impacts on the Agricultural community with the identification of new alignments and/or improvements to existing facilities.
- Need to integrate land use changes with transportation improvements.
- Desire to see improved/expanded on-road bicycle routes through paving of shoulders and/or widening of existing facilities.
- Concern with the impacts to local roadways due to mining operations.
- DNR is working on an aggregate resources map but it is about 5 years till it will be done.
- Suggestion to consider boat traffic between waterways and the possibility of providing passage under roadways (span bridge vs. box culvert) when existing infrastructure is replaced.
- Desire for expanded transit services such as more fixed routes.
- Existing fixed route transit service in Alexandria is currently receiving low ridership.
- Township road standards will eventually be required to consider other requirements such as stormwater management infrastructure.
- Future improvements in rural areas need to compatible with agricultural activities to reduce the conflicts between farm equipment and general traffic.
These topics were discussed in various levels of detail, but a lot of the discussion continued to focus around the improvements needed in the Greater Alexandria Area.

**Next Steps**

The next task force meeting will be held in late February. The tentative topic is land use.
Comprehensive Plan Task Force

March 11, 2010
2:00-4:30
Douglas County Public Works Facility

Agenda

1) Introductions
2) Project Status Update
3) Overview of Differences between zoning, current land use, and future land use
4) Translating public input into policy
5) Suggestions for draft land use policies
6) Workshop exercise – developing policies and mapping policy areas
7) Discussion of exercise
8) Questions /Adjourn
Comprehensive Plan Task Force

May 20, 2010 Meeting

Agenda

1) Project Manager and Project Status Update
2) Planning District PowerPoint and Discussion
3) Land Use Classification Discussion
4) Next Steps/Planning Charette
Douglas County Comprehensive Plan Task Force Meeting
Douglas County, Minn.
May 20, 2010
Agenda

- Project Manager and Project Status Update
- Planning District PowerPoint and Discussion
- Land Use Classification Discussion
- Next Steps/Planning Charrette
Project Manager Update

- 10+ years of planning experience
- Comp. Plans throughout the Upper Midwest
- Communication is key… so is making the process enjoyable
Where are We at in the Process?

- **30,000 foot elevation**
  - Identify issues and opportunities
  - Identify land use classifications
  - Develop crash data/transportation plan
  - Near completion on the park plan

- **15,000 foot elevation**
  - Create planning districts (unique to the County)
  - Develop policies for these districts
What is District Planning?

- Creates land use districts that are distinctive to the County
- Creates policies that are unique to these areas
- Allows greater detail to these areas
Why is this Beneficial?

- Each “district” is unique to Douglas County
- Provides specific objectives for these areas (15,000 foot elevation)
- Allows stakeholders to better understand critical issues that are unique to the planning district
District Plan Example
Policies

- Promote medium density (3 to 12 units per acre) residential land uses in areas abutting the Historic Downtown District.

- Develop architectural standards for future redevelopment.

- Promote private reinvestment and housing maintenance within the district through zoning flexibility.

- Consider mixed use zoning as a redevelopment option for homes within the district in transition areas.
How is this Used?

• Step 1. Find the parcel in question
• Step 2. Review the corresponding objectives
• Step 3. Review the land use classifications
• Step 4. Review natural resource features map that is specific to this area
• Step 5. Make a policy decision as to if the proposed use is in conformance with the objectives and land use classifications
Planning Districts of Douglas County

- Central Lakes Planning District
- Glacial Lake Planning District
- Hardwood Hills Planning District
- Lake Christina Planning District
- Prairie Lakes Planning District
- Prairie Planning District
Planning Districts of Douglas County

- Created based upon unique natural resources within the area.
- Along with the corresponding land use map/district map, natural resource maps will be inserted into each district.
- Each district provides stakeholders and policy makers with direction as to how development/redevelopment may occur within that area.
Central Lakes Planning District
Glacial Lake Planning District
Hardwood Hills Planning District
Lake Christina Planning District
Prairie Lakes Planning District
Central Lakes Planning District

- Larger lakes
- Better water quality (due to deeper lakes)
- Number of existing forest/woodland stands
- Geographic boundary of sanitary sewer
Lake Cristina Planning District

- Prairie area
- Lake Cristina natural resource area
- Regional natural greenway connection
Prairie Lakes Planning District

- Numerous smaller lakes
- Poorer water quality
- Agricultural land designation
Prairie Planning District

- Watershed boundary district
- Numerous wetlands
Glacial Lake Planning District

- Medium sized lakes
- Woodland/forest stands
Hardwood Hills Planning District

- Largest lake in the county
- Spruce Hills corridor
- High priority natural area
Questions
Douglas County Comprehensive Plan
Focus Group
Meeting Agenda

July 1, 2010
1:00-3:00

1) Introductions
2) Discussion of Chapters
   a. Demographics
   b. Park Plan
   c. Transportation
3) Discussion of Planning Districts and District Policies
4) Discussion of BBQ on July 15th
   a. Meeting Agenda
5) Discussion/Questions
6) Adjourn
Douglas County Comprehensive Plan
Task Force Meeting
Meeting Agenda

September 30, 2010
2:00-4:00

1) Introductions
2) Project report
   a. County Fair
   b. Focus group meetings
   c. Design meeting in October
3) Speaker- solid waste?
4) Commercial and Industrial land use maps
5) Review of natural resource chapter
6) Land Use chapter-skeleton outline
7) Next meeting and upcoming deliverables
5) Discussion/Questions
6) Adjourn
Managing the Risk at Closed Landfills through Land Use Planning

Minnesota Pollution Control Agency

Tom Newman/Kate Rolf

September 30, 2010
The Closed Landfill Program (CLP)

  - Created in response to Superfund actions at municipal solid waste landfills.
  - First of its kind in the nation.
  - Requires that the MPCA take over long-term care at primarily unlined landfills.
Tasks Performed to Manage the Risk

- Construction of on-site remedies.
- Operation and maintenance of on-site remedial equipment ($23,202 at Kluver and $41,465 at La Grand Landfills in 2008).
- Monitoring:
  - Groundwater sampling and analysis.
  - Surface water sampling and analysis.
  - LF gas sampling and analysis.
- Purchase Property to address off-site contamination.
- Land Stewardship.
We’re Going to Focus Our Discussion on 2 Subdivisions of the CLP Statute

Minn. Stat. §115B.412, subd. 4 & subd. 9
"The PCA shall provide a description of the real property for a qualified facility"
The Land Management Area (LMA) includes the Waste Footprint, Adjacent Waste and Buffer.
Subdivision 4 Requirements

Minn. Stat. § 115B.412, subd. 4

“The CLP shall provide a reasonably accurate description of the types, locations, and potential movement of hazardous substances, pollutants and contaminants, or decomposition gases related to the facility”
Contamination May Include Off-site Gas Migration:
La Grand Landfill
Contamination May Include Off-site Gas Migration: Kluver Landfill
Contamination may include off-site groundwater contamination: La Grand Landfill.

CLP GW Area of Concern: LA GRAND SANITARY LANDFILL

Site Contacts
Land Manager: Tom Newman
Engineer: Marty Oslaus
Hydrogeologist: Kate Rolf

Site Features
- Monitoring Well
- Waste Footprint
- Land Management Area: Designates the property that is under the responsibility and control of the MPCA.
- Groundwater Plume: Approximate area of the subterranean contaminated groundwater plume.
- Groundwater Area of Concern: An area where the groundwater may be affected by landfill contamination.

DISCLAIMER: The State of Minnesota makes no representations or warranties to the user as to the accuracy, currency, suitability or reliability of this data for any purpose.
Contamination may Include Off-site Groundwater Contamination: Kluver Landfill
“The CLP shall provide a description of activities that will be or have been taken on the property”
Activities Taken at the Sites may Include:

- Waste Investigation
- Gas Extraction
- Waste Relocation
- Cover Installation
Subdivison 4 Requirements

Minn. Stat. § 115B.412, subd. 4

“The CLP shall revise the information over time if significant changes occur”
Changes that Might Occur Include:

- Groundwater contamination discovered off-site.
- Contaminant concentrations increase or change directions.
- Landfill gas discovered off-site.
- Construction required to manage the risk.
- Additional investigative activities necessary.
- Landfill gas to energy installed.
Subdivision 9 Requirement

Minn. Stat. § 115B.412, subd. 9

“The commissioner shall develop a land use plan for each qualified facility.”
An Example of a CLP Land Use Plan (CLUP) adopted by the City of Andover
In order to protect public health, safety and the environment:

- All local land use plans must be consistent with the CLP land use plan (Minn. Stat. § 115B.412, subd. 9).
- Incorporate appropriate land use measures in any land use plan (Minn. Stat. § 115B.412, subd. 4).
- Notify any person who applies for a permit related to development of the affected property adjacent to the landfill of information (Minn. Stat. § 115B.412, subd. 4).
It’s About Proactively Managing the Risk

- Cooperative, proactive partnership between CLP and LGU regarding on- and off-site impacts.

- Information sharing:
  - Real time data.
  - Maps (Geo-database).
  - Provide CLP with development plans.
What can we do to help you accomplish our shared goal of protecting public health and safety?

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Email: tom.newman@state.mn.us
     kate.rolf@state.mn.us

Web Site:
www.pca.state.mn.us/cleanup/closedlandfills.html
The Draft Closed Landfill Restricted Zoning District

Minnesota Pollution Control Agency

Tom Newman

September 30, 2010
District CLR - Closed Landfill Restricted DRAFT

A. Purpose

The Closed Landfill Restricted (CLR) District is intended to apply to former landfills that are qualified to be under the Closed Landfill Program of the Minnesota Pollution Control Agency (MPCA). The purpose of the district is to limit uses of land within the closed landfill, both actively filled and related lands, to minimal uses in order to protect the land from human activity where response action systems are in place. This district shall only apply to the former landfill, the limits of which are defined by the MPCA. This district shall apply whether the landfill is in public (MPCA, County, City, Township), Indian tribal, or private ownership.

For purposes of this ordinance, the _______ Landfill, described as Section ___, Township ___ North, Range ___ West, is a qualified facility under the Closed Landfill Program.
B. Permitted Uses

There are no permitted uses within the CLR District.

OR

The following uses are permitted within the CLR District: ____________.
C. Accessory Uses

Accessory uses allowed in this district include outdoor equipment or small buildings used in concert with gas extraction systems, other response action systems, monitoring wells or any other equipment designed to protect, monitor or otherwise ensure the integrity of the landfill monitoring or improvement systems. Fences and gates shall apply under these provisions.
D. Conditional Uses

Conditional uses shall be limited to passive uses to protect the integrity of the landfill area and to protect any person from hazards associated with the landfill. The landfill shall be planted in cover crops and shall be mowed ___(frequency)__. Any proposed conditional use must be approved by the Commissioner of the Minnesota Pollution Control Agency (MPCA) and the ___(LGU)_____. Such approved use shall not disturb or threaten to disturb, the integrity of the landfill cover, liners, any other components of any containment system, or the function of any monitoring system that exists upon the described property.
E. Prohibited Uses and Structures

All other uses and structures not specifically allowed as conditional uses, or that cannot be considered as accessory uses, shall be prohibited in the CLR District.

F. General Regulations

Requirements for (parking, signs, area, height) and other regulations are set forth in ____________________ .