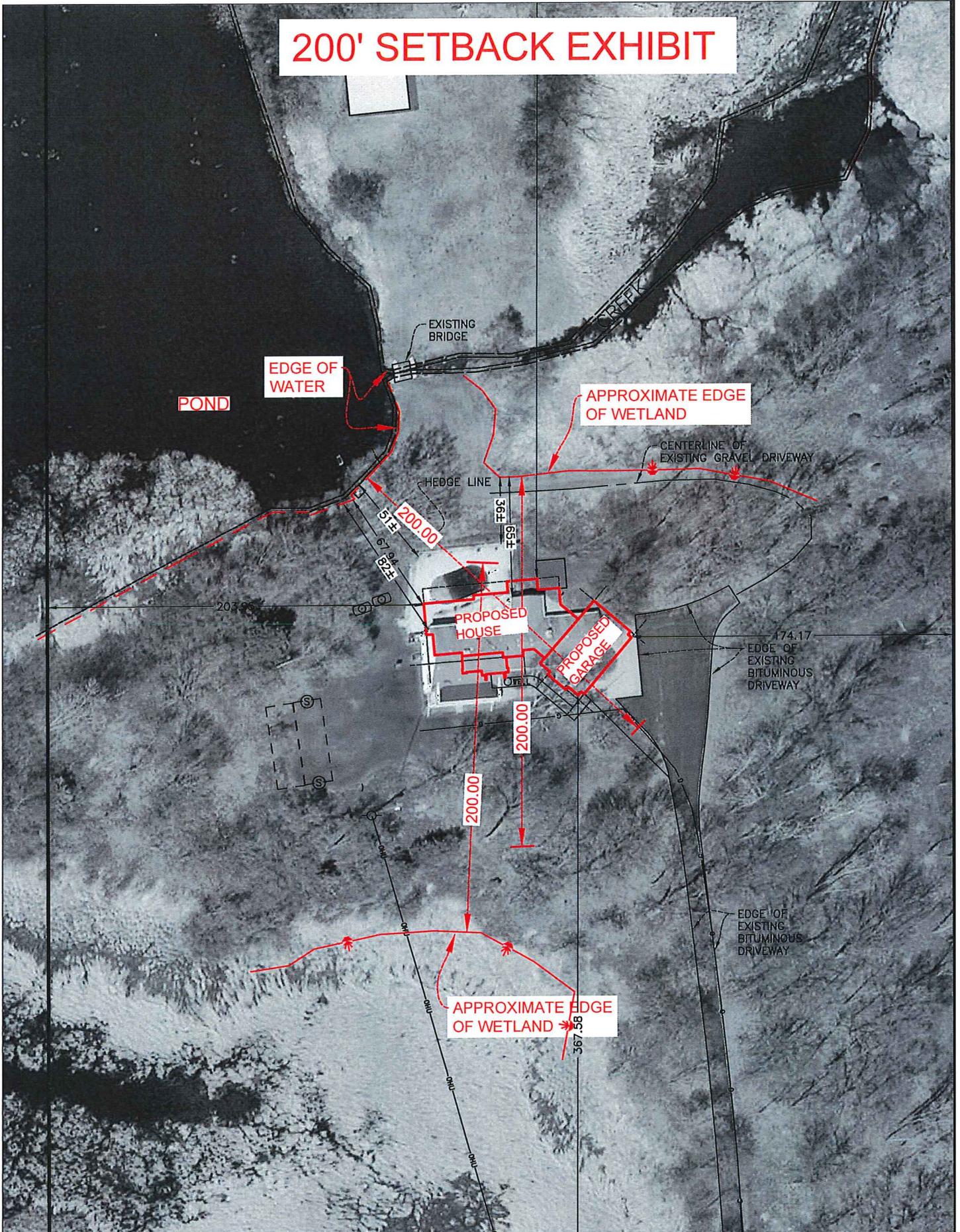


SUPPLEMENTAL PACKET

200' SETBACK EXHIBIT



9/6/2017

Ron Moorse
Afton City Administrator
3033 St. Croix Trail South
Afton, MN 55001

RE: 132.06 Foot Variance to OHW for Proposed New Residence at 771 Indian Trail South, Afton

Ron –

Thank you for the opportunity to comment on the above-referenced variance request. Please forward this comment letter to the Afton Planning Commission for consideration at the upcoming public hearing.

Variations to shoreland ordinance standards are an important tool for balancing property rights with the public's right to clean water and healthy habitats. Variations to shoreland standards, however, should be rare and only for exceptional situations. The variance criteria in Minnesota Statute must be used for determining these exceptional situations. Note that all five variance criteria must be satisfied to approve a variance. It is important that there be a good record that sufficiently documents the decision on all five criteria.

The DNR has prepared information and tools to help you evaluate variations, develop good decisions, and impose conditions. These are available on the DNR's variance guidance website: http://www.dnr.state.mn.us/waters/watermgmt_section/shoreland/variances.html. As you review this application, DNR suggests you consider the questions in the attached variance guidance sheet on variations to OHW.

The topography and vegetation of this lot and the location of the existing well limit the buildable area on the lot. If this application is approved by the City, DNR recommends that the City consider including conditions to mitigate the variance such as:

- Direct rain gutter discharges away from the public waters and into infiltration basins (rain gardens).
- Require the planting of native trees, shrubs, and grasses to reduce the visibility of the structure from the lake.
- Require the removal of existing impervious surface within the shore impact zone (SIZ).

Thank you for the opportunity to comment.

Sincerely,



Jenifer Sorensen
MN Department of Natural Resources
East Metro Area Hydrologist
1200 Warner Road, St. Paul, MN 55106
651-259-5754; jenifer.sorensen@state.mn.us

Shoreland & Floodplain Variance Guidance Series

This is one of a series of examples developed as guidance for considering variance requests along lakes and rivers. Consult your local shoreland, floodplain, and river-related ordinances.

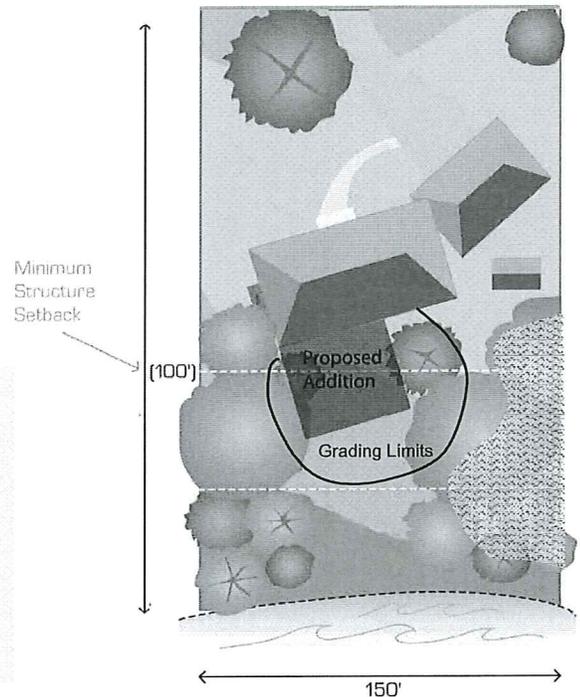
OHWL Setbacks

Why are setbacks from the OHWL important?

The Ordinary High Water Level (OHWL) is a dynamic area of high biodiversity and ecological function, as well as the regulatory line that separates local land use and state public waters jurisdictions. Setbacks from the OHWL are established in statewide rules and administered through local ordinances to ensure adequate spacing between structures and public waters to protect against runoff and pollution, and to preserve the natural shoreline. Local governments have limited discretion to deviate from - or grant a variance to - a required setback. They may do so only if *all* of the variance criteria established in state statutes and their local ordinances are met. In evaluating such requests, local governments must examine the facts, determine whether all statutory and local criteria are satisfied, and develop findings to support the decision. If granted, local governments may impose conditions to protect resources. An example OHWL variance request, with considerations, is provided below.

Example OHWL Setback Variance Request

A property owner requests a variance to construct a 1000 square foot addition on an existing home on a lake. The proposed addition would be located 75 feet from the OHWL of the lake instead of 100 feet as required by the local shoreland ordinance. The property owner claims that the addition is needed to provide extra space for a growing family, that it will improve the value and appearance of the property, and that there is no other reasonable location on the property due to the design of the home and an adjacent wetland.



Considerations for Findings

A good record and findings help keep communities out of lawsuits and help them prevail if they find themselves in one. In evaluating the facts and developing findings for this variance request, *all* of the following statutory criteria must be satisfied, in addition to any local criteria:

- **Is the variance in harmony with the purposes and intent of the ordinance?**

Considering a variance request is a balancing test that requires weighing the need of an individual property owner against the purposes of the local shoreland regulations - in this case a setback from the OHWL - for protecting public waters. Statewide Shoreland Management Rules establish structure setbacks from the OHWL for several reasons, including but not limited to managing the effects of shoreland crowding, preventing pollution of surface water, and maintaining property values and natural characteristics of shorelands. These regulations are implemented through local ordinances.

Considerations: *What are the purposes of the OHWL setback as established in the local shoreland ordinance – what is it intended to prevent or protect? Will deviating from the required OHWL setback on this property undermine the purposes and intent? Why or why not?*

- **Is the variance consistent with the comprehensive plan?**

The local comprehensive plan establishes a framework for achieving a community's vision for the future. Most plans contain goals and policies for protecting natural resources and shorelands, as well as maps that identify areas of high risk or with high ecological value where development should be avoided. The variance request must be considered with these goals and policies in mind. Maps should be consulted to determine if the property is within any areas identified for protection.

Considerations: *Which goals and policies apply? Is allowing structural encroachment within the OHWL setback area on this property consistent with these goals and policies? Why or why not?*

- **Are there *unique circumstances* to the property not created by the landowner?**
Unique circumstances relate to physical characteristics of the land such as lot dimensions, steep slopes, poor soils, wetlands, and trees that prevent compliance with the required setback. These *do not* include physical limitations created by the property owner or personal circumstances such as a growing family or design preferences. Consider what distinguishes this property from other shoreland properties to justify why the applicant should be allowed to deviate from the required setback when others must comply. **Considerations:** *What physical characteristics are unique to this property that prevent compliance with the setback requirement? Were any difficulties in meeting the setback created by some action of the applicant? Has the applicant demonstrated no other feasible alternatives exist that would not require a variance?*
- **Will the variance, if granted, alter the *essential character* of the locality?**
Consider the size of the proposed structure, the extent of encroachment, and how it relates to the shoreline and hydrology of the riparian area. A large addition and associated grading close to the shoreline can detract from the natural appearance and character of the lake and its riparian areas and degrade water quality by altering topography, drainage, and vegetation in the riparian area, negatively affecting recreational, natural, and economic values. **Considerations:** *Does the variance provide minimal relief or a substantial deviation from the required setback? Does it affect the natural appearance of the shore from the lake? Does it affect the hydrology of the area?*
- **Does the proposal put property to use in a *reasonable manner*?**
Examine the reasons that the variance is requested and evaluate them in light of the purposes of the local shoreland ordinance and the public water resource at stake. The OHWL setback is generally intended to keep development away from the water's edge and to maintain the natural characteristics and function of the shoreline. As such, development within the setback area should only be considered when no other alternatives exist, particularly if the public water at stake is impaired or at risk of becoming impaired. **Considerations:** *Has the applicant demonstrated that the proposed addition is reasonable in this location given the sensitivity of the riparian area, any known water quality impairments, and the purposes of the setback regulations? How or how not?*

Note: The last three criteria address practical difficulties. Economic considerations alone cannot create practical difficulties.

Range of Outcomes

Based on the findings, several outcomes can occur:

- If the applicant fails to prove that *all* criteria above are met, then the variance must be denied. For example, the local government may find the proposed size and design of the addition creates the circumstances necessitating a variance rather than unique physical characteristics of the property.
- If the applicant demonstrates that *all* criteria are met, then the variance may be granted. For example, the local government may find that the circumstances are unique given the adjacent wetland, that the encroachment of the addition within the setback is reasonable given its orientation, that it won't alter the hydrology and natural characteristics of the riparian area, and that there would be no other impacts.
- If the variance is granted and the addition in any way affects the setback area or public water, then conditions may be imposed to mitigate the impacts. For example, the local government may find that the addition increases the home's visibility from the water and that the associated grading alters the hydrology of the area, and impose conditions such as reducing the size of the addition, decreasing the amount of grading involved, requiring tree protection measures, and requiring rain gardens to infiltrate additional runoff.

Conditions on Variances

If findings support granting the variance, consideration must be given to the impacts on the lake or river and the riparian area, and appropriate conditions to mitigate them. Conditions must be directly related and roughly proportional to the impacts created by the variance. Examples are provided below:

- Additional impervious coverage within the setback area – require a smaller addition, rain garden, riparian buffer, or other method to reduce and/or infiltrate additional runoff before entering the lake;
- Increased crowding and visibility of structures from the lake – require the planting of native trees, shrubs, and grasses to reduce the visibility of the structure and maintain natural characteristics; and/or
- Reduced natural characteristics and habitat – require protection of existing trees during construction and/or restoration of an equivalent area within the setback to native vegetation to maintain the natural characteristics and ecological functions of the riparian area (which also treats stormwater).

More information at: www.dnr.state.mn.us/waters/watermgmt_section/shoreland/variances.html

Housing and Land Use Plan

The residents of the City of Afton have consistently supported the concept that Afton must remain a rural and agricultural community, permanently outside of the suburban growth areas. This longstanding, focused sense of purpose and intent has prompted Afton officials to establish and administer restrictive land use policies. These policies are based on an evaluation of the agricultural, residential, industrial and commercial uses within the City.

Agricultural Land

After several years of work, and in conformance with the Metropolitan Council's prior Development Framework Plan, in the Comprehensive Plan of 1982, the City of Afton established an Agricultural Zone with a density of 3 dwelling units per quarter-quarter section (approximately 40 acres) of land and passed ordinances to enforce that policy. At that time, and continuously to the present, the residents of the City of Afton value the agricultural economy and rural character that an agricultural environment provides.

Agriculture plays an important role in preserving the balance of economic conditions in the Twin Cities Metropolitan area, but productive agricultural land is being lost to nonagricultural development. Once agricultural land is developed for nonagricultural residential, commercial or industrial use, it is forever lost to agricultural production.

The citizens of Afton intend to preserve agricultural land for permanent agricultural use. Agricultural use of these lands has an intrinsic value in and of itself that is beyond simply maintaining a holding area for future development. The community values agricultural land as open space in an increasingly urban environment - a sanctuary for a rural lifestyle that Afton residents have consistently desired to maintain.

In April 1980, the State of Minnesota enacted the Metropolitan Agricultural Preserves Act. This act provides a package of benefits designed to give farmers in the seven-county metropolitan area the assurance that they can continue their farm operations on an equal footing with other farmers in the state, without the pressures of urbanization. These benefits include:

1. Agricultural use valuation.
2. A limit on total tax rates so that they cannot exceed 105% of the statewide average in townships for all purposes.
3. Prohibition of special assessments for sewer and water.
4. Protection for normal farm practices -- a local government would be prohibited from enacting ordinances which inhibit normal farm practices unless they bear a direct relationship to the public health and safety.
5. Protection from eminent domain -- before Ag Preserve land can be acquired by eminent domain, it must be shown that there are no reasonable, cost-effective alternatives which would have less of a negative impact on Ag Preserves. The process of review is conducted

by the Environmental Quality Board. A suspension of up to one year is possible, but it cannot permanently stop eminent domain [3].

In order to take advantage of these benefits, a farmer's land must be designated "agricultural" on the city's land use map and zoned at a density of no more than one dwelling unit per quarter-quarter section (approximately 40 acres) for residential development. In addition, the farmer must apply for and receive certification from the city stating that the property is eligible for "preserve" status. Once a farmer's land is designated a preserve, the land must remain in agricultural use indefinitely or for eight years after the landowner applies for an expiration of the preserve designation.

Agricultural Zoning District and Ag Preserve Overlay District

To address the development pressure that currently exists within the agricultural areas of the City, to address environmental concerns detailed within this plan and to maintain our overall 1/10 one dwelling per 10 acres (1 per 10) density, this plan reflects the creation of an Agricultural Preservation Overlay District. With the Ag Preserve Overlay District, the Agricultural District is envisioned to allow for three development scenarios:

Option A – Ag Preserve Overlay District : 0 or 1 dwelling unit per quarter-quarter section (approximately 40 acres)

Option B –Agricultural Zoning: 3 dwelling units per quarter-quarter section (approximately 40 acres)

Option C –Agricultural Zoning with a Preservation and Land Conservation Development and a minimum of 80 acres: 4 dwelling units per quarter-quarter section Land developed under Option C would be subject to conservation easements, and subdividers would be required to set aside an extensive part of their property for continued farming or conservation. The City intends to do more intensive land use planning throughout this zone so as to coordinate and link the preservation areas for maximum benefit and minimal impact to the character of the community.

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Note that, pursuant to the Agricultural Preserves Act, lands in the Agricultural Preserves Program would only be allowed to pursue Option A, which is the only option that provides for a density of 1 unit per 40 acres on a specific, designated parcel.

Residential Development

According to the 2000 census, there were a total of 1,031 residential housing units in Afton [4].

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<u>Table 6. Housing Type</u>	<u>Afton</u>	<u>Afton %</u>	<u>Washington County %</u>	<u>Minnesota %</u>
<u>1-unit, detached</u>	1026	99.50%	73.70%	67.77%
<u>1-unit attached</u>	3	0.30%	11.80%	5.20%
<u>2 units</u>	2	0.20%	1.10%	3.01%
<u>3 or more units</u>	0	0.00%	13.40%	24.02%

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The majority of the housing stock (99.5%) that existed in Afton in 2000 was single-unit detached, which is a higher proportion than either Washington County (73.7%) or the State of Minnesota as a whole (67.77%).

The predominance of older housing is a unique feature of Afton. Many older, historical homesteads still have the capacity to function as viable housing units [5].

Year structure was built	Afton	%	Washington County	%	Minnesota	%
2000-2009 add here						
1990-1999	189	18.3%	25,191	34.2%	333,271	16.1%
1980-1989	151	14.6%	13,877	18.8%	299,068	14.5%
1970-1979	201	19.5%	14,126	19.2%	375,503	18.2%
1960-1969	233	22.6%	7,560	10.2%	247,952	12.0%
1940-1959	101	9.8%	6,592	9.0%	382,877	18.5%
1939 or earlier	156	15.1%	6,309	8.6%	427,275	20.7%

Nearly a quarter of Afton’s current housing was built in the 1960’s and 15% of the housing stock was built prior to World War II. In total, just over 18% of Afton’s homes, as counted in the 2000 census, were built in the 1990’s building boom. These facts reinforce the historic roots of the development pattern of Afton.

Homes in Afton hold their value and have appreciated much more quickly than homes across the county and state [6].

Housing Values			
Update this table	Afton	Washington County	Minnesota
Median value (1999 dollars)	225,600	156,200	122,400
Median household costs with a mortgage (monthly)	1,473	1,263	1,044
Median monthly rent	1,375	699	566

The high land values in Afton have been an obstacle for those looking to locate affordable housing in the City. This is not likely to change in the near future. [The City of Afton is willing to work with Washington County and the Washington County HRA to address low- and moderate-income housing needs and to identify resources to maintain and advance housing affordability in the community, where possible and in a manner consistent with the development pattern of the community.](#)

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Rural Residential Zoning District

The Rural Residential Zoning District provides for residential development on private wells and on-site sewage treatment systems, with each lot requiring a minimum of five acres, including 2.5 acres of contiguous buildable area. With the steep topography of a majority of the land in the rural residential zone, the average density attainable in this zone is expected to be about one unit per ten acres.

Light Industrial

Approximately ~~239 acres of the City are zoned for light industrial use~~. The light industrial area is located near I-94. The light industrial area is bounded by I-94 to the north, State Highway 95 to the west, and shall include the one 70 acre parcel directly abutting the south side of the Interstate Frontage Road and the east side of State Highway 95, as well as all property north of the Interstate Frontage Road between state Highway 95 to the city limits to the east, providing a location for light industry within the City of Afton.

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Light industry and storage related activities will continue to be allowed in the light industrial area under current zoning ordinances. Afton intends to maintain this area as a relatively low intensity transitional use between the interstate highway and the nearby residential zone. The light industrial area provides a location within the city for those uses that would be incompatible with the residential and agricultural districts.

Marine Services

The City has created a separate Marine Services District to complement the river accesses and marinas and to permit storage and repair of boats and boat trailers by Conditional Use Permit. This District is generally confined to the area just north of the Old Village that was designated General Business and Light Industry in the Township of Afton before the Lower St. Croix River Bluffland and Shoreland Management Ordinance was adopted, ~~with the exception of a boat storage facility located on Manning Avenue just north of 8th Street.~~

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Old Village

The former village of Afton, hereinafter referred to as the "Old Village", is located in sections 22 and 23 of Afton along the St. Croix River. The eastern boundary of the Old Village is established by the St. Croix River. It is bounded on the southern and western sides by steep slopes and river bluffs. The northern boundary is the intersection of St. Croix Trail South and Stagecoach Trail South.

The commercial area of the city is only located within the Old Village (VHS Zone) which has been certified as a Historic District. This area has been the traditional commercial focus for the city and for area visitors. The existing village atmosphere needs to be preserved while allowing a balanced and complementary mix of residential, recreational, locally attractive commercial and tourist uses. Infrastructure improvements should be designed to eliminate environmental hazards and to sustain the long term viability of the commercial area [7].

Commercial uses in that portion of the Old Village zoned commercial are within the Lower St. Croix Bluffland and Shoreland Management District and thus allowed by Conditional Use Permit only.

The quaint character and charm of this unique, rural village stands in stark contrast to the commercial development happening in neighboring communities. ~~The gas lamps, with their soft, warm light, reinforce the pedestrian-friendly atmosphere.~~ The mix of small businesses and residential properties provides a unique destination experience.

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The Old Village has a special place in the history of Afton. The Old Village was platted in 1855 by R. Haskell, Joseph Haskell, H.L. Thomas, and C.S. Getchell. The plat is typical of land divisions of that time: 50 x 150-foot lots and 80-foot wide street rights-of-way designed in a grid pattern overlaying the natural topography and other physical limitations of the site.

Afton's Old Village offers unique opportunities to business owners and professionals. The Old Village has attracted a number of successful small businesses as well as professionals drawn both to the lifestyle and the natural environment. This mix of businesses fits with the residential development of the Village and, together, they reinforce the context that makes the Old Village such an important feature of the City of Afton. Because of the location and the natural constraints on development, most successful businesses in the Old Village have a focused market. The Old Village is not the place for a big box store but rather an ideal location for specialty shops, services, and as a destination place for recreational tourists.

The Old Village was established on river flats subject to flooding from the St. Croix River. A significant portion of the Old Village lies within the 100-year floodplain and, over the years, there has been periodic flooding. The City of Afton has made improvements to the levee that protects the Old Village; continued maintenance of the levee will be necessary to protect against future flooding and encourage reinvestment in existing properties. The physical features noted above, bluffs to the West and South, the St. Croix River to the East, naturally constrain expansion of the Old Village beyond its present limits.

Levee Certification
~~There have been various attempts to obtain certification of the levee that protects the Old Village from flooding. While certification remains a long-term objective, the reality for the foreseeable future is that the City of Afton and the property owners in the Old Village need to consider strategies for dealing with periodic flooding.~~

St. Croix Trail is the main thoroughfare running through the Old Village. It is maintained by Washington County at county standards. The other improved streets in the Old Village are typical of a rural village. The driving surfaces are relatively narrow, causing slower traffic speeds, a safe pedestrian environment and the aesthetic of the Old Village. In 2017 the City of Afton and Washington County upgraded the storm water management and improved all streets and sidewalks in the old village.....xxxxx. Street lighting and parking ??? were also improved at this time. ~~Challenging soil conditions have combined with stormwater management issues to prematurely deteriorate streets, damaging property and negatively impacting the aesthetics of the area. A Village-wide approach to stormwater management and street maintenance is needed to protect public and private investments in the Old Village.~~

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Old Village residences and businesses utilize private wells ~~and on-site sewage treatment systems~~. Small lot sizes leave limited room on each property for sewage treatment. The overall density ~~creates created~~ concerns over the total amount of sewage effluent being discharged into the ground in a limited area. This concern ~~is-was~~ heightened by the existing, high groundwater table, which leaves limited vertical space for soil treatment before effluent reaches the groundwater. Add these concerns to the intermittent flooding, and geography, the Old Village has a small margin for error when it comes to properly treating sewage and therefore must carefully control remodeling and new construction. The City of Afton has taken steps to require periodic inspections of wastewater treatment systems within the Old Village ~~and is presently installing a xxx sewer treatment system to support the residential homes and businesses within the Old Village.~~

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Many of the structures in the Old Village are of historical interest, which is a tremendous asset for the area. Unfortunately, some of these buildings are vacant or in disrepair. Where the historical value is not realized and the properties become blighted, it negatively impacts the entire community. A map showing structures and sites of historical value in the City of Afton is included in this plan (Map 8). ~~The city intends to support renewal and reuse of these vacant buildings in order to continue to promote unique opportunities and the revival and survival of small businesses and professionals. Doing this will further the Old Village to serve as a destination place that attracts local residents and recreational tourists.~~

State Park

Afton State Park is owned by the State of Minnesota, and is operated as part of the State Park System. The Park provides substantial open space and natural features, as well as recreational opportunities for Afton residents and the general public. It is anticipated that the land will continue to be used in this way far into the future.

Table of Acreages by Zoning District

Agricultural:	7180
Rural Residential:	7702
VHS:	176
Industrial:	289
Marine Service:	25
State Park:	793

~~Verify these numbers in Table of Acreages by Zoning District~~

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Housing and Land Use Goals, Policies and Strategies

The City of Afton establishes the following housing and land use goals:

1. Maintain the city's overall low density
2. Preserve the rural character of Afton
3. Encourage agricultural uses
4. Maintain natural open spaces
5. Promote wise land stewardship
6. Maintain a low demand for public expenditures

7. Avoid the need for extension of the metropolitan wastewater system into the City of Afton
8. Resist development pressures and land speculation, which tend to create urban sprawl
9. Establish (promote? Or manage?) an Agricultural Preserve Overlay District
10. Ensure that development within the Old Village is sensitive to the natural environment that surrounds it
11. ~~Preserve and revive the rural village character of the Old Village and promote its use as an entry point for recreational activities in the area~~
12. Maintain a mix of single-family residential structures and commercial structures containing niche businesses
13. Provide for adequate parking in the Old Village
14. Encourage pedestrian-friendly sidewalks and lighting
15. Promote relatively narrow driving surfaces and slower traffic speeds in the Old Village
16. Improve access to and residents' usage of the city docks and access to the St. Croix River as it relates to Main Street
17. Determine the estimated replacement value of and cost of improvements to the city dock at the end of its life expectancy (has this been done? Should we change language to reflect an action plan?)
18. Ensure that untreated wastewater and storm water do not flow into the St. Croix River
19. Reduce flood damage potential

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The City of Afton establishes the following housing and land use policies:

1. The overall development density of the City shall not exceed one unit per ten acres
2. The City shall maintain the current densities for the following land use classifications
 - Agricultural– 3 dwelling units per quarter-quarter section
 - Ag Preserve- 0 or 1 dwelling unit per quarter-quarter section
 - Agricultural with a Preservation and Land Conservation Development and a minimum of 80 acres– 4 dwelling units per quarter-quarter section
 - Rural Residential - 1 dwelling unit per 5 acres, with a minimum of 2.5 contiguous buildable acres
 - Old Village – 1 unit per 22,500 square feet *1 unit is considered one structure and may include one commercial unit, one residential unit or a combination commercial unit on the main floor with residential unit above.
3. The City shall maintain the current minimum lot sizes for newly created lots in each of the following land use classifications:
 - a. Agricultural – 5 acres with a minimum of 2.5 contiguous buildable acres
 - b. Rural Residential – 5 acres with a minimum of 2.5 contiguous buildable acres
 - c. Old Village – 22,500 square feet
4. Provide for a mixture of land uses which maintains a rural environment and lifestyle and prevents the installation of metropolitan sewer systems, municipal water and sewer systems, and other urban services in the Agricultural and Rural Residential zone.
5. Prohibit land uses which are inconsistent with the rural character of the Rural Residential zone and which might place excessive demand on city services.

6. Discourage residential development on lands suitable for agricultural use and adhere to planning practices that will allow farms to operate without external pressures.
7. Require a minimum of 300 feet of frontage on a public street for all newly created residential lots outside of the Old Village or within the Agricultural and Rural Residential Zoning Districts. (is this too specific – delete and rely on our ordinances instead)
8. Prohibit long and narrow lots and irregularly shaped lots except when deemed advisable in the Rural Residential District.
9. Restrict industrial uses to those which do not pose a threat to air or groundwater
10. Hazardous waste facilities will not be allowed within the city limits of Afton.
11. Restrict industrial development to those uses that do not generate large amounts of traffic, sewage, and can operate efficiently on an onsite standard drainfield approved by City ordinances.
12. Restrict industrial uses to those which would not create the need for metropolitan sewer, municipal water or sewer, or additional urban services.
13. Commercial uses will only be in the VHS District. Retail, restaurants and other similar commercial uses are allowed as principle uses only in the VHS District.
14. Multi-unit dwellings within the Old Village are prohibited as they are not in keeping with the context of the community.
15. Improve streets, lighting and sidewalks in the Old Village. (keep or call it done?)
16. Encourage economic revitalization of the commercial portions of the Old Village.
17. Complete the upgrade of the gas street lights to the new, energy efficient standard that has been used successfully in Town Square Park. (not relevant anymore?)
18. Support the establishment of a municipal wastewater collection and treatment system to serve properties within the Old Village, conditioned on users and potential users paying for both the construction and ongoing operating costs. Update to reflect “monitor and support municipal wastewater collection and treatment...”
19. Support the development and implementation of an effective storm water drainage system for the Old Village and surrounding area.
20. Explore opportunities to prevent future flooding.
21. Continue to allow mixed use structures in the Old Village as they are consistent with the current character of that area.
22. To ensure the preservation of the character of the historic district, current non-conforming uses that are rendered unusable may be restored to their prior use in accordance with State Statute. (let’s talk about Lerk’s – comp plan should provide supportive statements to allow building such as that to be restored or revived as a small biz or restaurant)

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The City of Afton will seek to implement the following strategies:

1. Establish an Agricultural Preservation District consistent with the goals and policies of this section.
2. Prepare a plan establishing priority conservation areas within the Agricultural Preservation District. The plan should identify areas that are best-suited for continued agricultural production as well as linkages/corridors that should be established throughout the district.

3. Partner with the Minnesota Land Trust and other independent, non-profit organizations that would serve as a holding entity for conservation easements.
4. Develop a plan and seek funding opportunities to deal with potential future flooding in the Old Village.
5. Study parking needs in the Old Village.
6. Develop and enforce requirements for construction and maintenance of sidewalks and lighting in the Old Village.
7. Develop a management plan for unimproved right-of-ways in the Old Village. *(what is this? Is it still relevant?)*
8. Incorporate traffic-calming and place-making techniques into road improvements within the Old Village to encourage a pedestrian friendly environment.
9. Incorporate design review standards created by the Design Review/Heritage Preservation Commission for future village construction.
10. **Develop a visionary plan for "Main Street" in conjunction with Washington County's reconstruction of St. Croix Trail. *(did this get done yet?)***
11. Partner with Washington County and others to conduct a storm water drainage study of the Old Village and surrounding area.
12. **Consider the creation of a special taxing district to facilitate infrastructure improvements located within the Old Village. *(delete or be more specific on what this is/will be)***
13. Develop signage and pedestrian-friendly connections to the St. Croix River.
14. Protect Steamboat Park as a nature preserve and passive use area.

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Housing and Land Use references:

[1] **Omit**

[2] **Omit**

[3] Minn. Stat. 473H.01 - 473H.17 Metropolitan Agricultural Preserve

[4] U.S. Census Bureau's 2000 decennial census, obtained at www.census.gov.

[5] U.S. Census Bureau's 2000 decennial census, obtained at www.census.gov.

[6] U.S. Census Bureau's 2000 decennial census, obtained at www.census.gov.

[7] For more information, see the Old Village Action Plan contained within this Comprehensive Plan

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