V. Facilities

A. COMMUNITY FACILITIES AND SERVICES

Baytown Township owns its Town Hall, but does not own or operate community wastewater or water systems.

The Washington County Sheriff's Office is currently providing police protection to Baytown Township. As long as the Township is satisfied with the degree of protection provided, there will be no need to consider hiring Township staff to provide this service.

B. WASTEWATER MANAGEMENT

i. Subsurface Septic Treatment Systems (SSTS) Management Program

The complex nature of soils with the Township requires careful consideration of all proposed development. Soils with limitations for installation of subsurface sewage treatment systems are identified in Exhibits 3C - 3E. However, since the data is not site specific, individual site reviews and detailed soil testing information is essential for proposed development. The Township requires on-site verification of soil conditions for each proposed parcel in a subdivision, as well as for each permit application for installation or repair of subsurface systems.

In 1972, Washington County adopted and implemented an ordinance regulating the location, design, installation, use, and maintenance of subsurface sewage systems with all of the unincorporated areas of the county. This ordinance has been revised several times to provide for minimum requirements which meet or exceed Minnesota Pollution
Control Agency standards, and further provides for the certification and licensing of soil testers and subsurface sewage system designers, installers, pumpers and haulers. The County adopted the current SSTS ordinance (Ordinance 196) in 2015, and the adopted ordinance is in effect in Baytown Township and enforced by Washington County. The County’s ordinance incorporates MPCA regulations (Minn. Rules Chapter 7080-7083).

The key requirement of the County’s SSTS Ordinance as implemented in the Township is that all new lots must have adequate area for both a primary and back-up drainfield. Without soil borings confirming suitable areas for both drainfields, the Township will not approve a lot. In some cases, lots will need to be enlarged beyond the minimum lot size in order to meet these requirements.

The Township contracts with Washington County to provide inspection services of subsurface septic systems. This service meets State requirements for periodic inspections of subsurface systems. Homeowners are required to have these systems pumped no less than once every three years. The County permits, inspects, and enforces maintenance of these systems as part of the SSTS Ordinance.

The Township has adopted Washington County Ordinance 196 in its Zoning Ordinance to regulate the development of SSTS in the Township. The Township will continue to enforce this ordinance in cooperation with the County, and will continue to contract with Washington County for inspection of the SSTS in the Township.

The map below shows the locations of SSTS and Community Systems in the Township. The map source is the Washington County Groundwater Plan, 2014-2024.
ii. Private Wastewater Treatment Plants (Community Systems)

As development is proposed, the Township considers the potential for community wastewater and water systems to meet environment/water resources goals. Community systems may be potential options for some subdivision. Community systems must meet County and State requirements.

iii. Centralized Sewer Services

Regional sewer services are not available to most of Baytown Township. St. Croix Preparatory Academy is the only facility in the community that is served by centralized sewer services, provided by the City of Bayport.

The map that follows shows the location of regional interceptors and wastewater treatment plants near Baytown Township.

The Metro Council’s 2015 System Statement for Baytown Township states that “the Metropolitan Council has no immediate plans to provide additional regional wastewater services to Baytown Township.
However, the central portion of Baytown township is located within the Council’s long-term wastewater service area (LTSSA), and as such the Township’s land use plan will be expected to guide development within the future service area at densities appropriate for economical wastewater service.

The Township discussed the proposed change in meetings with Metro Council staff as it developed this plan. Copies of the meeting notes and correspondence with Council staff on this issue are included in the Exhibits to this plan. The discussions concluded that the Township requests that the LTSSA be removed from the Township, and the Metro Council staff concurred with that request, as follows:

- The Metro Council has recently completed an evaluation of the future capacity of the St. Croix Valley Wastewater Treatment Plan, and has determined that only one more minor expansion of the plant is feasible.

- Based on the evaluation of the St. Croix Valley Wastewater Treatment Plan, MCES staff stated that they are willing to eliminate the LTSSA within Baytown Township due to the capacity limits of the St. Croix Valley Plant.

- MCES staff also stated that if the entire Township is classified as Rural Residential, and the LTSSA is removed, this means that regional sewer infrastructure will not be available to Baytown Township.

- The Township agrees with the Council staff statements, and stated that the Township has no desire to develop its own municipal sewer system.

- The Town Board noted that one site in the Township (the St. Croix Preparatory Academy) was developed with municipal sewer services from the City of Bayport after the 2030 Comp Plan was approved. There could be requests for similar partnerships with adjacent communities to develop uses with services from other communities in the future. Metro Council staff noted that if this occurs, it will use capacity that is available to the providing community. The Township will need to request a Comprehensive Plan Amendment in order to approve development on some sites with urban services in the future. The Township agreed that it will use this process.

The proposed land use plan and wastewater system goals and policies included in this Comprehensive Plan update are consistent with the removal of the LTSSA from the Township, and the Township goal to
utilize private waste water treatment systems and avoid developing its own municipal waste water system.

C. WATER SUPPLY CHAPTER

i. Ground Water System

Most of the homes and institutions in Baytown Township rely on private wells for water. Exceptions are discussed in item #4 below. The Town has no plans to provide municipal water services.

The Washington County Groundwater Plan, 2014-2024, 2015 Valley Branch Watershed District Management Plan, and the 2015 Middle St. Croix River WMO Management Plan include detailed descriptions and maps of the ground water system in and near Baytown Township. Most private wells in the Township utilize the Prairie du Chien-Jordan Aquifer, Platteville-Glenwood Aquifer, or the Tunnel City-Wonewoc (formerly Franconia-Irontaon-Galesfille) aquifer. Groundwater generally flows through the Township from the west, toward the St. Croix River. The bedrock geology and aquifers in Township and adjacent areas are shown on the map below (the source for this map is the Washington County Groundwater Plan):

![Map of ground water system in Baytown Township]

Most of Baytown Township is an aquifer recharge area. Precipitation infiltrates through soil layers and through some wetlands to recharge the aquifers below ground.
The St. Croix River bluffs includes areas of groundwater discharge, and the river itself is classified as a body that discharges groundwater.

The map below, provided by the Metropolitan Council, shows the surface water types in and near Baytown Township in relationship to groundwater resources.
ii. **Locations of Groundwater Level Monitoring and Aquifer Testing**

The Minnesota Pollution Control Agency maintains a monitoring well on the boundary between Baytown Township and the City of Lake Elmo. The Valley Branch Watershed District has maintained a groundwater level monitoring network within the District since 1974, and continues to monitor groundwater levels approximately every other month. One of the wells is located in Baytown Township, south of McDonald Lake.

The Minnesota Health Department and Minnesota Department of Natural Resources also monitor groundwater levels near the Township. The monitoring locations are shown on the map below.
The map below shows the locations of existing wells in Baytown Township that are included in the Washington County Well Index. The map also shows the locations of sealed wells.

iii. **Groundwater Management and Regulatory Areas**

Private well owners are responsible for their own drinking water quality. The county offers a private well water testing program for residents. This program includes consultation with Public Health and Environment Department staff about drinking water concerns and testing options for general drinking water quality (nitrate and coliform bacteria). The county program also offers other testing options for private well owners such as lead and arsenic.

The Minnesota Health Department (MDH) licenses well contractors, administers the permitting process for constructing wells and sealing abandoned wells, and inspects well in Washington County. The Minnesota Well Code became effective in 1974.

Local geologic conditions may require special well construction methods. The MDH also regulates well construction in regions of known contamination. These areas are designated Special Well and Boring Construction Areas (SWBCA). Baytown includes one of the SWBCA’s in Washington County.

a. **SWBCA in Baytown Township, West Lakeland, and Bayport**

On May 6, 2988, the MDH issued a SWBCA for parts of Baytown Township, West Lakeland Township, and the City of Bayport in
response to the discovery of VOC contaminants in several private wells in the area. The primary contaminant present in the SWBCA is trichloroethylene (TCE).

A Well Advisory Area has been designated by the Minnesota Department of Health in Baytown Township. This Well Advisory Area encompasses areas of Baytown Township, West Lakeland Township and the City of Bayport. In Baytown Township, it generally encompasses the central and southern half of the Township. Several suspected sources of the contaminants have been identified.

New individual wells can continue to be drilled in the Well Advisory Area in accordance with special guidelines set up by the Minnesota Department of Health and in accordance with the Township’s Ordinance No. 38. A letter from the Minnesota Department of Health dated March 30, 2005, discusses the Special Well Construction Area (SWCA) requirements of the well advisory area in detail and can be found in the Appendix of this Plan. In addition, a fact sheet updated in April of 2006 further discusses the Well Advisory Area. A site update report and remediation for the site are discussed in MPCA publications dated July 2007 and December 2007, respectively. These documents are included in the Appendix of this Plan and are discussed further below. The map below identifies the area of the SWCA as it relates to Baytown Township.

Special Well Construction Area (SWBCA) Portions of Baytown, West Lakeland, Bayport and Lake Elmo
Baytown Township enacted an ordinance on September 8, 2003, pertaining to water testing and installation, ongoing testing, and maintenance of whole-house granular activated carbon (GAC) filters in the SWBCA. The ordinance requires residents to install an approved GAC filter when TCE or carbon tetrachloride is detected in a well at concentrations exceeding exposure limits. All filter installation, testing, and maintenance sots are the responsibility of the well owner. The ordinance requires periodic testing and reporting of results.

Some requirements of the ordinances do not apply if the MPCA is monitoring and maintaining a whole house GAC filter for the well owner. Currently, the MPCA will install, maintain, and test a whole house GAC filter for an existing well within the SWBCA that exceeds the interim exposure limit of 0.4 µg/L TCE, only if the well is located on property approved for development on or before April 9, 2002.

Baytown Township administers Ordinance 38. The Township maintains a tracking system and sends letters to residents with GAC filters on a triannual basis, follows up with residents until responses are provided, and ensures compliance with the Ordinance. Since the Ordinance was adopted, the Township’s efforts have been successful in ensuring the provision of safe drinking water to residents with individual wells. The Township currently has approximately 17 wells that are tracked through this process. All other individual wells with GAC filters are tracked by the MPCA. A copy of Ordinance No. 38 is included in the Appendix of this Plan.

c. Other Groundwater Regulatory Management Areas

In addition to the SWBCA, the Township is also included in the North and East metro Groundwater Management Area. Town Board members have attended meetings of this group, and keep the Board and residents informed about this area.

The MDH has designated a small area in the northeast corner of the Township as a Moderate to Highly Vulnerable Drinking Water Supply Management Area. The MDH regulates new wells in this area to protect this special water supply management area.

The map below, provided by the Metropolitan Council, shows all of the public water supply information for the Township and the regulatory management areas:
Baytown Township, in 2003, entered into a Joint Powers Agreement with the City of Bayport to provide public water service to several subdivisions in the Township. These subdivisions receive water service from the City and pay water bills to the City. A storage tank that serves these subdivisions and part of the Inspiration Development in the City is located on a hill in the Township. The addition of the water services for the St. Croix Preparatory Academy amended the existing Joint Powers Agreement in March 2008. The Township encourages new development proposals to amend existing Joint Powers Agreements or to evaluate new agreements to extend water services from community water supplies where it is feasible. The City of Bayport and Baytown
Township have had a successful and cooperative relationship to extend water services to Township residents.

Baytown Township has discussed a community water supply system as a method of addressing the groundwater issues within the Township. The discussions concluded that the rural character of the Township with large lot residential development does not provide a fiscally feasible rationale for the development of a community water supply system by the Township. Given the proximity of Bayport and the existing relationship with that municipality, the Township encourages the evaluation of extending municipal water supply services to new developments through a joint powers agreement. The Township also encourages the evaluation of joint powers agreements with other municipalities with a community water supply.

ii. Washington County Groundwater Plan and the Valley Branch Watershed Management Plan and Middle St. Croix WMO Management Plan Groundwater Elements

The Washington County Groundwater Plan provides a county-wide framework for the protection and conservation of groundwater resources. The local watershed management organization management plans also provide detailed information on the interaction between groundwater and surface water resources within each district. All three plans include goals and policies that seek to protect the quality and quantity of ground water resources. The Township supports the County Groundwater Plan and the goals and policies related to groundwater resources in the watershed organization plans as a means to protect and conserve the County’s groundwater resources.

D. COMMUNITY FACILITIES / WASTE MANAGEMENT / WATER SUPPLY – GOALS AND POLICIES

i. Goal

1. Work with Washington County, the Minnesota Health Department, and local residents to manage wastewater and water supply systems to protect the health, safety and welfare of the present and future residents of Baytown Township.

2. Continue to rely on private wastewater systems and water supply systems to provide waste water and water supply in Baytown Township. The Township will not develop its own municipal sewer or water system.

3. Support regular monitoring and inspection programs for private water supply and wastewater systems to protect the quality of groundwater resources.
4. Work with local Watershed Management Organizations to protect the quality of surface waters and related ground water resources by supporting the District Water Management Plan goals and policies, and by adopting and implementing the Township's Local Surface Water Management Plan.

5. The Township will continue to support the MDH's study efforts and planning for monitoring and other activities related to the Special Well Construction Area (SWCA) in Baytown Township.

iii. Policies

1. Continue to work with Washington County to utilize Ordinance 196 to manage SSTs in the Township, and to contract with the County for SSTs Inspection services.

2. Enforce Ordinance 38 to manage wells and water supplies in the Special Well and Boring Construction Area.

3. The Minnesota Department of Health will continue to regulate new well construction pursuant to Minnesota Statutes, Chapter 103F and Minnesota Rules, Chapter 4725 and new wells may only be constructed with the written approval of MDH.

4. All new septic systems will be placed above the 100-year flood levels of lakes, wetlands, ponds, and streams.

5. Protect individual water supply wells from contamination by enforcing ordinance requirements to exclude inadequate or improperly designed, located, or maintained subsurface sewage treatment systems.

6. Promote public awareness of proper use and maintenance of subsurface systems. Baytown Township will continue to require triannual inspections of septic systems by Washington County.

7. Permit new subsurface sewage treatment systems only where soil capabilities are adequate to provide for proper treatment system installations.

8. Require each lot developer to prove though soil borings and percolation test that there is sufficient area of suitable soils for the location of two (2) sewage system drainfields.

9. Receipt of a sewage treatment system permit prior to the issuance of a building permit is required.