2040 COMPREHENSIVE PLAN UPDATE

Approved by the Metropolitan Council on _____, 2017
Adopted by Baytown Township _____, 2017

Baytown Township, Minnesota

Last Revised on _____, 2017
Project No. 16041.000

Baytown TOWNSHIP

TKDA
ENGINEERING • ARCHITECTURE • PLANNING
I. Introduction

As part of the Twin Cities Metropolitan Area, Baytown Township is required by the Metropolitan Land Planning Act to update the Township’s Comprehensive Plan. All cities, townships and counties in the Seven County Metropolitan Area are required to do the same. The original Baytown Township Comprehensive Plan was adopted in December of 1981. The Plan was updated and adopted again in 1998 and 2009.

This plan updates the 2030 Comprehensive Plan with current land use, natural resources, transportation, housing and other information. This Plan meets the requirements of the Metropolitan Council’s Local Planning Handbook, Thrive MSP 2040, and the Metropolitan Land Planning Act. The Township anticipates an approximated 11% increase in population from 2010 to 2040 based on Metropolitan Council forecasts. This anticipated will be considered in the update of the Township’s Plan, and the goals and policies which set the direction of the Township’s growth. The study and review of these issues are reflected in this 2040 Comprehensive Plan update.
A. PURPOSE

A comprehensive land use plan is a general guide for Planning Commissions and Town Boards to use in reviewing and evaluating future development proposals and guiding land and infrastructure management. The Township will use the principles, maps, and goals set forth in the plan to guide its land use and planning decisions through 2040.

Unplanned development often results in an undesirable mixture of land uses. Land use relationships affect the stability of property values in a community. Conflicting land uses can lower property values while compatible land use relationships may raise these values. Therefore, one purpose of the land use plan is to minimize land use conflicts in the future to protect property values.

A second purpose of the Township’s plan is to preserve the existing character and quality of life in the Township. The land use plan provides for logical development of future land use patterns while preserving and enhancing areas of existing development. With implementation of this plan, future residents will find Baytown Township as attractive and appealing as it is today.

B. LAND USE PLAN AND ZONING MAP/ORDINANCE

The land use plan is general in nature and long range in scope. The land use plan is a guide for planning commissions and town boards when reviewing and evaluating development proposals. The land use map delineates land use areas by type such as residential, industrial, commercial and agricultural. The land use plan is the basis for the Township’s Zoning Map. The zoning map prescribes permitted uses in each zone along with minimum dimensional requirements and standards for each use. The zoning map must be consistent with the land use map adopted in the Comprehensive Plan. The zoning map specifies exact boundaries of each respective district.
C. 2030 REGIONAL DEVELOPMENT FRAMEWORK

The Metropolitan Council’s unifying policy document for metropolitan growth is the *Thrive MSP 2040*. This document outlines the Council’s goals, policies, and strategies that form the basis for the regional system plans and other policy documents such as the *Local Planning Handbook*. Policy documents such as these provide the context for local planning efforts and provide guidelines on which the Comprehensive Plans are developed and local planning decisions are made.

1. Community Designation—Township Request for Community Designation as Rural Residential for Entire Township

The Metropolitan Council’s *Thrive MSP 2040* classified the Township as a “Diversified Rural” and “Rural Residential” community. These are the same classifications the Council identified in the System Statement for the 2030 Comprehensive Plan. The designations are shown on Exhibit 1, below.

“Diversified Rural” communities include a mix of large-lot residential and clustered housing, hobby farms, and agricultural uses. (The areas are shown on Exhibit 1 from the Township’s System Statement for the 2040 Comprehensive Plan.)

“Rural Residential” communities have residential patterns characterized by large lots and do not have plans to provide urban infrastructure, such as centralized wastewater treatment. Densities range from 1.0 to 2.5 units per acre. The Metropolitan Council expects that Rural Residential communities will discourage future development of housing at densities greater than 1 unit per 10 acres.

Baytown Township proposes that the entire Township be classified as “Rural Residential” for the 2040 Comprehensive Plan, and has created its 2040 Land Use Plan to be consistent with that Community Designation.

The Township discussed the proposed change with Metro Council staff as it developed this plan. The rationale for the change is designation is as follows:

- The “Diversified Rural” classification area identified in *Thrive MSP 2040* was based on the Long-Term Sewer System Area (LTSSA) shown within the Township in the System Statement that included the same geographic area as the “Diversified Rural” community designation. 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.

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

- MCES staff also stated that if the entire Township is classified as Rural Residential, 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 Township emphasized the Baytown Township’s development patterns have typically been large lot single family housing. Most of the Township has been developed already with 2.5-acre and 5-acre lots, including the area that was within the 2030 LTSSA and in the area designated “Diversified Rural” in the 2040 System Statement. These lot sizes are typically difficult to plan for future public services (water and sewer) and generally fit more in the characteristics of the Rural Residential designation.
2. Policies for Rural Residential Communities

The Metropolitan Council’s *Thrive MSP 2040* includes the following guidance for land use planning for Rural Residential communities:

- Discourage future development of rural residential patterns (unserved lots of 2.5 acres or less), and where opportunities exist, plan for rural development at densities that are not greater than 1 unit per 10 acres.

- Implement conservation subdivision ordinances, cluster development ordinances, and environmental protection
provisions in local land use ordinances, consistent with the Metro Council’s flexible residential development guidelines

- Promote best management practices for stormwater management, habitat restoration, and natural resource conservation in development plans and projects.

The Township has incorporated these policies as its own policies in the Land Use Goals and Policies included in this 2040 Comprehensive Plan Update.
II. Background

Baytown Township is located in the east central part of Washington County. Baytown Township is bounded on the north by the City of Oak Park Heights, on the south by West Lakeland Township, on the west by the City of Lake Elmo and on the east by the City of Bayport and the St. Croix River. Baytown Township contained approximately 6,500 acres in 1981 when the original plan was completed. With subsequent annexations to the Cities of Oak Park Heights, Lake Elmo, and Bayport, the Township now contains approximately 5,865 acres.

Exhibit 2:
Regional Context
A. HISTORICAL BACKGROUND

Baytown Township was organized in 1858 and named by Commissioner Socrates Nelson for the adjoining bay of Lake St. Croix, divided from the main lake by Mulvey's Point to the south of Stillwater. It was laid out as a fractional Township of 12 full and 3 partial sections.

The first settlement was made by Francis Bruce in 1842. In that same year, Norman Kittson of the American Fur Company built a cabin on a narrow neck of land existing out in Lake St. Croix known thereafter as Kittson's Point.

In 1852 Ambrose Secrest, his wife and six children, his father and mother and three brothers came up the river on the Cholera-infested steamer Nominee on their way from Indiana, and settled in the Bruce house. They were stricken with cholera, and within days, Secrest's mother, father, wife, one child and two brothers died. Other early settlers from 1847-1850 were John Short, Albert Harris, Joseph Perro, A.B. Fist, and J. and F. Marty.

The first town meeting was held in Secrest's and Perro's store located in what was known later as South Stillwater. The meeting was adjourned to the school for need of more space, and the following officials elected: Ambrose Secrest, John Parker and W.H. Crosby, Supervisors; John Hale, Clerk; Fenny Beach, Collector; David Loomis, Assessor; Joseph Perro, Overseer of the Poor; Henry Beach, A. Flynn, Constables; William Gowen and Richard McDonald, Road Overseers; W.H. Crosby, Pound-Master; James Crofut and George Kern, Justices.

The first school district organized was number 3, and the building was erected by subscription on the flat in the north part of the village.

The St. John's German Lutheran Church was organized in 1855, and money raised for building construction in 1856. A Union Church was erected in South Stillwater in 1890 on a site donated by the St. Croix Railway and Improvement Company.

The first settlers located in what was later called South Stillwater. Few improvements were made until 1852 when Socrates Nelson and D.B. Loomis, under their company name of Nelson, Loomis and Company, surveyed and platted a town there which was called Baytown. (Bayport later became the accepted name.) Nelson and Loomis built a sawmill and operated from 1853 to 1858, when the company dissolved, and Baytown with all improvements became the property exclusively of Socrates Nelson.

In 1854 Secrest and Perro laid out an addition in Baytown, and in 1856 Ex-Lieutenant Governor Holcomb laid out another addition called Middletown which was annexed to Baytown. About this same time, Isaac Staples and
others laid out a village on the south of Baytown which they called Bangor, after a lumbering town in Maine.

In 1872, the St. Croix Lumber Company was founded, and the period between 1872 - 1878 saw a flurry of sawmill ventures, most plagued by fire or financial difficulty.

In 1877, an organization called "The South Stillwater Agricultural Works" was formed to build threshing machines. It failed after two years and the property was taken over by the St. Croix Lumber Company. Among its varied pursuits, this company operated a door, sash and blind factory, a machine, blacksmith and foundry, and here manufactured the famed "Crystallized Iron Plow". The lumber mill had an annual capacity of 15,000,000 feet of lumber and 10,000,000 shingles, as well as 4,000,000 lath.

The Stillwater Dock Company, organized in 1877, concentrated on building steamers and produced about three per year. Among the most famous creations were the Pauline, the R.C. Wheeler, and the Kit Carson. These steamers were the pride of the river for some time.

The Baytown Flour Mill was built in 1853 and the South Stillwater Soap and Rendering Plant in 1868.

The Township was blessed by the St. Paul, Stillwater and Taylors Falls Railroad as a junction was located here, with one branch running to Stillwater and the main line southeast to Hudson, Wisconsin.

The population of Baytown was mainly German and Irish, but the influx of people between 1875-1880 represented many more countries of the world and many eastern states as well.¹

Today, after the incorporation of Bayport (1881) and Oak Park Heights (1959) and several subsequent annexation of lands to those cities and to neighboring Lake Elmo, the Township remains with 5 full sections and 7 partial sections, approximately 5,865 acres.

B. DEMOGRAPHICS

The basis for comprehensive planning is population, household and employment forecasts and historic trends. Understanding past and expected change allows for anticipating Baytown Township’s land, transportation, parks and other types of future needs. The Metropolitan Council prepares forecasts for future change in population, household and employment for local government within the seven-county region. Demographic data from the United States Census is available every ten years and illustrates long term patterns of community change or stability.

1. Historic Demographic Trends

Baytown Township’s population has had sustained growth since 1970. The 2000 United States Census shows that Baytown’s population growth between 1990 and 2000 was notable, at a rate of 63 percent over the ten year period, or by an increase of nearly 600 people. Table 1 shows that population growth slowed in the Township between 2000 and 2010 from previous decades.

Household growth correlates to population growth and also follows a national trend in declining household size. Average household size in Baytown in 2019 was 2.8 persons per household, which is similar to household sizes in Washington County, and slightly larger than the average household size in the Metropolitan Area.

2. Past Growth

Table 1:
Past Growth

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Ten year percent change</th>
<th>Households</th>
<th>Ten year percent change</th>
<th>Average Household Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1930</td>
<td>520</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>1940</td>
<td>631</td>
<td>21.3</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>1950</td>
<td>620</td>
<td>-1.7</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>1960</td>
<td>471</td>
<td>-24.0</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>1970</td>
<td>723</td>
<td>53.5</td>
<td>183</td>
<td>--</td>
<td>4.0</td>
</tr>
<tr>
<td>1980</td>
<td>851</td>
<td>17.7</td>
<td>237</td>
<td>29.5</td>
<td>3.6</td>
</tr>
<tr>
<td>1990</td>
<td>939</td>
<td>10.3</td>
<td>308</td>
<td>30.0</td>
<td>3.0</td>
</tr>
<tr>
<td>2000</td>
<td>1,533</td>
<td>63.3</td>
<td>492</td>
<td>59.7</td>
<td>3.1</td>
</tr>
<tr>
<td>2010</td>
<td>1,617</td>
<td>5.5</td>
<td>573</td>
<td>16</td>
<td>2.8</td>
</tr>
</tbody>
</table>

Source: Baytown Township Comprehensive Plans, Metropolitan Council, TKDA
3. Demographic Forecasts

The Metropolitan Council provided population, household and employment forecasts to Baytown Township through the Systems Statement in September of 2015. Forecasts are useful to the Township in estimating the amount of land that will be needed.

The population forecasts show that the Township is expected to have moderate growth in population through 2040, though at a lesser pace than experienced in most decades since 1970. Little to no growth population growth is expected between 2020 to 2030. The Metro Council forecasts modest growth in households and employment between 2020 and 2040. Tables 1 and 2 identify past trends and future growth.

Table 2:
Forecasts

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2014 (est.)</th>
<th>2020</th>
<th>2030</th>
<th>2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>1,617</td>
<td>1,730</td>
<td>1,790</td>
<td>1,790</td>
<td>1,800</td>
</tr>
<tr>
<td>Households</td>
<td>573</td>
<td>619</td>
<td>670</td>
<td>720</td>
<td>760</td>
</tr>
<tr>
<td>Employment</td>
<td>69</td>
<td>55</td>
<td>160</td>
<td>210</td>
<td>260</td>
</tr>
</tbody>
</table>

Source: Metropolitan Council, TKDA

Chart 1:
Household and Population in Baytown Township
1970-2040

Population and Households in Baytown Township

Click a population column for the mix of population in households and population in group quarters (not available for forecast years).

Source: U.S. Census Bureau, Metropolitan Council Annual Estimates, and Metropolitan Council Forecasts.
4. **Population Characteristics**

An analysis and projection of population are at the base of almost all major planning decisions. The primary goal of the population analysis is to anticipate the future need of Baytown Township with regard to land use, transportation, and community facilities. In order to do this, it is necessary to have some idea of the number and the characteristics of present residents of the Township.

In addition to reviewing past trends and future forecasts, it is important to understand the composition of the population. Age structure, family size, education, and income levels are a few of the characteristics that can affect the need for services of a township such as Baytown. In the section that follows, a few of these characteristics will be reviewed.

a. **Age**

The graph below shows the population Baytown Township’s residents by age and gender. The largest proportion of Baytown’s residents were between age 45 and 65 in 2010. There is also a significant proportion of young residents between the ages of 5 and 20.

![Population by Age and Gender in Baytown Township](image)

b. **Household Size and Type**

Household size has gradually been decreasing in the Township, Washington County, and the Metropolitan Area since 1990. The
average household size in the Township was 2.8 persons per household in 2010.

Average Household Size in Baytown Township

Approximately 48% of the Township’s households were facilities without children in 2010. 29% of households were married families with children, 15% were persons living alone, 5% were unmarried families with children, and 3% were non-family households.

c. Educational Attainment/Income Levels

Baytown Township is highly educated compared with Washington County and the seven county region. 71% of the adult population in Baytown has either a bachelors, graduate, or professional degree. Income is closely correlated with educational levels. In Baytown in 2014, median family income was $120,400 compared to $83,200 in Washington County and $68,000 in the Metropolitan Region.

5. Economic Background

Baytown is not a large employment center, with only 69 jobs in 2010. This number is expected to grow slowly to 160 in 2020, to 210 in 2030, and to 260 in 2040.

The Township’s land use plan includes areas for limited commercial development and existing employers, such as St. Croix Preparatory Academy. The areas designated will accommodate the modest growth in employment that the Metro Council forecast through 2040 in Baytown Township.
V. Land Use

A. EXISTING LAND USE

The Metropolitan Council provided maps of existing land use in the Township and tables that estimate the area of use by land use classification in 2005 and 2010. The Council's data is shown on the Existing Land Use Map (Exhibit 8) and the table below indicates the distribution of land uses by acreage in Baytown Township.

Table 3: Existing Land Use

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>2005 Acres</th>
<th>2010 Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture and Undeveloped</td>
<td>3,529</td>
<td>3,182</td>
</tr>
<tr>
<td>Residential</td>
<td>1,035</td>
<td>1,114</td>
</tr>
<tr>
<td>Industrial and Utility</td>
<td>3</td>
<td>14</td>
</tr>
<tr>
<td>Extractive (mining)</td>
<td>84</td>
<td>100</td>
</tr>
<tr>
<td>Institutional</td>
<td>108</td>
<td>138</td>
</tr>
<tr>
<td>Commercial/Mixed use</td>
<td>0</td>
<td>3</td>
</tr>
<tr>
<td>Park, Recreation, Open Space</td>
<td>149</td>
<td>356</td>
</tr>
<tr>
<td>Major Roadways</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Airport</td>
<td>271</td>
<td>271</td>
</tr>
<tr>
<td>Open Water</td>
<td>691</td>
<td>691</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>5,871</strong></td>
<td><strong>5,870</strong></td>
</tr>
</tbody>
</table>

*Metropolitan Council (2005 and 2010 land use data)*

The following sections discuss existing land uses within the Township.

1. Agriculture

Agriculture lands make up approximately one quarter of the Township’s area, particularly concentrated in the area surrounding the Lake Elmo Airport and in the eastern portion of the Township.

Prior to 1960, Baytown Township was almost entirely agricultural, but since then urbanization has been spreading throughout the area. This urban expansion includes roads, hobby farms and large lot residential development. Baytown Township has been steadily losing productive agricultural land over the past years.

As local farmers throughout the county have found, the spread of urbanization means spiraling land prices, higher property taxes and special assessments, stricter regulation of farm practices (nuisances, odors, noise), heavy traffic that interferes with slow moving farm...
equipment, and increased incidence of trespass and vandalism. Scattered residential development often prevents economic agricultural use of the remaining interspersed farmland, and large areas are, thus, effectively lost for food production. The psychology of urbanization turns many farmers into land speculators even though there are clearly not enough buyers to make all farmers wealthy. Oftentimes, farm investments are postponed in the hope of selling the land, and soon farm operations deteriorate.

In order to preserve agricultural land, yet allow farmers to develop a portion of their property, the Township should encourage cluster developments, especially in the agricultural zones as shown on the 2030 Land Use Map (Exhibit 10).

a. Cluster Developments

Cluster development is defined as residential development in which a number of single family dwelling units are grouped on smaller than usual lots, leaving some land undivided for common use by all residents of the development or retained in agriculture by the subdivider. The number of dwellings allowed does not exceed the total number of dwelling units allowed if the development were a standard subdivision.

Clustering offers benefits to both the property owner and the Township. For the property owner, development cost will be less, (surveying, construction of the road, etc.). It is also beneficial to the farmer since it would allow a farmer to develop a portion of his property and farm the remainder. For the Township, since the units are more closely together, it is more economical to provide basic community services such as police and fire protection. In addition, since the road constructed is shorter, it is cheaper to maintain than a road platted under the standard platting method.

In 2005, the Township completed a Cluster Development Study. This study assessed areas best suited for cluster subdivisions on remaining parcels over 25 acres in size within the Township. The purpose of the analysis was to evaluate which remaining large tracts of land in the Township would be better suited for cluster development rather than traditional subdivision, and which parcels would be better for traditional-type developments.

The Township has noted that it is becoming difficult to identify organizations that are willing to accept and monitor the conservation easements that are required for Cluster Development. The Minnesota Land Trust and MnDNR are not interested in monitoring easements on smaller parcels or those that
do not have high-quality natural communities. Washington County will not accept or monitor these easements. The Township will study this issue, and may update its ordinance to address the concerns identified.

b. **Agricultural Preserves**

In April 1980, the State Legislature passed and the Governor signed the Metropolitan Agricultural Preserves Act. This act provides a package of benefits to enable farmers near urban areas who want to continue farming to do so on an equal footing with farmers not affected by urban pressures. The intent is to allow farmers to make long-term agricultural investments with the assurance that their land would continue in farm use.

Farmland in Agricultural Preserves is taxed according to its agricultural use rather than market value, and mill rates are reduced to a level comparable to outstate agricultural areas. The act limits property taxes in two ways: first land in agricultural use is valued solely according to its agricultural use value; second, a maximum rate of tax is set, based on 105 percent of the statewide average for Township gross mill rates. Any revenue shortfall resulting from limiting the mill rate is reimbursed by the state.

To be eligible for designation as an Agricultural Preserve, Metropolitan Area farmland has to be planned and zoned for long-term agriculture. To obtain the designation, any owner of 40 acres or more of such farmland must sign an agreement establishing an Agricultural Preserve for the land. The land must be kept in farm use for a minimum of eight years and must be farmed according to good conservation practices. The act provides that the Preserve continues indefinitely until either the farmer or local community notifies the other of the intent to terminate the contract. The Township includes any parcels participating in the Agricultural Preserves program in the Agriculture Zoning District.

2. **Residential Development**

Baytown Township consists of primarily large lot single family residential land uses as the agricultural land uses within the Township have steadily decreased. The Metropolitan Council forecasts that the number of households within the Township will steadily increase from 573 households in 2010, to 670 in 2020, to 720 in 2030 and 760 in 2040. This is a 17% increase from 2010 to 2020, and a 13% increase from 2020 to 2040. This growth in households and the corresponding growth in population will result in further development within the
Township. Future development is likely to occur at similar patterns and densities to past development.

3. **Public/Semi Public**

The Lake Elmo Airport is mostly located within the boundaries of Baytown Township. This facility consists of approximately 530 acres in the southwestern corner of the Township owned by the Metropolitan Airports Commission. In addition, the Washington County Fairgrounds is located in the eastern portion of the Township along 40th Street and Manning Avenue and is approximately 120 acres of land owned by the Washington County Agricultural Society. These properties are semi-public lands. The Airport is currently completing its Comprehensive Plan, which includes some safety improvements. The changes have no impact on Baytown Township.

The State of Minnesota owns approximately 337 acres in the Township. The area in the north-central portion of the town on the west side of Osgood Avenue is used as a game management area and is managed by the Minnesota Department of Natural Resources. This area is the Bayport Wildlife Management Area. The State also owns property on the west side of the Union Pacific Railroad tracks, south of the City of Bayport and up to the St. Croix River. The southernmost part of this area is managed by the Minnesota Department of Natural Resources, a portion north of that is managed by the Minnesota Department of Transportation, and the remaining northernmost portions are used by the Minnesota Department of Corrections. This area is the St. Croix Savanna Scientific and Natural Area. These properties are public lands and highly valued by Township residents for the recreational opportunities that they provide.

4. **Commercial**

There are limited commercial land uses within the Township. They are non-conforming uses.

5. **Extractive**

Aggregate resources within the Township are included in this land use. There are two active extractive areas within the southeast portion of the Township.

6. **Parks**

The Township has two significant regional park areas within the Township. Both are DNR-owned areas and thus in addition to parks, are considered public lands and discussed above in that section. The Bayport Wildlife Management Area and the St. Croix Savanna
Scientific and Natural Area are both publicly owned park areas which also provide recreation opportunities for the Township's residents.

The Township owns no park land although a neighborhood organization, Baytown Neighbors, has created a small passive park area on the Community Center property at McDonald Drive and 40th Street.
B. FUTURE LAND USE

Baytown Township has made changes to its future land use plan in this Comprehensive Plan Update from the plan that was approved in the 2030 Comprehensive Plan. The proposed 2040 Land Use Plan is shown on Exhibit 9.

The Township is a rural residential community and wishes to preserve its character, sense of community, and existing Township borders. In order to preserve the Township’s goals and policies which reinforce these values, the Township does not plan to provide municipal waste water services within the Township. The Township’s land use plan proposes that most of the Township be developed as single-family estates and agricultural uses. Other smaller areas of semi-public, public, and institutional uses are included in the plan.

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture Preserves</td>
<td>200</td>
</tr>
<tr>
<td>Agriculture</td>
<td>408</td>
</tr>
<tr>
<td>Single Family Estates</td>
<td>3,659</td>
</tr>
<tr>
<td>Public</td>
<td>868</td>
</tr>
<tr>
<td>Institutional</td>
<td>59</td>
</tr>
<tr>
<td>Water and wetlands</td>
<td>671</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>5,865</strong></td>
</tr>
</tbody>
</table>

*Source: Metropolitan Council, TKDA*

The intent and purpose of each land use area is as follows:

1. **Agriculture Preserves (1 density unit/40 acres)**

   The purpose of this designation is to preserve agriculture as a viable permanent land use and significant economic activity within the Township on parcels with a minimum size of 40 acres. Properties currently enrolled in or eligible for the Agricultural Preserves program are included in this land use designation.

2. **Agriculture (4 density units/40 acres)**

   The purpose of this area is to preserve land which can be utilized for interim agriculture on lots smaller than those required in the Agricultural Preserves designation. This category would allow for rural
low density housing and will be developed at a density of 4 density units per 40 acres (1 home per 10 acres). This low density type development will also help preserve the rural character of the Township and keep service costs low.

3. *Single Family Estate (SFE) (16 density units/40 acres)*

Single Family Estate lands will be developed with single-family residential uses at a density of 16 density units per 40 acres (1 home per 2.5 acres). This is the largest land use designation within the Township.
4. Public (P)

This classification includes lands that are publicly or privately owned and operated for public purposes. Underlying zoning will be consistent with the adjoining areas.

The Lake Elmo Airport and the Washington County Fairgrounds are included in this designation. The designation also includes the Bayport Wildlife Management Area and the St. Croix Savanna Scientific and Natural area and is managed by the Minnesota Department of Natural Resources.

5. Institutional (I)

There is one area within the Township designated as an Institutional land use. The St. Croix Preparatory Academy in 2007/2008 purchased property west of CSAH 21 and north of the Union Pacific Railroad Tracks. This property is directly across the highway from the City of Bayport. It is currently zoned Transition and Single Family Estate. The City of Bayport provides of city sewer and water services to this property through a Joint Powers Agreement, executed in March 2008.
water quality and quantity (including volume and rate control) as outlined by the respective WMO.

i. Wetlands, buffers, and natural ponding areas will be preserved. Wetlands and their buffers will be protected in a manner consistent with the Wetland Conservation Act and as outlined by the respective WMO.

j. All mining or excavations will be required to be conducted in compliance with all Township and County codes.

k. Reclamation of exhausted mines, including sand and gravel pits, will be required.

B. LAND USE

1. Goals

a. Protect and preserve the rural character of the Township.

b. Maintain the geographic boundaries of the Township.

c. Encourage development to occur in a manner that makes Baytown more attractive to residents and retains the rural character of the Township.

d. Encourage development that protects or restores the health of water and natural resources in the Township.

e. Develop in accordance with the adopted Comprehensive Plan.

f. Encourage the continuation of commercial and/or hobby farming as a viable land use to maintain rural character and as a way to contribute to the economic activity of the Township.

g. Plan for a slow, orderly population growth by limiting housing densities and encouraging low-density residential development.

2. Policies

a. The Township will discourage future development of residential patterns of unsewered lots of 2.5 acres or less.

b. The Township’s ordinances will include environmental protection provisions in its performance standards, consistent with the Metro Council’s flexible residential development guidelines.

c. Due to the lack of public services, single family homes will be the preferred type of housing allowed in the Township.
d. Cluster type development will be an option to preserve and protect agricultural land, natural resources, and open space.

e. Open spaces designated though cluster development will be contiguous to existing open spaces as deemed appropriate by the Township.

f. Designated open spaces and greenways will preserve areas where natural features exist and Township policies shall be implemented to direct development in a manner that maintains and enhances the creation and preservation of natural features, woodlands, streams, landscapes, and other topographical features and encourages the protection of wildlife and wildlife habitats.

g. Designated open space will be held through a conservation easement where appropriate. The Township shall direct the developer on the appropriate agency/governmental body to hold the conservation easement and on the conditions of the conservation easement.

h. All land development cost will be borne by the developer including but not limited to road construction, drainage improvements, landscaping, attorney fees, planning fees, and engineering fees associated with each.

i. Developers of new subdivisions must demonstrate that each newly created lot can accommodate, first, two (2) proper subsurface sewage treatment systems and, second, a house meeting all setback requirements in both the zoning ordinance and subsurface sewage treatment system ordinance.

j. Requests for subdivisions of land must meet current Township and County regulations regarding adequate lot frontage, access, provision of septic/water, and other minimum lot requirements.

k. Subdivision proposals which include requests for variances from minimum lot requirements in Township and County Ordinances will be carefully reviewed.

l. If landowners propose to develop lands prior to 2030 and thus prior to service availability, the Township may require that lands are ghost-platted for eventual high density development when public services become available.

C. COMMERCIAL DEVELOPMENT

I. Goal
a. Provide reasonable access to goods and service with a minimum of conflict with surrounding land uses and minimum impact to surface and ground water resources.

2. Policies

a. Limited rural commercial development will be allowed in locations compatible with neighboring properties and as deemed appropriate by the Township.

b. Commercial development will be focused in areas where the use is compatible with existing development as well as land uses in adjoining communities.

c. Commercial development will be consistent with the development philosophy outlined in this Comprehensive Plan and with an architectural style that reflects the Township’s rural character.

d. Commercial development will be encouraged to use Best Management Practices (BMP’s) to reduce impervious surfaces and environmental impacts.

e. Excellence in site planning and building design will be required and proper circulation and parking requirements shall be required.

f. Any new commercial developments will be landscaped and screened according to Township standards to aid in achieving compatibility between adjacent uses.

g. Commercial signs will be carefully regulated so as to be attractive and placed in a safe manner.

h. Potential commercial uses will be carefully reviewed and regulated to assure there will be no contamination of the soil or groundwater supplies.

D. COMMUNITY FACILITIES / WASTE MANAGEMENT / WATER SUPPLY

1. Goal

a. Protect the health, safety and welfare of the present and future residents of Baytown Township.

2. Policies

a. The location, design, use and maintenance of subsurface sewage treatment systems will be regulated so as to prevent contamination
of the surface and groundwaters with the Township. All new septic systems will be placed above the 100-year flood levels of lakes, wetlands, ponds, and streams.

b. Individual water supply wells of the community will be protected from contamination by inadequate or improperly designed, located, or maintained subsurface sewage treatment systems.

c. The capability of existing subsurface sewage treatment systems will be maintained to adequately and safely serve existing development within the Township and the identification and upgrading of existing systems will be pursued.

d. Public awareness of proper use and maintenance of subsurface systems will be required. Baytown Township will require triannual inspections of septic systems through Washington County.

e. All new development requiring subsurface sewage treatment systems will be permitted only where soil capabilities are adequate to provide for proper treatment system installations.

f. Each lot developer will continue to be required 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.

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

h. As stated in Township Ordinance No. 38, new well construction is regulated by the Minnesota Department of Health (MDH) pursuant to Minnesota Statutes, Chapter 1031 and Minnesota Rules, Chapter 4725 and may only be constructed with the written approval of MDH.

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

E. TRANSPORTATION

1. Goal

   a. Provide safe and efficient movement of persons and vehicles through and within Baytown Township without undue maintenance costs to the Township.

2. Policies