

1 **LAND USE**

2 GOALS:

3 Plan logically for a variety of land uses to meet the needs of Stacy residents.

4 Plan for the eventual development of a mass transit corridor.

5 Promote a diverse land use pattern that supports the long-term vision of the combined sustainable
6 community.

7 Promote a balanced approach for growth and development that is consistent with the existing
8 community.

9 Protect and maintain the character of our community, the health, safety and welfare of the citizens of
10 the city through appropriate land use regulations.

11 Plan for residential businesses.

12 Policies:

13 Plan land uses and provide public services to the developing areas where practical.

14 Provide reasonable transitions between more intense and less intense land uses.

15 Guide new development near the proposed Rapid Transit Corridor Station(s) to be higher density,
16 walkable and transit-oriented.

17 Encourage and promote the continuation of agricultural uses within the lower density areas so that land
18 suited for agriculture remains available for production.

19 Protect the lands encompassed by the Carlos Avery State Wildlife Management Area to remain in an
20 undeveloped and natural state in perpetuity.

21 Protect existing areas of low-density residential use, agricultural use and open space use, and limit the
22 encroachment of high-density residential uses, commercial and industrial uses.

23 Identify existing or potential areas for urban expansion where commercial and light industrial uses and
24 high-density or multi- family residential uses can be supported by public infrastructure such as municipal
25 sewage treatment and water supply systems.

26 Identify and preserve those areas with significant cultural, historic, natural resource and/or scenic
27 value.

28 Strengthen communication with the citizens of the city in order to inform them of issues concerning
29 community growth, land development, zoning regulations and resources management.

30 Explore opportunities for grants, services, or other partnerships to help promote the Rural Transit
31 Center. and RBO areas.

32 Establish a plan for utilities in the Rural Transit Center that will make development of the area viable,
33 while protecting the rural feel of the area.

34

35 **Housing**

36 **Goals**

37 Ensure that a variety and number of safe, sanitary and well-maintained dwellings are available to
38 residents.

39 **Policies**

40 Encourage the construction of a variety of efficient and attractively designed housing and accessory
41 structures types.

42 Support public and private rehabilitation efforts which improve the value of property and prevent the
43 decline of neighborhoods, especially those with large numbers of older homes. Keep people informed
44 on programs available to rehabilitate older homes.

45 Work to ensure adequate Senior Housing is available in the community.

46 Create land use regulations that guide higher density lot development near existing platted subdivisions
47 in lower density areas.

48 Preserve existing wild life corridors and wetlands in the low density areas.

49 Encourage architectural designs that reflects the character of the area and minimize environmental
50 impact.

51 Work to ensure availability of adequate and affordable housing for all residents.

52 **Economic Development**

53 **Goals**

54 Favorable economic conditions will be maintained or developed which encourage additional investment
55 in the community, increase family incomes and reduce unemployment.

56 Provide opportunities for retail, commercial and general businesses of varying scales and sizes in the
57 city.

58 **Policies**

59 Guide economic expansion to areas that are served by public services or are readily available.

60 Support programs to increase tourist visitation and spending in the city.

61 Encourage businesses to locate in appropriately zoned commercial or industrial areas to minimize
62 potential adverse effects on residents and other land uses.

63 Encourage commercial building rehabilitation and the demolition of deteriorated structures to make
64 way for new buildings, off-street parking and public space; to maintain aesthetics of the neighborhood
65 and for public health and safety.

- 66 Utilize programs and grants that encourage development.
- 67 Protect existing low-density residential areas from heavy commercial, retail or light industrial uses.
- 68 Promote “quiet” commercial development near residential areas; (“quiet” applies to both noise and light
69 pollution).
- 70 Encourage the development of home-based businesses that are consistent with the residential districts.
- 71 Encourage the development of the Rural Transit Center with a mix of commercial, retail and general
72 business uses.

73 **Transportation**

74 GOALS

- 75 Move vehicles, people and goods safely and efficiently within and through the city.
- 76 Support the development of a Mass Transit Corridor.
- 77 Create a transportation network that keeps traffic on key collectors and keeps residential areas quiet.
- 78 Promote alternative methods of transportation in the form of public and private mass transit, bicycle,
79 and pedestrian facilities, and services for persons who cannot, or choose not to, use automobiles.
- ### 80 Policies
- 81 Maximize safety by minimizing the penetration of arterial roadways into neighborhoods or directly
82 through the downtown area.
- 83 Assure that signs are properly designed, sized and located.
- 84 Provide accessibility for the handicapped.
- 85 Maintain and improve services provided by all modes of transportation including carpooling, van
86 pooling, bus and in the future possible mass transit corridor. Promote increased vehicle occupancies
87 whenever and wherever appropriate.
- 88 Improve bicycle safety, and bikeway paths.
- 89 Plan for the expansion and reconstruction of the County Road 19 bridge over Interstate 35.
- 90 Identify the availability of a Mass Transit Service by attending meetings and coordinating planning
91 efforts with all members and surrounding jurisdictions.
- 92 Plan higher density land uses where appropriate to utilize the expansion of the transit service.
- 93 Plan for safe pedestrian movement in high density areas of the city.
- 94 Provide an appropriate practical categorization of roadways to accommodate current and future access
95 and mobility needs.
- 96 Implement improvements that enhance and increase the safety and operational characteristics of the
97 transportation system, and meet appropriate engineering standards. And provide for sufficient capacity.

98 Identify the cumulative and immediate impacts of any improvements to the existing transportation
99 system on current and future economic development and land use.

100 Encourage and promote private sector participation in serving the transportation needs of the
101 community.

102 Promote park and ride sites where appropriate in the city.

103 **Public Services**

104 Goals

105 Municipal utilities shall be maintained in developed areas and extended to new developments which are
106 consistent with the long-range land use plan of the city.

107 Provide information on available solid waste (rubbish), and recycling services.

108 Continue to provide emergency services to residents, and enhance those services by exploring future
109 potential expansion sites.

110 Provide essential public utilities or allow private utilities that operate in a manner that maximizes public
111 health, safety, and welfare.

112 Encourage the development of long- range plans for guiding the expansion and maintenance of power
113 transmission, cable services, telecommunications, and public water supply and waste management
114 facilities.

115 Polices

116
117 Maintain and improve wastewater treatment capabilities as well as existing water and sewer lines;
118 expanding as appropriate.

119 Minimize costs for the extension of public utilities by planning new development to be contiguous with
120 existing development.

121 Retain and improve the quality of ground water recharge areas by avoiding excessive or undesirable
122 storm water runoff, pollutants, and erosion through the effective use of storm sewers, culverts, water
123 channels and monitoring.

124 Incorporate features in new development to retain, treat and infiltrate stormwater runoff onsite to the
125 greatest extent possible; for example, rain gardens, rain barrels, and dry wells.

126 Explore cooperative agreements with other units of government which will promote the disposal of solid
127 wastes (rubbish and hazardous).

128 Support current county, state, and federal policies regarding existing methods of disposing of industrial,
129 commercial and residential wastes including possible hazardous wastes.

130 Continue Collaboration with Chisago Lakes Joint Sewage Treatment Commission (CLJSTC) for compost.

131 Create public and private utility plans that are consistent with the county and city’s land use and
132 development policies.

133 When expanding or developing public facilities and public or private utilities, strive to preserve areas
134 designated for long-term rural protection, or areas with significant cultural, environmental, historic
135 value, environmentally sensitive areas designated for special protection or preservation as established
136 on the land use plan.

137 Continue to require and adhere to the ordinances as established by Chisago County and the State of
138 Minnesota for septic systems.

139 Continued collaboration with the surrounding communities for the expansion of centralized utilities and
140 systems.

141 Encourage the development of long-range plans for guiding the expansion and maintenance of power
142 transmission, cable services, telecommunications, and public water supply and waste management
143 facilities.

144 **Community Design**

145 Goals:

146 Encourage activities which will improve the appearance of the community.

147 Establish thorough performance standards a policy which regulates lighting within key land use and
148 zoning districts. Maintain “dark skies” guidelines.

149 Provide opportunities for increased land use intensity at major intersections and roadways away from
150 the rural residential neighborhoods.

151 Identify public investment needs by accounting for the full environmental, social, and economic impacts
152 of new development, including but not limited to infrastructure costs such as transportation, sewers and
153 waste treatment, water supply, schools, recreation and open space.

154 Support agriculture as a lifestyle opportunity for the pursuit of small-scale agricultural business such as
155 orchards and small fruits, vineyards, tree farms, specialty animals, apiaries, and hobby farms, as well as
156 conventional crops and livestock.

157 Policies:

158 Develop design standards in the zoning ordinance to ensure high quality design and appearance in the
159 city’s residential, commercial and highly visible industrial areas.

160 Work to source adequate and appropriate representation for conservation efforts through lobbying
161 efforts at the County, State and Federal government.

162 Establish and maintain community buildings and facilities to house government offices, library, public
163 health services, recreational activities, and alternative power generation.

164

165 **Open Spaces and Recreation**

166 Goals:

167 Open space shall be maintained, developed and acquired for recreation purposes, for the conservation
168 of natural resources, and/or for shaping the pattern of urban development. Wetlands and areas of
169 significant natural resource value will be protected from new development.

170 Maintain and develop recreation facilities to meet the needs of City residents.

171 Policies:

172 Improve recreation areas serving the entire city by adding, improving and maintaining new buildings,
173 equipment, lighting, parking space or other facilities as needed.

174 Create a plan for a trail or bikeway system.

175 Encourage and develop area youth community activities in parks and open spaces.

176 Protect designated open space from land development.

177 Encourage communication and cooperation with the Minnesota Department of Natural Resources to
178 maintain and preserve the Carlos Avery State Wildlife Management Area.

179 Identify natural resource corridors.

180

181 **ENERGY**

182 Goals:

183 Increase public awareness of the need to conserve energy. Identify conservation opportunities and
184 incentives for private and public building, transportation and site design.

185 Public facilities, including buildings and utility infrastructure, will be designed to optimize energy
186 efficiency and reduce long-term monetary and environmental costs.

187 Explore opportunities for renewable, carbon-neutral energy sources to reduce costs and protect the
188 environment.

189 Policies:

190 Minimize the cost of heating and cooling municipal buildings and structures.

191 Encourage use of energy audits.

192 Explore opportunities for incorporating renewable energy sources (solar, wind, geothermal) into city
193 buildings.

194 Use life-cycle cost assessments for new energy projects and other improvements to understand the full
195 impact of decisions about materials and technology choices.

196 Encourage the use of LEED or Minnesota B3 Sustainable Building guidelines for new private
197 development.

198 Encourage savings by city residents by improving public transportation including carpooling, van pooling,
199 and busing or other mass transit methods. Reduce street lighting costs with more efficient lighting
200 systems.

201 Stimulate private interest in new energy saving methods such as solar energy conservation.

202 **Historical/Culture**

203 Goals:

204 Protect the history of the city through collection of historical data, manuscripts, photographs, maps and
205 other documents.

206 Policies:

207 Maintain and sustain, and when appropriate, publish the history of the city.

208 Identify and preserve sites of historical significance. Support a city Historical Committee.