

CHAPTER 1.

VISION AND CONTEXT

Introduction

The Vision and Context chapter is the starting place for Eureka Township's 20340 Comprehensive Plan. It presents the local and regional context, the findings of Eureka's recent planning efforts, and data and descriptions of existing conditions.

This chapter includes:

- 20340 Township Vision
- Why Plan?
- Regional Setting
- Early History
- Demographics, Economy and Growth Forecasts

20340 Township Vision

In 2007, the Township completed an extensive community process to develop a vision for the Township's future. The Strategic Vision was undertaken specifically as a prelude to the 2030 eComprehensive pPlan update process. ~~This~~ The Strategic Vision document continues to express ~~is the basis for~~ the Township's vision of its future in for the year 20340.

In the year 20340, Eureka Township ~~is~~ will be a rural and agricultural environment characterized by farms, private and public open space, very low density non-farm housing with private utilities, and a small number of businesses including home occupations and agricultural-related enterprises. Residents will continue to enjoy a high quality of life due to the Township's natural beauty and tranquility.

Why Plan?

For the Town

A Comprehensive Plan is general in nature and long range. The Eureka Township 20340 ~~Comprehensive~~ Plan identifies the goals, policies and implementation strategies that guide the Town's decision-making.



Goal: A statement that broadly describes a desired future condition for Eureka Township.

Policy: ~~The position of the Township~~ A statement that guides decisions , or course of for the actions the Township will take to implement the goals.

The Town's objective for comprehensive planning is: to make sound public decisions through a structured and transparent process for the wise long-term use of land, water and financial resources in Eureka Township. The Plan is the basis for regulating land use, including the zoning ordinance. It is to be used in reviewing land use applications, guiding investment of Township resources, and coordinating with other units of government.

The Strategic Vision document communicates the importance of using, amending, and maintaining the Eureka Township Comprehensive Plan.

Using the Comprehensive Plan: Use the comprehensive plan to guide all zoning changes to ensure consistent development policy.

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development. Formulate and enforce ordinances to ensure development in accordance with the comprehensive plan.

Amending the Comprehensive Plan: The Eureka Township Planning Commission may propose amendments to the comprehensive plan from time to time as circumstances warrant. The public should be notified of these major proposed changes and allowed an opportunity to become informed of the change and comment.

These strategies will ensure that the Plan continues to be a relevant policy document over the years, maximizing the investment in time and resources spent in updating the Plan ~~in 2008~~ through 2040. Like all other communities in the Metropolitan Region, Eureka Township will ~~again~~ go through a process to update its comprehensive plan every ten years.

For the Region

The comprehensive plan update also serves to meet the Town's requirements under the Metropolitan Land Planning Act. In 1967, the Minnesota Legislature created the Metropolitan Council to plan and coordinate the orderly development of the Twin Cities Metropolitan Area. Minnesota law requires every municipality and county within the metro area to prepare and submit a comprehensive plan to the Metropolitan Council every ten years. The local plan is to address certain components of the Council's 20340 Regional Development Framework (called Thrive MSP) and be consistent with the regional system plans.

Planning Process

Eureka Township's Planning Commission and Town Board created its 20340 Comprehensive Plan ~~through a committee made of up the Planning Commission, two Town Board members, and two citizens who served on the committee that developed the Strategic Vision. Committee~~ Planning Commission meetings were open to the public. Information was shared through the Township website and the Township held public meetings to share draft planning elements with the community. The Planning Commission held a public hearing on August 19, 2008 and the Town Board approved the Plan on October 14, 2008.



Regional Setting

Location

Eureka Township is located in the southwestern corner of Dakota County, Minnesota, on the fringe of suburban development in the Minneapolis-St. Paul metropolitan region. Eureka Township is thirty-six square miles, an area established through the U.S. Public Land Survey System (PLSS). The PLSS was a method used to divide lands in the Midwest and Western United States, occurring in Minnesota during the mid-1800s.

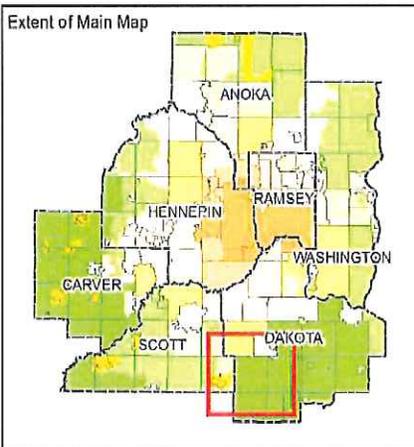
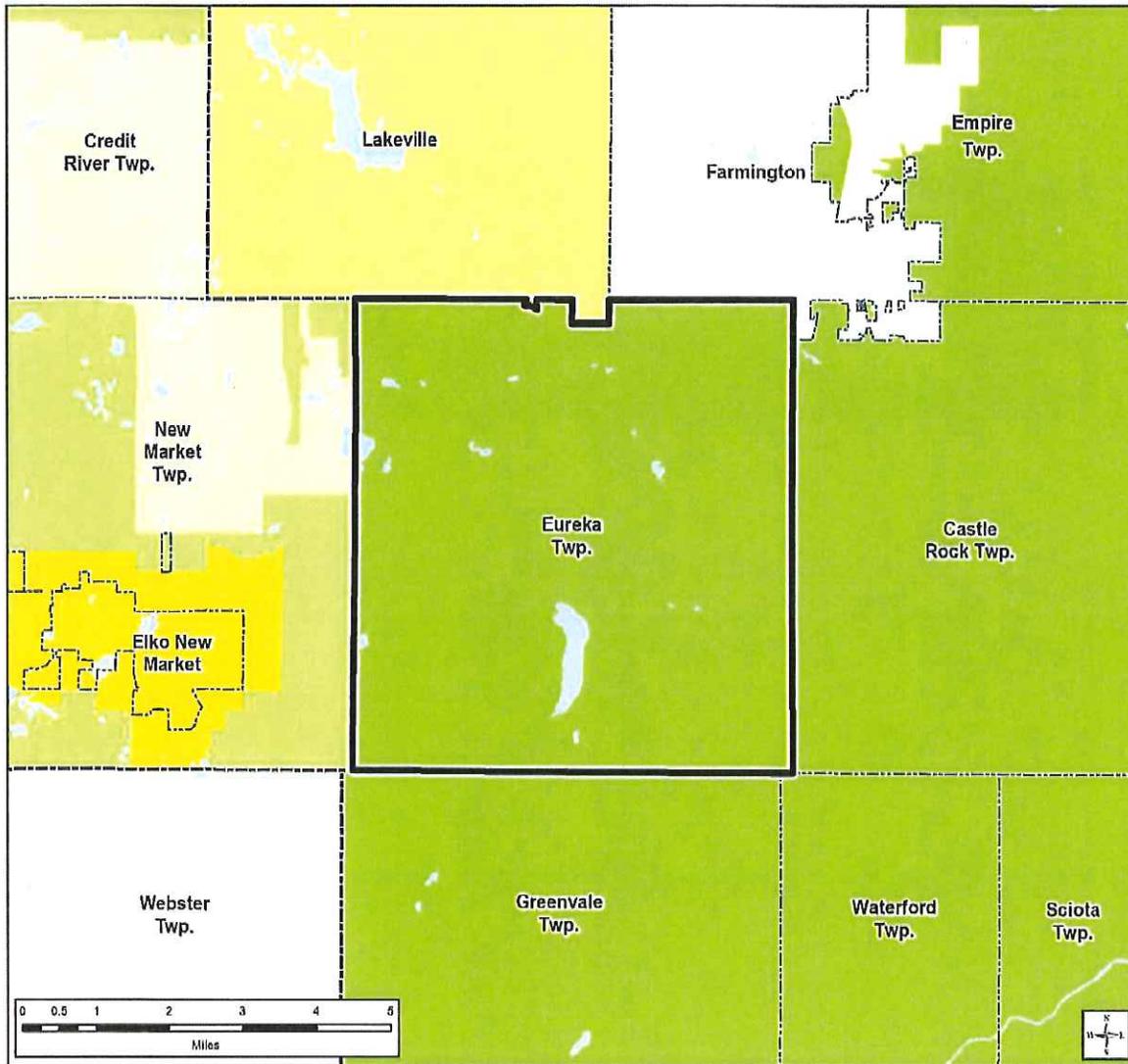
Unlike many townships in the metropolitan region which have had boundary changes over the years as nearby cities annexed land, Eureka Township’s political boundaries largely remain along the PLSS boundaries.

Regional Planning Designation

~~Thrive MSP designates Eureka Township is designated as an “agricultural area” geographic planning area in the Metropolitan Council’s 2030 Regional Development Framework as an Agricultural community (Figure 1). Agricultural communities include areas with prime agricultural soils that are planned and zoned for long-term agricultural use. Through local planning and zoning, Agricultural Areas are to maintain agriculture as the primary long-term land use. The Regional Development Framework states that growth in the agricultural areas should be consistent with regional population, household and employment forecasts, at average densities of no more than 1 housing unit per 40 acres. Regional policies expect Agricultural communities to limit residential development and adopt zoning ordinances and land use controls to maintain residential densities no greater than 1 housing unit per 40 acres. Agricultural communities are expected to manage land uses to prevent the premature demand of extension of urban services, so that existing service levels will meet demands.~~

~~The Agricultural community designation is consistent with the Township’s Strategic Vision, and its goals and policies included in this 2040 Comprehensive Plan Update.~~

Figure 1. Eureka Township Community Designation



Community Designations

- Outside Council planning authority
 - Agricultural
 - Rural Residential
 - Diversified Rural
 - Rural Center
 - Emerging Suburban Edge
 - Suburban Edge
 - Suburban
 - Urban
 - Urban Center
- County Boundaries
 City and Township Boundaries
 Lakes and Major Rivers

Early History

The first claim in Eureka Township was made by C.M. Kingsley in the early 1850's. He was a friend of Captain William Kingsley Dodd, a well-known figure in the history of Minnesota. In 1854, the U.S. government commissioned Captain Dodd to build a military road from Fort Atkinson, Iowa to Fort Snelling in Minnesota, which is still known as Dodd Road. C.M. Kingsley constructed the claim stake for Dodd, who admired the land area north and east of Rice Lake while working on the extension of old Dodd Road. Dodd forgot about the claim but Kingsley didn't and he had a friend, Benjamin Cashey, settled on a Dodd claim in the spring of 1854. Kingsley settled in the northeast quarter of section 17 in July of the same year.

Also in July of 1854, Peter Sampson, Ole Torrison and Ole Oleson led a group of Norwegian families to the shores of Chub Lake in south central Eureka Township. They quickly cleared the land and set up farming operations. Later that year and during 1855, many more settlers arrived to make claims in the Township. A large group of immigrants from the State of Indiana settled in the north central part of the Township at this time. It is said that this group, which became known as the "Hoosier" settlement, is responsible for the name of the Township. They were on the move from Indiana, in search of a better life, and when they arrived at the place where they settled, they cried "Eureka", meaning, "I have found it".

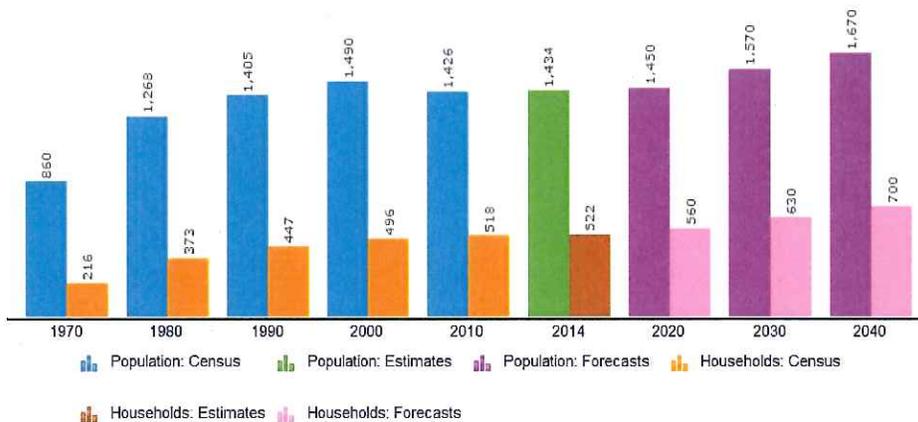
While some of Eureka's early records have been lost, it is believed that the first meeting for the organization of the Township government was held in the barn of Isaac VanDoren sometime in the mid 1850's. The Township was officially created by the Board of Dakota County Commissioners in May of 1858. Garrick Mallery was the first chairman of the Town Board, and Cornelius Wager and Joseph Bean were the other two supervisors. James Pool was the first Township clerk and Isaac VanDoren the first treasurer.

Demographics, Economy and Growth Forecasts

Historic Trends

The first European settlers arrived in the Township in 1854. By 1870, the population had reached 924; after that time it slowly and steadily declined until it reached a low of 600 in 1950. This decline was a result of the rural to urban migration that characterized many farm areas in the early part of the twentieth century. After 1950, however, improved highway access, inexpensive energy and the suburban growth boom put Eureka Township on the fringe of suburban growth in the Twin Cities metropolitan area. Population began to grow again in the 1950s and 1960s. ~~Over the past two decades, the~~ Between 2000 and 2014, the Township's experienced population growth rates of 8.0 to grew by 10.4 percent. Between 2000 and 2010, the Township's population declined slightly from 1,490 people to 1,426. The Metropolitan Council estimated that a small number of people and households have been added to the Township since 2010.

Population and Households in Eureka Township



Sources: U.S. Census Bureau Decennial Census, Metropolitan Council Annual Estimates, and Metropolitan Council Forecasts.

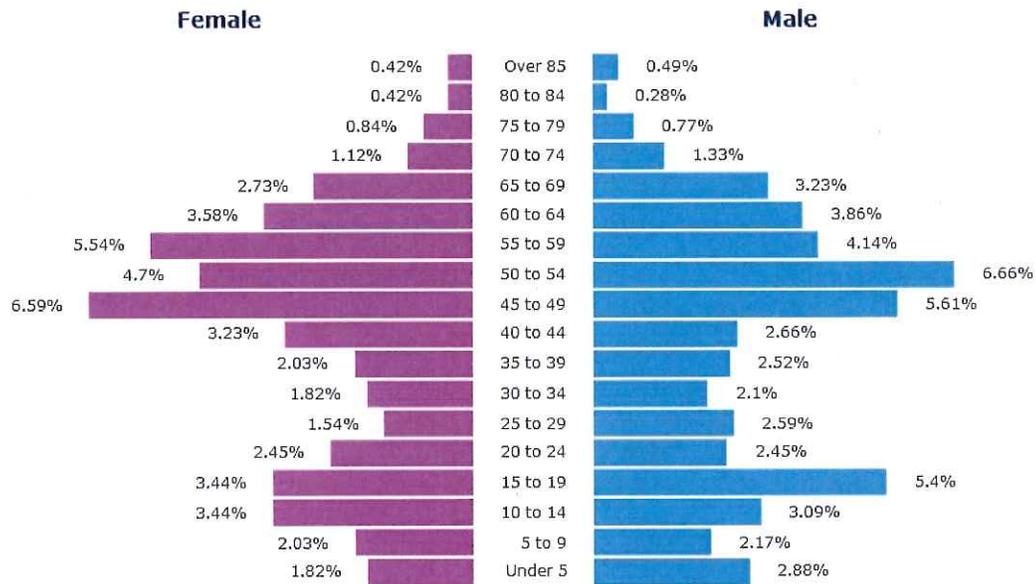
Current Population Profile

In ~~2000~~2010, ~~the U.S. Census reports that~~ Eureka Township's population ~~was reported at 1,490~~1,426 persons ~~by the United States Census~~. The Census showed that the Township's population was nearly equally split male/female. Looking at the adult population, the largest age group cohorts are baby-boomers (in their later 40s and earlier 50s in the year 20010) ~~and people in their mid 30s and 40s, a time in life when people are traditionally becoming more established in their careers and families. The Town's youth population is diverse in age, with nearly equal proportions of 5 to 9 year olds, 10 to 14 year olds, and 15 to 19 year olds~~There is also a significant population of 10 to 19 year-olds in the Township. Similar to other suburban and town communities, there are relatively fewer young adults living in Eureka Township. Seniors age 65 and up make up a lesser-growing portion of the community, ~~as is typical, but make up seven percent of the local population, as they do in~~and the County as a whole.

Population by Age and Gender in Eureka Township

Select data to chart:

Census 1990
 Census 2000
 Census 2010
 ACS 2009-2013



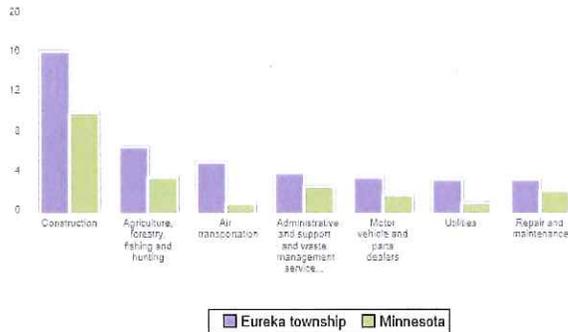
Source: U.S. Census Bureau Decennial Census or American Community Survey.

The Township's racial and ethnic population is characterized as homogenous. For the 2010 Census, 987 percent of the population identified themselves as white, with the other two-three percent identifying as Asian, multiple, or other racial groups. One Approximately 1.5 percent of the population identified as Latino.

Economy

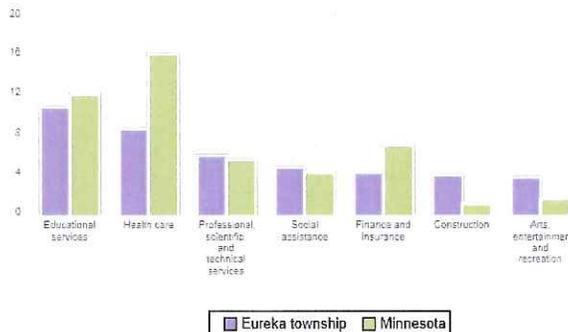
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Most common industries for males (%):



- Construction (16%)
- Agriculture, forestry, fishing and hunting (7%)
- Air transportation (5%)
- Administrative and support and waste management services (4%)
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Employment concentrations in and near the Township include the Airlake Industrial Park, located in the Township and Lakeville, and businesses along Cedar Avenue in the northwest portion of the Township.

Growth Forecasts

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**Table 1-2
Growth Forecasts**

	2010 (actual)	2014 (est.)	2020	2030	2040
Population	1,426	1,434	1,450	1,570	1,670
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Employment	460	237	460	460	460

Source: Eureka Township System Statement, Metropolitan Council

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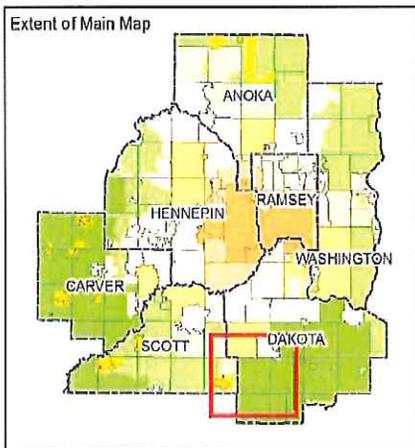
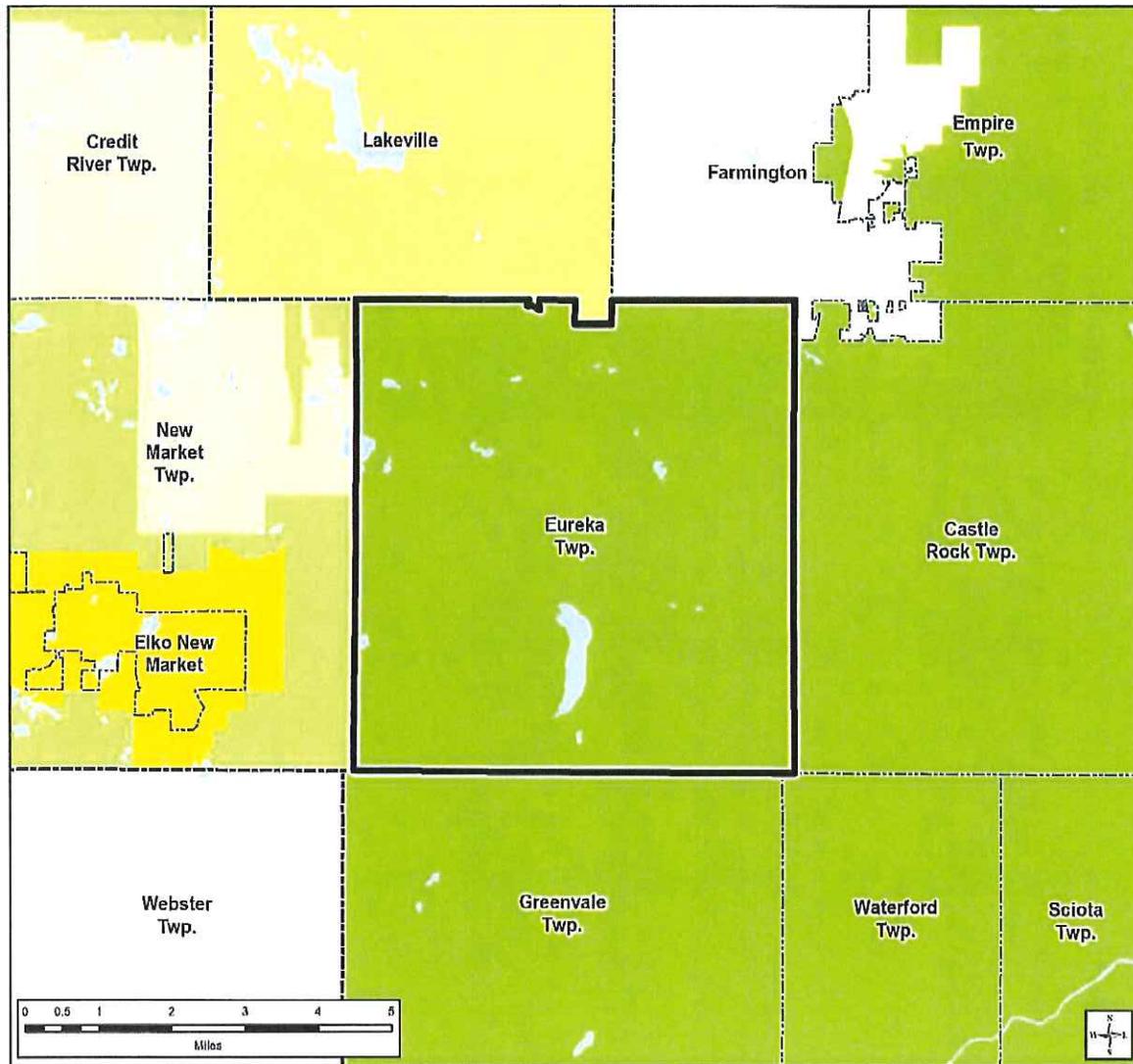
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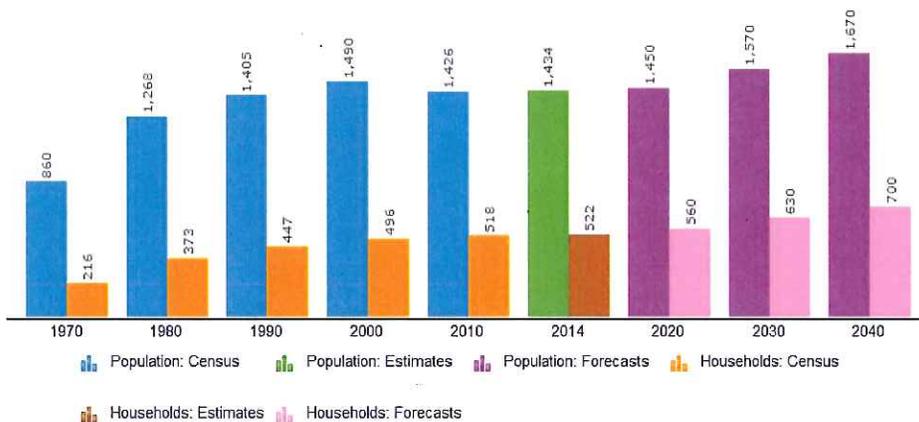
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Current Population Profile

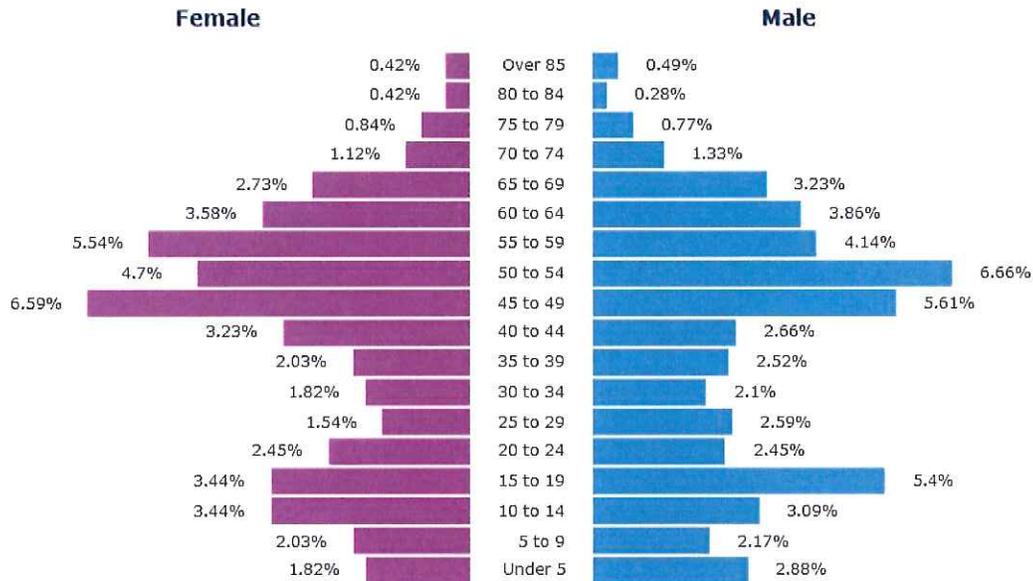
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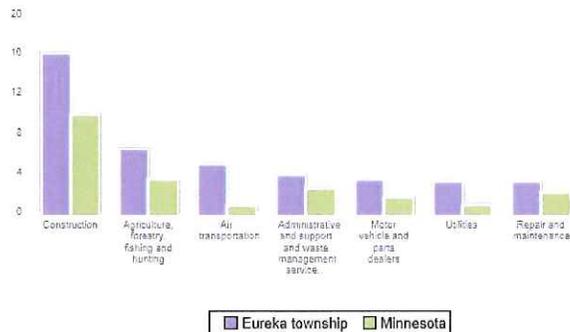
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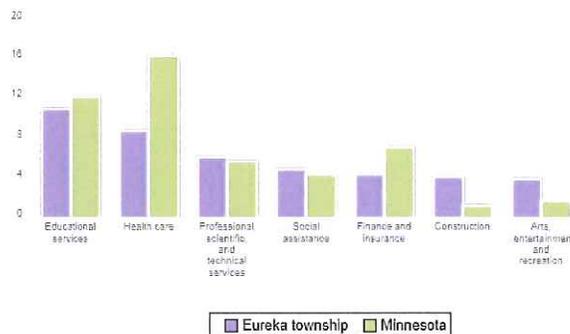
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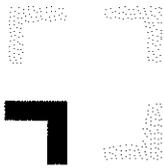
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 Saint Paul, MN 55101
 651.292.4400
 tkda.com

TKDA

Memorandum

To:	Eureka Township Planning Commission	Reference:	2040 Comp Plan Chapter 2 Draft for Dec. 2, 2015
Copies To:	Town Board members		
	Mira Broyles, Township Clerk		
		Project No.:	15744.000
From:	Sherri Buss, RLA AICP, Planner	Routing:	
Date:	November 24, 2015		

A copy of Chapter 2 from the 2030 Comprehensive Plan is attached, with some proposed updates, and items identified for discussion on December 2.

Most of the data and maps in this chapter have not changed. The key changes include the following:

- Updates are needed to the data about enrollment in the Agriculture Preserves program. I have noted that on page 2-4, and attached the data currently available from the Metro Council at the County level, which shows an increase in enrollment. I have requested the updated data and map layer for Eureka Township from Council staff, but did not receive it in time for this mailing. I will bring it to the meeting on Dec. 2 if it is available.
- Update to Cultural Resources map to show the areas now protected by the Dakota County FNAP program. I have requested the GIS info from the County, and will update the electronic map when we have the data.

The Planning Commission should review the whole chapter, particularly:

- Page 2-14 regarding Natural Resource corridors. This section was controversial in the last Comp Plan update. We should discuss whether you want to include the proposed goals in the next Comp Plan, or just identify the corridors.
- Please review the goals and policies section starting on page 2-19 to see if you want to suggest changes to this section.

CHAPTER 2.

NATURAL, AGRICULTURAL, AND CULTURAL RESOURCES

Introduction

Residents of Eureka Township prize their community's rural character. Farms, waterways and waterbodies, woods and forests, high quality natural habitat, rural historic and cultural sites, and wide open spaces are defining features of Eureka's rural character. These attributes can be considered the Township's natural, agricultural, and cultural resources.

This chapter:

- Identifies Eureka's natural, agricultural, and cultural resources;
- Identifies issues and priorities for protecting these resources; and
- Sets out goals and policies to guide local decision-making.

Overview

Data from state, regional, and county agencies, combined with direct local knowledge, provides a snapshot of Eureka's resources today. The data illustrate a unique strength: that large blocks of high quality natural resources and agricultural lands remain in the Township. This is unusual in township areas within the Twin Cities metropolitan region. The presence of well connected-habitat, large blocks of contiguous agricultural land, and lands rich in aggregate resources that are largely undeveloped, allow for the Township to pursue a range of options in protecting its resources.

Water

Surface water features in the Township include:

- Vermillion River
- Rice Lake
- Chub Lake
- Chub Creek
- unnamed creeks and streams
- unnamed wetlands

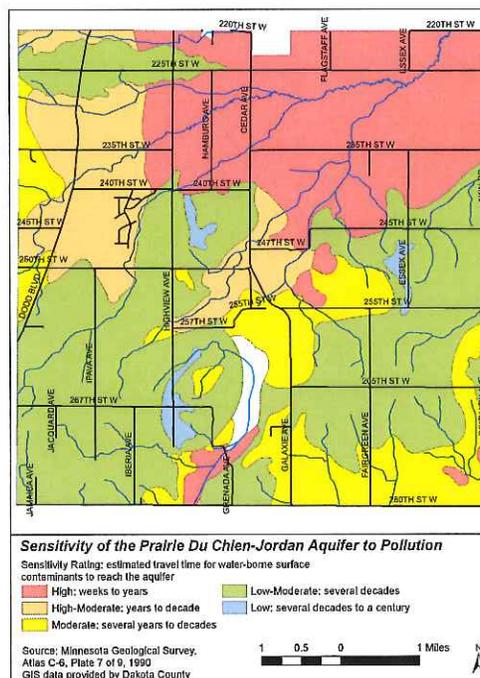


The Water Resources map shows these surface water features. Data from the National Wetland Inventory (NWI) show the extent and approximate boundaries of wetlands. The NWI was created from aerial photography and is not intended to be used as a precise locator of wetland boundaries.

The Eureka Township Ordinances, Dakota County Shoreland Ordinance and the rules of the Vermillion River Watershed Management Organization provide the existing regulatory framework to protect these resources.

Groundwater sensitivity is a concern in the Vermillion River area where soils and bedrock are highly permeable. Under these conditions, surface pollutants can seep quickly to the groundwater.

Further discussion of groundwater sensitivity is included in Chapter 6, Water Resources.



Natural Areas

Native Plant Communities are identified in the Minnesota County Biological Survey (MCBS), conducted by the Minnesota Department of Natural Resources (DNR). These locations are shown on the Native Plant Communities map. They are examples of Minnesota's pre-settlement vegetation communities and are significant in terms of their natural quality.

Natural areas include locations of ecological significance identified by the DNR in a study completed for the metropolitan region in 2003. These areas are significant because they provide habitat, biological diversity, connectivity, water recharge areas, or contain high quality natural communities. These areas include the native communities identified by the MCBS.



Woods and forests are another natural resource important to the community, whether considered part of Eureka's pre-settlement vegetation or more recently planted trees. Woods and forests, and areas of ecological significance, are shown on the Natural Areas map.

Topography and Geology

Prime agricultural soils are found in most of the Township.

Steep slopes are found primarily near the shores of Chub Lake and in the Rice Lake area. Steep areas identified on the map were derived from secondary data sources and show general, rather than precise, locations.

Sand and gravel resources generally coincide with the Vermillion River corridor and its tributaries.

Agricultural and Cultural Resources

Agricultural land and farmsteads make up approximately sixty-eight percent (15,665 acres) of the Township's area. Farming in Eureka includes row crops, produce, livestock, and nurseries.



Lands enrolled in the **Metropolitan Agricultural Preserves** program equal approximately one quarter of all agricultural lands in the township. Within the

Township there are 3,930 acres enrolled in the program (2006 data). (Will use Metro Council data and map layer to update—have requested data but was not received in time for this mailing. Data from 2012 report, attached, indicates that acres have gone up across Dakota County.)

The intent of the program is to help protect farmers located in the metropolitan region from development pressures and to enable them to more equally compete in the marketplace with farmers located outside the metropolitan area. To be eligible, local government must zone or certify land at a maximum density of one housing unit per 40 acres. Enrolled land must have a restrictive covenant limiting its use to agriculture.

The Dakota County **Farmland and Natural Areas Program** (FNAP) is one method for local property owners to protect the rural character of Eureka Township. Properties enrolled and land eligible for the program are shown on the Cultural Resources map.

The **Chub Lake Wildlife Management Area** held by the Minnesota Department of Natural Resources offers the public opportunity for hunting and outdoor recreation.

Historic sites in Eureka Township include Highview Christiania Church, the historic Eureka Town Hall, the Vermillion Presbyterian Church site (1856-1977), Stuckmayer Farm, and three cemeteries. The historic Town Hall is now owned by a Eureka citizen and is located on private property. Active cultural sites includes the current **Town Hall**, schools, and multiple **places of worship**.



The legislature established the program in 1980, and by 1983, over 88,000 acres were enrolled. The enrollment increased steadily in the years following 1983 until it peaked in 1997 at almost 202,000 acres. The enrollment decreased during the period from 1998 through 2009.

However, enrollment in the more recent years has continued to rebound, for example from 2009 to 2012, to just over 207,000 acres. At this time, the total acreage enrolled in the program represents an area about 325 square miles in size. From 2010 to 2012, the acres enrolled increased 12,782 acres from 195,115 acres in 2011, to 207,897 acres in 2012.

Table 1 shows the enrollment trend for the three year period from 2010 to 2012, and Table 2 shows the trend for annual enrollment from 2000 to 2012. The 2012 enrollment has surpassed the year 2000 enrollment high by almost 8,000 acres.

Table 1: 2010 to 2012 Enrollment Trends (acres) by County

	2010 Enroll	2011 Enroll	2012 Enroll	2010-2012 Change	2012 % of Total
Anoka	1,591	1,313	1,196	(395)	1%
Carver	98,337	101,576	106,352	8,015	51%
→ Dakota	59,308	63,949	71,032	11,724	34%
Hennepin	12,113	12,054	12,679	566	6%
Ramsey	0	0	0	0	4%
Scott	7,332	8,300	8,729	1,397	4%
Washington	8,227	7,923	7,909	(318)	100%
Total	186,908	195,115	207,897	20,989	1%

Source: Minnesota Department of Revenue, Abstract of Tax Lists 2012, 2011, 2010

Table 2: 2000 to 2012 Enrollment (acres) by County

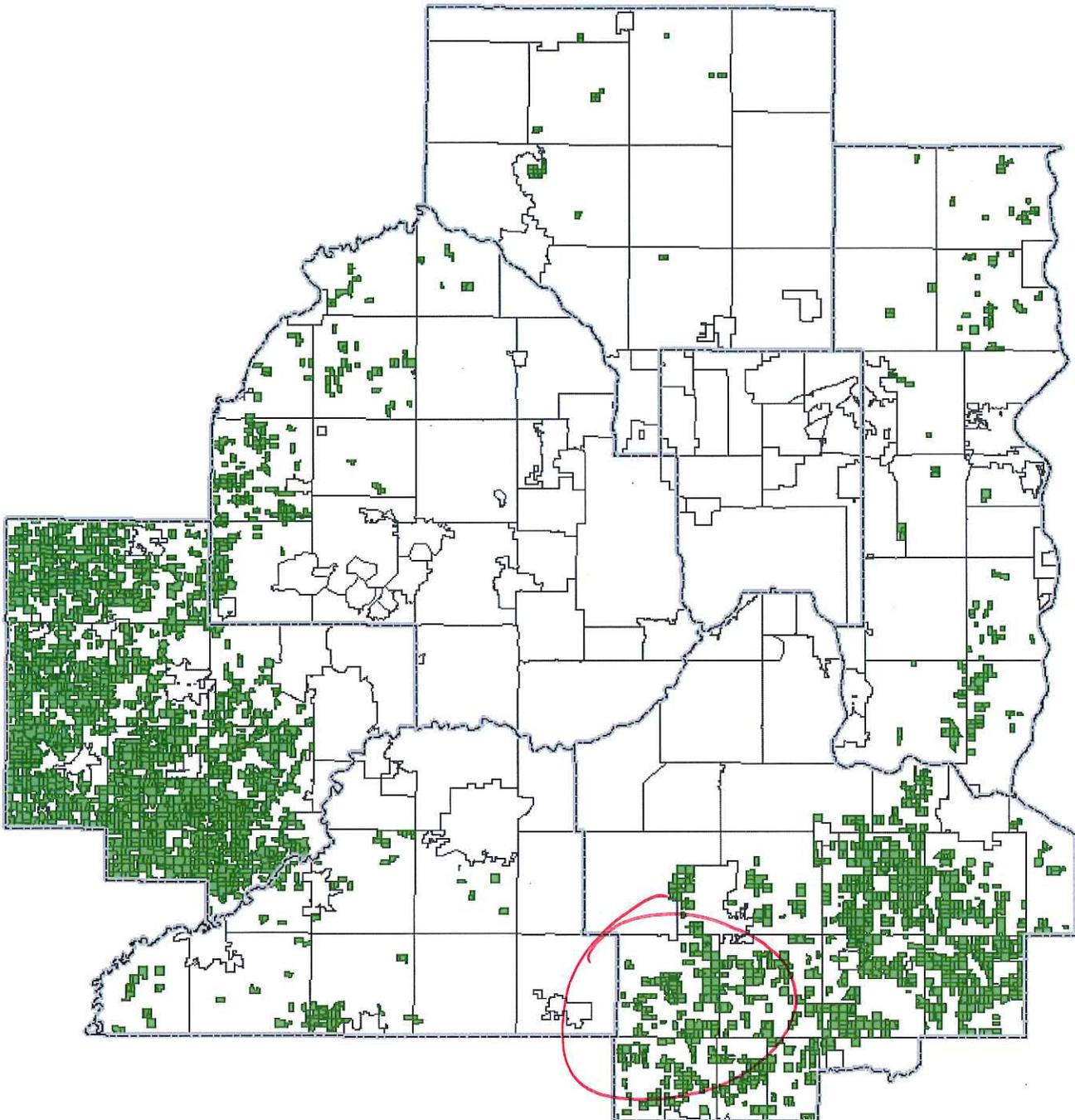
County	2012	2011	2010	2009	2008	2007	2000
Anoka	1,196	1,313	1,591	1,520	1,793	2,104	3,026
Carver	106,352	101,576	98,337	93,271	93,739	93,518	100,995
→ Dakota	71,032	63,949	59,308	57,841	58,763	59,535	64,823
Hennepin	12,679	12,054	12,113	11,141	11,406	12,326	13,552
Scott	8,729	8,300	7,332	7,193	7,077	7,393	8,443
Washington	7,909	7,923	8,227	8,932	9,045	9,204	9,456
Total	207,897	195,115	186,908	179,898	181,823	184,080	200,295

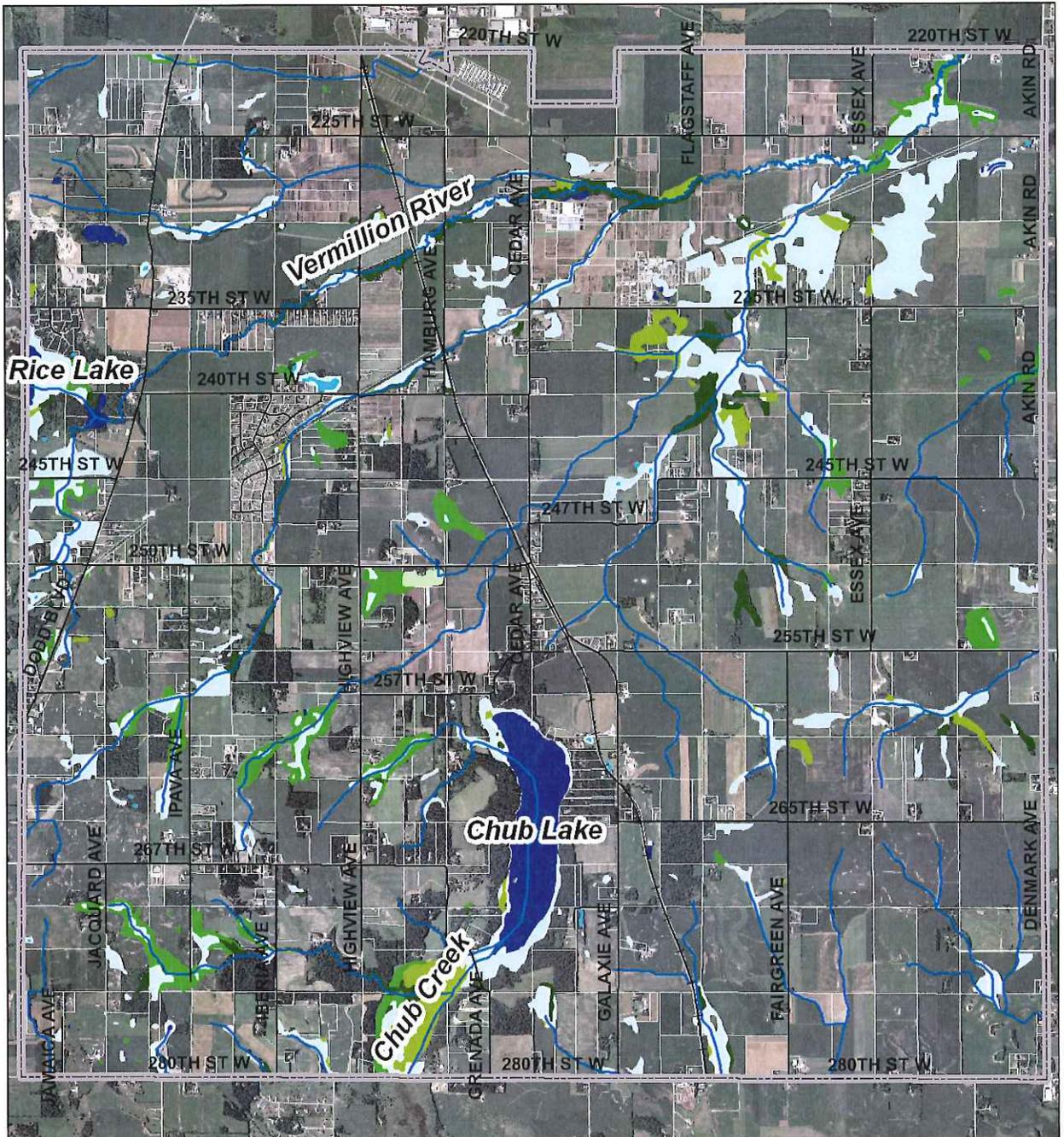
Source: Minnesota Department of Revenue

Metropolitan Agricultural Preserves Program 2012 Enrollment

March 2013

-  County Boundary
-  City & Township Boundary
-  Agricultural Preserves Parcels

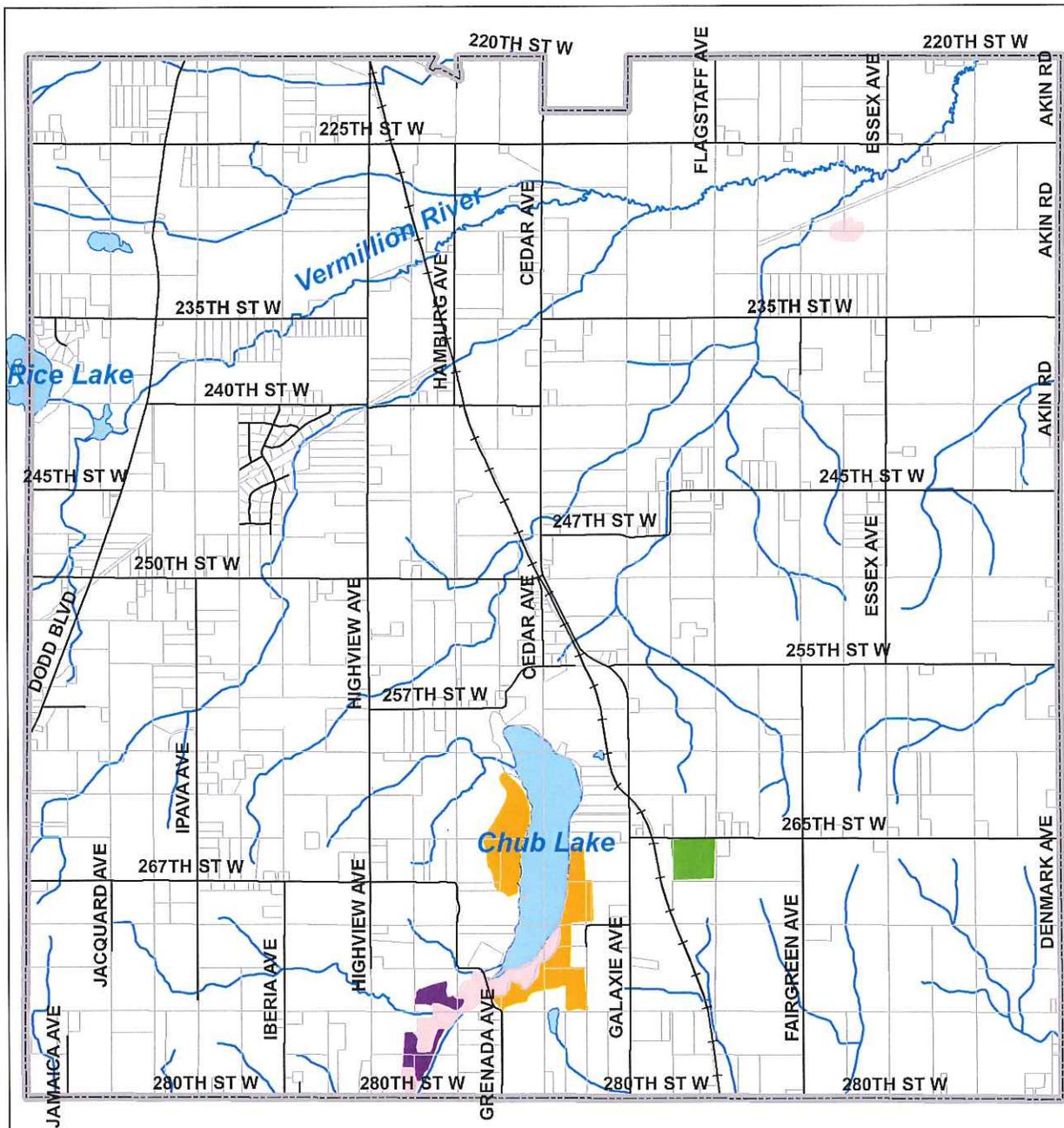




Surface Water Features

- | | |
|---|---|
|  Rivers and Streams |  Type 4 - Deep Marsh |
| National Wetlands Inventory |  Type 5 - Shallow Open Water |
|  Type 1 - Seasonally Flooded Basin or Flat |  Type 6 - Shrub Swamp |
|  Type 2 - Wet Meadow |  Type 7 - Wooded Swamp |
|  Type 3 - Shallow Marsh |  Type 8 - Bogs |





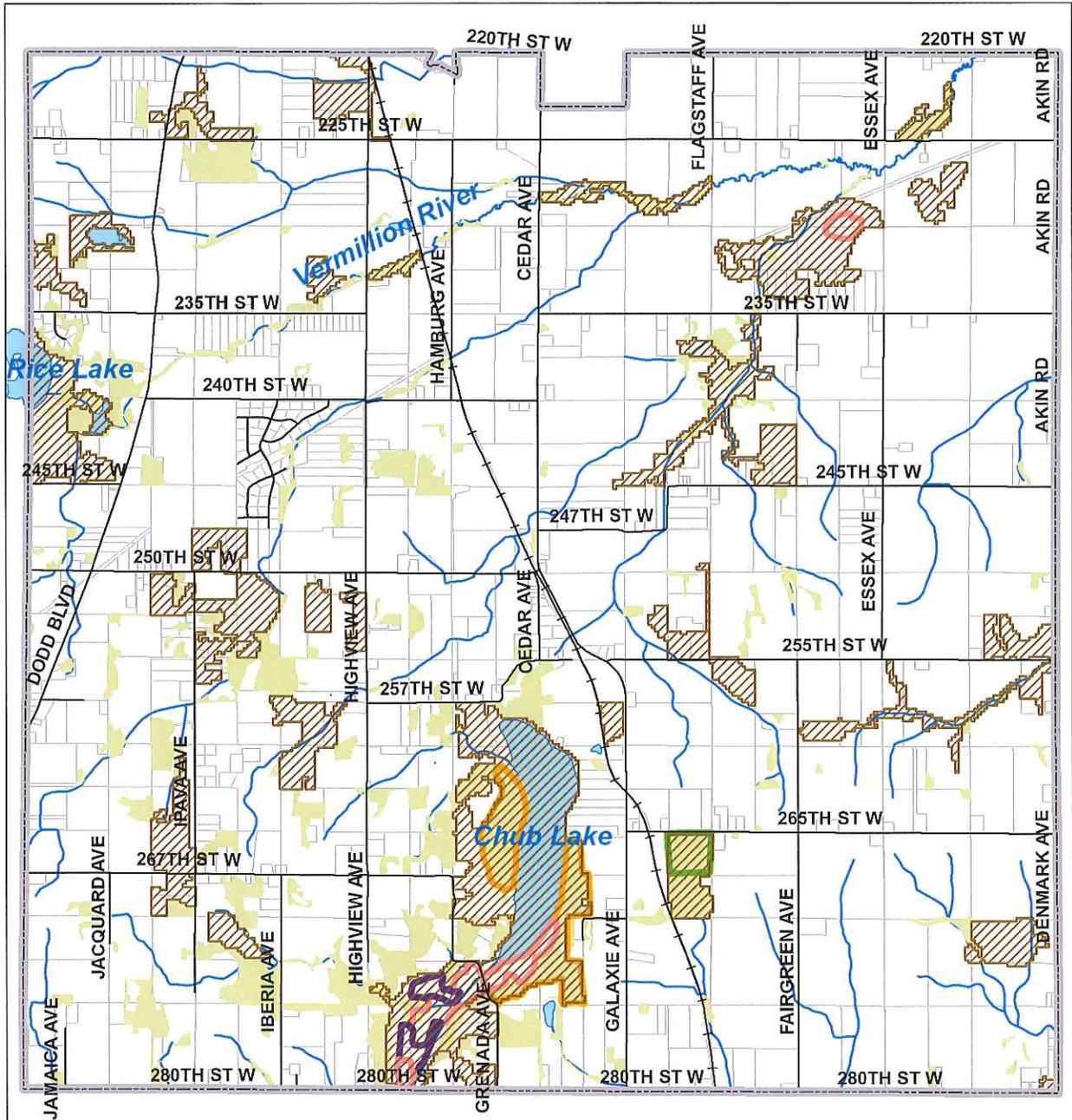
Native Plant Communities

MN County Biological Survey

- OAK FOREST (BIG WOODS) DRY SUBTYPE
- OAK FOREST (BIG WOODS) MESIC SUBTYPE
- WET MEADOW (WETLAND)
- WILLOW SWAMP (WETLAND)

5,000 2,500 0 5,000 Feet





Natural Areas

County Biological Survey

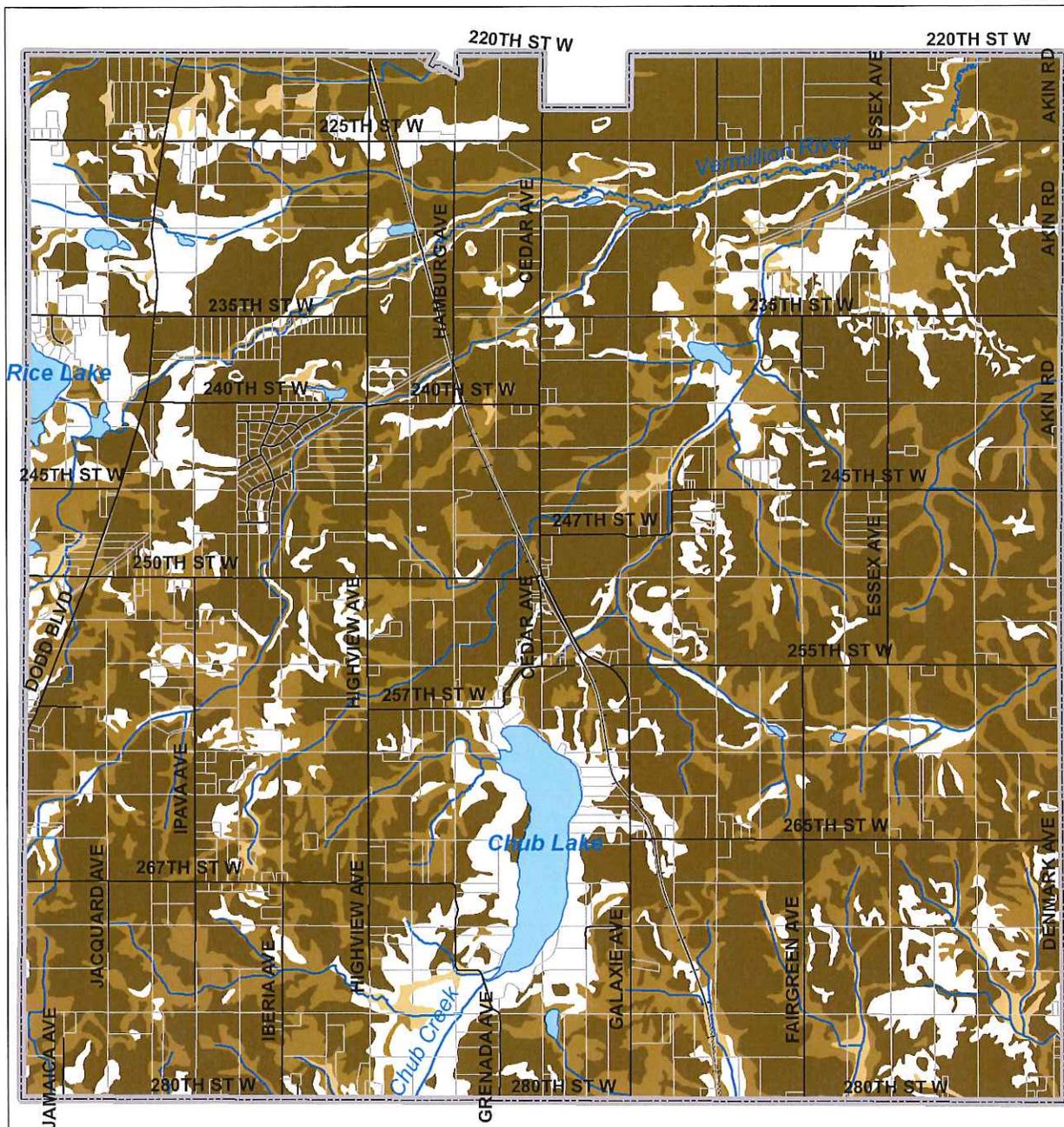
- OAK FOREST (BIG WOODS) DRY SUBTYPE
- OAK FOREST (BIG WOODS) MESIC SUBTYPE
- WET MEADOW
- WILLOW SWAMP

Regionally Significant Ecological Areas (DNR)

Forests and Woodlands

5,000 2,500 0 5,000 Feet





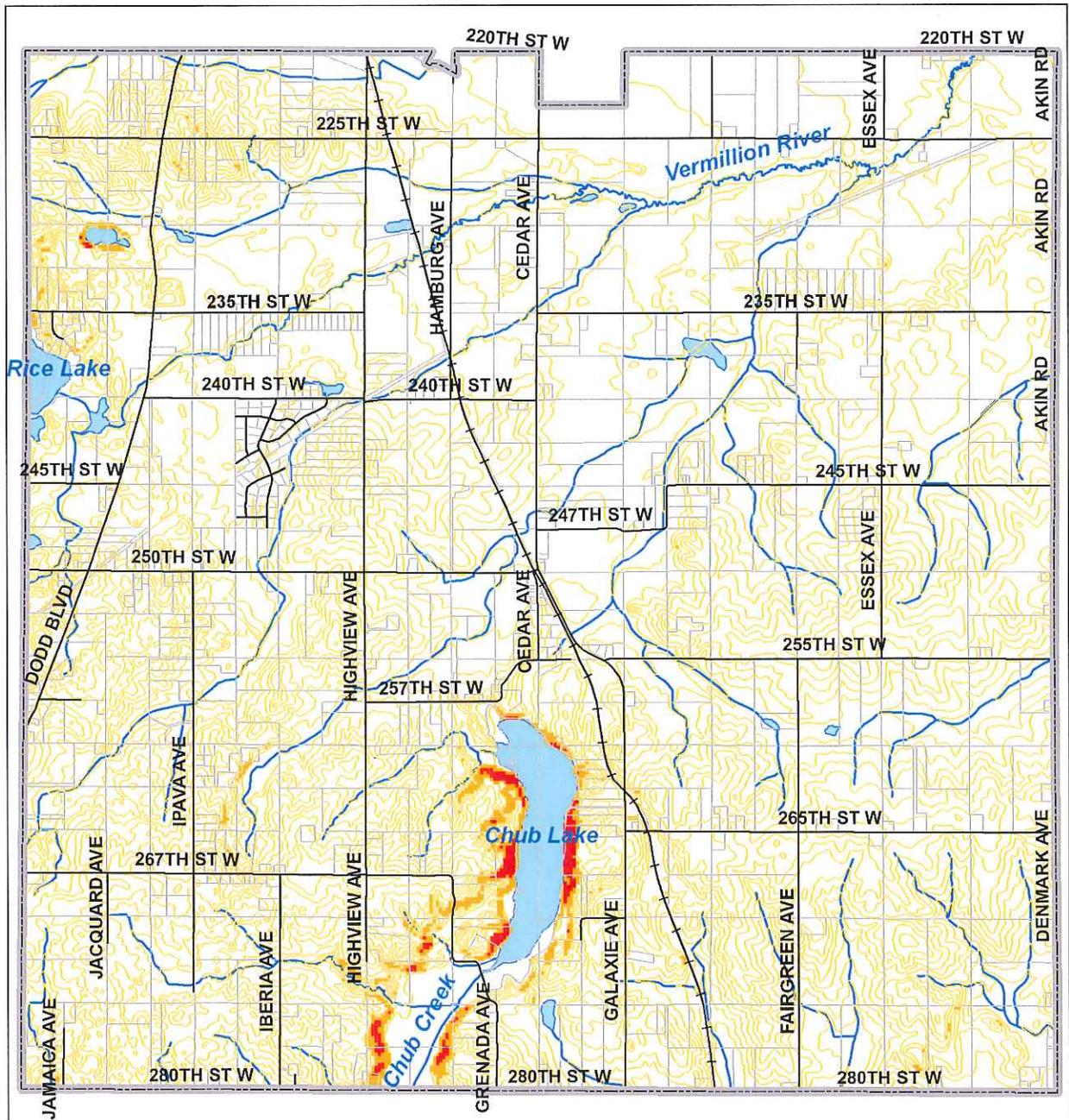
Prime Agricultural Soils

-  Parcels
-  All Areas are Prime
-  Only Drained Areas are Prime
-  Only Areas Not Frequently Flooded are Prime

5,000 2,500 0 5,000 Feet



Source: Metropolitan Council



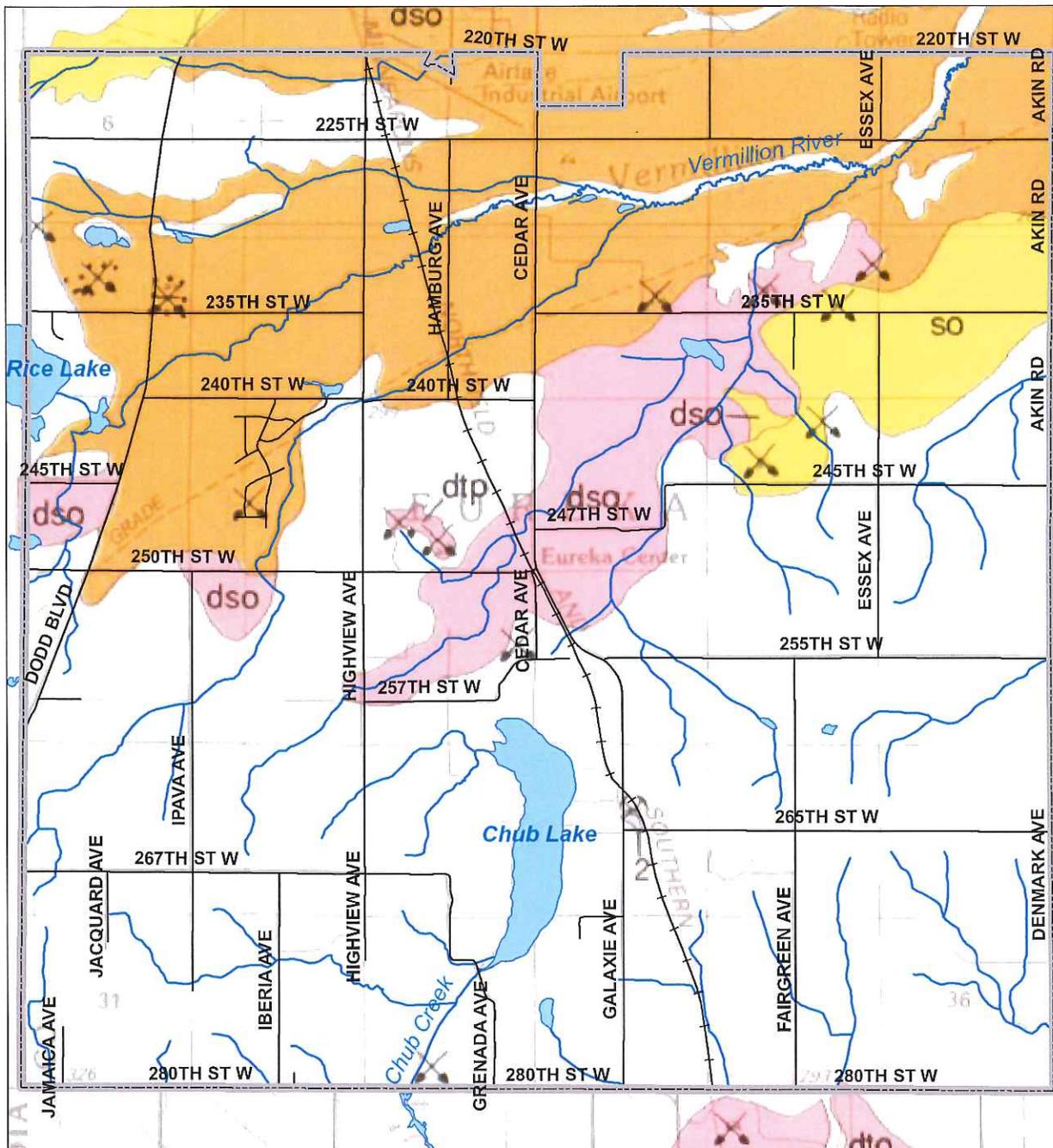
Steep Slopes and Topography

- Areas where slopes of 12% to 18% are more likely to be found
- Areas where slopes greater than 18% are more likely to be found
- 10 foot contours

5,000 2,500 0 5,000 Feet



Source: Metropolitan Council and Minnesota Department of Natural Resources



Sand and Gravel Resources

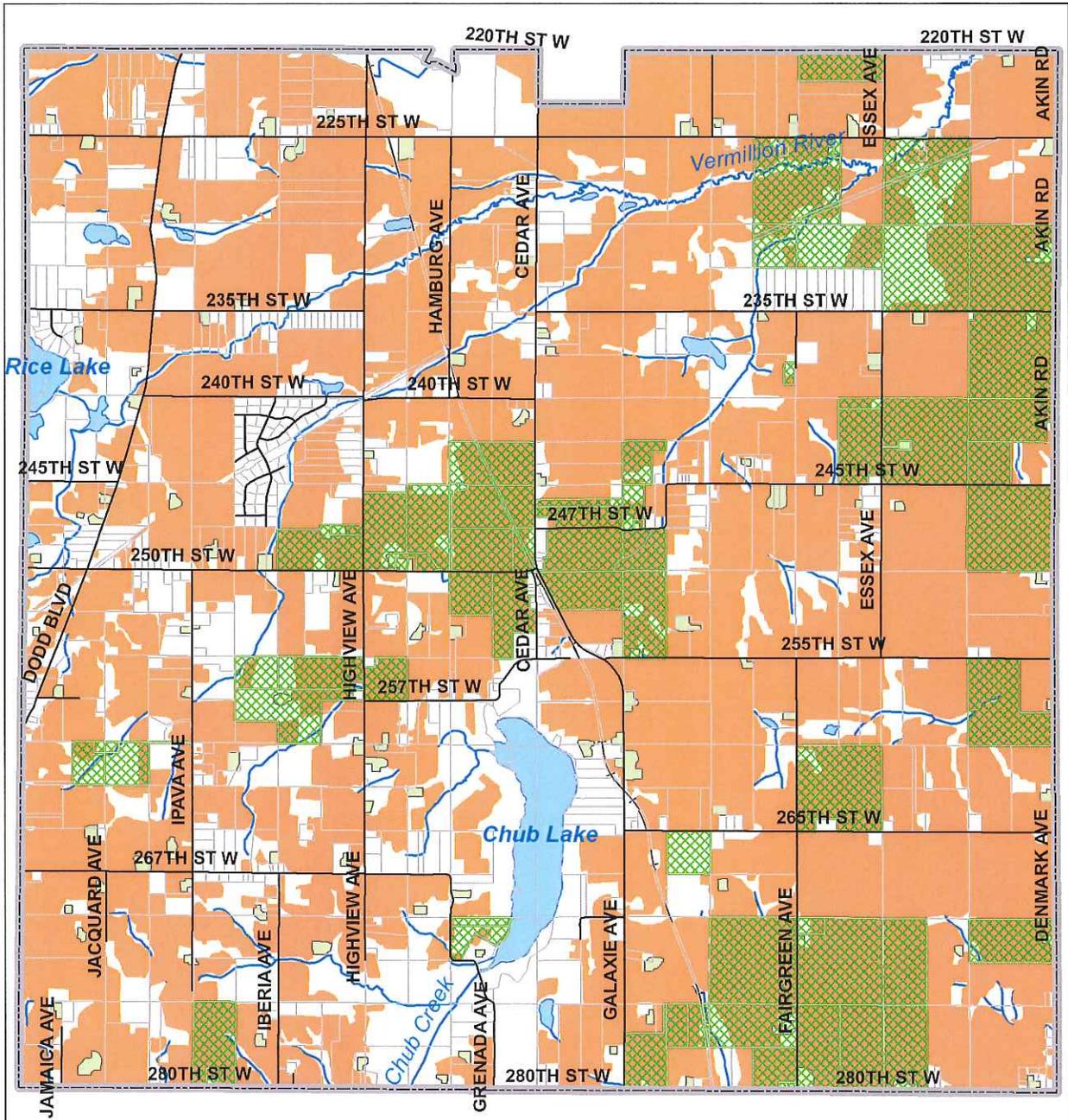
- Primary: water table > 20 feet deep
- Primary: water table < 20 feet deep
- Secondary

- dso Mixed Des Moines and Superior
- so Superior lobe outwash

5,000 2,500 0 5,000 Feet



Source: Minnesota Geological Survey
County Atlas Series, Atlas C-6, Plate 9 of 9, 1990



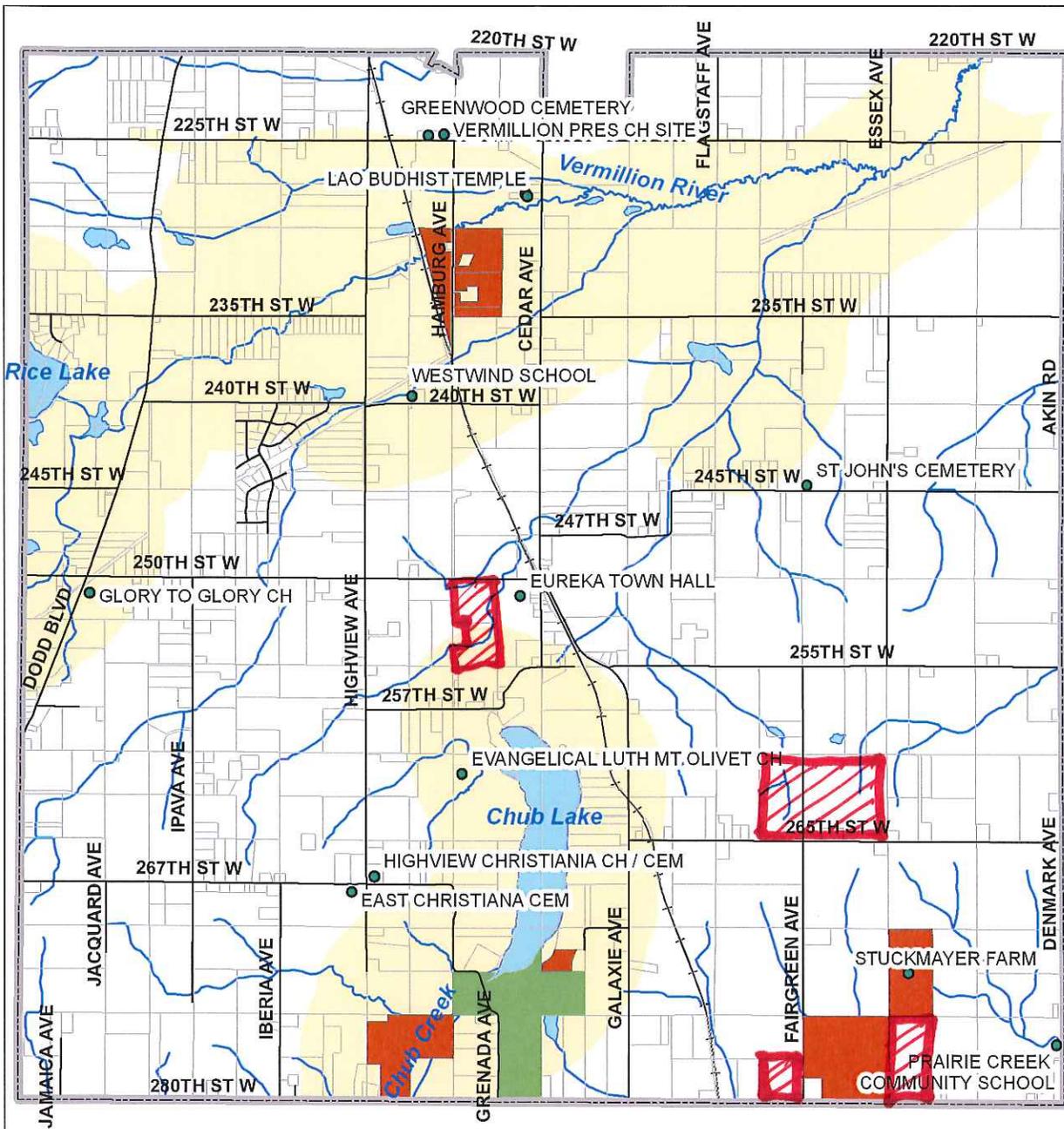
Agricultural Lands

-  Agricultural Preserves, 2006
-  Agricultural lands
-  Farmstead
-  Parcels

5,000 2,500 0 5,000 Feet



Source: Metropolitan Council and Dakota County



Cultural Resources

 Areas Added

-  Cultural Sites
-  Protected/Soon to be Protected by Dakota County FNAP
-  Eligible for Dakota County FNAP
-  Chub Lake Wildlife Management Area

5,000 2,500 0 5,000 Feet



Source: Metropolitan Council
and Dakota County

Natural Resources Issues and Priorities

Natural areas and systems are key elements to quality of life in Eureka Township. They contribute a number of benefits. Ecologists suggest the following principles that help to identify priorities for natural resource protection.

- Maintaining or restoring natural diversity is important to the long-term health of natural communities and landscapes. In turn, these natural landscapes contribute to Eureka Township's unique sense of place.
- Biodiversity is an important indicator of the quality or health of a natural area. Larger natural habitat patches are usually more diverse than smaller patches.
- Natural resource corridors provide connections among habitat patches. Corridors are contiguous, linear natural areas that allow for species movement to obtain food, find breeding areas, escape predators or disease or escape to a new area if an existing habitat is destroyed.
- Maintaining viable natural connections among the patches is critical. Human actions often divide or "fragment" natural habitats, which reduces their diversity. A connected mixture of habitat types is beneficial for diversity. Many species require both upland and wetland habitat types during their lifecycle.
- Natural areas can help protect ground and surface water quality through natural filtering of stormwater.
- Vegetation and water features can provide buffers between land uses.
- Natural resources are important for aesthetic and recreational purposes.



Natural Resource Corridors

As part of the community visioning and comprehensive planning processes, priority natural areas in the Township were identified. Priority areas include:

- Chub Lake and Chub Creek area
- Vermillion River corridor
- Rice Lake area
- Woods and forests
- Steep slopes
- Original species.

These community priorities, and water resources and natural areas maps, were used to identify Natural Resource Corridors that provide habitat connections among the remaining large patches of natural areas within and outside of Eureka Township's municipal boundary. The connections and priority locations are shown on the Natural Resource Corridors map.

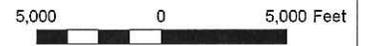
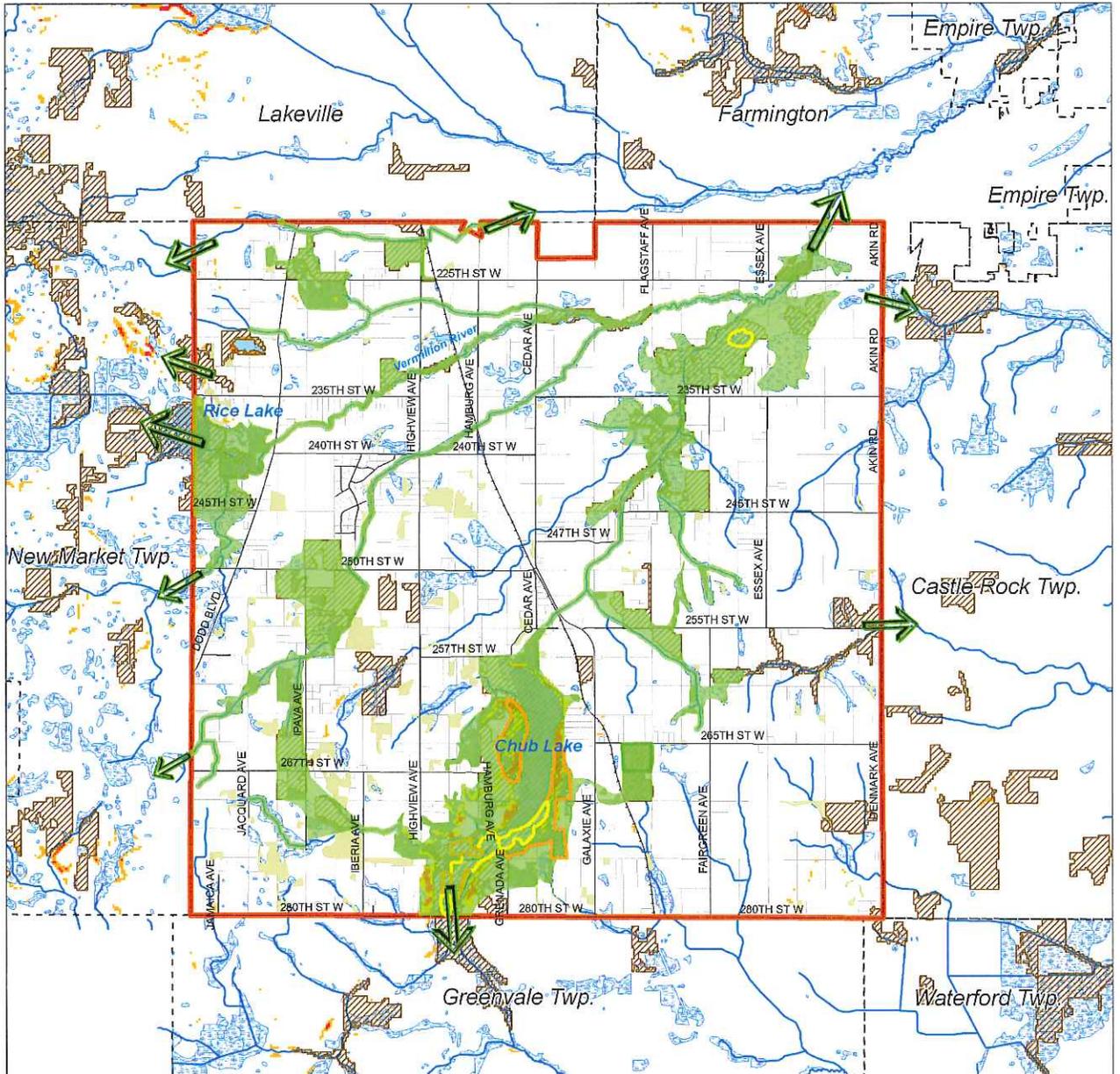
Preserving and Protecting Natural Resources

The Township's goals include protection of natural resources. The Township seeks to encourage preservation and protection of natural resources throughout the community, and connections among natural areas as identified on the Natural Resource Corridors map.

Planning Commission: please review these paragraphs—we can discuss whether you want to include these goals in the 2040 Comp Plan

The Township will consider creating incentives to encourage landowners to preserve and protect natural resources and the Natural Resource Corridors. For landowners who choose this option, the resources and Natural Resource Corridors would be identified on preliminary plans and submittals in order to facilitate Township-property owner agreement on practices to protect or manage these resources.

For areas where the Minnesota County Biological Survey identifies native plant communities, the Township will consider creating performance standards in its Ordinances to protect these high quality native plant communities. If landowners in these areas are planning to develop, the Township will work with landowners whose properties show native plant communities so that the exact location of the resource is delineated through field verification. The Township will work with the property owner to identify development options that best protect the resource.



Natural Resource Corridors

- Natural Resource Corridors
- Eureka Boundary
- Regionally Significant Ecological Areas (DNR)
- Areas where slopes of 12% to 18% are more likely to be found
- Areas where slopes greater than 18% are more likely to be found
- National Wetland Inventory
- Forests and Woodlands
- connections to natural resources in neighboring communities

Native Plant Communities

- OAK FOREST (BIG WOODS) DRY SUBTYPE
- OAK FOREST (BIG WOODS) MESIC SUBTYPE
- WET MEADOW
- WILLOW SWAMP

Source: Minnesota Department of Natural Resources, Dakota County



Managing Aggregate Resources

Aggregate resources also constitute a natural resource, though the approach to protection of these areas is somewhat different. Protection of aggregate resources hinges upon considering options for mining before plans for development are made. Areas rich in sand and gravel aggregate resources, if not mined before urban development occurs, cannot be feasibly accessed once urbanization has occurred. Therefore, resource areas are protected and buffered from development until the resource has been utilized. The Sand and Gravel Resources map identifies primary and secondary resources, as identified by the Minnesota Geological Survey.

The portion of the Township rich in aggregate resources also contains other natural resources important to the Township. Aggregate resources coincide with the highest level of groundwater sensitivity along the Vermillion River corridor. The Vermillion River is a designated trout stream fed by groundwater, and is included within the Natural Resource Corridors. It is important to the Township to allow for mining of aggregate materials, while protecting against adverse environmental impacts.

The Township uses its Mining Ordinance (Ordinance 6) to allow for extraction of aggregate resources and to provide safeguards and controls. The Ordinance contains water resource protection measures, including:

- a minimum separation between mining and the water table
- stormwater management and erosion control standards
- reclamation standards for wetland or lake end uses
- dewatering is not allowed.

The Township will work with land owners, mine operators, and the Vermillion Watershed Joint Powers Organization to understand potential effects of mining on groundwater and other natural resources, and to identify options to protect those resources when it considers mining permit requests.

Agricultural Resources Issues and Priorities

Loss of farmland near urban areas is a national phenomenon, and the Twin Cities metropolitan region is no exception. Farmland is a finite natural resource, and once lost is difficult to reclaim. Eureka Township seeks to continue being a rural community, and recognizes that farms are an important part of that identity.

Commercially viable farms are necessary in order for Eureka Township to maintain its rural character. Farming is a business activity that also provides public benefit.

- Farming is part of the rural lifestyle, local economy, and heritage of Eureka Township.
- Agricultural land can offer environmental benefits including wildlife habitat and the potential for groundwater recharge.
- Studies show that privately owned and managed agricultural land generates more in local tax revenues than it costs in services.
- Public health depends on the quality and availability of the food supply.



The nature of farming is changing. For row crops and larger scale operations, land is being consolidated under the operation of fewer farmers. Large blocks of agricultural lands are needed for such operations. In addition, markets are shifting in part due to the relatively newer biofuel market. New options and challenges may arise for larger scale operations. Traditional, larger scale farming operations have contributed to the Township's rural landscape and continue to be an asset to the community.

Another trend in farming is growing interest in locally supported agriculture and organic products. According to the Minnesota Department of Agriculture, demand for organics has outpaced supply. An increase in awareness of and demand for locally grown food has joined the public's interest in organic products. Farms that produce these higher value, direct-marketed products are generally of a smaller scale and have different needs and attributes than larger scale row crop farms and livestock operations. Eureka Township seeks to be supportive of smaller scale as well as larger scale farms.

As a component of public health and safety, local food systems are capturing the attention of local government across the country. Fresh food, as opposed to processed food, helps combat the obesity epidemic. A local food supply contributes to the security of the metropolitan area, in the event of a natural or

other disaster that would cut off transportation routes and access to national and global food products. Local food systems connect farmers to residents of the cities and suburbs, to the benefit of both parties. For example, Community Supported Agriculture allows farmers to share the risks of farming with shareholders, while shareholders gain cultural connections to farms as well as fresh food.

Eureka Township is strategically positioned to serve the growing demand for local agricultural products.

- Eureka’s convenient location within the metropolitan region is a natural fit for the local foods movement.
- The Township has a diversity of farms already growing food for Twin Cities farmers’ markets and grocery stores.
- As the metropolitan area becomes more culturally diverse, farmers from immigrant communities are introducing their cultures’ farming methods, crops, and markets. This diversity in farming contributes to Eureka Township’s agricultural character.
- Eureka Township community members are envisioning a farm education facility within the Township. This would be an optional resource for existing farms in the Township and a possible attraction causing other farmers to seek out agricultural land in Eureka Township.
- Nurseries are growing trees and other landscaping materials, serving local as well as wider markets.



Eureka’s location at the edge of the metropolitan region presents challenges as well as assets for farmers. Potential barriers for farmers of small scale and large scale operations alike include:

- High land and housing costs for new-entry farmers
- Active farmers reaching retirement age without a “next generation” farmer to take over the farm
- Lack of nearby processing facilities and farm-related services
- Lack of housing for seasonal workers and intern/apprentice housing
- Limited options for sale of products within Eureka Township (roadside stands or local market)
- Conflicts between agricultural and residential land uses.

The Township seeks to support farms as viable businesses in Eureka Township, while also protecting the general health, safety and welfare of the community. The Township’s land use regulatory authority can be used to help farmers capitalize

on opportunities and overcome challenges. At the foundation of the Township's endorsement of farming is the agricultural zoning of one dwelling unit per quarter-quarter section. As changes in the agricultural industry unfold, the Township will examine its policies and ordinances to avoid unintended or overly-burdensome restrictions that hinder the economic viability of farming.

Animal feedlots are part of Eureka Township's agricultural base and contribute to the continued economic viability of agriculture in the Township. The Township plans to continue to allow for animal feedlots in Eureka while ensuring that feedlots are properly managed to protect public health and to maintain compatible land use relationships. Eureka Township's Zoning Ordinance contains standards for feedlot operations, including setbacks and animal waste management practices.

Very large or intensive feedlots can raise concerns of potential impacts on air quality, surface and groundwater quality, the transportation system, property values, and overall public health. To address public health and quality of life issues that can become concerns with feedlot operations, the Township will consider updating the feedlot regulations within the Zoning Ordinance. Performance standards such as setbacks, maximum number of animal units, and operational standards will be considered. Standards would apply to new operations or significant expansion of existing operations. The Ordinance update will also address a mutual setback requirement for feedlots and homes. New homes should be separated from existing feedlots by the same distances that feedlots are required to be separated from existing homes.

While the majority of land within Eureka is classified as prime agricultural soils, Eureka's policy regarding preservation of farmland is to *not* create special protection for lands classified as prime soils. This is because the agricultural industry is not solely dependent on the use of "prime" farmlands. Eureka has not provided protection only to "prime" farmlands because it is believed that such action would, in effect, promote development on non-prime lands.

[Please review this section and identify any need for updates in Goals and Policies for the 2040 Comp Plan](#)

Goals and Policies

The following goals and policies will guide local decision-making in protecting Eureka Township's natural, agricultural, and cultural resources.

Natural Resources Goals

1. Protect priority water resources, natural areas and natural resource corridors for future generations to enjoy.
2. Preserve open space for the benefits of public health, property values, and rural community character.

3. Protect surface waters and wetland areas to promote recreation opportunities, aesthetic qualities, natural habitat areas, surface water quality, and ground water recharge.
4. Protect the habitat and biodiversity of the area.
5. Provide for the economic availability, removal, and processing of sand, gravel, rock, soil, and other aggregate materials, while protecting against adverse impacts.

Policies

To achieve these goals, the Township will:

1. Encourage minimal tree loss to home sites and roads, and encourage protection of high quality woodlands.
2. Encourage protection of Natural Resource Corridors. Explore the creation of incentives to encourage conservation.
3. Utilize Township Ordinances to protect the highest quality native plant communities identified by the Minnesota County Biological Survey.
4. Recognize land stewardship practices by private property owners that protect natural areas. An example of recognition would be an article in the Eureka Township newsletter.
5. Encourage enrollment of priority natural areas in preservation programs.
6. Cooperate with the watershed management organizations in efforts to protect water resources, including enforcement of the Township's comprehensive surface water management ordinance (Ordinance 9), appropriately regulating land use and public works, and promoting use of the technical assistance programs of the watershed management organizations.
7. Encourage that land uses that could have adverse impacts on groundwater quality are located away from groundwater sensitive areas and are located in other, better protected parts of the Township.
8. Encourage minimal use of salts, fertilizers and herbicides in groundwater sensitive areas.
9. Cooperate with Dakota County on groundwater protection requirements for on-site sewage treatment systems in sensitive areas.
10. Cooperate with Dakota County regarding the enforcement of the County Shoreland and Floodplain Management Ordinance.
11. Provide safeguards and controls to minimize environmental and aesthetic impacts of aggregate mining on adjacent properties and the Township as a whole.
12. Work with land owners, mine operators, and the Vermillion Watershed Joint Powers Organization to understand potential effects of mining on

groundwater and other natural resources, and to identify options to protect those resources when the Township considers mining permit requests.

Agricultural Resources Goals

1. Protect the Township’s rural and agricultural character.
2. Promote the economic viability of farming operations.
3. Protect agriculture and farm operators from development that may contribute to the loss of farmland, land use conflicts and/or nuisance complaints.
4. Promote agricultural operations that grow products for local consumption.

Policies

To achieve these goals, the Township will:

1. Maintain Eureka Township’s agricultural zoning of one unit per quarter-quarter section.
2. Continue to support the Right To Farm when using generally accepted agricultural practices. The Township recognizes that with farming come smell, noise, dust, and slow moving vehicles.
3. Limit the subdivision of the Township’s farmland for housing and other non-farm land uses. Allow limited non-farm development provided that the impact on farming is minimized.
4. Provide information to residents of the potential conflicts or incompatibilities that can arise between development and agricultural uses.
5. Provide for adequate separation of new non-farm houses from existing confined animal feedlots or manure storage facilities.
6. Use local ordinances to support the commercial viability of farming.
7. Develop performance standards for permitted farm-related uses to protect public health, safety and welfare.
8. Work with County and State officials to improve programs that assess farmland at a lower tax rate.
9. Encourage enrollment in farmland preservation programs.
10. Encourage units of government, institutions, or other entities doing business in Eureka Township to consider local agricultural products when making purchasing decisions.
11. Be receptive to adjusting local ordinances so that local farms can adapt to new trends in farming.
12. Avoid fragmentation of farmland in order to support a “critical mass” of farms, making farming activity more viable in the Township.

13. Utilize Township Ordinances to properly manage animal feedlots in order to protect public health and to maintain compatible land use relationships.

Cultural Resources Goal

1. Encourage the preservation of historic sites, including structures that contribute to the rural character of the Township.

Policies

To achieve this goal, the Township will:

1. Encourage private owners to restore historically significant buildings.
2. Encourage the preservation and/or rehabilitation of structures that contribute to the rural character of the Township, such as barns and silos.

CHAPTER 3.

LAND USE PLAN

IntroductionINTRODUCTION

The Land Use Plan is a critical element of the 20430 Comprehensive Plan. The Land Use Plan represents the desired future condition of the Township in the year 20340 and is the basis for the Township's zoning ordinance. The Land Use Plan indicates that the Township intends to remain a rural, Agricultural area through 2040. The plan allows for incremental growth consistent with the Township's 20340 Vision in Chapter 1, its zoning ordinance, local trends, and Metropolitan Council growth forecasts.

This chapter:

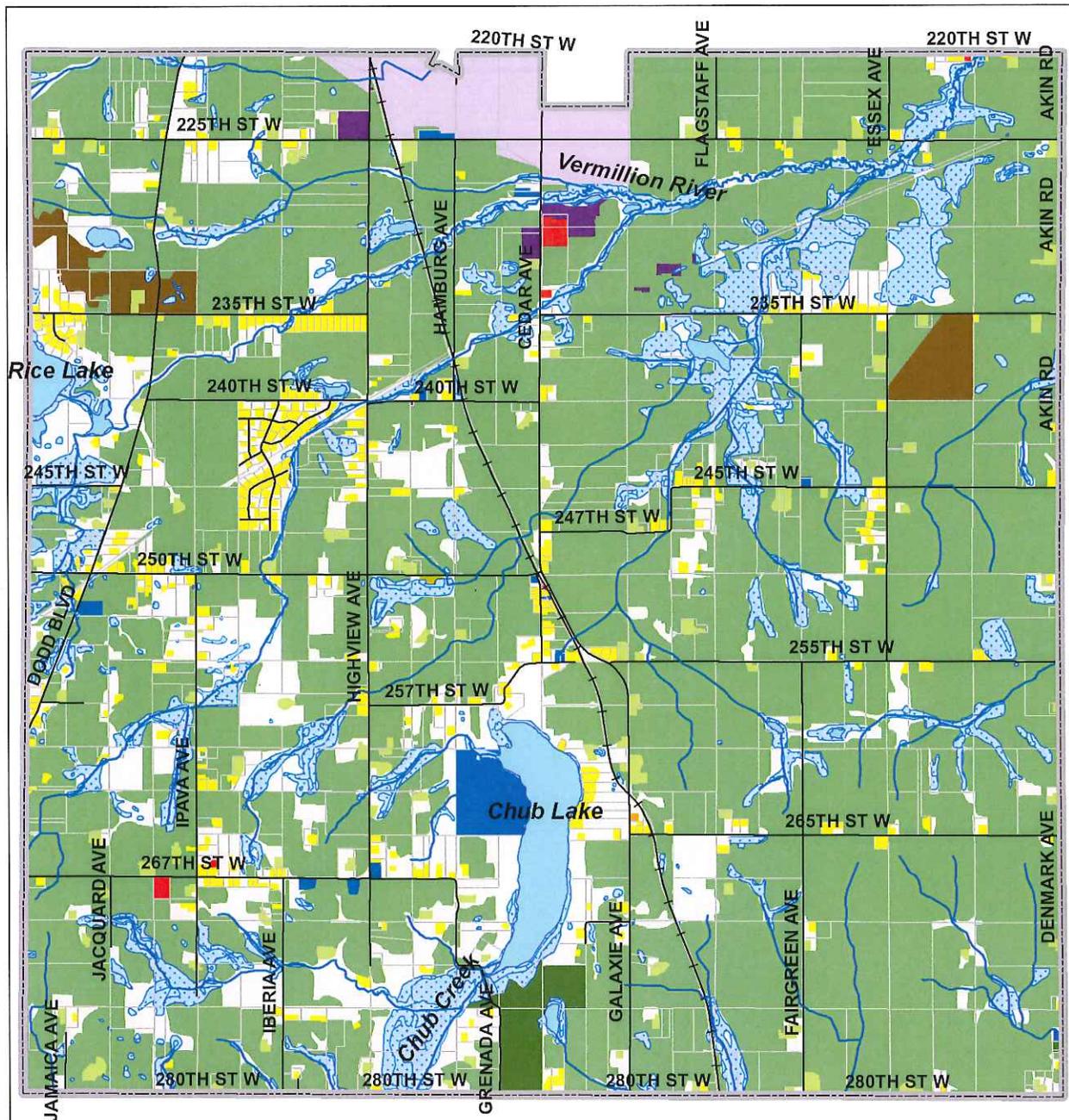
- Summarizes the existing land uses in the Township;
- Examines land use issues important to the Township's future;
- Sets out goals and policies to guide land use decisions; and
- Presents the 20340 Planned Land Use map.

~~Existing Land Use~~ EXISTING LAND USES

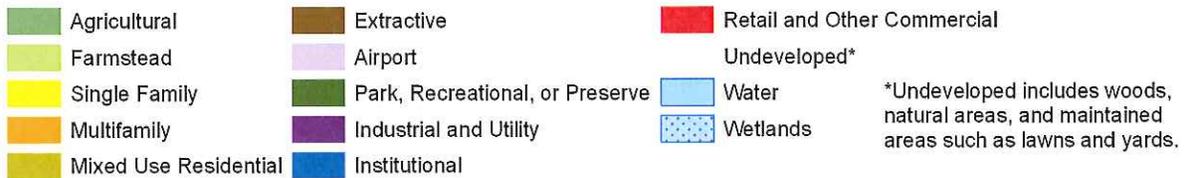
The Existing Land Use Map depicts the current land use pattern in Eureka Township. The 2010 land use data originated from the Metropolitan Council, ~~current to 2005~~. The Eureka Township ~~Comprehensive Plan planning committee~~ Planning Commission reviewed and updated the map so that it is current, to the best of that group's knowledge, through the first quarter of ~~2008~~ 2016.

The land use categories shown on the map are:

- **Agricultural:** land used for agricultural purposes, including farming, dairying, pasturage, horticulture, floriculture, viticulture, and animal and poultry husbandry and accessory uses.
- **Farmstead:** land containing the dwelling and associated buildings of a farm.
- **Single Family Residential:** land containing a single dwelling unit.
- **Multifamily:** land containing a multiple-family dwelling, such as a duplex, triplex, townhome, or apartment building.
- **Mixed Use Residential:** land containing a building with multiple uses in combination with at least one residential unit.
- **Extractive:** land used for quarrying sand and gravel.
- **Airport:** in Eureka Township, land used for the Airlake Airport.
- **Park, Recreational, or Preserve:** land used for park and recreational activity or passive open space. In Eureka Township, this classification is used for the Wildlife Management Area.
- **Industry and Utility:** land containing manufacturing, transportation, construction companies, communications, utilities or wholesale trade. In Eureka Township, this classification describes portions of local nurseries.
- **Institutional:** land used primarily for religious, governmental, educational, social, cultural or major health care facilities. Local examples include various places of worship, the Town Hall, and cemeteries.
- **Retail and Other Commercial:** land used for the provision of goods or services.
- **Water and wetlands:** open water, rivers and streams, and wetlands included in the National Wetland Inventory.
- **Undeveloped:** land not currently used for any defined purpose that may or may not contain buildings or other structures or has no discernable use based on the aerial photos or available data. Includes woods, natural areas, and maintained areas such as lawns and yards.



Existing Land Use



Source: Metropolitan Council, 2005 data, updated to 2008 uses by TKDA

**Table 3-1
Existing Land Use**

Land Use	Acres	Percent
Agricultural	<u>14,758,156.25</u>	64.7
Farmstead	<u>369,323</u>	1.6
Single Family	<u>707,729</u>	3.1
Multifamily	<u>24</u>	<0.01
Mixed Use Residential	<u>335</u>	<0.01
Extractive	<u>256,125</u>	1.1
Airport	<u>46,207</u>	2.0
Park, Recreational, or Preserve	<u>154,358</u>	0.7
Industry and Utility	<u>69,711</u>	0.3
Institutional	<u>156,531</u>	0.7
Retail and Other Commercial	<u>30,351</u>	0.1
Open Water	<u>363,379</u>	1.6
Wetlands	<u>2,268</u>	10.0
Undeveloped	<u>3,216,483.8</u>	14.1
TOTAL	22,813	100

Source: Metropolitan Council, TKDA

The data on the table are the 2010 land use data provided by the Metropolitan Council. The Planner has requested that Metro Council staff correct the table to include Airports acreage and revised acreages (for unknown reason the 2010 data show 0 airport acres). TKDA will update percentage table when new info is available, and is consistent with the Township land use map.

Land Use Issues **LAND USE ISSUES**

The predominant existing land use in the Township is agriculture. ~~Yet, future land use issues in Eureka Township are diverse, and include issues related to~~ The Township also includes areas of residential, commercial-industrial, and extractive land uses, and a significant area classified as “undeveloped” lands, which include natural areas and other vegetated areas that are considered undeveloped. ~~in addition to agricultural uses.~~

~~The Township’s 2030 Comprehensive Plan identified land use issues for study prior to the 2040 Plan Update, including a study of potential Commercial/Industrial zoning, and a study of the Township’s Transfer of Housing Rights program. The Township appointed Task Forces to complete the studies, and involved the Town Board and local residents in reviewing the Task Force findings and recommendations. The study results are summarized below, and have been considered in completing the update to the Land Use map, goals, and policies in this plan update. Additionally, the Metropolitan Airport Commission’s planned expansion of the Airlake Airport, and the demand for commercial and industrial development that would likely follow such expansion, may provide new opportunities and benefits for the Township. These factors also~~

~~should be considered in creating the Township's land use policies. Growth in neighboring communities and potential annexation pressures from adjacent municipalities must also be considered in creating Eureka Township's land use policies. This section reviews the primary land use issues facing the Township and describes the conditions that generated the Land Use Plan goals and policies.~~

Agriculture Land Use

~~As described in the Natural, Agricultural and Cultural Resources chapter, The Township's land use goals and policies place priority on ~~include~~ protecting its rural and agricultural character and promoting the economic viability of farming operations in the Township. The Land Use Plan guides ~~that~~ the long-term land use in Eureka ~~to~~ continues as ~~a~~agricultural through ~~2030~~2040. The ~~G~~goals and ~~P~~olicies ~~from~~ ~~in~~ the Natural, Agricultural and Cultural Resources chapter are ~~carried forward~~ consistent with the goals and policies for ~~in the~~ Land Use Plan.~~

Residential Land Use

Density

Eureka Township is designated as an Agricultural Area for regional planning purposes by the Metropolitan Council. Regional policy includes guidance that the ~~a~~agricultural areas should develop at a density of no greater than one dwelling unit per 40 acres. Eureka Township's ~~2040~~ Land Use Plan and agricultural zoning of one unit per quarter-quarter section are consistent with this policy.

It is important to note that there are residential lots in Eureka Township that were created before the 1 unit per quarter-quarter zoning came into effect. Some of these lots have existing housing units while others do not. The Township recognizes that there are lots or record in Eureka Township that do not meet the density standards of today's zoning ordinance, but that such lots may still have grandfathered housing rights.

Regional Growth Forecasts

Through its Strategic Vision process completed in 2007, the Township made considerable efforts to identify the number of unused housing rights in order to understand the Township's growth potential. The Strategic Vision reports ~~that there identified are were~~ approximately 280 unused housing rights available in the Township. ~~The Housing Eligibilities Transfer Task Force (2013) completed a follow-up inventory, and found that there are at least 200 eligible housing rights remaining in the Township.~~

Table 3-2 summarizes Eureka Township's ~~estimate~~ residential development potential under its Land Use Plan and agricultural zoning, ~~and compares the estimate with the Metro Council's growth forecast.~~ The Metropolitan Council estimated ~~509-518~~ households in Eureka Township in ~~2006~~2010, and estimated that there were ~~522~~ households in 2014, ~~while the Township estimated 525 existing housing units in 2007.~~ The Township estimated that there were approximately ~~525~~ households in the Township in 2007. With 200 additional eligible "development rights", ~~Using these estimates, Eureka Township's Township estimates that its build-out would be in the range of 789 to 805 around 725~~ households. The ~~2034~~0 growth forecasts provided by the Metropolitan Council, ~~found in Chapter 1, Table 1-2, report include~~ a forecast of 700 households by 2034. ~~To~~

attain the additional 175 to 191 households by 2030, an average of 7 to 8 housing units would need to be added annually. Assuming the forecast is accurate, Eureka Township will not have reached its full build-out potential by 2030. The Township's estimate of its build-out potential is consistent with the Metro Council's household growth forecast for 2040.

Table 3-2
: Existing and Future Housing Units

<u>Metro Council Existing Housing Units (2010)</u>	<u>Housing Units Estimated 2014</u>	<u>Unused Housing Rights</u>	<u>Township Estimated Build-out Potential</u>	<u>Metro Council 2030 Households Forecast</u>	<u>Metro Council 2040 Households Forecast</u>
509* to 525** units 518* (Township estimate: 525**)	522*	280** 200** units	789 to 805 units 725**	700* 630* units	700* units

Source: *Metropolitan Council, ** and Eureka Township

Transfer Program to Capture Residential Development Potential

The Township can accommodate the household growth forecast through the approximately 280 existing, unused housing rights. However, the majority of these housing rights are tied to land now used exclusively for agriculture, and the Township seeks to encourage the continuation of farming into the future. The demand for housing rights puts pressure on property owners to convert land from agricultural to residential use. To address this issue, the Township has considered methods to unbundle property rights, separating the residential development potential from the land. This would allow a property owner to capitalize on the existing, unused housing right associated with the property without taking land out of agricultural production.

The Township has explored a number of options for capturing residential development potential through transfer. These efforts include the 2007 Strategic Vision, the existing Zoning Ordinance and its provision for clustering, and local and County considerations of Transfer of Development Rights.

- *—A central focus of the Strategic Vision was exploring a transfer of housing rights program. It proposes that housing rights could be sold from one property and transferred to another property within the Township. The Strategic Vision's objective for such a program is, "to provide financial opportunities to large land owners while providing an incentive to limit the sale of large blocks of agricultural land." The Vision outlines options for a program allowing transfer of existing housing rights, or for creating

additional housing rights within the Township. Specific details outlining options for the program are found within the Strategic Vision document's Land Use chapter.

- Eureka Township's current zoning ordinance allows for "clustering" of housing rights on adjoining quarter-quarter sections. Under this provision, up to four houses may be built on one quarter-quarter section. The Strategic Vision transfer of housing rights proposal is similar to clustering, but does not require that properties be adjoining.
- Transfer of Development Rights (TDR) was generally considered in a study prepared in 2003 by a task force of Eureka residents and the organization 1,000 Friends of Minnesota. TDR involves moving development rights from one property to another. TDR programs identify the locations of "sending" and "receiving" areas: sending areas are where development rights are sold from, and receiving areas are where the development will occur. A County-wide TDR program is generally endorsed by Dakota County in its Comprehensive Plan.

Goals for a Eureka Township Transfer of Development Rights Program

The Township completed a "has made substantial efforts to understand the local potential for a residential development rights transfer program. Through public participation during the Strategic Vision and Comprehensive Plan processes, the Township understands there is community interest in allowing for more residential density, and also community interest in protecting natural resources and promoting agriculture. The Strategic Vision proposes how the Township could achieve these multiple community interests by implementing a transfer of housing rights program.

The Comprehensive Plan recommends that the Township continue to study for possible implementation of a residential transfer program, so long as it meets the following goals. These goals are carried forward from the Strategic Vision and are combined with goals identified in the committee process for the Comprehensive Plan. Transfer of Development Rights Program Study in 2013. The program helps to maintain the Agricultural zoning and one housing unit per quarter-quarter density in the Township, while allowing landowners some flexibility in developing individual parcels.

The program allows the transfer of existing "development rights" from one parcel to another in the Township through private transfer. The program maintains the overall existing number of "development rights" and densities within the Township. The study estimated that there are approximately 200 existing "development rights" in the Township. The study Task Force held two public open houses to discuss potential changes to the Development Rights ordinance, and gather public input on the proposed changes. The Task Force completed a map of transfers that have been completed in the Township to date, and recommended ordinance changes to the Town Board. The Township adopted the following changes to its ordinance based on the Task Force recommendations:

- The Transfer program expanded to allow transfers between properties that are not contiguous (the previous ordinance required that transfers occur only between contiguous properties).

- The Township eliminated the requirement that the landowner must own at least 80 acres in order to participate; there is no longer a minimum ownership requirement for participation.
- Developers and property owners are not allowed to buy up eligibilities and “bank” or hold them. The transfer needs to be completed within 90 days after the application is complete.
- Some quarter-quarter sections already have 4 or more housing eligibilities, including existing housing and verified grandfathered eligibilities. These quarter-quarter sections are not eligible for additional transfers, unless some of the existing “development rights” are transferred elsewhere.

The goals for a Eureka Township transfer program will continue to be the same through 2040:

- The program should be useful in achieving the goals of the Comprehensive Plan.
- The program should help relieve development pressure on large blocks of agricultural property.
- The program should allow property owners to gain revenue by selling housing rights.
- The program should be compatible with the Metropolitan Ag Preserves Program. Property owners should continue to have choices to use their land in ways that maintain eligibility in Ag Preserves.
- The program should help the Township to meet its goals to protect natural areas and natural resource corridors.
- The program should protect opportunities for efficient and cost-effective land development for a time when public sewer and water services may become available. Such opportunities include the creation of a suitable commercial/industrial area in the Township.
- The program should be understandable by citizens.
- The program should respect landowners’ rights to use their land in a way that does not significantly harm others’ property nor the community’s health, safety, welfare and morals.
- Administration of the program should not create an undue burden on Township government.

~~The Comprehensive Plan recommends that the Township continue to study a transfer of housing rights program that meets the specific goals stated above.~~

Housing Stock and Affordable Housing

The housing stock in Eureka Township is single-family housing, ranging from century old farm houses to newly constructed homes. As a rural community, Eureka Township is not included in the Metropolitan Council’s requirements for developing communities to provide for a share of the region’s affordable housing. Eureka Township ~~is in favor~~supports of Dakota County’s

housing programs that are available to assist residents with their housing needs. The Township enforces applicable requirements within its Ordinances to ensure housing quality.

Commercial-Industrial Land Use

Existing Provisions and Studies

Some Agricultural/Horticultural service establishments are now allowed in Eureka Township with a Conditional Use Permit. Eureka Township does not have a Commercial-Industrial zoning district.

In ~~2003~~2011, Eureka Township convened a task force to consider the potential ~~for local commereial industrial activities~~ need to designate areas in the township for commercial and industrial uses. The task force concluded that no commercial industrial zoning district should be created in the near term, nor should the type of business activities allowed by Conditional Use Permit be expanded. The Task Force's guidance for growing local businesses was focused on the Township's rural character:

~~If new commereial opportunities are desired, we recommend the township attract and support diversified commereial agricultural and commereial horticultural businesses that are consistent with our current zoning ordinance. There are many types of agricultural and horticultural development that can allow commereial opportunities for farmers or other entrepreneurs and still preserve the rural agricultural character of Eureka.~~

~~The 2007 Strategic Vision supported the recommendations of the task force. For the longer term, the Vision suggests consideration of commereial industrial areas when sewer is available.~~

~~Guidance for Future Commereial Industrial Land Uses~~

~~The 2030 Planned Land Use Map does not identify a geographic area planned for future commereial industrial use. This decision is based on the following factors:~~

~~Recent planning work, described above, indicates that the community is amenable to an incremental approach to clarifying and expanding the types of commereial industrial opportunities, so long as uses are consistent with Eureka's rural character.~~

~~Eureka is not slated for urban services – sewer and water utilities – during the planning horizon of 2030. It is possible that urban services will be available to the Township at some point after the year 2030. Many commereial industrial uses require urban services, such as retail stores or businesses with a sizable number of employees.~~

~~Eureka Township seeks to keep its geographic boundary intact, and the potential to lose land to adjoining communities is a concern for the Township. If the Township seeks to identify a commereial industrial area for the future, it should take into account relationships to commereial industrial development in neighboring communities as well as Eureka Township landholder interests.~~

~~The Dakota County Community Development Agency recently concluded a study of the market demand for commereial property in Dakota County. The study examined market demand at the local as well as County level, and may offer insights of the market potential. With this study, the Township may determine location and quantity of land for possible future commereial industrial uses. Other implications of implementing commereial/industrial uses may exist.~~

~~The Eureka Township Commercial-Industrial Task Force report recommends that a fiscal impact study should be completed to consider potential tax revenue, public infrastructure costs, and government services costs.~~

~~The public opinion survey taken as part of the Strategic Vision process showed that there was not a consensus in opinion among respondents whether the Township should plan areas for small stores or industry.~~

~~The Comprehensive Plan recommends methods other than the Planned Land Use Map to address near-term and long-term potential for commercial-industrial land uses.~~

~~The Township should consider in its study having the flexibility to accommodate near-term potential for commercial/industrial land use near the airport when there is a possibility of annexation.~~

~~In the event that local interest grows in allowing for more intensive commercial-industrial land uses not allowed by CUP, the Township should conduct a land use and zoning study to focus on types of uses, location, and land use staging.~~

~~The Strategic Vision identified potential locations for future study and can serve as a starting point. The study area should include land near the airport, land adjacent to existing or planned commercial-industrial areas in neighboring communities, and the Eureka Center area.~~

~~The study should consider how agricultural businesses and horticultural businesses are provided for in Township policies and ordinances. Ordinances now allow for some agricultural service businesses through Conditional Use Permit. The Comprehensive Plan, in its discussion of protecting and promoting agriculture, includes a policy for farm-related land uses that are directly supportive of commercial agriculture. The study should consider the potential for additional agricultural zones specifically for agricultural business or industry. One or more additional agricultural zones could be used in addition to or as an alternative to Conditional Use Permits.~~

~~Factors the study should consider include: types of uses that support Township goals; market demand; fiscal impact on the Township; aggregate resource availability and mining feasibility; the potential for mixed use development; landowner interest; timing of urban services; and land use relationships in adjoining municipalities.~~

~~The Comprehensive Plan summarizes and carries forward the policy recommendations from the Commercial Task Force Report, listed below. The Task Force completed a Market Study for commercial and industrial uses in the Township, completed a Township-wide survey of landowners to determine interest in zoning areas for those uses, and met with representatives of the Metropolitan Council to discuss regional policies and requirements for designation of new zoning districts. The Task Force findings and recommendations included the following:~~

- ~~• The Market Study found little interest in commercial and industrial development in the Township in the near-term. This is due in part to the availability of over 300 acres of land that is ready for sale or lease for commercial and industrial development that has existing sewer and water services in nearby Lakeville and Farmington.~~
- ~~• The Township will need to identify its own “market niche” if it intends to compete for new commercial and industrial land uses with neighboring communities.~~
- ~~• The Task Force noted that the landowners that identified interest in potential development of new commercial and industrial uses are scattered throughout the~~

Township. There is no concentration of interest that would allow identification of a potential zoning district for new commercial and industrial uses.

- Based on the study findings, the Task Force recommended that the Township not proceed at this time to identifying areas to zone for commercial and industrial development. The Task Force recommended that this could be studied in the future as market conditions and interests change.

Commercial-Industrial Land Use Policies

- The type and location of new commercial industrial development should not substantially change the rural agricultural character of the Township or jeopardize existing agricultural enterprises in the Township.
- New commercial industrial development should occur in a manner that allows the Township to retain control over zoning and permitting, to include control over the type, size, and location of such businesses.
- New commercial industrial development should minimize the conflict between commercial industrial uses and other land uses.
- New commercial industrial development should serve the needs of Eureka Township residents.
- New commercial industrial development should be aesthetically pleasing. Strict performance standards must be created and enforced for building exteriors, parking, landscaping, ingress/egress routes, signage, screening/buffering, and other considerations.
- New commercial industrial development must pay for the costs of its development, including public infrastructure necessary for the development.
- New commercial industrial development must provide financial benefit to the Township through gained tax revenue.
- New commercial industrial development should not have an adverse impact on the quality of life of Eureka residents. In determining quality of life impacts, such factors as traffic congestion, noise, light pollution, objectionable odors, health risks, and safety risks should be considered.
- New commercial industrial development should not have an adverse impact on environmental quality. In determining environmental quality impacts, such things as air pollution, water quality, and wildlife habitat should be considered.

Aggregate Extraction

Aggregate resources are part of Eureka Township's natural resource base, and are discussed in the Natural Resources section of the Comprehensive Plan (Chapter 2). Mining of aggregate is allowed in the Township with an Interim Use Permit. The Eureka Township Mining Ordinance provides the standards for mining operations.

Land use staging in areas with aggregate resources- to first consider the potential of an area for aggregate mining before urban development occurs - will-may become of greater importance in

~~the future if as the Township moves forward in considering a transfer of housing rights program or if with~~ planning for a future commercial-industrial area. Under the 2040 Land Use Plan and existing agricultural zoning, aggregate resources are adequately protected ~~by the fact that only agricultural and very low density development may occur.~~

The Natural Resource Goals and Policies in Chapter 2, as well as the Land Use Goals and Policies of this chapter, provide guidance to the Township in its decision-making related to aggregate resources.

Solar Resources and Protection

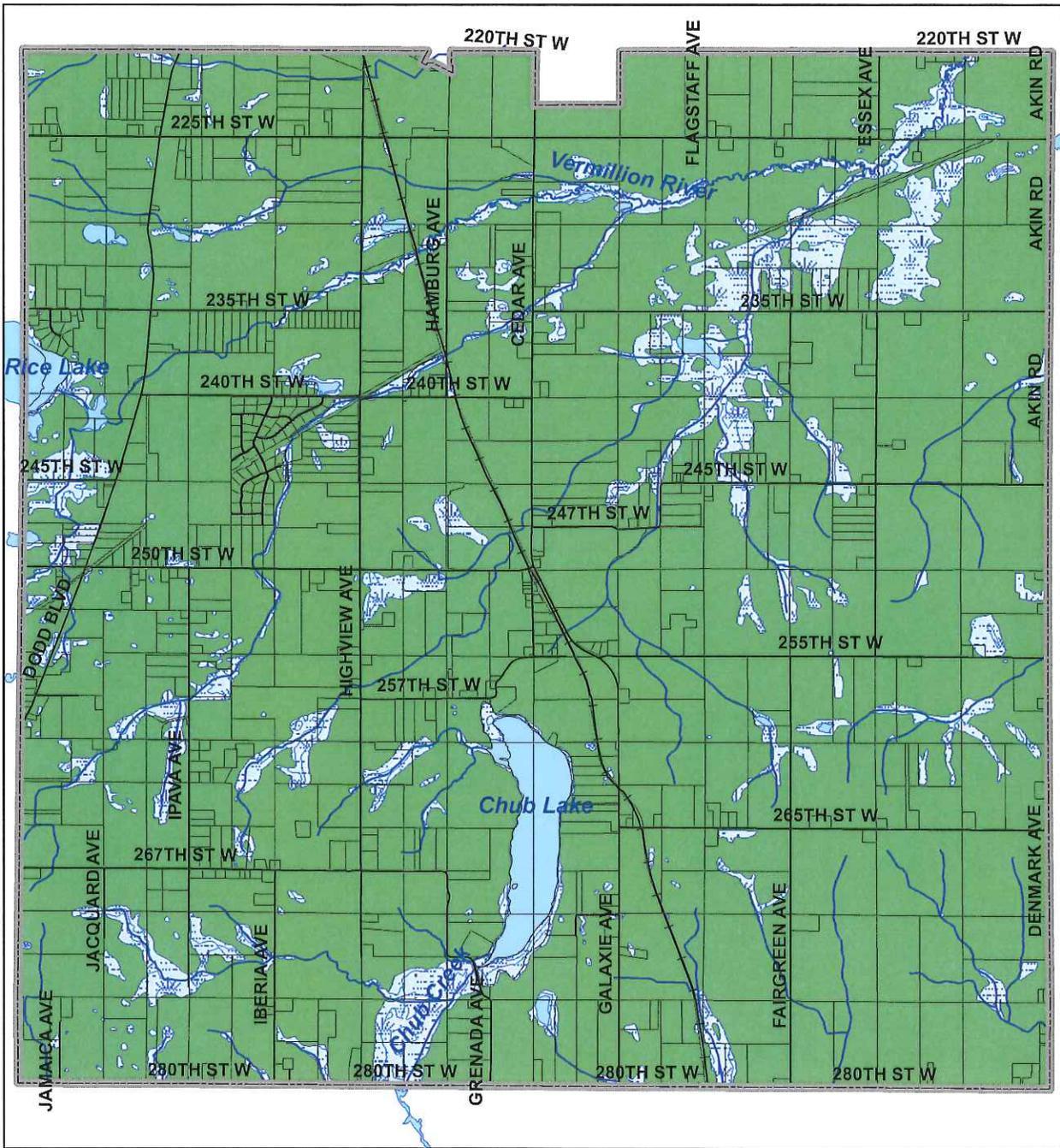
A 1978 amendment to the Metropolitan Land Planning Act requires that local comprehensive plans address the protection of solar access for solar energy systems. The large lot sizes and yard setbacks required by the Eureka Township Ordinances provide protection from potential shading of solar energy systems by neighboring structures or trees.

The Township is currently considering a Solar Ordinance that would permit development of residential and commercial solar energy systems in the Township, and include performance standards for those uses. The Township recognizes the growing interest in utilizing renewable resources to meet Minnesota's energy needs, and the Solar Ordinance would permit development of solar energy systems, while regulating development to be consistent with the rural character and Agricultural land use in the Township.

2030 Planned Land Use 2040 PLANNED LAND USE

The 20340 Planned Land Use Map identifies the land use in the Township as Agricultural. ~~The proposed use is to be consistent with regional policies and consistent~~ with the Township's Agriculture zoning district. The Agriculture District is applied throughout the Township. In addition to Township zoning, the Dakota County Shoreland and Floodplain Management Ordinance is applicable in Eureka Township.

~~The Agricultural land use designation is compatible with the Eureka Township Zoning Ordinance, Agriculture District.~~ Uses allowed within the Agriculture District include, but are not limited to, agriculture, horticulture, single family homes, and farm buildings. Uses allowed with a conditional or interim use permit include, but are not limited to, churches, cemeteries, airports, alternative energy systems, wireless communication towers, and aggregate mining.



2040 Planned Land Use

- Agricultural
- Water
- Wetlands

5,000 2,500 0 5,000 Feet



**Table 3-3
2030 Planned Land Use**

Land Use	Acres	Percent
Agricultural	20,182	88.5
Open Water	363	1.6
Wetlands	2,268	9.9

Source: Metropolitan Council, TKDA

Goals and Policies GOALS AND POLICIES

The following goals and policies will guide local decision-making related to land use.

Land Use Goals

1. Allow land uses that will maintain Eureka Township's rural character.
2. Encourage protection of priority natural areas and natural resource corridors through local land use decisions.
3. Promote the continuation of agriculture as the primary land use.
4. Allow limited non-farm development provided that the negative impact on farming is minimized.
5. Maintain the geographic boundaries of the Township.
6. Provide for the economic availability, removal and processing of sand, gravel, and other aggregate materials vital to the economic well-being of the region.
- 6.7. Protect solar resources and permit and regulate development of residential and commercial solar energy systems in the Township.

Policies

To achieve these goals, the Township will:

1. Maintain Eureka Township's agricultural zoning of one unit per quarter-quarter section.
2. Discourage pipelines, power lines, and other utility uses which fragment the Township's agricultural land, natural resources, aggregate resources, or that would otherwise be in conflict with the goals of the Comprehensive Plan.
3. ~~Study for possible implementation a~~ Maintain the Township's transfer of housing rights program ~~that to~~ achieves the specific following goals ~~of such a program~~:
 - a. The program should be useful in achieving the goals of the Comprehensive Plan.
 - b. The program should help relieve development pressure on large blocks of agricultural property.

- c. The program should allow property owners to gain revenue by selling housing rights.
 - d. The program should be compatible with the Metropolitan Ag Preserves Program. Property owners should continue to have choices to use their land in ways that maintain eligibility in Ag Preserves.
 - e. The program should help the Township to meet its goals to protect natural areas and natural resource corridors.
 - f. The program should protect opportunities for efficient and cost-effective land development for a time when public sewer and water services may become available. Such opportunities include the creation of a suitable commercial/industrial area in the Township.
 - g. The program should be understandable by citizens.
 - h. The program should respect landowners' rights to use their land in a way that does not significantly harm others' property nor the community's health, safety, welfare and morals.
 - i. Administration of the program should not create an undue burden on Township government.
4. Use Township Ordinances to minimize the visual and environmental impacts of development.
 5. Continue to allow agricultural/horticultural businesses and home occupations in a manner consistent with the Comprehensive Plan.
 - ~~6. Conduct thorough study before guiding land for commercial-industrial use.~~
 - 7.6. ~~In a~~ Any future updates to the zoning ordinance that would affect commercial-industrial land use, should utilize the Commercial-Industrial Land Use Policies:
 - a. The type and location of new commercial-industrial development should not substantially change the rural-agricultural character of the Township or jeopardize existing agricultural enterprises in the Township.
 - b. New commercial-industrial development should occur in a manner that allows the Township to retain control over zoning and permitting, to include control over the type, size, and location of such businesses.
 - c. New commercial-industrial development should minimize the conflict between commercial-industrial uses and other land uses.
 - d. New commercial-industrial development should serve the needs of Eureka Township residents.
 - e. New commercial-industrial development should be aesthetically pleasing. Strict performance standards must be created and enforced for building exteriors, parking, landscaping, ingress/egress routes, signage, screening/buffering, and other considerations.
 - f. New commercial-industrial development must pay for the costs of its

development, including public infrastructure necessary for the development.

- g. New commercial-industrial development must provide financial benefit to the Township through gained tax revenue.
- h. New commercial-industrial development should not have an adverse impact on the quality of life of Eureka residents. In determining quality of life impacts, such things as traffic congestion, noise, light pollution, objectionable odors, health risks, and safety risks should be considered.
- i. New commercial-industrial development should not have an adverse impact on environmental quality. In determining environmental quality impacts, such things as air pollution, water quality, and wildlife habitat should be considered.

8.7. Consider opportunities for aggregate extraction as part of orderly and staged land use planning when considering land use changes that would preclude future access to those resources.

9.8. In areas with significant aggregate resources, consider a comprehensive evaluation of land use and resource management.

10.9. Consider opportunities for the extraction of aggregate prior to approving requests for nonagricultural land uses.

10. Require that after aggregate mining, land is restored to a usable, attractive condition.

11. Consider adopting an ordinance permitting the development of residential and commercial solar energy systems in the Township and permitting requirements and performance standards for those systems.

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CHAPTER 4.

PARKS, TRAILS, AND RECREATION

Introduction

Eureka Township provides limited public services that are necessary to support agriculture and limited residential development. In planning for parks, trails, and recreation, the Township expects that investments will be of a scale consistent with other public facilities and services. Today, there is not a strong demand for park and trail facilities in the Township because of the rural development pattern and prevalence of private open space to meet recreation needs.

Yet, the Township recognizes that high quality park and trail systems require long-range planning to ensure that facilities are well-sited, include interesting natural features, and are interconnected. The Township does not plan to create a park and trail system within the 2040 planning period. The Comprehensive Plan provides guidance as the Township works with other jurisdictions on park and trail issues, and guides how the Township will consider the potential for local facilities in the long-term.

This chapter:

- Describes the Chub Lake Wildlife Management Area;
- Addresses the Metropolitan Council's *2040 Regional Parks Policy Plan* as it relates to Eureka Township;
- Identifies the proposed regional trails within the Township;
- Identifies opportunities to plan for potential parks and trails in the future; and
- Provides the goals and policies addressing parks, trails, and recreation.

Existing Facilities

Chub Lake Wildlife Management Area

Today there is one property in Eureka Township that provides outdoor recreation opportunities to the general public: the Chub Lake Wildlife Management Area.

The Chub Lake Wildlife Management Area (WMA) is approximately 200 acres of marsh, woodland, and fields at the south end of Chub Lake. The property is held by the Minnesota Department of Natural Resources (DNR). The northern portion of the WMA contains oak forest and wet meadow native plant communities, as well as a portion of Chub Lake's shoreline. The WMA has a small non-paved access point off Grenada Avenue. There is not an improved parking area and no restroom facilities are provided.

The Chub Lake WMA was established in 2000. When a private property owner put the property on the market, Eureka Township community members formed a committee to seek ways to protect this natural area. The local effort led to public-private partnerships and the purchase of the land as a WMA. The DNR Metro Greenways program, Ducks Unlimited, a special legislative appropriation, Dakota County, RIM, Koch Refinery, Eureka Township, the National Wild Turkey Federation, and the Chub Lake Greenway Committee collectively contributed the one million dollars needed to purchase the WMA property¹.

The DNR identifies that Wildlife Management Areas are intended to: protect wildlife habitat for future generations; provide citizens with opportunities for hunting, fishing and wildlife watching; and promote important wildlife-based tourism in the state. The Township and DNR share the goal of protecting wildlife habitat, and the Township will seek to work with the DNR to accomplish shared goals.

The Chub Lake WMA is an attractive outdoor recreation destination for Township residents and the general public. The Township works with the DNR to identify existing and future needs of the WMA, such as parking and restroom facilities. The Township supports use of the WMA for habitat protection and for the outdoor recreation activities of hunting, fishing and wildlife watching.

The Township promotes that the WMA be managed in ways that minimize negative impacts to neighboring properties, such as keeping parking off of the public road, removing litter and waste from the property. The WMA should not place a burden on Township roads and other services.

¹ Source information about the Chub Lake WMA includes the Minnesota Department of Natural Resources publications *Fish and Wildlife Today* (September 2000) and *Minnesota Conservation Volunteer* (September 2001).

Future Parks and Trails

Regional Parks and Trails

The Metropolitan Council's 2040 Regional Parks Policy Plan, published in 2015, identified two planned regional park system features within Eureka Township: the Elko New Market –Blakely-Doyle Kennefick Regional Trail Search Corridor, and the Chub Creek Greenway Regional Trail Search Corridor. The trail search corridors are shown on the Parks, Trails, and Recreation Feature map included in this chapter.

Dakota County's Park System Plan, adopted in April, 2008 provides a vision for a regional greenway system that is intended to provide benefits such as water quality, habitat, and recreation for the County. The greenway vision includes two potential corridors within Eureka Township. The corridors are general search areas, and no master plans have been created to date. The corridors are intended to provide habitat connections and natural resource benefits. Some corridors may include recreational trails in the future, but recreational trails are not included as components of the corridors in Eureka Township at this time. The Greenways Vision map is shown below.

Dakota County Parks, Lakes, Trails and Greenways Vision, 2030

What's New?

GREAT PLACES: Destination Parks

- New Regional Park in Vermillion Highlands
- More things to do in parks
 - Winter activity area
 - Gathering and celebration areas
 - Swimming and water play areas
- More popular "park basics"
 - Enhanced picnicking
 - Biking and accessible trail loops

CONNECTED PLACES: Greenway Trails

- "Bring parks to people" – Linear parks connect parks, schools, lake trails, playgrounds, libraries, and the Minnesota and Mississippi Rivers.
- Walking, biking, and in-line skating
- Public agencies work together to create 200 miles of greenways using mostly publicly-owned land.

PROTECTED PLACES: Green Infrastructure

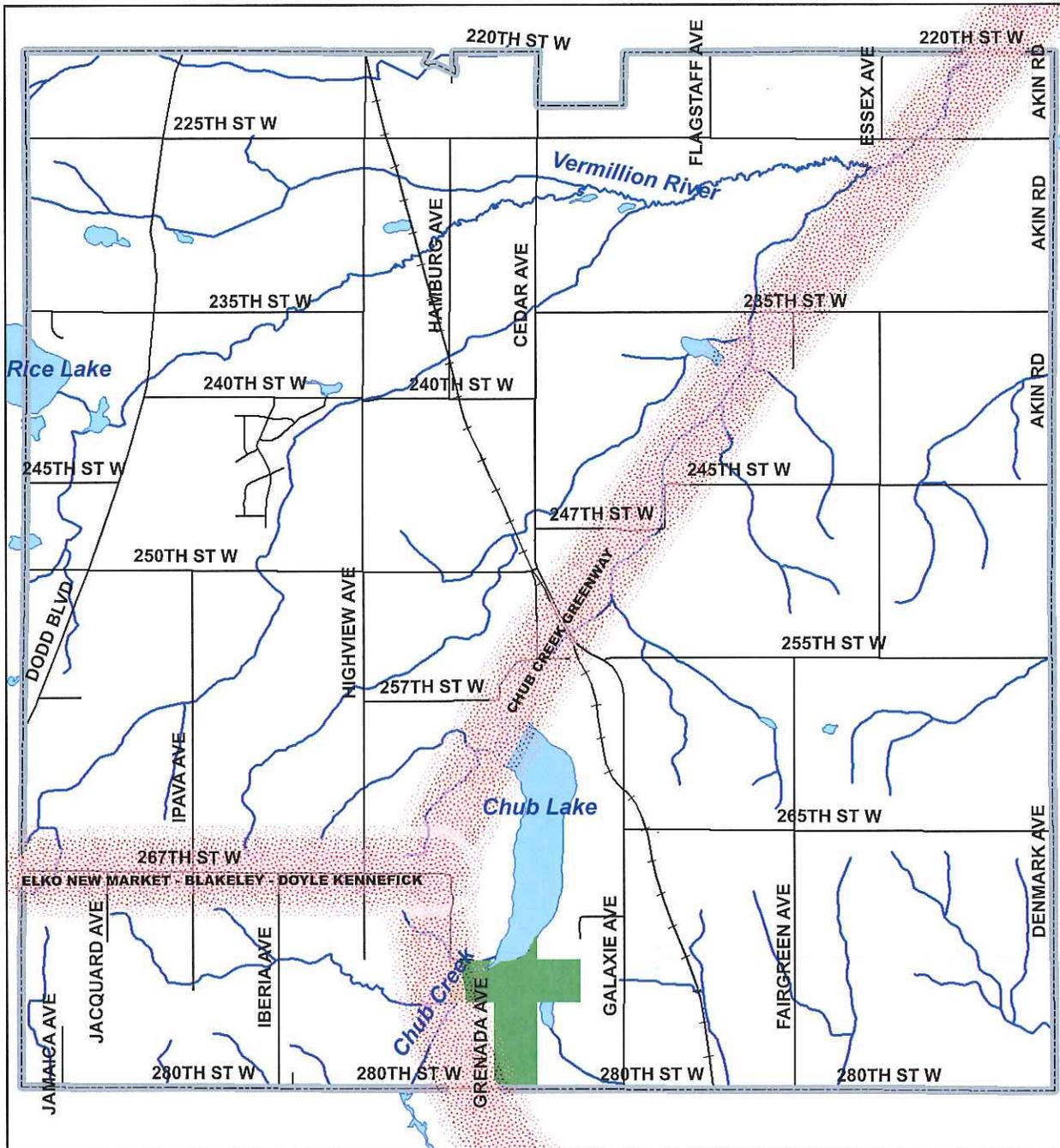
- Enhance and protect park resources
- Protect stream corridors in public/private partnerships
- Protect natural areas and open space in public/private partnerships

DAKOTA COUNTY PARK SYSTEM and COLLABORATIVE OPEN SPACE PROTECTION

- Dakota County Parks
- Federal, State, and Other Regional Open Space
- Existing and Planned Regional Greenways
- Regional Status Discussion with Metropolitan Council
- Example City Greenways (re-use concepts)
- Stream Conservation Corridors and Greenways
- Destinations: City Parks, Schools, Lakes, Libraries
- Privately Owned Protected Farmland (FMAP)
- Private/Public Protected Natural Areas (PPNAs)
- Potential Rail to Trail Opportunities



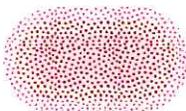
Dakota County proposes in its Park System Plan that an intergovernmental, collaborative process should be used for planning, building, and managing greenways. Eureka Township ~~will~~may take an active role in planning for the regional trails, greenways, and any other future recreation facilities proposed within the Township. Eureka Township desires to retain local management of facilities located within the community. ~~Through this collaboration,~~ Eureka Township will work with Dakota County to involve local property owners in greenway planning.



Parks, Trails, and Recreation



Chub Lake Wildlife Management Area



General Regional Trail Search Corridor

5,000 2,500 0 5,000 Feet



Source: Metropolitan Council and Dakota County

Local Parks and Trails

Eureka Township Park and Trail Facilities



Examples of trails corridors



The Eureka Township Livability Ordinance provides the Town authority to regulate the use, operation and protection of Township parks and other public recreation areas. Though there are not Township parks or trails today, the Ordinance indicates that there is a potential for future facilities.

The 2003 Eureka Township Comprehensive Plan indicated that while there was not a current demand for local parks, there may be a need in the future. It stated, “Because of the rural atmosphere and largely undeveloped state of Eureka Township, the need to acquire park land has not been felt;” and, “In the years to come, as Eureka becomes more developed, the need for parks may become more evident, and the Township should begin to examine various locations within its borders.”

The approach to park planning expressed in the 2003 Plan remains appropriate for Eureka Township. As a rural and agricultural community, there is not a strong existing demand for facilities. Yet, planning for future facilities will preserve options if local demand grows. The community opinion survey taken as part of the

Strategic Vision process indicated that the majority of respondents were in favor of the Township planning for recreational trails.

Eureka Township will consider acquiring park and trail facilities in the future if there is a local demand for such facilities. The Township will consider creating a park and trail plan and map to identify locations for future Township facilities. If a park and trail plan is created, the Township will consider creating a park dedication ordinance as a mechanism to create future Township-owned park, trail and recreation facilities. The Township will consider accepting land donations for park, trail or recreational purposes, if such opportunity arises.

Privately-Owned Park and Trail Facilities

Eureka Township’s Ordinances do not allow for privately owned, commercial recreation facilities such as golf courses, paint ball facilities, or shooting ranges. Such uses are generally out of character in a rural environment because of the potential for traffic, noise, and environmental harm.

The Township may wish to consider meeting future local demand for parks and trails through non-commercial, privately owned facilities. For example, the Township may choose to allow for a privately owned playground that is located on private property.

Planning Considerations for Future Parks and Trails

Unique cultural and natural features within the Township may provide opportunities for future parks and trails. These locations and strategies are a starting place for parks and trails planning, whether at the local level or in working with Dakota County on the Chub Creek Greenway Regional Trail planning process.

- **Natural Resources Corridor:** In some instances, creation of parks and trails is one method that can be used to achieve Eureka Township's goals to protect natural resources and preserve open space. As development occurs, there may be opportunities to weave trails through parts of the Natural Resource Corridor identified in the Natural, Cultural, and Agricultural Resources chapter, where compatible with natural resource protection. Parkland can be used to protect natural areas, with proper management for the ecological health of the resource and adequate separation from active recreation areas.
- **Utility and Transportation Corridors** may offer opportunities for future trails. The Township could explore partnerships to create trails within existing and planned pipeline corridors. A trail created in conjunction with a utility corridor could be an amenity that, in a small part, offsets the burden of the utility on the community. Reconstruction of roadways presents opportunities to create trails, whether under the jurisdiction of the County or Town.
- **Town Hall:** Rural communities that have a single, local park facility tend to attach it to Town Hall property. If local demand grows in Eureka Township for active park facilities, such as a ball field or playground, the Township may wish to consider creating a park at near the Town Hall. This would allow for indoor/outdoor community events or recreation programming, and would make efficient use of restroom facilities, water supply, and parking.



or

Example of a Town Hall park

- **The property owned by the Minnesota Department of Natural Resources,** located north of 235th Street and west of Dodd Boulevard, may have the potential to be reclaimed as a natural and/or recreational area. The Township could consider requesting that the DNR prepare a reclamation plan for the site. The Township could work with the DNR to plan for a future use that is consistent with the Township's natural resource and recreation goals and policies.
- **Future neighborhoods:** Housing clusters may benefit from local park or trail facilities. The Township may wish to consider creating a park and trail plan and a



park dedication ordinance. If, in the future, the Township plans for a mixed-use area in the village center that would combine commercial and residential land uses, parkland could be considered for the area.

Example of a neighborhood park

- **Park, trail, and recreation facilities, regardless of their specific location, should be carefully planned.** The Township will be actively involved in the planning and management of facilities located within the community. Facilities should be distanced appropriately from existing homes to limit impacts of park and trail users on private properties. Facilities should be designed in harmony with natural resources, so that priority natural resources are not harmed through construction or use of the facility. Trails should connect to each other and to destinations in the community. Trails should be considered as options for pedestrian and bicycle modes of travel, as well as serving recreational purposes.

Goals and Policies

The following goals and policies will guide local decision-making related to parks, trails, and recreation facilities in Eureka Township.

Parks, Trails, and Recreation Goals

1. Continue to support use of the Chub Lake Wildlife Management Area for habitat protection and for the outdoor recreation activities of hunting, fishing and wildlife watching.
2. Consider possible locations for future parks and trails, and the preservation of options for their creation.
3. Actively participate and take leadership in planning for regional recreation facilities proposed within Eureka Township.

Policies

To achieve these goals, the Township will:

1. Work with the Minnesota Department of Natural Resources (DNR) to accomplish shared Township-DNR goals for the Chub Lake Wildlife Management Area.
2. Work with the Minnesota Department of Natural Resources to identify existing and future needs of the Chub Lake Wildlife Management Area.
3. Encourage that the Chub Lake Wildlife Management Area be managed in ways that minimize negative impacts to neighboring properties.
4. Actively participate ~~and take leadership in the master plan process for the Chub Creek Greenway Regional Trail~~ in planning processes for the two regional trail search corridors.
5. Monitor local demand for parks, trails, and recreation facilities.
6. Consider creating a local park and trail plan and map to identify locations for future facilities, and a park dedication ordinance as a mechanism to create future Township facilities.
7. Discourage commercial park and recreation facilities that degrade natural resources or harm the Township's rural character.

CHAPTER 5.

TRANSPORTATION

Introduction

The transportation system in Eureka Township includes County roads, local gravel roads, local paved roads, a rail corridor, and Airlake Airport: a diverse system for a Township.

The Township does not expect significant changes to its local transportation facilities through 2040. This chapter identifies current transportation facilities, expected growth in facility use, and transportation issues for the 2040 planning period. The Township obtained much of the data and mapped information included in this chapter from recent Dakota County and Metropolitan Council plans and maps. The Township reviewed the transportation goals and policies included in the 2015 System Statement and 2030 Dakota County Transportation Plan, and the Township has developed its goals and policies to be consistent with the regional and county goals and policies for transportation infrastructure. The Comprehensive Plan provides guidance as the Township plans for its local transportation system and works with other entities on transportation issues.

This chapter:

- Summarizes the existing surface transportation facilities in the Township;
- Identifies key issues for the future surface transportation system;
- Reviews existing and proposed aviation facilities; and
- Sets out goals and policies to guide transportation planning.

Existing Surface Transportation System

Roadway Characteristics



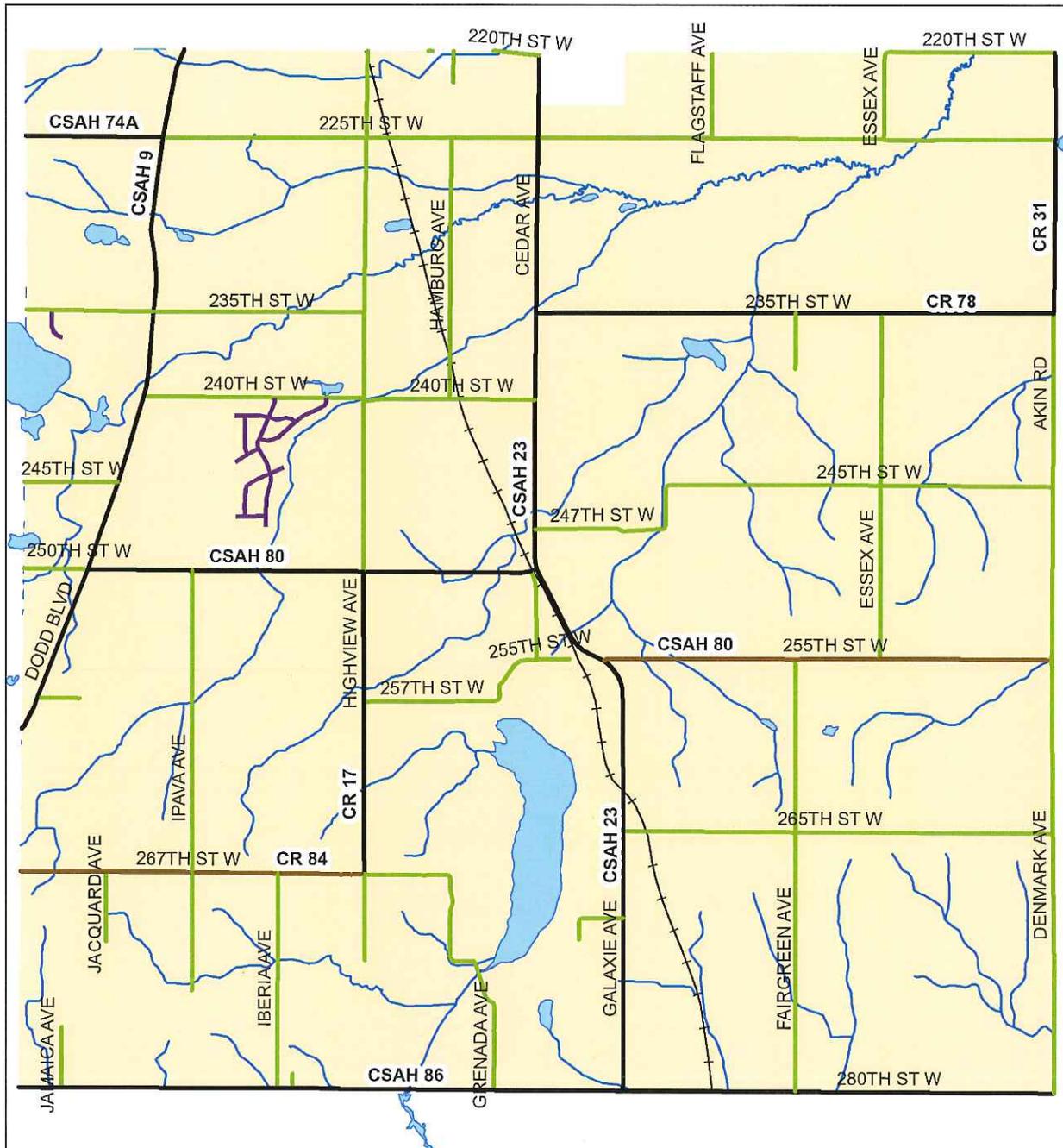
The surface transportation system within Eureka Township consists of Township roadways, County roadways, and a railroad corridor. With the exception of the paved Township roads in the Eureka Estates and Rice Lake Heights neighborhoods, Township roads consist of a gravel surface. The majority of Dakota County roadways in the Township are paved.

Local and County roadways generally follow section and half-section lines, providing connections every one to two miles. County State Aid Highway (CSAH) 9 and CSAH 23 are significant north-south routes in the Township. Township road 225th Street, CSAH 80, and CSAH 86 provide fairly direct east-west connections. Roadway jurisdiction and surface material are shown on the Roadway Characteristics map in this chapter.

Functional Classification System

The roadway system must balance the demand for local property access with the demand for mobility across greater distances, traveled at greater speeds. In creating a system that allows for both access and mobility, a functional classification system aids in determining appropriate roadway widths, safety precautions, accessibility, and maintenance priorities. The regional functional classification system for roadways located in Eureka Township is described here and shown on the Transportation System map.

- **Principal Arterial:** a highway which provides for high speed travel and connections among communities in Minnesota and other states; includes interstate highways and freeways. The Principal Arterial closest to Eureka Township is Interstate 35.
- **A Minor Connector:** a street primarily oriented toward mobility to destinations within the metropolitan region. Mobility is generally prioritized over access to individual parcels. CSAH 9, CSAH 23, and CSAH 86 are classified as 'A' Minor Connectors.
- **Collector:** a street which functions to collect traffic from local streets and move it to Connector roadways and other Collectors. Collectors in Eureka Township are County Road (CR) 78, CR 31, and CSAH 80, and Township road 250th Street, west of CSAH 9.
- **Local:** other roads that are under the jurisdiction of Eureka Township. Much of the land in Eureka Township is served by gravel Township roads. Local roads provide access to individual properties and connections to the rest of the roadway network. They are generally not designed for long distance travel.



Roadway Characteristics

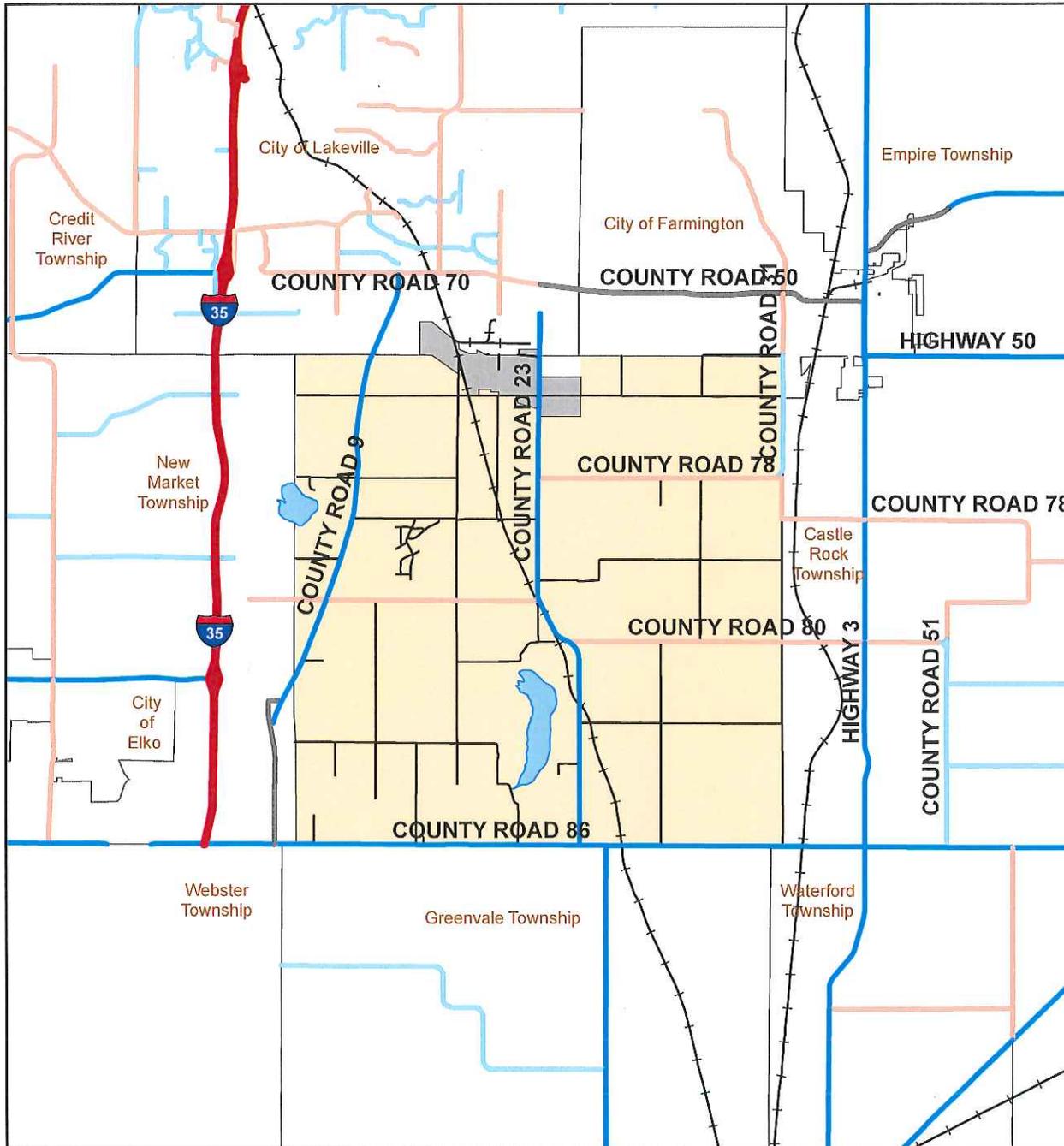
- Local, Paved
- Local, Gravel
- Dakota County, Gravel
- Dakota County, Paved

1 0.5 0 1 Miles



Source: Dakota County





Transportation System

Functional Classification of Roadways in Eureka Township

- Principal Arterial
- A Minor Connector
- Other Arterial
- Major Collector
- Minor Collector
- Local Road
- +— Railroad
- Airlake Airport (existing and planned)

All A Minor arterials within Eureka Township are currently two lanes and proposed to remain two lanes through the year 2040.



Source: Metropolitan Council, Dakota County

Future Surface Transportation System

Access Management

Access management may be achieved through guidelines and regulations that affect where and how driveways and new streets connect to existing roadways. Typical access management strategies include aligning access points with other existing or potential access points, and establishing minimum distances between access points for different roadway types.

The Township's Ordinances and County policies regulate access management. Requirements include minimum spacing between driveways and public roadway intersections. The Ordinance supports Dakota County access management standards for access points on County roadways.

The 2040 Comprehensive Plan supports the same access management policies that were included in the 2030 Plan.

- House access may be via legal easement across another land owner's parcel. The shared driving surface must be suitable for emergency vehicle access.
- Typically, individual lots should have no more than one access to a public road.
- Shared access to and from an existing road from clustered housing should be used when feasible. Particular emphasis on this strategy should be made for safety when County roads and high traffic Township roads are involved.

The 2040 Comprehensive Plan recommends that the Township continue to use access management standards in order to balance the need for mobility with the need for land access.

Planning for Capital Improvements and Maintenance for Local Roads

Improvements to Township roads are budgeted and planned for as part of the annual budget process. Transportation maintenance and improvement projects are identified annually after inspections of the Township's roads, identification of issues, and prioritization of projects. It is important to the Township to have a safe and maintained transportation system. The Township conducts two annual inspections, one by the Planning Commission in the fall and one by the Town Board in the spring, so it can assess local roadway conditions twice before committing funds to transportation improvements.

The Comprehensive Plan includes Natural Resources policies that encourage minimal use of salts, fertilizers and herbicides in groundwater sensitive areas. The Township will consider this policy in its maintenance of local roads, while providing for safe roadway conditions.

Dakota County Facilities and Planning for the Future

Northfield Area Corridor Study

Dakota County recently completed a planning study titled the Northwest Northfield Highway Corridor Study. The study examined the need for existing and future transportation improvements in the area northwest of Northfield based on anticipated population growth and

development. The study focused on Dakota County CSAH 23 and Rice County CSAH 43 alignments. It identified a future transportation network to link disconnected road system segments to improve mobility. The study findings included the following:

- Identified a recommended preferred alignment based on the proximity to planned development by the City of Northfield. The alignment presents the greatest opportunity to divert traffic from the existing CSAH 23/43 alignment. The future alignment included:
 - A connection of Garrett Avenue at North Avenue to CSAH 23 at CSAH 96 (320th Street) as a future new alignment, and
 - A future study of connection of CSAH 23 (Foliage Avenue alignment) with CSAH 23 (Galaxie Avenue alignment) at CSAH 86 to address turning movements and the shared common section of CSAH 86 for CSAH 23 north-south through movements.
 - Recommended that development of the project occur with land development activities.

It is important that Eureka Township not carry an unfair share of the financial and quality of life impacts associated with regional transportation issues. The Township will work with other jurisdictions to make sure that improvements best serve Eureka and surrounding communities without unduly compromising the rural character and quality of life of Eureka Township.

County State Aid Highway 23 – Cedar Avenue

County State Aid Highway 23 (Cedar Avenue and Galaxie Avenue) is a heavily used A-Minor arterial, described by the Dakota County CIP as frequently at full capacity. Cedar Avenue directly connects Eureka Township to nearby cities such as Apple Valley and Bloomington, and to the region's network of highways. To the south, CSAH 23 connects Eureka Township to the City of Northfield. Located down the center of Eureka Township, CSAH 23's future is of high importance to the community. Potential changes to the corridor are described here.

- Bus Rapid Transit (BRT) is under development on Cedar Avenue. The BRT corridor will extend to 215th Street in Lakeville, just north of the Township boundary. BRT on Cedar Avenue in Lakeville would serve as a transportation option for Eureka residents.
- In order to accommodate the Airlake Airport's planned runway extension, Cedar Avenue is proposed to be relocated to the east of the new runway, in the area where it intersects 225th Street.

Eureka Township will continue to monitor planning processes for CSAH 23 and other County roadways, and communicate Township interests to the involved county, state, and local jurisdictions. Eureka Township encourages the State and County to work with local landowners in developing plans for realignments of CSAH 23.

Dakota County 2015-2019 CIP

Dakota County's –2015-2019 Capital Improvement Program includes the following items that affect roadways in Eureka Township

- A potential bituminous resurfacing project on CSAH 86 in Eureka, Castle Rock, Waterford and Greenvale Townships.

- Potential intersection and roadway improvements on CSAH 80.
- Potential roadway reconstruction on CR 78 in Eureka and Castle Rock Townships
- A future study of East-West Principal Arterials in Eureka, Castle Rock, Hampton and Douglas Townships.

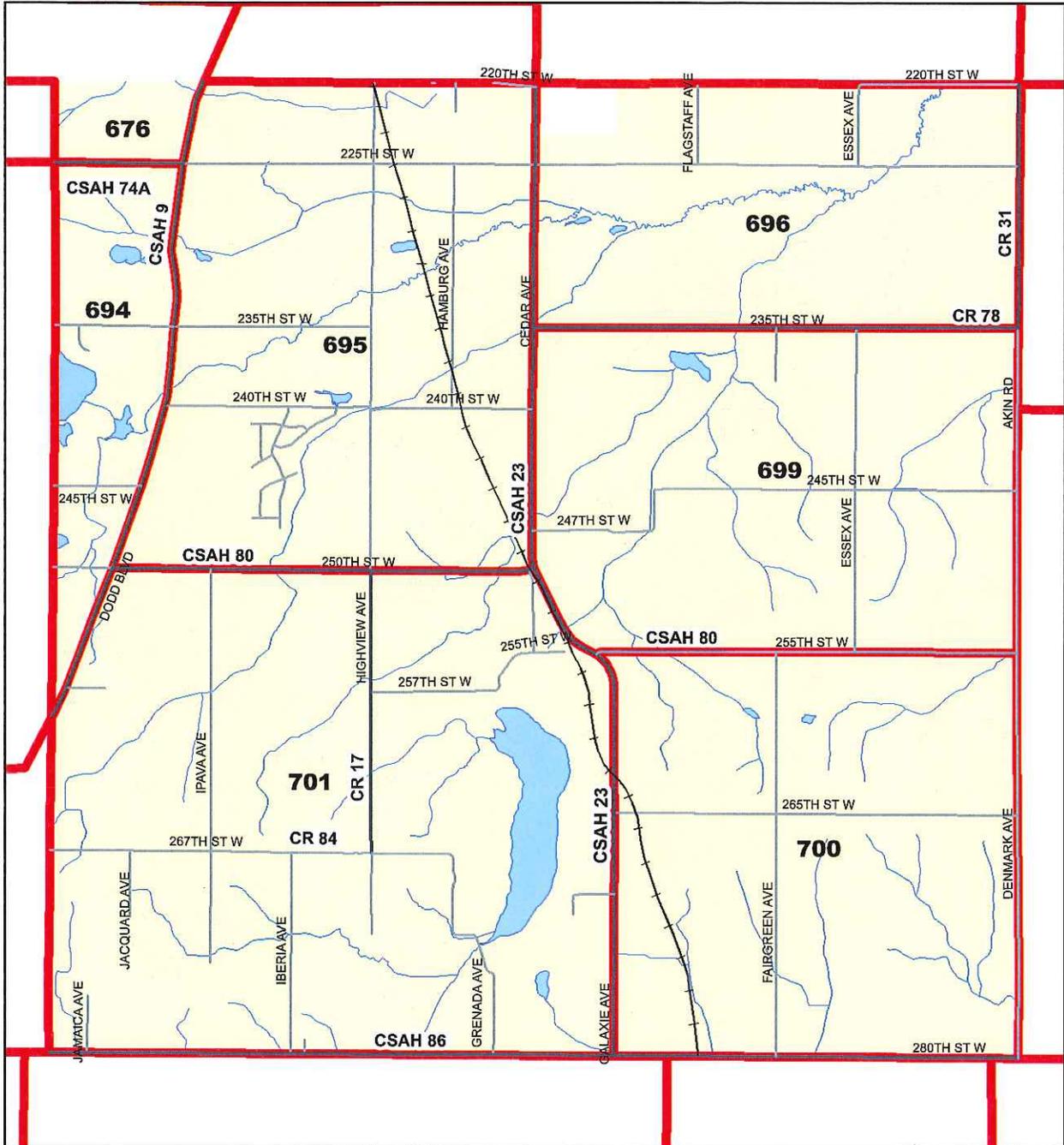
Transportation and Township Land Use

Township Growth Forecasts by Traffic Analysis Zones (TAZ)

Eureka Township was located within one Traffic Analysis Zone (TAZ) for the 2030 Comprehensive Plan, but is located within seven TAZ's for the 2040 Comprehensive Plan. The table below shows the forecasted population, household, and employment growth in each TAZ for 2010, 2020, 2030, and 2040. The map showing the location of the TAZ's in the Township follows the Existing Traffic and Traffic Forecast Map.

Table -- Growth forecasts by TAZ

TAZ	Forecast Type	2010	2020	2030	2040
676.00					
	Population	25	20	20	30
	Households	11	10	10	10
	Employment	323	10	10	10
694.00					
	Population	125	120	130	130
	Households	47	40	60	60
	Employment	16	20	20	20
695.00					
	Population	443	430	460	470
	Households	154	170	180	200
	Employment	331	270	270	270
696.00					
	Population	87	100	110	120
	Households	35	40	40	50
	Employment	16	30	30	30
699.00					
	Population	192	190	210	230
	Households	67	70	80	100
	Employment	8	20	20	20
700.00					
	Population	128	130	150	170
	Households	45	50	60	70
	Employment	57	80	80	80
701.00					
	Population	435	460	490	520
	Households	164	180	200	210



Transportaion Analysis Zones

- XXX** Transportation Analysis Zone ID Number
-  Transportation Analysis Zone Boundary
-  Eureka Township Boundary



Source: Metropolitan Council

	Employment	22	30	30	30
Forecast Totals All TAZ					
	Population		1450	1570	1670
	Households		560	630	700
	Employment		460	460	460

The forecasts for 2020, 2030, and 2040 are consistent with the Metropolitan Council’s population, household, and employment forecasts for those years, identified in Chapter One of this Comprehensive Plan update. The TAZ forecast data that the Metro Council provided for population and households in the 7 TAZ districts were generally consistent with the forecasts for Eureka Township. The TAZ data for employment in TAZ 676.00 included a significant employment area in the City of Lakeville. The Township has modified the employment forecasts to take out the Lakeville employment data.

The Township considers transportation implications when making land use decisions. The Township’s policies include strategies to make sure that land uses are compatible with Township roads and level of services. The 2040 Comprehensive Plan supports these policies:

- Alternatives must be investigated in cases where the approval of a change in land use would raise traffic on a gravel road substantially above 200 average trips per day.
- Individual land uses that will generate high levels of traffic and/or heavy vehicle traffic may be required to participate in the upgrading of facilities.
- The Township will maintain existing roadways and rights-of-ways to meet Ordinance standards. Any new Township roads must also conform to Township Ordinances. Standards promote a safe and efficient transportation system.

The 2040 Comprehensive Plan recommends that the Township continue its practices in managing improvements to the local transportation system. These practices include:

- Comprehensive inspection of Township roads on at least an annual basis
- Maintaining the existing transportation system
- Considering transportation implications when making land use decisions
- Requiring land use permit applicants to provide for transportation improvements needed to accommodate the change in land use
- Working with Dakota County and neighboring communities to address transportation issues facing Eureka Township and the region.

Traffic Volumes

The Dakota County 2030 Transportation Plan reports existing and forecasted average daily traffic volumes for County facilities. Traffic volumes are expected to increase on all County facilities located in Eureka by 2030. High rates of increase are expected for CSAH 23, CSAH 80, and County Road 78. The *Existing and Estimated Traffic Volumes* on major roadways in the

Township based on The Dakota County 2030 Transportation Plan are shown on the map that follows this section.

Land use decisions affect the level of demand placed on the transportation system. With the majority of land in Eureka Township used and planned for agriculture, the increases in forecasted traffic volumes on roadway segments within the Township are largely attributable to growth outside the Township. The growth in traffic within Eureka Township will occur due to planned growth in surrounding communities and the region.

Safety

Transportation safety is important to the Township. As traffic volumes increase on County roadways located within Eureka, and with more traffic expected from surrounding communities due to their growth, steps must be taken to ensure safety. Traffic volume forecasts are especially high for CSAH 23. Transportation safety is important for all roadways, but of particular concern where traffic volumes are expected to increase so significantly.

Eureka will continue, and continue to encourage, frequent communication between the Township, Dakota County and the Minnesota Department of Transportation (Mn/DOT) to ensure that roadways are as safe as possible under current conditions and in the future. The Township encourages Dakota County and Mn/DOT to communicate early with the Township when considering changes to roadways in the community. Eureka Township will assist the County and State in identifying transportation and safety issues, and in communicating with local residents on transportation issues. The Township will work with the County and State on transportation safety efforts such as safety audits and implementation of safety audits.

Multimodal Transportation Facilities

Pedestrian and Bicycle Facilities

Roadways in Eureka Township are shared by motorized vehicles, pedestrians and bicyclists. Eureka Township's rural transportation system does not include separate bicycle lanes, sidewalks, or trails today, and the Regional Bicycle Transportation Network does not include proposed facilities within the Township. Planning for future trails - discussed in the Parks, Trails and Recreation chapter - will consider trails as options for pedestrian and bicycle modes of travel. As part of its transportation planning for public safety, the Township should continue to consider pedestrian and cyclist safety when planning improvements and maintenance to local roads.

Transit

Eureka Township is outside of the Metropolitan Transit Taxing District, and so there is no existing or planned transit service in Eureka. For the purposes of regional transit planning, Eureka Township is considered part of Market Area V. Transit Market Area V is characterized by very low population and employment densities and is located in rural and agricultural communities. Transportation options for Market Area IV include dial-a-ride, volunteer driver programs, and ridesharing. Dial-a-ride service for seniors and persons with disabilities is provided by Dakota Areas Resources and Transportation for Seniors (DARTS).

Aviation

There are two existing aviation system facilities within Eureka Township: the Airlake Airport and the Farmington VOR (VHF Omnidirectional Range navigation system).

Airlake Airport

Airlake Airport is located in Sections 3 and 4 on the northern border of the Township and the city of Lakeville. The airport is owned and operated by the Metropolitan Airports Commission (MAC). This airport is classified as a “Minor” airport in the regional airport system, functioning as a general aviation airport and a designated reliever airport to Minneapolis-St. Paul International Airport. Airlake Airport accommodates air taxi service, flight training, ambulance helicopter service, and personal, professional and corporate usage.

Airlake Airport Comprehensive Plan



The Airlake Airport Comprehensive Plan, created in 2007, proposes new facilities at the Airport through the year 2025. The Airlake Plan identifies the Airport’s preferred expansion plans. The preferred alternative described in the Plan is to extend the runway 902 feet to the southeast, which would require relocation of Cedar Avenue and 225th Street to accommodate the expansion. The Airlake Plan also recommends development of additional hangar space, which may be served by municipal water and sewer services in the future.

The Metropolitan Airports Commission (MAC) is currently working on an update to the Airlake Airport Comprehensive Plan. The updated plan is not expected to be completed prior to Township adoption of this Comprehensive Plan update in 2018.

The Township participated in the public involvement process for the 2007 Airlake Airport Comprehensive Plan, and will continue to be involved in Airlake Airport expansion and land use planning issues. The Township will work with the Airlake Airport to identify public improvements needed in the area due to airport expansion, and follow the Airport’s plan update. The Township believes that resources to make necessary improvements should be provided by Airlake Airport.

Airspace protection

Eureka Township supports general airspace protection provisions. Because the MAC owns property within the immediate vicinity of the runway, and because of the height and use standards in the Eureka Township ordinances, airspace is adequately protected by existing regulations.



The Township reviews all applications for development. If proposed structures would trigger notification to the Federal Aviation Administration (FAA) and Minnesota Department of Transportation (Mn/DOT), applicants will be required to notify these agencies. Notification must occur if the proposed structure is 200 feet above the ground and could affect navigable airspace. Notification and federal regulations are found in CFR - Part 77, using the FAA Form 7460-1 "Notice of Proposed Construction

or Alteration".

Airport Safety Zones

Mn/DOT airspace protection regulations include creation of "Safety Zones" for the land area off runway ends in order to prevent incompatible development. State airspace protection requirements include formation of a joint airport/community zoning board, defining an airport zoning district, and implementing an airport zoning ordinance including land use safety zoning.

Eureka Township participates in planning issues related to the Airlake Airport and will continue to be involved. The Township encourages the creation of the joint airport/community zoning board. The Eureka Township Comprehensive Plan illustrates Safety Zones A and B shown in the Airlake Airport Comprehensive Plan and briefly describes the Zones for informational purposes, should development requests in the area come before the Township.

- Safety Zone A does not allow any buildings or temporary structures, places of public assembly or transmission lines. Permitted uses include agriculture, livestock, cemeteries and auto parking areas.
- Safety Zone B extends outward from Safety Zone A a distance equal to one-third the runway length. Density of development should be kept low in this zone.

Runway Protection Zones (RPZs) and Safety Zones A and B for Existing Airlake Airport Runway

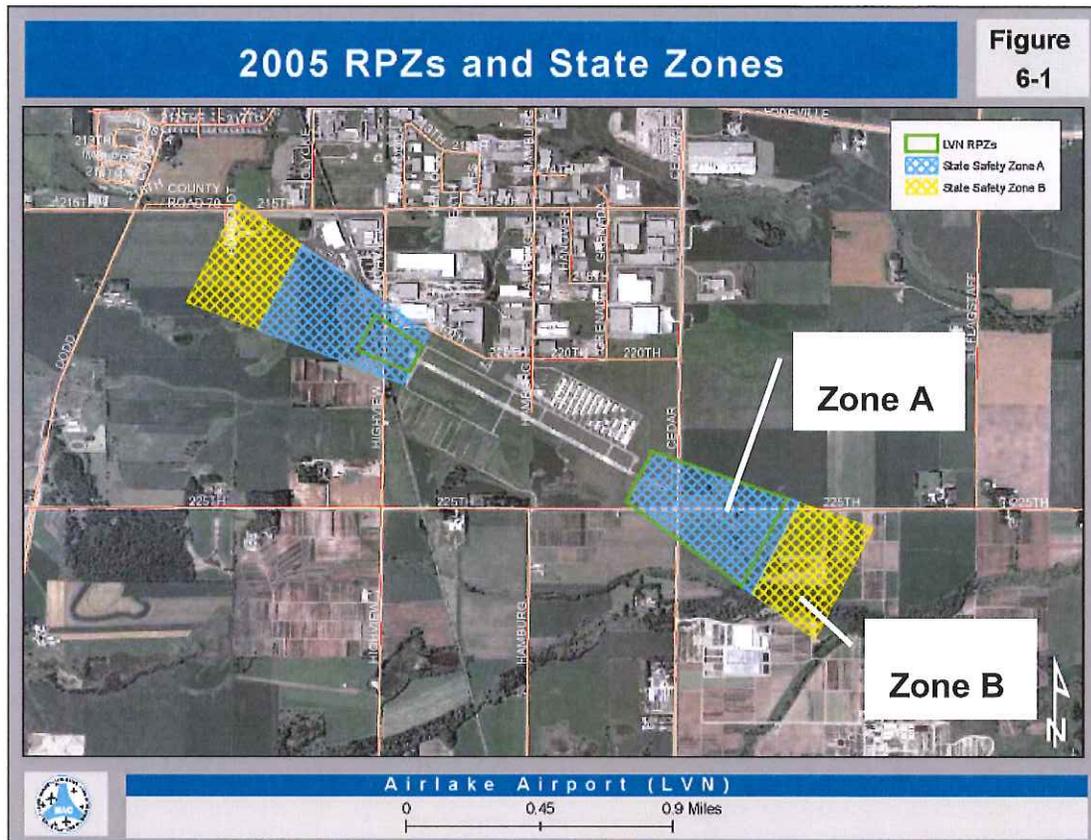


Figure
6-1

VOR Facility

The VOR facility, which provides an air navigation reference point and directional guidance to an airport runway, is located on the border of the Township and the City of Farmington near 220th Street and Essex Avenue in Section 2 of the Township. The Federal Aviation Administration owns the VOR.

The FAA usually owns or controls property within 1,000 feet of the facility. The 1,000-foot protection zone cannot include any structures and should be included in the future development of a local airspace protection ordinance.

The Township recognizes the importance of protecting the area in the Township that is around the VOR facility. The Township reviews all applications for development and will require applicants to notify the FAA of any development proposal within a half-mile of the VOR facility that could create potential hazards to air navigation, including electronic interference. Notification and federal regulations are found in CFR - Part 77, using the FAA Form 7460-1 "Notice of Proposed Construction or Alteration" (FAA form 7460-8 and MCAR 8800.1200 Subpart 3).

Transportation Goals and Policies

The following goals and policies will guide local decision-making related to transportation.

Transportation Goals

1. Maintain a transportation network at reasonable cost that meets the safety, health, and welfare needs of the community.
2. Provide a transportation system to complement the existing and planned rural land uses in Eureka Township.
3. Work with other jurisdictions to plan and update the transportation system.
4. Support general airspace protection provisions for the Airlake Airport and VOR facilities.

Policies

To achieve these goals, the Township will:

1. Encourage a transportation system that balances land access and transportation mobility.
2. Use access management to promote a safe and effective road network.
3. Provide for the highest possible degree of road safety through roadway design, maintenance, and access management.
4. Maintain existing Township roads.
5. Require that new roads are surfaced appropriately, either gravel or paved, for cost effective maintenance.
6. Consider transportation impacts when making land use decisions.
7. Require land use permit applicants to provide for transportation improvements needed to accommodate the change in land use.
8. Consider the protection of natural, cultural, and agricultural resources in the design of new roads and maintenance of existing roads.
9. Work with Dakota County and neighboring communities to assure that appropriate roadway improvements are constructed to best serve Eureka Township and the surrounding communities without unduly compromising the rural character and quality of life of Eureka Township.
10. Encourage regular communication among Dakota County, Minnesota Department of Transportation, and Eureka Township regarding realignment of roadways, transportation planning, and transportation safety.

11. Require notification to the Federal Aviation Administration and the Minnesota Department of Transportation of any structure 200 feet above the ground that could affect navigable airspace, or of any development proposal within a half-mile of the VOR facility, or of any proposed personal airstrip that could create potential hazards to air navigation, including electronic interference.
12. Work with the Metropolitan Airports Commission and Metropolitan Council on planning for the future of Airlake Airport.