



Terms You Might See Tonight

Buffer—An area that provides a transition between various land uses—for example, a patch of forest or prairie that acts as a buffer between a residential area and a wetland.

Buildout—A hypothetical development scenario in which all buildable land in a particular area is developed to full capacity.

Cluster Development —A design or zoning technique that involves grouping houses on smaller lots in one area of a development while preserving the remaining land on the site for recreation, common open space, agricultural uses, or protection of environmentally sensitive areas. (See Fact Sheet No. 6)

CommunityViz —A computer software program that allows users to model hypothetical land use scenarios and to quantify and compare the potential impacts of each scenario. The software formed the technological basis for the work of the Eureka Envisioning Task Force.

Conservation Easement —A legally recorded agreement by which landowners voluntarily give up certain rights to the use of their land (such as the right to develop the land for residential, industrial, or commercial purposes) to protect important land resources for future generations. A conservation easement is usually held by a qualified conservation organization or local unit of government. Conservation easements are frequently used with purchase of development rights (PDR) or transfer of development rights (TDR) programs. (See Fact Sheet No. 10)

Density—The number of housing units per acre. Currently, Eureka has a housing density of one house per quarter-quarter section.

Greenway corridors —Continuous areas of vegetation that provide pathways for the movement of wildlife or people. Greenways often follow natural waterways or land features and may connect natural areas or other community resources such as parks, cultural institutions, or civic buildings. Examples of greenways in Eureka include the natural areas along the Vermillion River, Chub Lake, and Chub Creek.

Impervious Surfaces —Areas that cannot be penetrated by water, such as parking lots, rooftops, roadways, and driveways. The amount of impervious surface has a direct impact on the amount of water runoff and erosion, the demand for storm sewer capacity, and the quality of water.

Indicator —A feature of a community (for example, population, number of roads, or amount of farmland) that could be impacted by future development in a way that is statistically predictable and measurable. (See Fact Sheet No. 4)

Infrastructure —Physical structures that form the foundation for development, including public sewage and water systems, waste management facilities, electric power, communications and transportation corridors and facilities, and oil and gas pipelines.

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Metropolitan Council —A commission created to provide a regional perspective on issues affecting the Twin Cities metropolitan area. The council has jurisdiction over wastewater collection and treatment, regional parks, airports, and transportation, and is also responsible for working with local units of government on comprehensive land-use planning and solid waste plans.

Metropolitan Urban Service Area (MUSA): That portion of the seven-county Twin Cities metropolitan area that is approved by the Metropolitan Council for sanitary sewer and municipal water service. Currently the area is designated by a line (referred to as the *MUSA line*) that indicates where municipal services are permitted.

Mixed-Use Development —Development projects that integrate different land uses (such as retail stores, restaurants, civic buildings, residential units, offices, and open space) within a defined area.

Natural Areas —Places that are mostly undisturbed by human activities and that contain native vegetation in naturally occurring patterns across the landscape. Types of natural areas in Dakota County include wetlands, prairie, oak savannas, floodplain forests, and upland forests.

Open Space —Undeveloped places that provide areas for recreation, wildlife habitat, and scenic views. They may be public or privately owned. Examples in Eureka Township include farmland, remaining forested areas, utility corridors, and the Chub Lake State Wildlife Management Area.

Purchase of Development Rights (PDR) Programs —Purchase of development rights programs involve voluntary legal arrangements with landowners who agree to sell to a nonprofit conservation organization or local agency the rights to develop their property. A conservation easement is then placed on the land and recorded on the title to permanently limit the future use of the land to agriculture, forestry, or other open space uses. (*See Fact Sheets No. 8 and No. 11*)

Rural Character —Having rural qualities and agricultural uses. Rural character includes such attributes as rolling topography, dense vegetation, natural flora and fauna, country roads, open space, fence rows, barns and silos, large tracts of agricultural fields and pastures, protected natural resources, scenic views, river and stream corridors, and woodlands.

Scenario: A hypothetical description or model of a possible future development pattern. (*See Fact Sheet No. 5*)

Town Center —A compact area with a mix of retail, office, commercial, and residential development that provides a gateway to the community and serves as a central location for community activity. (*See Fact Sheet No. 7*)

Transfer of Development Rights (TDR) programs —Transfer of development rights programs establish sending (preservation) areas and receiving (development) areas. In exchange for not developing their land, landowners in the sending areas earn development credits, which developers can purchase to increase building densities in receiving areas. (*See Fact Sheet No. 9*)

Twin Cities Metropolitan Area —Generally refers to the seven counties that encompass Minneapolis and St. Paul and the suburban areas immediately adjacent to them. These include Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, and Washington Counties.

Wetlands —Areas that are neither fully terrestrial nor fully aquatic, ranging in character from marshes and swamps to shallow depressions that hold water at most only a few weeks out of the year.

Zoning—Zoning ordinances determine the types of land uses and development densities permitted in a particular area, and are key elements in guiding a community's growth. Since 1982, Eureka Township has been zoned for agricultural and residential land uses only.