

CHAPTER 3: LAND USE PLAN

The City of East Bethel is bordered by the communities of Oak Grove, Ham Lake, Linwood Township, a portion of the City of Columbus Township, as well as a small portion of St. Francis and Bethel. While most of these communities are experiencing a continuing growth trend, East Bethel, located along State Trunk Highway 65 (TH65) (a major transportation corridor which runs north-south through Anoka County), is becoming an especially attractive area for new residential and business growth.

The full Land Use Plan is intended to guide the future development of the community. It is designed to protect, preserve, enhance, and build upon the physical features of both the built and natural environment. Developed through a combined effort of East Bethel residents, landowners, city officials, and business owners, the plan guides land uses through the year 2040. Many people will use the plan to learn about the community, its direction, and its vision. More importantly it will be used to assist and guide local decision-makers and City staff in the everyday business demanded of a growing rural community.

GOALS

The City has established the following goals to guide future land use.

- Strategically plan for growth areas while maintaining the “non-urbanized” character of the City.
- Identify and classify significant historic resources; enforce policies to protect and conserve historic and cultural resources.
- Encourage the use of solar energy systems for the purposes of space heating and cooling and hot water heating in new residential developments.

The implementation of the Comprehensive Plan does not end with adoption. The City's land use controls, including the Zoning and Subdivision Ordinances, will ensure day-to-day monitoring and enforcement of the policy plan. As part of the planning process, the City will evaluate its land use controls and consider amendments to existing ordinances that eliminate inconsistencies with the Comprehensive Plan. The City will also work to enhance performance standards, protect public and private investments, and conform to mandatory State and Federal regulations.

EXISTING LAND USE

Over the past decade, the City has experienced increased interest in commercial development along TH65. Since the 2008 Comprehensive Plan, additional service and retail uses have been developed. Public and institutional property occupies only about one percent of the City. Parks, private recreation, and open spaces, including Cedar Creek Natural History Area and the Sand Hill Crane Natural Area, account for approximately 14 percent of the gross acres in the City, nearly equal to the amount of existing residential areas. Vacant or rural areas account for roughly 47 percent of the gross acres in the community. Table 3-1 and Figure 3-1 illustrates generalized land uses in East Bethel prior to the adoption of the 2008 Comprehensive Plan and land uses.

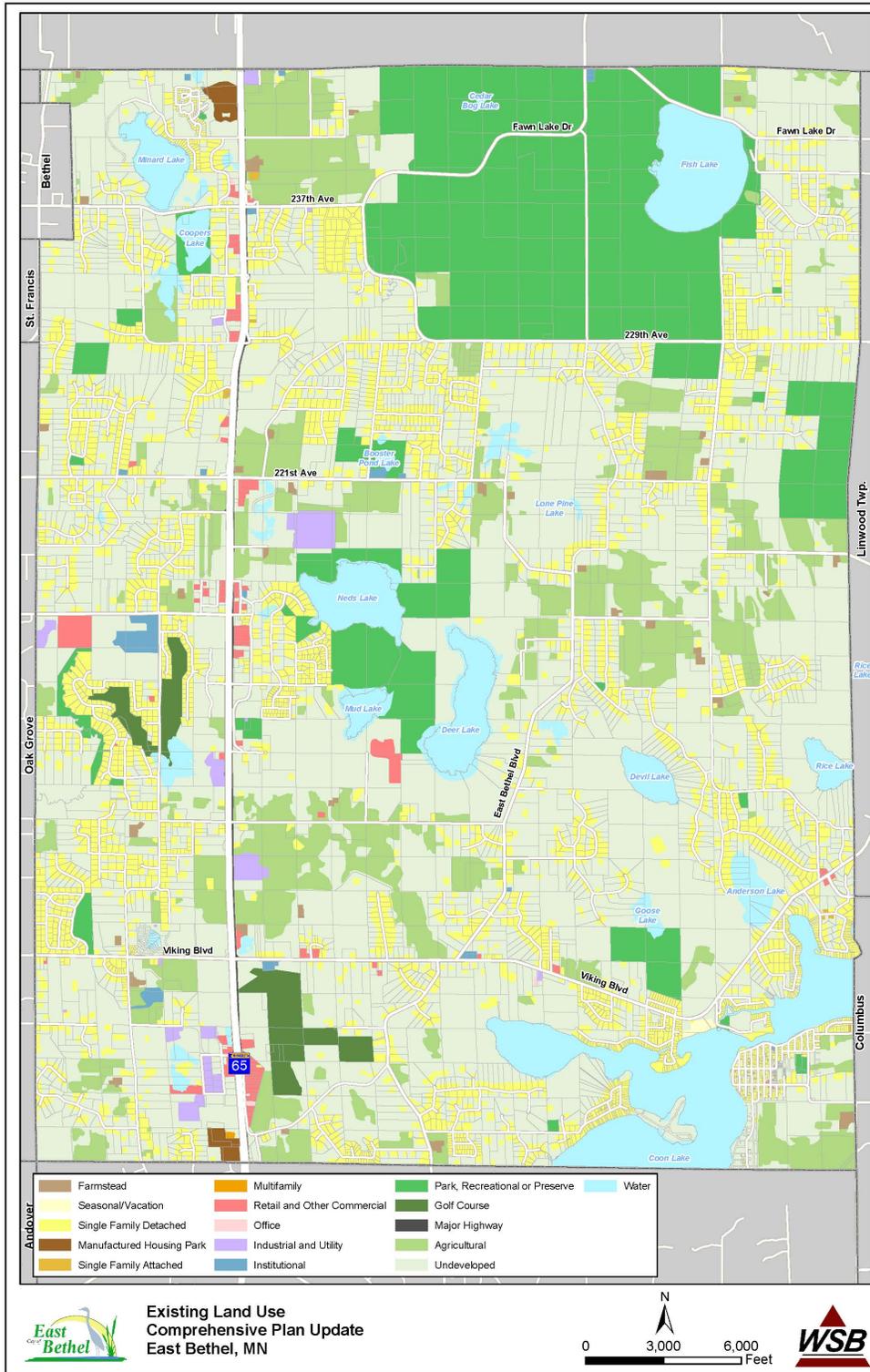
TABLE 3-1: EXISTING LAND USE TABLE

Land Use	Description	Acres	Percent of Total
Undeveloped Land	Land not currently used for any defined purpose that may or may not contain buildings or other structures or has no discernable use based upon the aerial photos or available data. Undeveloped may include non-protected wetlands or lands currently under development.	14,215	46.6%
Single Family Detached	Land meeting the general definition of single-family residential and detached from any other residential dwelling unit (i.e., with open space on all four sides, includes detached town homes).	5,418	17.8%
Park, Recreational or Preserve	Land used for park and recreational assembly (Ex: community level ball fields, regional or small urban parks - public or private, playgrounds, rest areas, and other venues - indoors or outdoors - for sporting events or like purposes). Also includes passive activity uses such as park preserves, wildlife refuges, habitat area, public plazas, river walk, DNR owned land, greenways, and other public or private preserved land.	4,083	13.4%
Agriculture	Land used for agricultural purposes. Includes discernable cultivation (Ex: ground tillage or crop rows) horticulture, floriculture (exotic flowers), viticulture (grapes) activities, pasture, and a broad range of other agricultural activities (Ex: horse boarding and training, kennels, sod farms, tree	3,323	10.9%

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Land Use	Description	Acres	Percent of Total
	farms, fish production and processing, storage areas or buildings).		
Open Water	A body of open water or flowing waterway inclusive within a discernable shoreline. This typically does not include wetlands or periodically flooded areas. Generally only features three acres or greater in size are to be delineated.	2,327	7.6%
Golf Course	Land used for golfing, including driving range and practice areas and in most cases includes all land belonging to a country club if the predominant land use is golf course.	321	1.1%
Major Highway	Major roadway strips of land or area, on which a vehicular rights-of-passage exists under the following conditions: all interstate highways; all 4-lane divided highways with rights-of-way of 200 feet or greater in width; or all 4-lane roads with a Metropolitan Council functional class designation of "Principal Arterial".	307	1.0%
Retail and Other Commercial	Land used for the provision of goods or services. This category is for general sales and services that comprise the vast majority of establishments typically associated with commercial land use. This category is used as the default for commercial/retail land uses.	231	0.8%
Industrial and Utility	Land containing manufacturing, transportation, construction companies, communications, utilities (including water towers) or wholesale trade. This category includes publicly owned industrial lands (e.g. waste water treatment plant, warehouses (including commercial warehouses), automotive junk yards, and some special horticultural uses (large greenhouses that do not sell to the public).	181	0.6%
Institutional	Land used primarily for religious, governmental, educational, social, cultural or major health care facilities - patients with overnight stays (Ex: hospitals, schools, places of worship, cemeteries, city halls, museums, and county and state fairgrounds).	96	0.3%
Multifamily	Land used exclusively for residential multiple-family dwellings containing a building or multiple buildings.	12	0.0%
Office	Land used predominantly for administrative, professional, or clerical services. Examples are, law offices, accounting firms, clinics (but not hospitals), and veterinarian clinic or hospital.	4	0.0%
TOTAL		30,519	

FIGURE 3-1 GENERALIZED LAND USE MAP PRE-2008



REGIONAL CONTEXT: COMMUNITY DESIGNATION

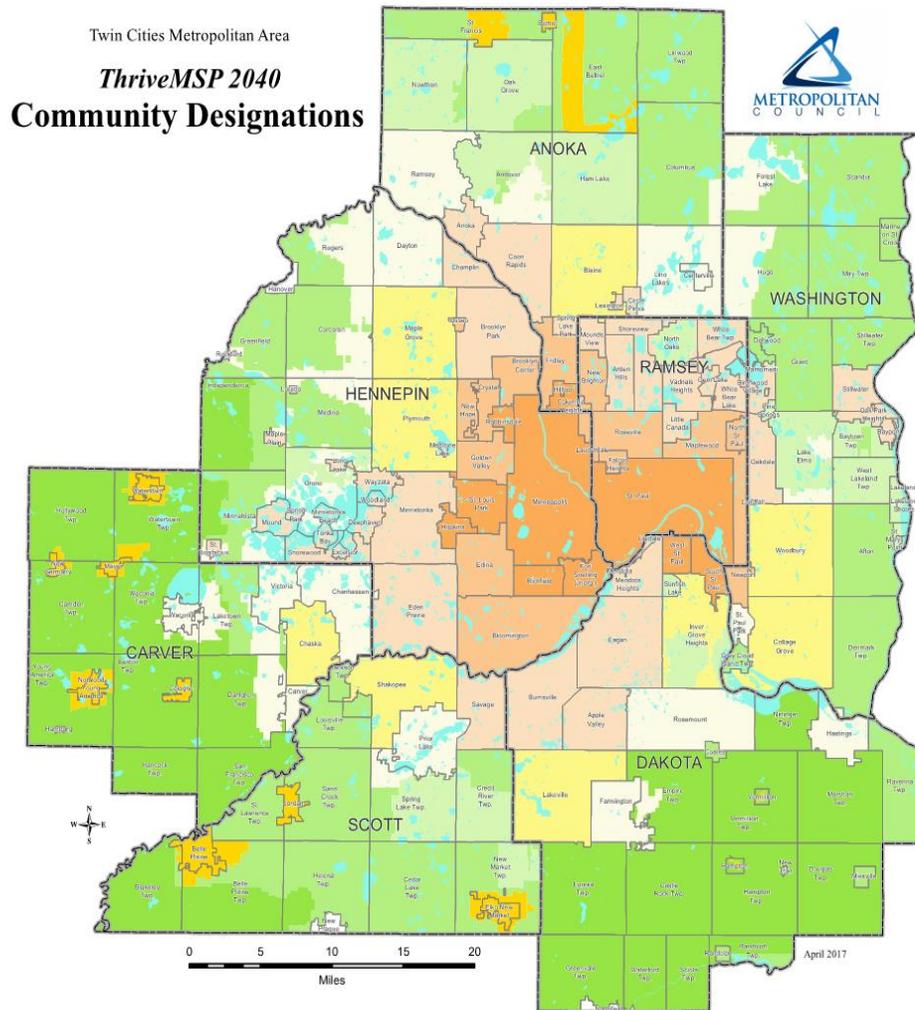
Comprehensive planning often involves planning for people and jobs that are not yet here. The Council develops population, housing and employment forecasts as a component of a city's System Statement to help set realistic goals and policies to plan for the future needs and trajectories of the community over the decades to come.

In *Thrive 2040*, the Metropolitan Council groups jurisdictions within the metro with similar characteristics based on urban or rural character for the application of the regional policies outlined in *Thrive*. East Bethel's "Diversified Rural" and "Rural Center" designations translate to specific expectations in terms of development density as a transition city between rural and agricultural communities. East Bethel's community designation relative to the designations of surrounding communities is shown in [FIGURES 3-2 AND 3-3](#).

Community Designation: The Metropolitan Council identifies East Bethel as a Diversified Rural and Rural Center community. Rural Centers are local commercial, employment, and residential activity centers serving rural areas in the region. These small towns are surrounded by agricultural lands and serve as centers of commerce to those surrounding farm lands and the accompanying population. Rural Center communities are expected to plan for forecasted population and household growth at average densities of at least 3-5 units per acre for new development and redevelopment. In addition, Rural Center communities should strive for higher-density commercial uses and compatible higher-density residential land uses in the commercial core of the community to ensure efficient uses of existing infrastructure investments.

Diversified Rural communities are home to a variety of farm and nonfarm land uses including very large-lot residential, clustered housing, hobby farms and agricultural uses. Diversified Rural communities are expected to plan for growth not to exceed forecasts and in patterns that do not exceed 4 units per 40 acres. In addition, Diversified Rural communities are expected to manage land uses to prevent the premature demand for extension of urban services, and so that existing service levels will meet service needs.

FIGURE 3-2: REGIONAL COMMUNITY DESIGNATION MAP



Community Designations

Urban Service Areas

- Urban Center
- Urban
- Suburban
- Suburban Edge
- Emerging Suburban Edge

Rural Service Areas

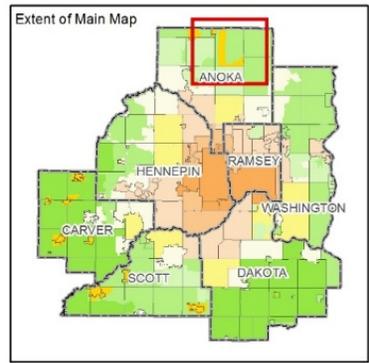
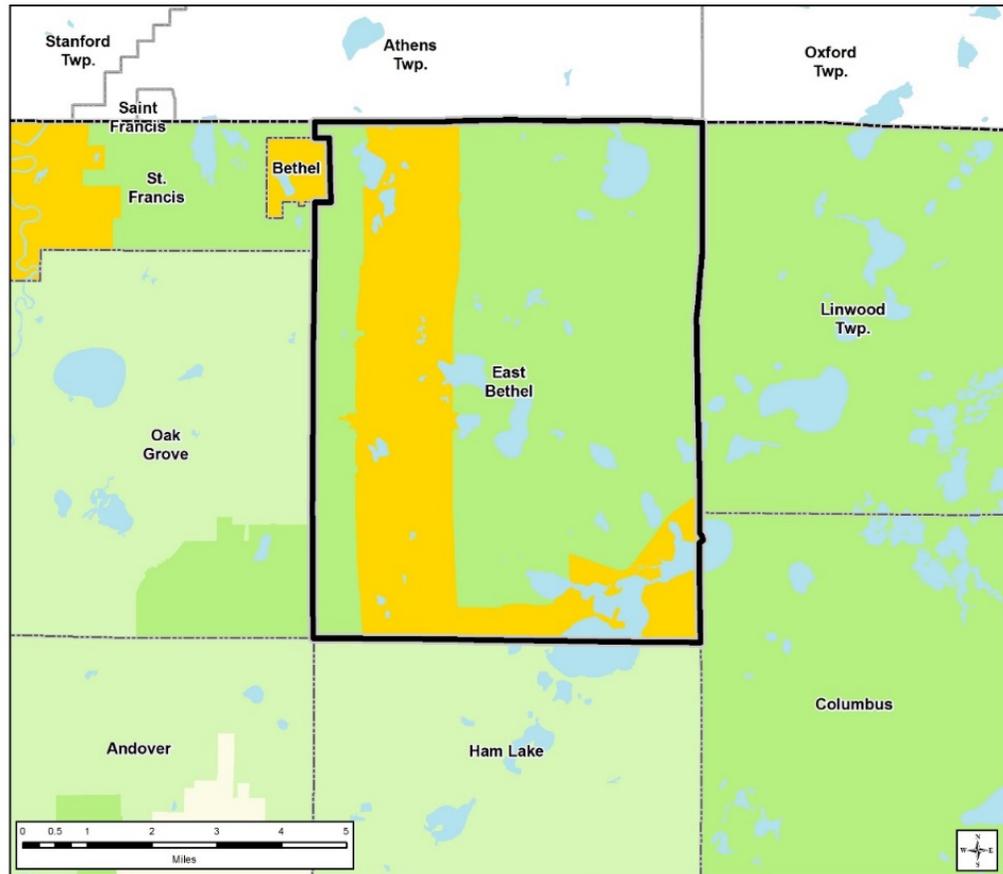
- Rural Center
- Diversified Rural
- Rural Residential
- Agricultural

- County Boundaries
- City and Township Boundaries
- Lakes and Rivers

Hanover, New Prague, Northfield, and Rockford are outside the Council's planning authority.

FIGURE 3-3: COMMUNITY DESIGNATION MAP

Community Designations
City of East Bethel, Anoka County



- 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

Revised Community Designation

East Bethel is requesting to amendments to the Community Designation for East Bethel:

Remove the area in the southeast corner of the East Bethel outside of the MN Highway 65 corridor from the Rural Center designation. This area includes the existing small lots along Coon Lake and rural residential properties between the MN Highway 65 corridor and Coon Lake. The City finds that the rural residential properties in this location are no different than the Diversified Residential properties in the rest of community and therefore does not justify different treatment. This requested change is shown in [FIGURE 3-4](#).

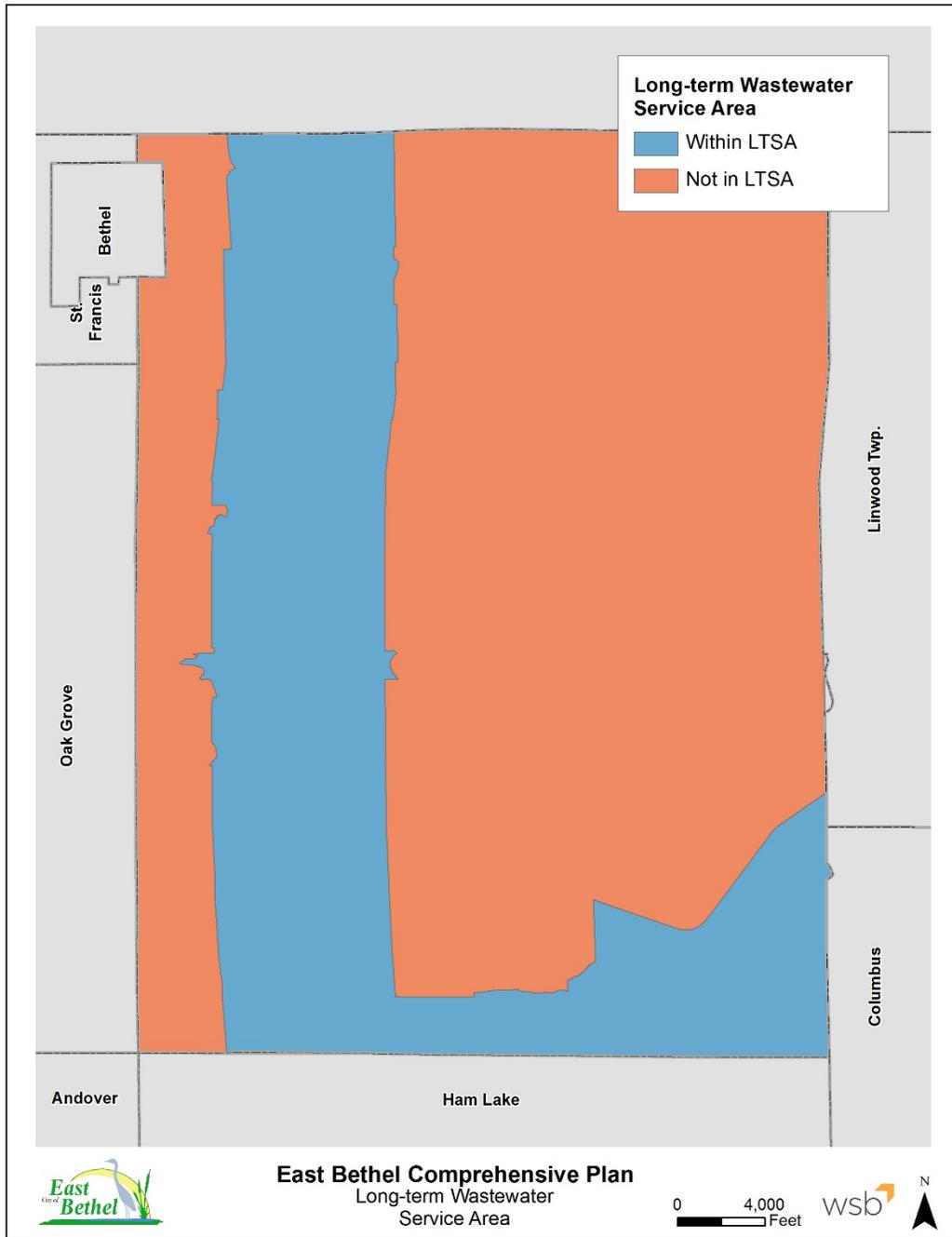
The City also finds that the small lots along Coon Lake within East Bethel are similar to the small lots within the City of Ham Lake and within the City of Columbus that are designated Rural Residential and Diversified Residential respectively. Further, the small lots within East Bethel on the southeast shore of Coon Lake could not be feasibly served with municipal utilities without those services being installed within either the City of Ham Lake or within the City of Columbus. The City commits to working with the Coon Lake property owners to communicate the importance of maintaining the individual septic systems near Coon Lake and has created a new Coon Lake land use category to allow the City to enact ordinances and regulations necessary for the unique characteristics of the lots around Coon Lake.

Should a public health issue arise around Coon Lake in the future that could not be solved by individual septic systems, it is unlikely that a single community will not have the jurisdiction to resolve the issue. The Metropolitan Council, Minnesota Department of Health, and/or Minnesota Department of Pollution Control Agency may need to be involved in coordinating a common and equitable solution for the three communities surrounding Coon Lake. Accordingly, the City acknowledges that the southeast corner of the city will remain within the Long-term Wastewater Service Area, as reflected in [FIGURE 3-5](#).

FIGURE 3-4: REVISED COMMUNITY DESIGNATION MAP



FIGURE 3-5: LONG-TERM WASTEWATER SERVICE AREA MAP



FUTURE LAND USE

Differences from the 2030 Comprehensive Plan

This 2040 Comprehensive Plan and the 2030 Comprehensive Plan treat the areas outside of the Minnesota Highway 65 corridor quite similarly with general large lot residential on individual wells and septic systems with large tracts of both public and privately owned open spaces. The areas within the Minnesota Highway 65 corridor and the area around Coon Lake are treated differently within this 2040 Comprehensive Plan than the 2030 Comprehensive Plan.

In the 2030 Comprehensive Plan, the residential districts with urban services and the Mixed Use district had a narrow density range of 3 to 6 units per acre. The residential districts with urban services and the Mixed Use district within this Plan have density ranges from 2.25 units per acre to 30.0 units per acre. Additionally, the 2040 population and household forecasts do not support the full development of the corridor and therefore there is a new Future Growth Area land use that allows for limited development on septic systems until population growth demands additional urban development.

In the 2030 Comprehensive Plan, the Coon Lake area was designated as Low/Medium Density Residential with a density range of 3 to 4 units per acre. In this plan, Coon Lake is its own land use designation intended to maintain its density or even decrease in density by combining lots through redevelopment.

2040 Land Use Designations

The Future Land Use Plan provides a guide for managing development pressure and growth by determining future land uses, development intensity, and areas for environmental protection. The Land Use Plan also ensures that adequate infrastructure is in place to accommodate new growth as it occurs. The City supports new development but wants to ensure that growth can be accommodated wisely and in an orderly fashion, while protecting the many natural resources that make East Bethel a unique community.

The 2040 future land use map creates the following land use districts:

Public – This category is intended to include locations of schools, public utilities, and ponds or wet areas associated with private developments. This category was added as a separate designation to differentiate these sites as providing a common amenity or service and to indicate that these sites are not intended to be developable within the 2040 planning horizon.

Low Density Residential	
Purpose	The primary use is detached single family homes suitable for family housing and the creation of neighborhoods. Secondary public, cultural, and institutional uses that support the family households are encouraged.
Location Criteria	Inside the MUSA.
Minimum Requirements for Development	Low Density Residential subdivisions are expected to be provided with the full urban infrastructure, such as sidewalks, neighborhood parks, and streets with good access and interconnectivity.
Utilities	Municipal water and sanitary sewer are required.
Typical Uses	Detached single family homes; conservation or cluster subdivisions; places of worship; elementary and secondary schools; public parks and open space; private recreation spaces.
Density	The Low Density Residential designation is anticipated for a range of densities between 2.25 and 4 dwelling units per acre.
Appropriate Zoning	R-1
Limited Secondary Zoning	R-2

Medium Density Residential	
Purpose	Within this category, the predominant housing types will be townhomes and lower density multifamily housing. Single family detached homes may be considered where conditions favor this style of development. It is expected that some housing under this land use category will meet the housing affordability needs of families, couples, seniors and other residents who choose to live in this community and either cannot or would not prefer to live in single family homes. This land use promotes housing affordability for households living at 51-80% AMI. Secondary public, cultural, and institutional uses that support the neighborhood are encouraged.
Location Criteria	Inside the MUSA.
Minimum Requirements for Development	Medium Density Residential subdivisions are expected to be provided with the full urban infrastructure, such as sidewalks, neighborhood parks, and streets with good access and interconnectivity.
Utilities	Municipal water and sanitary sewer are required.
Typical Uses	Townhomes, including single-story attached housing; duplexes; and multiplex buildings; group residential;

Medium Density Residential	
	residential with medical and/or assistive services; places of worship; elementary and secondary schools; public parks and open space; private recreation spaces.
Density	The Medium Density Residential designation is anticipated for a range of densities between 4.0 and 12.0 units per acre.
Appropriate Zoning	R-2
Limited Secondary Zoning	R-1

High Density Residential	
Purpose	High Density Residential land uses will lead to apartment-style housing that ensure that the life-cycle housing needs of the community are met. The residential housing that develops under this land use category may be senior housing developments to accommodate the aging members of the community. It may also meet affordable housing criteria, offering rental opportunities to graduates or younger community members who would otherwise look elsewhere for housing. For the Comprehensive Plan submitted in 2019 to the Metropolitan Council, there is no stand-alone High Density Residential land. The High Density Residential land use category describes how the high density residential within the Mixed Use land use designation can be developed. This initial lack of stand-alone High Density Residential land is not intended to indicate that stand-alone High Density Residential land could not be created through a Comprehensive Plan amendment.
Location Criteria	Inside the MUSA.
Minimum Requirements for Development	High Density Residential subdivisions are expected to be provided with the full urban infrastructure, such as sidewalks, neighborhood parks, and streets with good access and interconnectivity.
Utilities	Municipal water and sanitary sewer are required.
Typical Uses	Townhomes, including single-story attached housing; duplexes; and multiplex buildings; group residential; residential with medical and/or assistive services; places of worship; elementary and secondary schools; public parks and open space; private recreation spaces.
Density	The High Density Residential designation is anticipated for a range of densities between 12.0 and 30.0 units per acre.

High Density Residential	
Appropriate Zoning	B-3 Highway Commercial, <i>MXU Mixed Use</i>
Limited Secondary Zoning	R-2

Mixed Use	
Purpose	Mixed Use district is intended to provide development flexibility, allowing for both commercial and residential uses. For purposes of the household forecasts and the Housing Chapter, Mixed Use has a guideline of 72.5% Low Density Residential, 20% General Commercial, and 7.5% High Density Residential. The actual percentage will be determined at the time of preliminary plat approval and may include Medium Density Residential, Light Industrial and/or Public when deemed appropriate
Location Criteria	Inside the MUSA.
Minimum Requirements for Development	Mixed Use subdivisions are expected to be provided with the full urban infrastructure, such as sidewalks, neighborhood parks, and streets with good access and interconnectivity. Commercial and business development is most appropriate when adjacent to or visible from the Highway 65 corridor.
Utilities	Municipal water and sanitary sewer are required.
Typical Uses	Small-lot single family; Townhomes, including single-story attached housing; duplexes; and multiplex buildings; Apartment-style housing; group residential; residential with medical and/or assistive services; Retail, including grocery store; Office buildings or office complex; commercial complex; places of worship; elementary and secondary schools; public parks and open space; private recreation spaces. Light industrial uses may be deemed appropriate when adjacent to existing industrial or other high intensity businesses or adjacent to planned Light Industrial or Medium Density land uses.
Density	The Mixed Use Residential designation is anticipated for a range of densities between 2.25 and 30.0 units per acre.
Appropriate Zoning	CC City Center, <i>MXU Mixed Use</i> , R-1, R-2, B-2, B-3
Limited Secondary Zoning	LI Light Industrial, PUD

General Commercial

Purpose	Commercial development is encouraged within the half mile buffer along Highway 65.
Location Criteria	Inside the MUSA or an appropriately sized area with stable soils to support septic system if outside the MUSA.
Minimum Requirements for Development	Sufficient access from roadway; considers intersection spacing requirements; provision of turn lanes, if required; provision of cross-access agreements with neighboring commercial properties.
Utilities	Municipal water and sanitary sewer is required when inside the MUSA. Development outside the MUSA may be permitted when a Building Code compliant water supply and septic system can be installed.
Typical Uses	Retail commercial; retail center; office building or office complex; dining or entertainment establishment; indoor recreation center; residential with medical and/or assistive services;
Density	Floor area ratio (FAR) of 20% or greater when the net acreage is fully developed.
Appropriate Zoning	B-2 Central Business, B-3 Highway Commercial
Limited Secondary Zoning	B-1 Limited Business, LI Light Industrial

Light Industrial	
Purpose	This district supports activities and businesses related to manufacturing, assembly, or wholesaling that typically require less intensive land usage and <u>that may not</u> require outdoor storage. Light industrial businesses are expected to be constructed of quality building materials and for uses that do not generate the external noises, dust, smells, vibrations, or similar nuisances normally associated with medium or heavy industrial uses.
Location Criteria	Inside the MUSA or an appropriately sized area with stable soils to support septic system if outside the MUSA.
Minimum Requirements for Development	Sufficient access from roadway; considers intersection spacing requirements; provision of turn lanes, if required; provision of cross-access agreements with neighboring commercial properties.
Utilities	Municipal water and sanitary sewer is required when inside the MUSA. Development outside the MUSA may be permitted when a Building Code compliant water supply and septic system can be installed.

Light Industrial	
Typical Uses	Manufacture or wholesale facility; laboratory or research facility; general repair services; contractor offices; construction sales and service; industrial park; public or institutional uses
Density	Floor area ratio (FAR) of 10% or greater when the net acreage is fully developed.
Appropriate Zoning	LI Light Industrial
Limited Secondary Zoning	B-3 Highway Commercial, <i>MI Medium Industrial, MXU</i>

Medium Industrial	
Purpose	Medium industrial businesses normally generate noises, smells, vibrations, and/or truck traffic that can be disturbing to non-industrial land uses, and may include outdoor storage. Medium industrial land is discouraged next to residential developments. Topography, landscaping, less intense land uses, or other forms of buffering shall be used to transition between medium industrial property and residential, recreational, or institutional land uses.
Location Criteria	Inside the MUSA or an appropriately sized area with stable soils to support septic system if outside the MUSA.
Minimum Requirements for Development	Sufficient access from roadway; meets intersection spacing requirements; provision of turn lanes, if required; provision of cross-access agreements with neighboring commercial properties.
Utilities	Municipal water and sanitary sewer is required when inside the MUSA. Development outside the MUSA may be permitted when a Building Code compliant water supply and septic system can be installed.
Typical Uses	Manufacturing; assembly; industrial uses with outdoor storage; trucking centers
Density	A floor area ratio (FAR) of 5% is encouraged but can be waived when circumstances justify.
Appropriate Zoning	<i>MI Medium Industrial</i>
Limited Secondary Zoning	LI

Rural Residential

Purpose	These areas will retain a traditional rural atmosphere by retaining large lot sizes. This land will preserve valuable environmental resources and will not be developed at urban densities.
Location Criteria	Outside of the MUSA.
Minimum Requirements for Development	Public Right of Way to serve each developable parcel. Sufficient soils to support septic.
Utilities	Private well and septic system
Typical Uses	Recreation; public or private open space; environmental preserve; wetlands, woodlands, lakes, or steep slopes; large lot residential; places of worship; schools.
Density	The Rural Residential designation allows an overall average of 1 unit per 10 gross acres; however higher densities may be achieved by utilizing Met Councils Flexible Development Guidelines.
Appropriate Zoning	RR Rural Residential, R1
Limited Secondary Zoning	A Agricultural

Coon Lake	
Purpose	This neighborhood of East Bethel contains lots that are traditionally smaller in size than typical rural lots and are supported by private septic systems. A separate designation for this area is intended to address the unique challenges associated with many non-conforming lots in this neighborhood and to stabilize development in this area. Parcel assembly is encouraged in this district to facilitate a reduction in non-conformities.
Location Criteria	Outside of the MUSA. Only applies to homes within proximate distance of Coon Lake.
Minimum Requirements for Development	Sufficient land and soils to support septic system.
Utilities	Private well and septic system
Typical Uses	Single family residential; duplex or multiplex residential; limited business or retail; recreation; lake access
Density	The Coon Lake land use designation is anticipated for a range of densities between 1 unit per 10 gross acres and 7.5 units per acre. Encourage assembly of non-conforming lots for redevelopment when available and appropriate.
Appropriate Zoning	R1, <i>CL Coon Lake</i>

Coon Lake		
Limited Zoning	Secondary	RR Rural Residential

Future Growth Area		
Purpose		The plan identifies areas as Future Growth Area that are programmed to eventually be developed at higher intensities but are not planned for full development during the time frame of the 2040 Comprehensive Plan. As such, it is important to preserve these areas by using similar densities as Rural Residential land uses. This designation does not guarantee future urban development rights but rather allows the City to preserve a requisite amount of land as a developing area. Development in the Future Growth Area should be able to accommodate future subdivision in the event of MUSA expansion.
Location Criteria		Outside of the 2040 MUSA, and largely located within a ¾-mile buffer of the Highway 65 corridor.
Minimum Requirements for Development		Development should be designed so that it can be further subdivided in the event that the MUSA is expanded.
Utilities		Private well and septic system
Typical Uses		Single family homes; hobby farms; places of worship; public buildings; recreational open spaces; schools.
Density		1 unit per 10 gross acres. Commercial and industrial may develop in designated areas so long as they can be supported by a viable septic system.
Appropriate Zoning		RR, R1
Limited Zoning	Secondary	R-2, R-3, LI, MI

Agricultural		
Purpose		The purpose of this district is to allow agricultural activities that are compatible with adjacent rural residential land uses and which promote the rural atmosphere of the community until such time as the land may be developed for other appropriate rural uses.
Location Criteria		Outside of the 2040 MUSA
Min. Requirements		Public Right of Way to serve each developable parcel.
Utilities		Private well and septic system.
Typical Uses		Places of worship; Agricultural structures and/or buildings; Row crop and/or livestock farming.

Agricultural	
Density	1 unit per 40 gross acres.
Appropriate Zoning	A Agricultural
Limited Secondary Zoning	RR Rural Residential

Parks and Natural Areas	
Purpose	These areas are locations of significant natural or ecological value, or areas where public visitation, recreation and/or enjoyment of natural spaces is encouraged. The areas in this District are commonly owned by a public entity. East Bethel values its natural spaces and seeks to preserve them for future generations.
Location Criteria	Appropriate locations to support neighborhood recreational opportunities or to conserve and/or restore significant natural areas.
Minimum Requirements for Development	N/A
Utilities	Municipal water and sanitary sewer is not required but may be provided when available and feasible.
Typical Uses	Conservation land; parks; trail corridor; structures that support education, recreation or conservation.
Density	N/A
Appropriate Zoning	<i>Natural Area, Park/Open Space, P/I</i>
Limited Secondary Zoning	RR, A

Limited Business	
Purpose	The limited business (B-1) district is intended to provide for limited retail and service commercial activities in rural areas of the city. Uses are intended to accommodate and serve local neighborhood patrons.
Location Criteria	Outside of the MUSA
Minimum Requirements for Development	May not be located within 1 mile of another Limited Business district.
Utilities	Private well and septic.
Typical Uses	Restaurant; gas station; retail sales;
Density	Floor area ratio (FAR) of 15% or less.
Appropriate Zoning	B-1

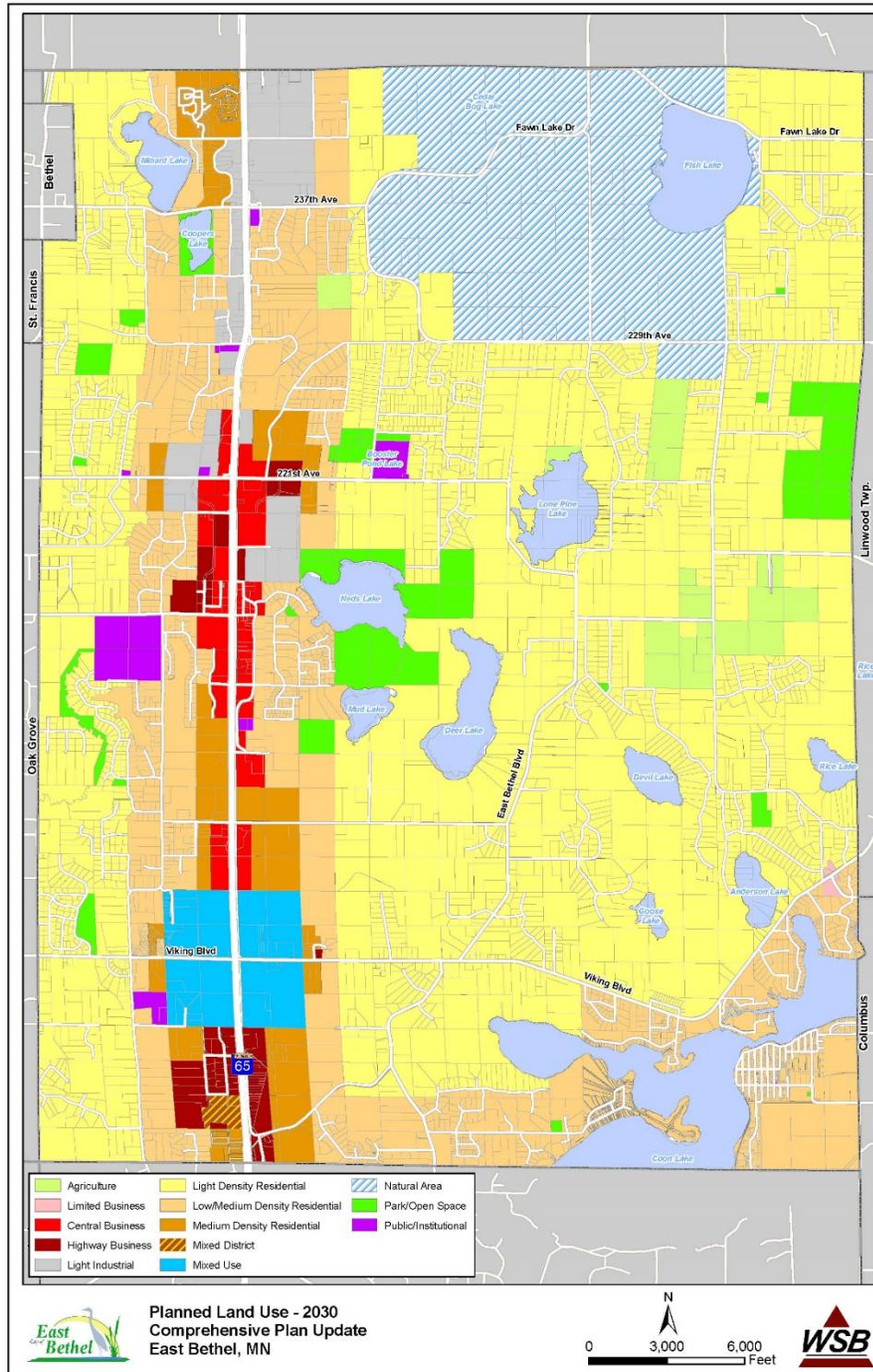
Limited Business		
Limited Zoning	Secondary	B-2, B-3

Public		
Purpose		The purpose of the public/institutional district is to provide areas that are primarily under ownership by units of government, public and private educational institutions, places of worship, hospitals, libraries, cultural facilities, and other similar non-profit institutions.
Location Criteria		Appropriate locations to provide service to residents and the East Bethel community.
Minimum Requirements for Development		N/A
Utilities		Municipal water and sanitary sewer is not required but may be provided when available and feasible.
Typical Uses		Government facilities, places of worship, educational facilities
Density		N/A
Appropriate Zoning		P/I Public Institutional
Limited Zoning	Secondary	<i>Parks/Open Space</i>

2030 COMPREHENSIVE PLAN

The City's 2030 Comprehensive Plan included a land use plan that established new commercial zoning districts and designations. It strategically planned for growth areas while maintain the "non-urbanized" character of the City. A map of the 2030 Land Use Plan is shown in [FIGURE 3-6](#) on the following page.

FIGURE 3-6: 2030 EXISTING LAND USE



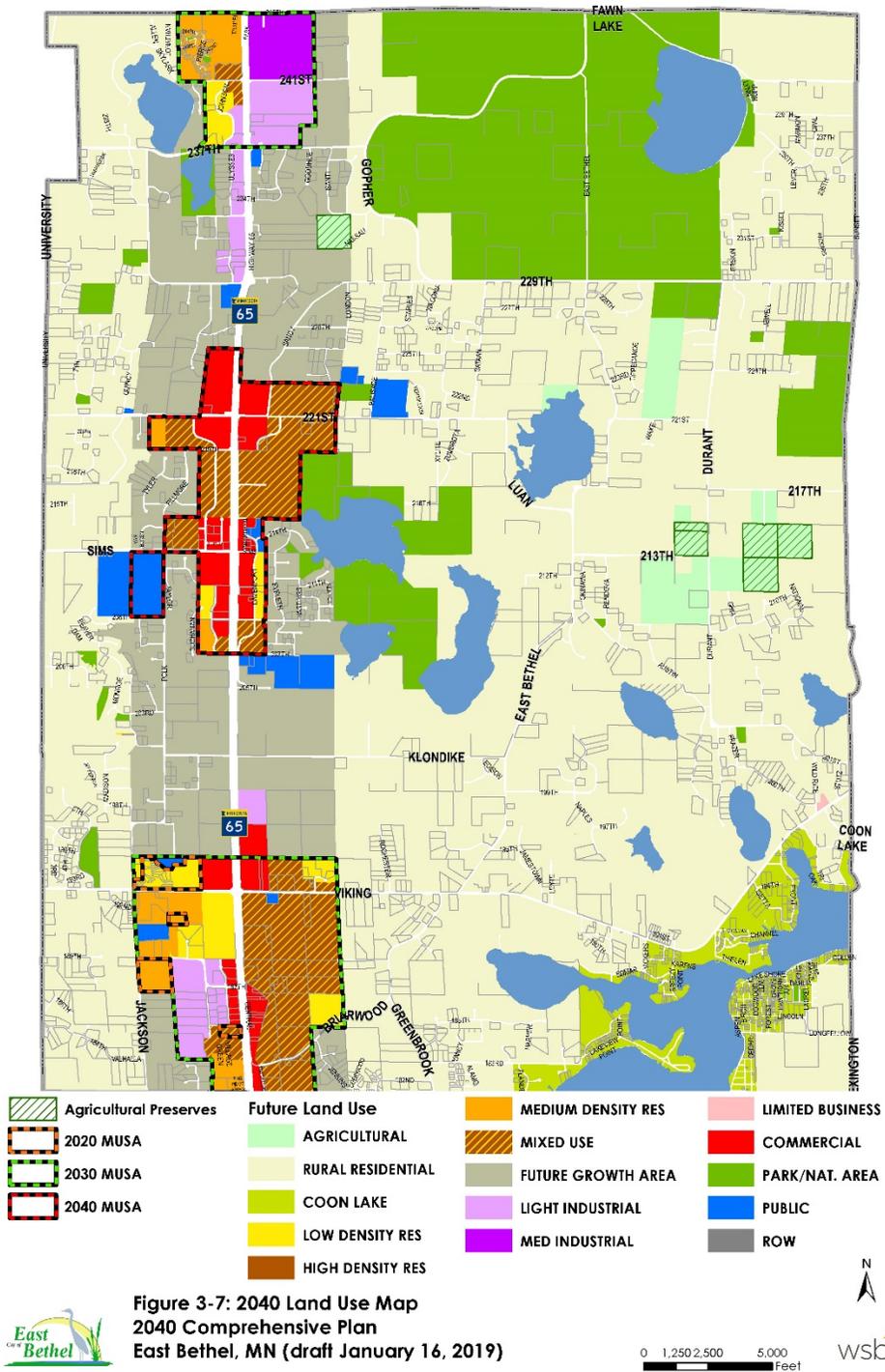
2040 COMPREHENSIVE PLAN

This plan updates the 2030 land use plan and replaces it with the 2040 Comprehensive Plan. The 2040 Planned Land Use map is shown in [FIGURE 3-7](#). The 2040 plan focuses on bringing areas within the Highway 65 corridor into the 2040 MUSA. The MUSA will actually be reduced in the 2040 land use plan to address the limited growth forecasts from the Metropolitan Council and discourage the premature installation of public infrastructure. The 2040 plan features some changes to the land use categories and definitions, which will be described in detail in this section of the plan, as well as some minor adjustments to land use guidance. Total guided land area by category is shown in [TABLE 3-2](#) below.

TABLE 3-2: 2040 PLANNED LAND USE GROSS ACREAGE TABLE BY CATEGORY

Land Use Category	LU Code	Gross Acres	Percent
ROW	ROW	3.2	0.0%
Limited Business	B-1	4.0	0.0%
Medium Industrial	MI	150.1	0.5%
Medium Density Residential	MDR	353.6	1.3%
High Density Residential	HDR	0.0	0.0%
Public	PUBLIC	370.2	1.3%
Commercial	COMM	467.6	1.7%
Agricultural	AG	584.6	2.1%
Low Density Residential	LDR	342.7	1.3%
Coon Lake	COON LAKE	699.5	2.6%
Light Industrial	LIGHT INDUSTRIAL	783.1	2.9%
Mixed Use	MXU	1,097.2	4.0%
Future Growth Area	URBAN RESERVE	3,687.6	13.4%
Park/Natural Area	PARK	3,900.4	14.2%
Rural Residential	RR	14,844.4	54.1%
		27,288.1	

FIGURE 3-7: 2040 PLANNED LAND USE



Expected Growth and Change from Forecasts

Future land use planning begins with incorporating forecasts of community growth and anticipating the needs that will arise as a result of this growth and change. The Metropolitan Council has developed growth forecasts for East Bethel by decade, addressing the projected population, number of households, and number of jobs. Meeting expected growth projections requires intentional land use planning. Metropolitan Council forecasts indicate that East Bethel will grow by over 6,500 people and just over 3,000 households by the year 2040.

TABLE 3-3: East Bethel forecast, 2010-2040. Source: 2010 U.S. Census and Metropolitan Council 2016 Estimates and Metropolitan Council Forecasts.

Forecast Year	Population	Households	Employment
2010	11,626	4,060	1,123
2016 (estimate)	11,788	4,155	1,377
2020	12,400	4,700	1,700
2030	15,400	6,000	1,950
2040	18,400	7,400	2,200
<i>Overall Change from 2016</i>	+6,612	+3,245	+823

Meeting Population Growth Expectations

Overall, the growth expectations for East Bethel through the year 2040 can be met through the identified net developable land. TABLE 3-4 below further breaks down the amount of net developable land by residential land use category. The table below shows the residential acreage associated with the parcels included in the likely redevelopment areas, as well as the land use density ranges associated with each of these residential categories.

East Bethel is well able to meet forecasted growth through development and has more land than necessary indicated as available for development. It is prudent to have excess land guided than is necessary because limiting the development potential of land could artificially drive up property cost. Additionally, the timeline of land availability is in continual flux, so allowing for some flexibility in how and where to meet growth requirements ensures that development potential is not dependent on the will of a single land owner.

TABLE 3-4: RESIDENTIAL GROWTH POTENTIAL BASED ON FUTURE LAND USE DESIGNATIONS AND REDEVELOPMENT AREAS.

Land Use Type	TOTAL Dev. Acres	Acres now- 2020	Acres 2021- 2030	Acres 2031- 2040	Density Range			Yield %	Min Units Now - 2020	Min Units 2021- 2030	Min Units 2031- 2040	TOTAL Minimum Units	Mid Units Now - 2020	Mid Units 2021- 2030	Mid Units 2031- 2040	TOTAL Midpoint Units	
					Min	Mid	Max										
2040 Future Land Use	Low Density Res	152.23	58.92	66.08	27.23	2.25	3.125	4	100%	48*	149	61	258	48*	207	85	340
	Medium Density Res	212.44	44.16	140.50	27.78	4	8	12	100%	130*	562	111	803	130*	1,124	222	1,476
	Mixed Use (LDR) ¹	614.68	0	344.24	270.44	2.25	3.125	4	100%	0	775	609	1,384	0	1,076	845	1,921
	Mixed Use (HDR) ²	63.59	7.07	31.65	24.87	12	21	30	100%	106*	380	298	784	106*	664	522	1,292
	Guided Total	1042.94	110.15	582.47	350.32					284	1,866	1,079	3,229	284	3,071	1,674	5,029

*City Council Approved Units

Community Designation Density (2021-2040)	5.09
Total expected housing units	4,745
Units considered affordable at <80%AMI	380

¹ Mixed Use (LDR)'s 614.68 developable acres is 72.5% of the overall Mixed Use 847.83 developable acres

² Mixed Use (HDR)'s 63.59 developable acres is 7.5% of the overall Mixed Use 847.83 developable acres

TABLE 3-5: POTENTIAL EMPLOYEE YIELD IN NON-RESIDENTIAL FUTURE LAND USE CATEGORIES

	TOTAL Dev. Acres	Acres now-2030	Acres 2031-2040	FAR	Square Footage			Employee per Square Foot	Employment Generated		Total Employment	
					2030	2040	Total		2030	2040	2030	2040
Light Industrial	178.05	178.05	0.00	10%	775,586	-	775,586	1,000	776	-		
Medium Industrial	143.08	143.08	0.00	5%	311,628	-	311,628	2,000	156	-		
Commercial	278.52	71.95	206.57	20%	626,828	1,799,638	2,426,466	400	1,567	4,499		
Mixed Use ¹	169.57	95.60	73.97	20%	832,867	644,427	1,477,294	400	2,082	1,611		
	769.22	488.68	280.54		2,546,909	2,444,065	4,990,974		4,581	6,110	5,958	12,068

¹ Mixed Use (Comm)'s 169.57 developable acres is 20% of the overall Mixed Use 847.83 developable acres

There is a difference between the Metropolitan Forecast shown in Table 3-3 and the potential households generated in the 2030 and 2040 MUSAs shown in TABLE 3-4 and the Employment shown in TABLE 3-5. Some reasons for these differences are as follows:

- **Minnesota Highway 65 Growth Strategy:** East Bethel's 2030 Comprehensive Plan was based on an urban growth corridor that stretched on for $\frac{3}{4}$ of a mile on both sides of Minnesota Highway 65 for the entire length of the City. That growth boundary mirrors the Rural Center Community Designation. The 2030 and 2040 MUSAs within this plan significantly reduce the amount of land that is developable within the corridor and therefore a significant amount of landowner's expectation for development and potential income therefrom will be delayed.
- **Planning based on Existing and Planned Transportation and Utility Improvements:** The Minnesota Department of Transportation (MnDOT) has plans for improvements for and access spacing limitations onto Minnesota Highway 65 and the Metropolitan Council has made investments to connect the northern and southern portions of the Minnesota Highway 65 corridor to the existing wastewater treatment plant. The 2030 and 2040 MUSAs were designed to complement the MnDOT investment and construct local infrastructure to support the Metropolitan Council investments.
- **Market Forces:** There are rational reasons to believe that the Metropolitan Council forecasts are the actual amount of growth that will occur but limiting the amount of land within the MUSA to the exact amount of land to meet only the amount of growth in the forecast can have negative factors on land markets. Not every land owner is ready to develop immediately because there may be investments made in their land or businesses that they want to see a return from. Additionally, there may be generational or inheritance issues that may encourage delaying in developing a property. Land prices can also be affected if land supply is too tight and properties may stay undeveloped as a result because it is uneconomical to develop at the restricted market land costs. The 2030 and 2040 MUSAs could generate about 80% more units than 2040 forecast predicts. East Bethel believes that this would be appropriate level to allow individuals to choose what

investments to make in their properties when they are ready to sell for development and have enough land available to maintain a reasonable amount of competition to generate reasonable land prices.

Growth Staging

The 2040 Comprehensive Plan extends sewers to the north, mid, and south MUSA areas. In order to plan for regional sewer system capacity, the Metropolitan Council requires that cities submit 10-year staging plans so that it can size the regional system to accommodate projected growth. In a city with large amounts of vacant land, this often results in the creation of growth staging areas that are left unsewered until a particular time period or a certain development stage is reached. The 2040 Comprehensive Plan provides access to sewers for the north, mid, and south MUSA areas as pictured in [FIGURE 3-7](#).

Land is available for development in East Bethel, but that development is limited by available infrastructure. The south MUSA area has infrastructure including a water tower, wells, and a water treatment center and is ready for development. The north MUSA area has lift stations, wells, and septic systems, but is missing a water tower. There are some investments needed to make this area able to be fully developed. The mid MUSA area is missing most infrastructure and would require heavy investment to become developable.

The proposed staging has the north and south MUSA areas being sewerred by 2030 and the mid MUSA area being sewerred by 2040, as revenue from the development of the north and south areas begins to be available to fund heavier infrastructure investments.

[FIGURE 3-8](#) outlines what property owners can do with their land, depending on whether it is in the 2030 MUSA or the 2040 MUSA. Property owners are restricted as to how they can subdivide and develop their land based on whether and when they will be sewerred. Instituting these development guidelines is a form of growth management that ensures that individual property owners are managing their land in a way that is consistent with the city's growth forecasts and goals.

The Metropolitan Council has a need for a forecast of development in ten-year increments, which are contained in [TABLE 3-6](#). Within the planning timeframe 2017-2040 the table assumes that the bulk (about 63 percent) of development would occur by 2030. This staging assumption is based on current market trends and known development interest and momentum in the City. Areas

staged for 2030-2040 development are areas that are not adjacent to existing development and will require the most significant infrastructure upgrades and connections to develop. The assumptions are that 63% of the total growth would occur by 2030, and 37% between 2030-2040.

TABLE 3-6: LAND USE STAGING IN THE 2030 AND 2040 MUSAS

Land Use Category	2020 MUSA Only (net acres)	2030 MUSA Only (net acres)	2040 MUSA Only (net acres)	Total MUSA Areas (net acres)
Medium Industrial	0.00	143.08	0.00	143.08
Medium Density Residential	44.16	140.50	27.78	212.44
Public	0.00	4.59	5.85	10.44
Commercial	0.00	71.95	206.58	278.52
Low Density Residential	58.92	66.08	27.23	152.25
Light Industrial	0.00	178.05	0.00	178.05
Mixed Use ¹	7.07	471.49	369.28	847.84
Park/Natural Area	0.00	2.15	0.00	2.15

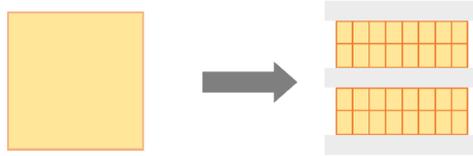
¹ The Mixed Use acreage is the total area of the Mixed Use (LDR) and Mixed Use (HDR) from Table 3-4 and the Mixed Use employment areas in Table 3-5.

It is important to note that it is difficult to provide an accurate forecast at the individual land use category level and individual category growth rates could vary significantly. However, the City of East Bethel will monitor the growth in aggregate to ensure that it remains within forecasted ranges or that the Metropolitan Council is alerted if aggregate growth begins to appear that might significantly exceed what is forecasted.

FIGURE 3-8

What Can I Do with My Land through 2030?

If your land is inside the **2030 Urban Service Boundary**:



- You may subdivide at densities allowed by the land use category
- You will pay the cost of the construction of utilities

If your land is inside the **2040 Urban Service Boundary**:

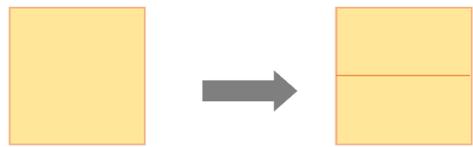


- You may subdivide an average of **1 unit per 10 acres**
- Served by individual well & septic

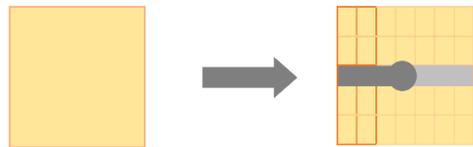


- You may subdivide at a density that can be supported by well & septic
- "Ghost plat" to show land can be subdivided at densities allowed by land use category

If your land is inside the **Future Growth Area**:



- You may subdivide an average of **1 unit per 10 acres**
- Served by individual well & septic



- You may subdivide at a density that can be supported by well & septic
- "Ghost plat" to show land can be subdivided at a minimum of 2.25 units per acre

If your land is **outside** of both the Urban Service Boundary and the Future Growth Area:



- You may subdivide an average of **1 unit per 10 acres**
- Served by individual well & septic

The **Urban Service Boundary** (also called the "MUSA") is the designated area in which the city commits to provide infrastructure services (sewer and water) by a certain year. The Metropolitan Council requires developing cities to define a 2030 and 2040 MUSA boundary.

RESILIENCE

As communities adjust to increasingly extreme weather events, stress on public facilities, and higher costs of services, there is growing need to not only plan for these events, but to also reduce the impacts through conscious climate adaptation and resilience planning. Moreover, resiliency also considers reducing greenhouse gas (GHG) emissions so that the extent of climate change does not exceed the capacity to adapt and become resilient.

As part of preparing for climate change, the City of East Bethel has adopted several best management practices for land development. These practices include:

- Encourage land development in concentrated areas and protect natural resources
- Established permanent buffers around wetlands
- Limit the amount of tree removal in land development
- Comprehensive stormwater management planning

Desired Goals and Policies

In addition to best management practices already in place, the City of East Bethel has established the following goals to be implemented as part of the 2040 Comprehensive Plan update:

1. Become a Green Step City - the Planning Commission met several times on this matter and has recommended that the City consider taking the steps necessary to become a Green Step City.
2. Enable solar garden development that enhances the community's and landowners' ability to limit non-rural housing or commercial development.
3. Resilience Goal - Encourage investment in electric grid infrastructure and solar development that makes electric service more reliable and resilient to weather-related disruptions.

Strategies and Evaluation

One of the ways to develop strategies for creating solar garden development is to utilize Gross and Rooftop Solar Resource Calculations. The gross solar

potential and gross solar rooftop potential are expressed in megawatt hours per year (Mwh/yr), and these estimates are based on the solar map (FIGURE 3-9) for the City of East Bethel. These values represent gross totals; in other words, they are not intended to demonstrate the amount of solar likely to develop within the community, but rather, the calculations estimate the total potential resource before removing areas unsuitable for solar development or factors related to solar energy efficiency. The gross solar generation potential and the gross solar rooftop generation potential for East Bethel are estimates of how much electricity could be generated using existing technology and assumptions on the efficiency of conversion. The conversion efficiency of 10% is based on benchmarking analyses for converting the Solar Suitability Map data to actual production, and solar industry standards used for site level solar assessment.

TABLE 3-7 shows the total generation potential for the City of East Bethel.

TABLE 3-7: SOLAR GENERATION POTENTIAL

Community	Gross Potential (Mwh/yr)	Rooftop Potential (Mwh/yr)	Gross Generation Potential (Mwh/yr) ¹	Rooftop Generation Potential (Mwh/yr) ¹
East Bethel	65,338,091	588,163	6,533,809	58,816

¹ In general, a conservative assumption for panel generation is to use 10% efficiency for conversion of total insolation into electric generation. These solar resource calculations provide an approximation of each community's solar resource. This baseline information can provide the opportunity for a more extensive, community-specific analysis of solar development potential for both solar gardens and rooftop or accessory use installations. For most communities, the rooftop generation potential is equivalent to between 30% and 60% of the community's total electric energy consumption. The rooftop generation potential does not consider ownership, financial barriers, or building-specific structural limitations.

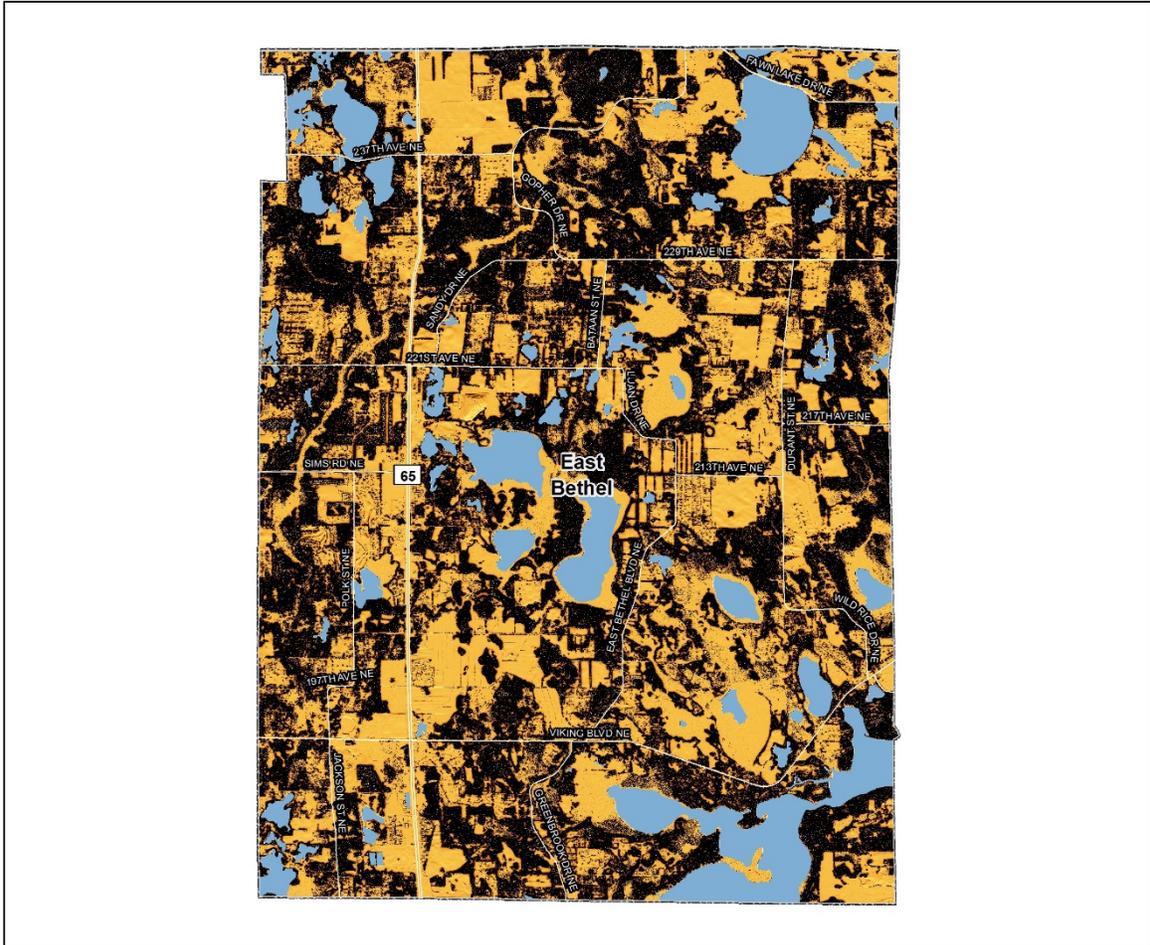
Partnering with Connexus energy, the City of East Bethel will utilize information from the Solar Table and Solar Suitability Map to identify those areas in the community that would work with Connexus Energy's "SolarWise program," a community based solar garden program.

SOLAR ACCESS PROTECTION

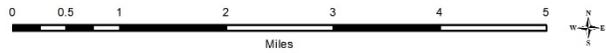
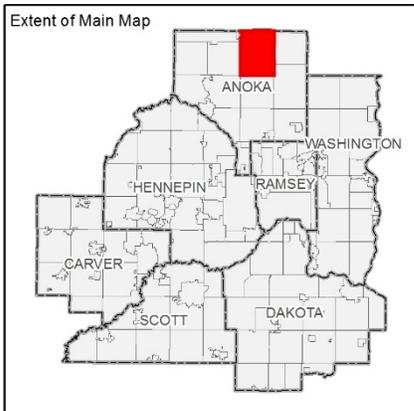
Metropolitan cities in Minnesota are required to include an element for protection and development of access to direct sunlight for solar energy systems in the Comprehensive Plan. A solar access protection element is included in the Comprehensive Plan to assure the availability of direct sunlight

FIGURE 3-9: GROSS SOLAR POTENTIAL

**Gross Solar Potential
City of East Bethel, Anoka County**



12/8/2016



**Gross Solar Potential
(Watt-hours per Year)**

- High : 1264088
- Low : 900001
- Solar Potential under 900,000 watt-hours per year
- County Boundaries
- City and Township Boundaries
- Wetlands and Open Water Features

Source: University of Minnesota U-Spatial Statewide Solar Raster.

to solar energy systems. Solar energy is an alternative means to energy. It has less impact on natural resources. Currently we need fossil fuels and nuclear power to heat or cool our homes and businesses. We also use this energy for fuel and automobiles. Increasing our usage of solar energy would decrease our reliance on fossil fuels and nuclear power. The purpose for including this section of the Comprehensive Plan is to ensure that direct sunlight access to solar panels is not subjected to shading from nearby trees, buildings, or other structures.

East Bethel will encourage the use of solar energy systems for the purposes of space heating and cooling and hot water heating in new residential developments.

1. The City will review its Zoning Ordinance and consider appropriate amendments to exempt active solar energy systems from lot coverage and setback provisions.
2. The City will review its Code and consider appropriate amendments to require swimming pools be heated using solar or some other form of renewable energy resource, where possible.
3. Within Planned Unit Developments, the City will consider varying setback requirements in residential zoning districts as a means of protecting solar access.

HISTORIC PRESERVATION

The Metropolitan Land Planning Act (Minnesota Statutes 473.859, Subd. 2) requires that local comprehensive plans include a historic preservation section. Historic assets also help to promote community pride and create a sense of community. The City of East Bethel will create an inventory of historically significant features, landmarks, and buildings, and evaluate tools for preserving these areas and structures. Where feasible, the City will assist with the acquisition of historically significant sites or structures in order to provide educational or recreational opportunities.

AGGREGATE RESOURCES

There are no deposits of significant commercial potential in the City of East Bethel. The City does, however, allow mining and excavation as a temporary use with approval of a Conditional Use Permit.