

WRIGHT COUNTY NORTHWEST QUADRANT LAND USE PLAN
Annandale Transition Area Meeting #2
AGENDA

Tuesday July 8, 2008
4:00 p.m.
Annandale City Council Chamber

I. Recap

Any questions on summary of June 9 meeting (enclosed)?
Any other outstanding issues from June 9 meeting?

II. Population Data

See enclosed tables/data.

III. Annandale Utilities

City to review highlights of sewer and water facilities and capacities

IV. Transition Area Map

Review initial draft of map to be presented at the meeting.

V. Next Steps – Future Meetings

- A. Finalize transition area map and submit to city and townships for approval
- B. Sewer service to lake areas?
- C. Other?

VI. Schedule Next Meeting and Adjourn



MEMORANDUM

TO: Annandale Transition Area Committee Members
FROM: Dan Jochum, AICP
DATE: June 17, 2008
RE: Wright County Northwest Quadrant Land Use Plan – Annandale Transition Area Committee Meeting #1 Summary

The following document summarizes the first Committee meeting for the Wright County Northwest Quadrant Land Use Plan – Annandale Transition Area; it is not meant to be a complete record of discussions which took place, but rather a summary of the various topics and issues raised and discussed.

Date of Event: Monday June 9, 2008 2:00 PM – 3:30 PM Location: Annandale City Hall

Attendees:

Mark Casey, City of Annandale (Committee Member)
Dewey Gunnarson, Annandale Planning Commission (Committee Member)
Laura Hood-Beckman, Corinna Township Resident (Committee Member)
Dick Naaktgeboren, Corinna Township Board (Committee Member)
Maynard Nilson, Southside Township Board (Committee Member)
Gordy Peterson, Lake John Association (Committee Member)
Dan Jochum, SEH – Wright County Planning Consultant
Tom Salkowski, Wright County Planning
Charlotte Quiggle

I. Introductions

- The meeting kicked off with an introduction of people present (see above).
- Salkowski discussed the purpose of the meeting, which was to start discussions regarding the Transition Area around Annandale as it relates to the Wright County Land Use Plan.

II. Establish Ground Rules

Salkowski went over the ground rules for the committee briefly. He also indicated that meeting notes would be taken and would not be considered an exact record of conversation, rather an overview of discussion. The summary of the meeting will be posted on the Northeast Quadrant Land Use Plan website, which can be found at <http://www.co.wright.mn.us/departments/pandz/hupnwq.asp>.

III. Discuss Goals and Expectations of the Committee

Salkowski provided an overview of the NE Quadrant planning process and how the NW Quadrant, and eventually the Highway 12 Corridor (Southern portion of County) plans will fit together. It was also noted that the NE Quadrant had one task force that looked at all of the different topics. In the NW Quadrant there are various committees that will look at topic specific issues and the information from these committees will be pulled together to form the final plan. The committees will not be voting committees but provide input to the County Board and Planning Commission.

The goal of the Transition Area Committee is to hopefully reach consensus on a transition area (growth zone) around the City of Annandale. A framework for policies has already been adopted for the NE Quadrant. Longstanding County policy has always been to have growth occur primarily in the cities.

Salkowski noted that he understands the City of Annandale and Corinna Township are currently working on an orderly annexation agreement. He also added the NE Quadrant Plan developed policies that stated when a transition area boundary is reached that it is up to the City and Township to develop orderly annexation agreements for those areas. Salkowski indicated he mailed out a copy of the County's policies on Transition area and that these policies are meant to be relevant to all areas of the County. A few tweaks may be needed for different areas but the policies are meant to be fairly universal. A transition area map will also be developed that outlines the transition area around Annandale. This is often the most difficult part of the process.

Next, Salkowski gave an overview of SEH's involvement in the project which basically is working on the transition areas and working with City growth plans, as well as pulling the final plan together.

Committee communications were discussed next and what the best way to communicate was. E-mail worked for some members but other preferred mail. It was decided that agendas would be mailed out to committee members and e-mail would be used as well.

The committee brought up the recent news that Annandale and Corinna Township have been working on and have preliminary agreement on an orderly annexation area that will be reviewed annually. This area encompasses approximately 900 acres to the South of Annandale. Naaktgeboren indicated the Township would like to review the OAA annually and tweak as necessary. It was also noted the Corinna Township also has an OAA with Maple Lake that was developed in 2003 or 2004.

IV. Review City and Transition Area Policies of Wright County's NEQ Land Use Plan

Salkowski provided a historical overview of how the NEQ policies were developed and how these policies relate to other areas of the County. He also indicated gas prices will probably affect development in the NWQ of Wright County. Gunnarson added gas prices will also affect commercial development patterns and this may lead to more commercial development close to where people live versus people driving to the Twin Cities for everything. The will help sustain the community where people live.

Salkowski provided a thorough overview of the NEQ Plan section on transition areas.

Gunnarson noted the easiest part of this process will be designating the transition areas and the most difficult part will be determining which lake areas should be sewerred. He also added that lake areas need to be more fully addressed by this committee.

Salkowski said it could be a two part process in which step 1 is developing the transition areas and step 2 is addressing sewer issues on lakes.

Next Steps

The committee decided that 4:00 to 5:30 is a more conducive meeting time and the next meeting was set for July 8 from 4:00 to 5:30 at Annandale City Hall.

The committee asked that a map of the Annandale/Corinna OAA be available for this meeting. The population data and projections data was also requested for the next meeting.

**** Next meeting is July 8, 2008 at 4:00 PM at the Annandale City Hall.**

Northwest Wright County Historical Population Trends

| POPULATION | | | | | | |
|----------------------------------|-------|--------|--------|--------|--------|--------|
| | 1960 | 1970 | 1980 | 1990 | 2000 | 2006* |
| NW Quadrant Wright County | 8,117 | 10,501 | 14,570 | 15,276 | 18,678 | 20,002 |
| Townships | | | | | | |
| Albion | 937 | 969 | 1,127 | 1,121 | 1,146 | 1,218 |
| Chatham | 459 | 890 | 1,268 | 858 | 1,162 | 1,234 |
| Clearwater | 413 | 585 | 1,153 | 1,156 | 1,368 | 1,409 |
| Corinna | 804 | 1,109 | 1,831 | 2,053 | 2,457 | 2,402 |
| French Lake | 789 | 824 | 936 | 945 | 1,130 | 1,163 |
| Maple Lake | 727 | 1,226 | 1,718 | 1,829 | 2,128 | 2,138 |
| Silver Creek | 896 | 1,102 | 1,778 | 1,835 | 2,332 | 2,416 |
| Southside | 488 | 918 | 1,475 | 1,241 | 1,576 | 1,544 |
| Cities | | | | | | |
| Annandale | 984 | 1,234 | 1,568 | 2,054 | 2,684 | 2,957 |
| Clearwater | 274 | 282 | 379 | 597 | 858 | 1,400 |
| Maple Lake | 1,018 | 1,124 | 1,132 | 1,394 | 1,633 | 1,912 |
| South Haven | 328 | 238 | 205 | 193 | 204 | 209 |

*State Demographers Population Estimate.

Northwest Quadrant Population Projections

Provided by City Comprehensive Plans

| Municipality | 2006* | 2010 | 2015 | 2020 | 2025 | 2030 | 24 year increase | Annual Growth Rate |
|--------------------|-------|-------|-------|-------|-------|-------|------------------|--------------------|
| Annandale - City | 2,957 | 3,640 | 3,950 | 4,639 | 5,450 | 6,400 | 3,443 | 3.3% |
| Clearwater - City | 1,712 | 2,644 | 3,686 | 4,816 | 6,009 | 8,359 | 6,647 | 6.8% |
| Maple Lake - City | 1,912 | 2,395 | 2,795 | 3,175 | 3,565 | 3,955 | 2,043 | 3.1% |
| South Haven - City | 209 | n/a | n/a | n/a | n/a | n/a | n/a | n/a |

*2006 State Demographer Estimate

*** Note Regarding all Projections:

- The Township estimates are based on the State Demographers estimates and past trends and can be impacted greatly by annexation from cities. Projections for communities this small are very susceptible to change, and can be affected by specific projects. The Townships are actually expected to have growth in rural residential populations, but the overall impact of this growth, and the loss due to annexation is impossible to accurately predict.

Northwest Quadrant Population Projections

State Demographer's Projections

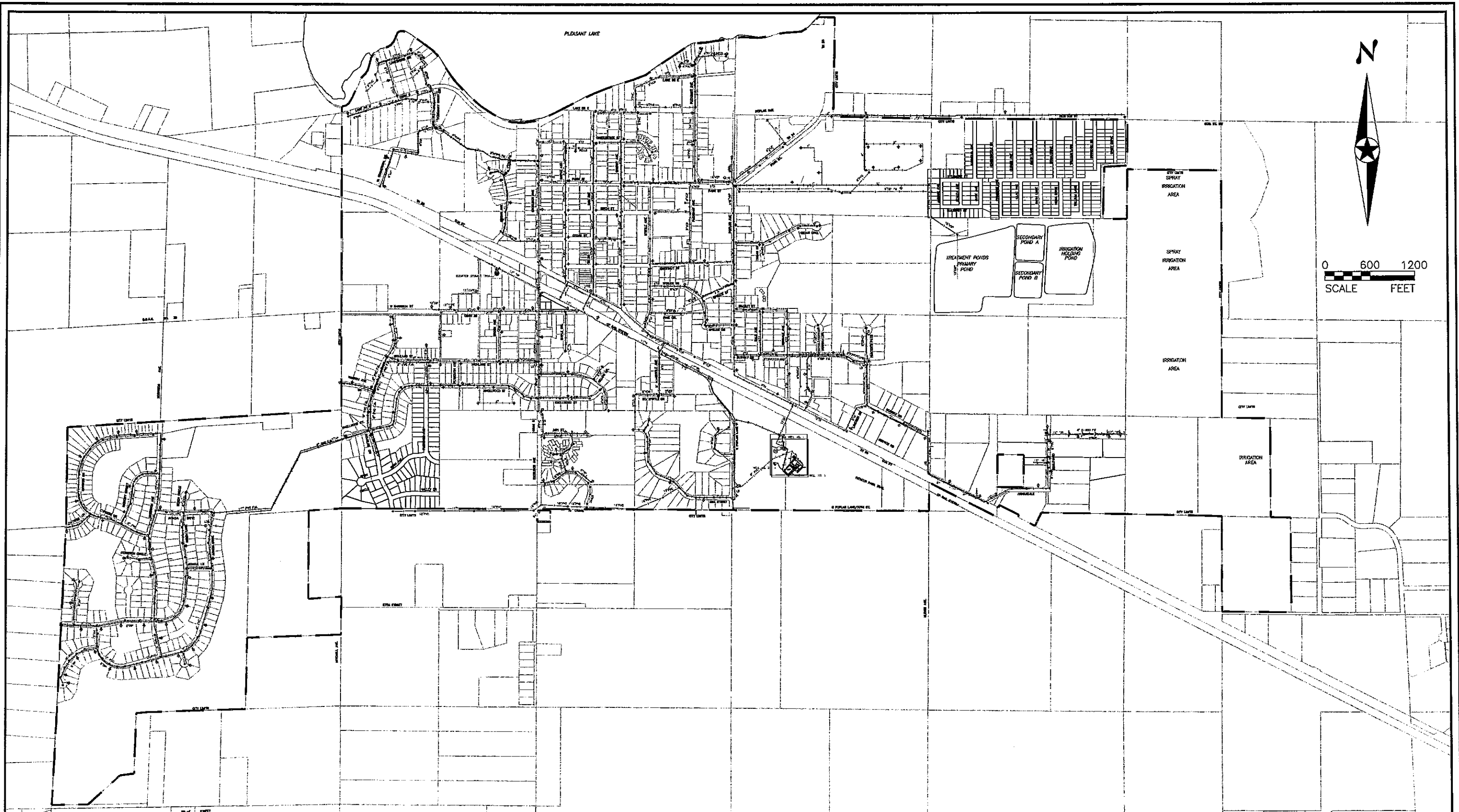
| Municipality | 2006* | 2010 | 2015 | 2020 | 2025 | 2030 | 24 year increase | Annual Growth Rate |
|-------------------------|---------------|---------------|---------------|---------------|---------------|---------------|------------------|--------------------|
| Annandale - City | 2,957 | 3,388 | 3,855 | 4,279 | 4,658 | 5,091 | 2,134 | 2.2% |
| Clearwater - City | 1,400 | 1,750 | 2,152 | 2,528 | 2,872 | 3,259 | 1,859 | 3.4% |
| Maple Lake - City | 1,912 | 2,181 | 2,470 | 2,733 | 2,967 | 3,235 | 1,323 | 2.1% |
| South Haven - City | 209 | 224 | 237 | 248 | 257 | 268 | 59 | 1.0% |
| Albion - Township | 1,218 | 1,306 | 1,385 | 1,452 | 1,506 | 1,572 | 354 | 1.0% |
| Chatham - Township | 1,234 | 1,423 | 1,630 | 1,818 | 1,987 | 2,180 | 946 | 2.3% |
| Clearwater - Township | 1,409 | 1,560 | 1,716 | 1,854 | 1,974 | 2,114 | 705 | 1.6% |
| Corinna - Township | 2,402 | 2,651 | 2,908 | 3,134 | 3,329 | 3,556 | 1,154 | 1.6% |
| French Lake - Township | 1,163 | 1,291 | 1,424 | 1,542 | 1,645 | 1,764 | 601 | 1.7% |
| Maple Lake - Township | 2,138 | 2,339 | 2,544 | 2,721 | 2,872 | 3,050 | 912 | 1.4% |
| Silver Creek - Township | 2,416 | 2,728 | 3,062 | 3,363 | 3,628 | 3,933 | 1,517 | 2.0% |
| Southside - Township | 1,544 | 1,719 | 1,902 | 2,064 | 2,206 | 2,370 | 826 | 1.7% |
| NW Quad Total | 20,002 | 22,560 | 25,285 | 27,736 | 29,901 | 32,392 | 12,390 | 1.9% |

*State Demographer Estimate

Northwest Quadrant Population Projections - Historical Growth Rate (1990-2006)

| Municipality | 2006* | 2010 | 2015 | 2020 | 2025 | 2030 | 24 year increase | Annual Growth Rate |
|-------------------------|---------------|---------------|---------------|---------------|---------------|---------------|------------------|--------------------|
| Annandale - City | 2,957 | 3,239 | 3,629 | 4,065 | 4,555 | 5,103 | 2,146 | 2.3% |
| Clearwater - City | 1,400 | 1,582 | 1,844 | 2,150 | 2,505 | 2,920 | 1,520 | 3.1% |
| Maple Lake - City | 1,912 | 1,989 | 2,089 | 2,195 | 2,306 | 2,422 | 510 | 1.0% |
| South Haven - City | 209 | 210 | 212 | 213 | 215 | 217 | 8 | 0.2% |
| Albion - Township | 1,218 | 1,242 | 1,272 | 1,304 | 1,336 | 1,370 | 152 | 0.5% |
| Chatham - Township | 1,234 | 1,352 | 1,514 | 1,697 | 1,901 | 2,130 | 896 | 2.3% |
| Clearwater - Township | 1,409 | 1,480 | 1,574 | 1,674 | 1,781 | 1,894 | 485 | 1.2% |
| Corinna - Township | 2,402 | 2,499 | 2,625 | 2,757 | 2,896 | 3,043 | 641 | 1.0% |
| French Lake - Township | 1,163 | 1,225 | 1,308 | 1,395 | 1,489 | 1,589 | 426 | 1.3% |
| Maple Lake - Township | 2,138 | 2,223 | 2,334 | 2,451 | 2,573 | 2,702 | 564 | 1.0% |
| Silver Creek - Township | 2,416 | 2,588 | 2,819 | 3,072 | 3,347 | 3,646 | 1,230 | 1.7% |
| Southside - Township | 1,544 | 1,630 | 1,745 | 1,868 | 2,000 | 2,140 | 596 | 1.4% |
| NW Quad Total | 20,002 | 21,259 | 22,965 | 24,841 | 26,904 | 29,176 | 9,174 | 1.6% |

*State Demographer Estimate



0 600 1200
SCALE FEET

LEGEND

- = 6" VCP ● = SANITARY MANHOLE ⊕ = LIFTSTATION
- = 8" VCP --- = 4" PVC --- = 8" ESVCP
- = 10" VCP --- = 8" PVC --- = 4" DIP FM
- = 12" VCP --- = 10" PVC --- = 4" PVC FM
- = 15" VCP --- = 12" PVC --- = 6" PVC FM

LEGEND

- = 8" CIP FM
- = 8" HDPE FM
- = UNKNOWN SANITARY
- = UNKNOWN FM
- = 2" PVC
- = 4" CAST
- = 6" CAST
- = 8" CAST
- = 6" DIP
- = 8" DIP
- = 10" DIP
- = 12" DIP
- = 16" DIP
- = 4" SERVICE
- = 6" HDPE
- = 8" HDPE
- = 12" HDPE

- ⊗ = GATE VALVE
- ⊙ = HYDRANT NO DRAIN
- ⊙ = HYDRANT

SANITARY & WATERMAIN MAP

JUNE, 2008

MAP OF THE
City of Annandale
WRIGHT COUNTY, MINNESOTA

BOLTON & MENK, INC
CONSULTING ENGINEERS & SURVEYORS
MANKATO, MN FARMINGTON, MN SLEEPY EYE, MN WILLMAR, MN
BURNSVILLE, MN CHASKA, MN RAMEY, MN AXEL, IA

DATE PLOTTED: 06/11/08 10:58 AM
 DRAWN BY: JMM
 CHECKED BY: JMM
 PROJECT NO: 08-001