

Memorandum

To: Planning Commission
Robert Barbian, City Administrator

From: Eric Zweber, AICP

Date: March 24, 2020

Re: Princeton Comprehensive Plan Update
WSB Project No. 02257-180

Thank you for inviting WSB to prepare the Comprehensive Plan update for the City of Princeton. The second draft of the Comprehensive Plan is complete and has received the recommendation for approval from the Planning Commission. It has also been reviewed by the City Council during their March 4, 2020 Study Session. The first draft of the Comprehensive Plan had been reviewed by the City Council on November 9, 2017. This second draft will be reviewed by the City Council at a Study Session on March 4, 2020. It is anticipated that City Council will be asked to adopt the Comprehensive Plan at the March 26, 2020 meeting.

ENGAGEMENT PROCESS FOR THE COMPREHENSIVE PLAN

WSB conducted nine engagement activities to create the first draft of the Comprehensive Plan update, which are described in the table below.

Event	Date
Joint City Council/Planning Commission Meeting	February 9, 2017
Planning Commission Meeting #1	March 20, 2017
Planning Commission Meeting #2	July 17, 2017
Economic Development Authority Meeting #1	July 20, 2017
Music in the Park	August 1, 2017
Economic Development Authority Meeting #2	September 21, 2017
ChiliFest	September 23, 2017
Utility Bill Survey	October 2017
City Council Update	November 9, 2017

The November 2017 City Council update coincided with the retirement of the retirement of Mark Karnowski, the previous City Administrator, and the resignation of Jolene Foss, the previous Community Development Director. Since that update, Robert Barbian has been the City Administrator and has incorporated a more expansive view of the land use designations of properties within about a two-mile radius of the Princeton corporate boundary. The following seven engagement activities occurred to develop the second draft of the Comprehensive Plan that the City Council is being requested to adopt.

Event	Date
Planning Commission Review	February 26, 2018
Planning Commission Review	April 15, 2019
Planning Commission Review	July 15, 2019
Planning Commission Review	October 21, 2019

Planning Commission Review	December 18, 2019
Planning Commission Public Hearing	February 24, 2019
City Council Study Session	March 4, 2020

MAJOR REVISIONS WITHIN THE SECOND DRAFT OF THE COMPREHENSIVE PLAN

There are three major changes to the second draft of the Comprehensive Plan update:

- Expanded Land Use Map to include parcels within about 2 miles to the west and about three miles east of the Princeton City Boundary.
- Removing the Medium Density Residential land use category and adjust the Low Density Residential to 1 to 3 units/acre and the High Density Residential to 4 or more units/acre.
- Add the Transportation Plan from the 2008 Comprehensive Plan into the Appendix of this second draft of the Comprehensive Plan.

Land Use Map

City staff reviewed the Land Use Map with the Planning Commission during the April 15, July 15, and October 21 Planning Commission meeting. The revised map is located on page 72 of the second draft of the Comprehensive Plan. This map removed the Medium Density Residential land use category from the land use map of the first draft of the Comprehensive Plan.

Medium Density Residential

There were eight references to the Medium Density Residential land use category in the first draft of the Comprehensive Plan. Those references have been removed and replaced with the High Density Residential land use category and any density range references have been updated.

2008 Transportation Plan

City and WSB staff reviewed the Transportation Chapter and Transportation Map from the 2008 Comprehensive Plan and determined that those policies and improvements are still relevant. A statement of that relevance has been added to pages 70 and 71 of this second draft of the Comprehensive Plan. In addition, the 2008 Transportation Chapter and Transportation Map are included in Attachment 3 on pages 76 through 90. The City's comments to the Sherburne County in Attachment 4 on pages 91 through 93.

PLANNING COMMISSION PUBLIC HEARING

The Planning Commission conducted a Public Hearing at their February 24, 2020. During the Public Hearing, Mr. Minks asked about the status of his properties along Brickton Road north of the City. It was pointed out that his properties are designated Commercial and Mr. Minks stated that the Commercial designation would match with his family's plans.

Following the Public Hearing, the Planning Commission recommended approval with the condition that the high ground on the properties between County Road 1 and the Rum River be changed from Parks & Open Space to Residential – Low Density. That change to the Land Use map has been completed.

CITY COUNCIL STUDY SESSION

On March 4, 2020, the City Council review the second draft of the Comprehensive Plan and the proposed Land Use Map. During the discussion, it was noted the Airport Safety Zone C (the

maximum extent of land use authority within the Airport Master Plan) was the previously Safety Zone C while the runway, runway extension, existing and proposed Safety Zones A and B were from the recently City-adopted Airport Master Plan. The City Council directed that the Safety Zone C be revised to the recently City-adopted Airport Master Plan.

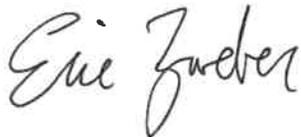
The Land Use Map, on page 72, has been revised to illustrate the new Airport Safety Zone C with a bold blue line and the proposed runway expansion Safety Zone C in a dashed blue line.

NEXT STEPS

The City Council is being asked to adopt the Comprehensive Plan that the Planning Commission recommended that the City Council approve. Following this adoption, staff will review when it would be appropriate to consider a sanitary sewer plan and/or transportation plan update.

Thank you,

WSB

A handwritten signature in black ink that reads "Eric Zweber". The signature is written in a cursive, flowing style.

Eric Zweber, AICP
Attachments: March 2020 Draft Comprehensive Plan