

## **10.0 IMPLEMENTATION**

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The first Independence Comprehensive Plan, written and adopted in 1972, designated one unit per five-acre rural residential interspersed with agriculture land uses. The City revised the Plan in 1980, designating 3,520 acres for rural residential at one unit per five acres and 10,250 acres for Agriculture at one unit per 40 acres, for an overall density of one unit per 14 acres. With the 2000 plan the rural residential area at one unit per five acres was expanded to about 6,400 acres to achieve an overall projected density of one unit per 11 acres. This plan proposes a modest expansion of the rural residential area by 750 gross acres. This expansion will allow the City to maintain an overall density of 1 unit per 10 acres by 2030. During the current planning process, all past plans have been evaluated, including procedures for preservation of the natural environment.

### **10.1 Land Use Guide Plan**

This Plan projects a population of approximately 4,571 by 2020 and 5,303 by the year 2030. Improvements to T.H. 12 are unlikely but would have dramatic consequences for the City. This growth assumes connection to the Metropolitan sewer system with the urban residential in Independence immediately north of the City of Maple Plain. It is assumed that the commercial area on the west side of the City would be serviced either from the City of Delano, Greenfield or with an approved on site system. Other than as noted, the City's existing systems and infrastructure are adequate to accommodate the projected growth.

Regulation of the Guide Plan will occur through continued enforcement of City Ordinances and Policies and through the City's 5-Year Capital Improvements Program. Planning activities will include maintenance of the data bases; continued close scrutiny of all development proposals, including petitions for modifications of the Land Use Guide Plan; submittal of proposed amendments to the Land Use Guide plan to the Metropolitan Council pursuant to adopted amendment regulations; the annual review of the Capital Improvements Program; and, coordination with other municipal and metropolitan agencies.

This process will: allow flexibility in determining the most feasible and viable areas for proposed growth; provide positive guidance for new development; and establish an effective means of control over the municipal and metropolitan systems.

#### ➤ Plan Adoption

The Comprehensive Plan should be preliminarily approved by the City Council and submitted for review and approval by the Metropolitan Council. Upon final approval and completion of the plan, any subsequent changes should be processed as an amendment and officially adopted through the same procedure. All land use or zoning decisions determined by the City to be inconsistent with the Comprehensive Plan should require an amendment to the plan prior to final approval of such action.

#### ➤ Official Mapping

Official mapping is a technique by which a municipality can define an area for future improvements, such as roads, utilities, or parks and trails. Once adopted, the official map allows the City an opportunity to negotiate the purchase of land before it is developed. The City will amend its official map to reflect the new Land Use Guide Plan once the Plan is approved and adopted. It will be updated periodically to reflect approved changes either initiated by the City or by private resident petition.

## **10.2 ZONING AND SUBDIVISION ORDINANCES**

Implementation of the Land Use Guide Plan will be accomplished through the City's development regulations, primarily the zoning and subdivision ordinances. The current City Code will be analyzed for modifications or revision. In particular, a number of detail elements in the performance standards could be expanded to reflect current methods of zoning administration. The City should consider instituting changes to the zoning map to insure consistency with the adopted Land Use Plan. Specific areas may be considered for further revision.

New zoning districts will need to be created to implement the Urban Commercial and Urban Residential land use designations. In addition, the City should adopt a shoreland overlay zoning district pursuant to state law and possibly an environmental overlay district to implement the Environmental Protection land use designation. Consideration should also be given to adoption of various standards for development.

## **10.3 CAPITAL IMPROVEMENTS PROGRAMMING**

In order to achieve objectives of the Guide Plan, planning efforts involving expenditure of public funds needs to be projected a number of years in advance. These capital expenses may include land acquisition, street construction, park development, maintenance equipment and so on. The City's Capital Improvements Program (CIP) is intended to outline capital expenditures the City will make over the next five-year period. This program sets forth the schedule, timing, and detail of specific improvements by year along with estimated costs and financial resources. The CIP is ongoing and reviewed annually. This program, when adopted by the City Council, is made a part of the public record.

A priority system will be established listing each item in order of need and implementation. Funding is summarized by use of the following:

- Certificate of Indebtedness
- General Fund
- Revenue Bonds
- Special Assessment
- General Obligation Bonds
- Grant assistance from federal or state agencies

The City has adopted the following Capital Improvement Plan through the year 2013.

**Table 24**  
**City Capital Improvement Plan 2009-2013**

**CITY OF INDEPENDENCE**  
**2009 - 2012 Comprehensive Capital Improvement Plan**

Department	Item	2009	2010	2011	2012	2013	Five Year Total	Bonding			Tax Levy	Cash
								Levy	Assessment	Revenue		
<b>Public Works/Transportation</b>												
	City - Street Blacktop, Maintenance, Sealcoating	\$ 83,131	\$ 86,625	\$ 88,194	\$ 90,839		\$ 348,789					
	Dust Control		\$ 1,600,000				\$ 1,600,000					
	Gravel Road Maintenance	\$ 65,000	\$ 66,950	\$ 68,959	\$ 71,027		\$ 271,936					
<b>Administration</b>												
	Exterior Building Maintenance	\$ -	\$ 10,000				\$ 10,000					
<b>Parks</b>												
	Community Park Construction		\$ 40,000	\$ -	\$ -		\$ 40,000				50%	20%