

SAN FRANCISCO TOWNSHIP

Policy Chapter

Produced by

CARVER COUNTY—Planning and Water Management Department

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TOWNSHIP OVERVIEW

Located along the banks of the Minnesota River, approximately 30 miles southwest of the Twin Cities Metropolitan Area, San Francisco Township is one of ten townships in Carver County, Minnesota. Settling 1854 and organized on May 11, 1858, the township was named by William Foster, who in 1854 platted and named a village site on his claim, taking the name from the California city. The village flourished only about ten years, and its site then reverted to farmland. In 2016, San Francisco Township had an estimated population of 835 (Metropolitan Council), making it the seventh most populous township in Carver County. San Francisco Township has a total land area of approximately 24.1 square miles (15,417 acres) and has the most varied landscape of all the townships in Carver County. San Francisco Township borders Dahlgren Township to the north, City of Carver to the northeast, Hancock Township to the west, and Scott County to the south and east.

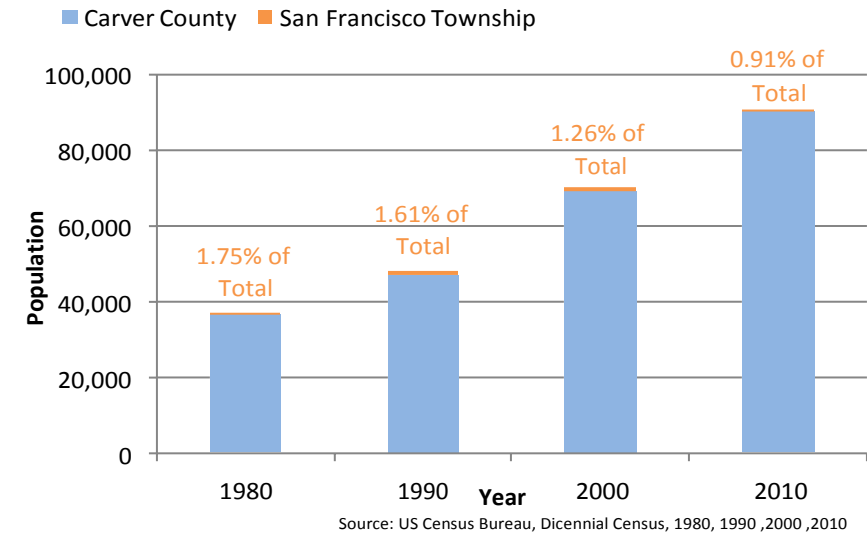


POPULATION AND HOUSEHOLDS

Population Trends and Forecasts

San Francisco Township has experienced an increase in population over the last several decades. The Metropolitan Council estimates that in 2016, San Francisco Township’s population numbered approximately 835.

San Francisco Township’s population is expected to continue to increase over the next few decades. The Metropolitan Council forecasts for 2020, 2030, and 2040, suggest that San Francisco Township will have a population of 990 by 2040.



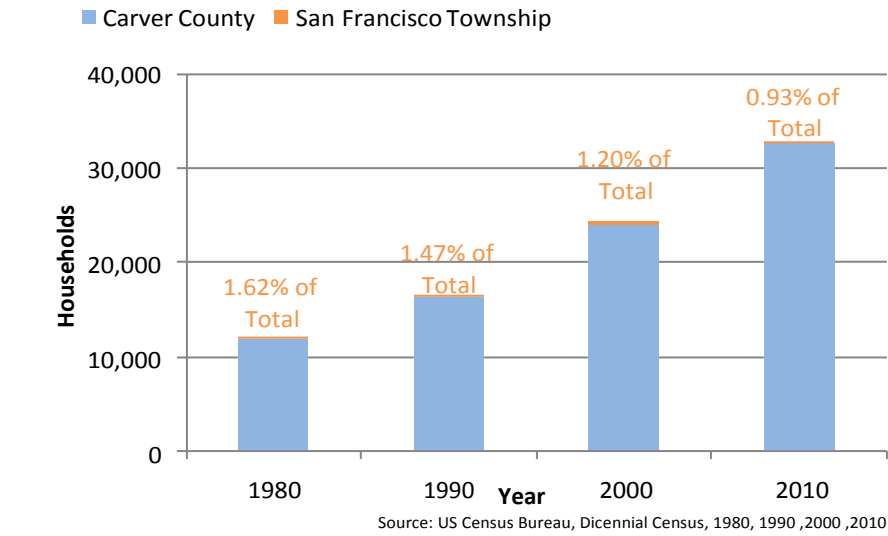
Population Estimates and Forecasts

Community	2010 Census	2016 MC Estimate	2020 MC Forecast	2030 MC Forecast	2040 MC Forecast
San Francisco Township	832	835	870	940	990
Carver County Total	91,042	100,895	108,520	135,960	161,440

Household Trends and Forecasts

San Francisco Township has experienced a modest increase in households over the last several decades. The number of households have been increasing since 1970.

San Francisco Township’s households are expected to be increasing over the next few decades. The Metropolitan Council forecasts for 2020, 2030, and 2040, suggests that San Francisco Township will have a total of 400 household by 2040.



Households Estimates and Forecasts

Community	2010 Census	2016 MC Estimate	2020 MC Forecast	2030 MC Forecast	2040 MC Forecast
San Francisco Township	307	311	340	370	400
Carver County Total	32,891	36,418	40,940	52,180	62,650

EMPLOYMENT AND EDUCATION

Employment Status, Educational Attainment, and Employment Forecasts

Employment Status and Commute to Work

According to the 2015 U.S. Census Bureau American Community Survey, San Francisco Township had an estimated 653 persons the age of 16 years and over. Of this total, 71.2% of these persons were in the labor force. The total civilian labor force (not including persons on active duty in the United States Armed Forces, unpaid volunteers or homemakers) consisted of 465 persons, 67.1% of which were employed and 4.1% unemployed.

Educational Attainment

In 2015, San Francisco Township had approximately 557 people 25 years and over, 252 were high school graduates. In addition, 113 had some college with no degree, 42 obtained an associate’s degree, 101 graduated with bachelor’s degrees, and 22 received a graduate or professional degree. Overall, 95.2% of the population 25 years and over were high school graduates or higher.

Employment Forecast

Job growth in San Francisco Township is expected to increase over the next couple decades. The Township is projected to over double the total employment from the year 2010 to the year 2040.

SAN FRANCISCO TOWNSHIP LAND USE SUMMARY

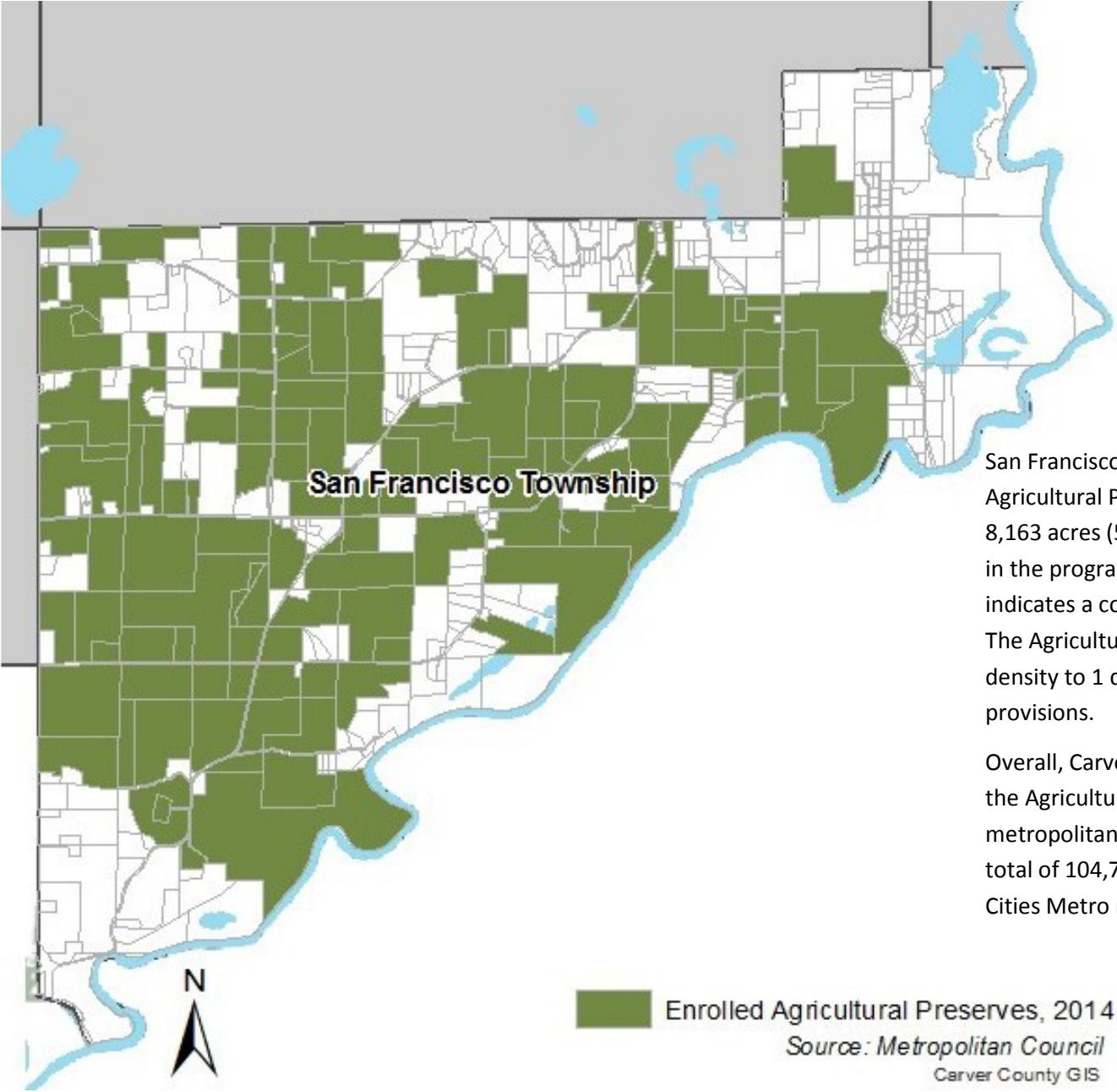
Land Use Category	2016 (acres)	2040 (acres)
Agricultural	13,294	13,294
Open Water	742	742
Park, Recreational or Preserve	1381	1381
2040 City Growth Area	0	0
TOTAL	15,417	15,417

Note: This table may not reflect future changes to land use which are allowed through current controls and regulations.

EMPLOYMENT ESTIMATES AND FORECASTS

Community	2010 Census	2020 MC Forecast	2030 MC Forecast	2040 MC Forecast
San Francisco Township	46	70	90	100
Carver County Total	31,836	41,910	48,330	54,800

AGRICULTURAL PRESERVE



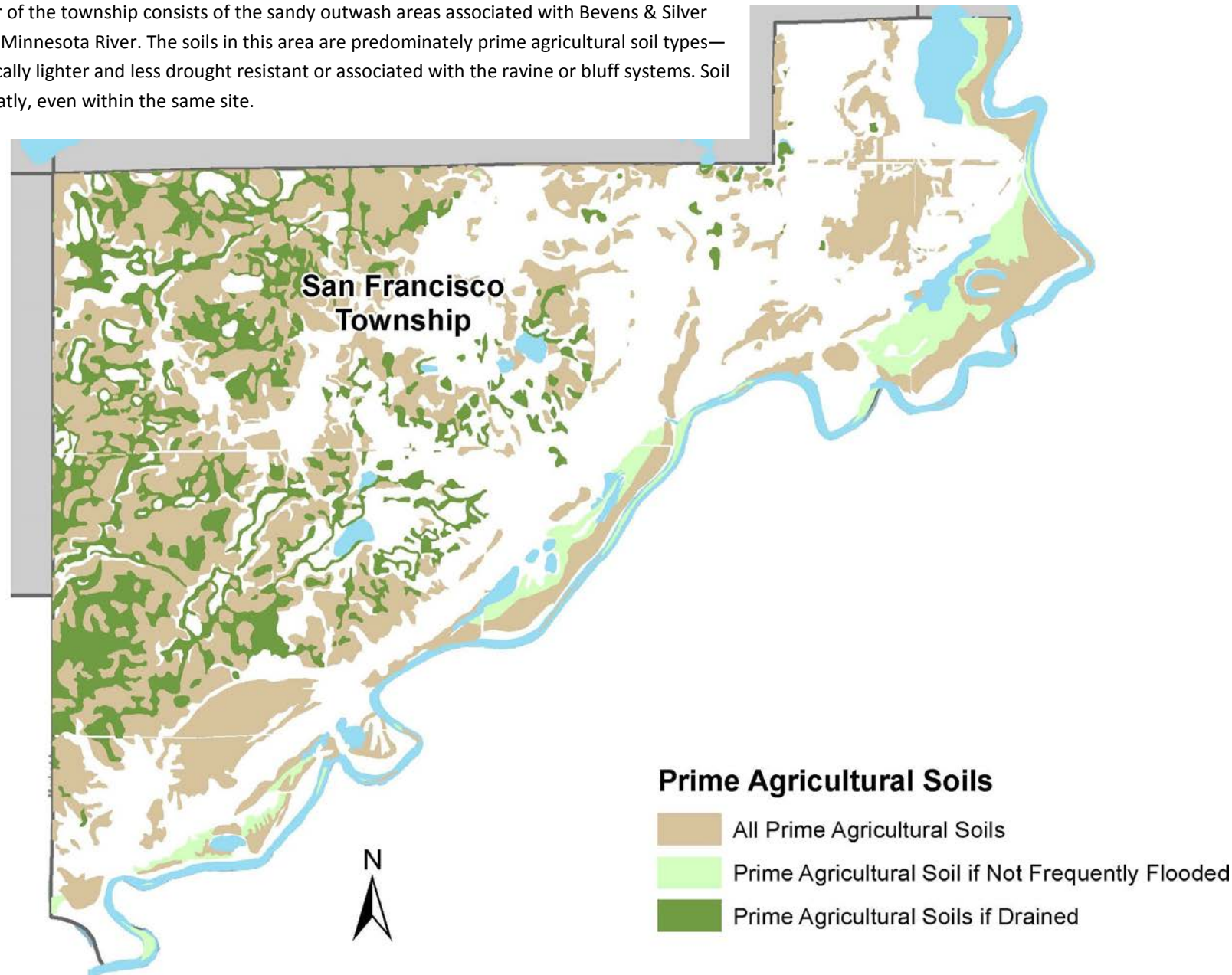
San Francisco Township has a high participation rate in the Agricultural Preserve Program. As of 2014, approximately 8,163 acres (53%) of the land within the Township is entered in the program. The Agricultural Preserve participation rate indicates a commitment to agriculture over the long-term. The Agricultural Preserve covenant limits the residential density to 1 dwelling per 40 acres, regardless of other zoning provisions.

Overall, Carver County has a high participation rate within the Agricultural Preserve Program compared to other metropolitan counties. As of 2014, Carver County had a total of 104,781 acres enrolled in the program. The Twin Cities Metro region had a total of 189,570 acres enrolled.

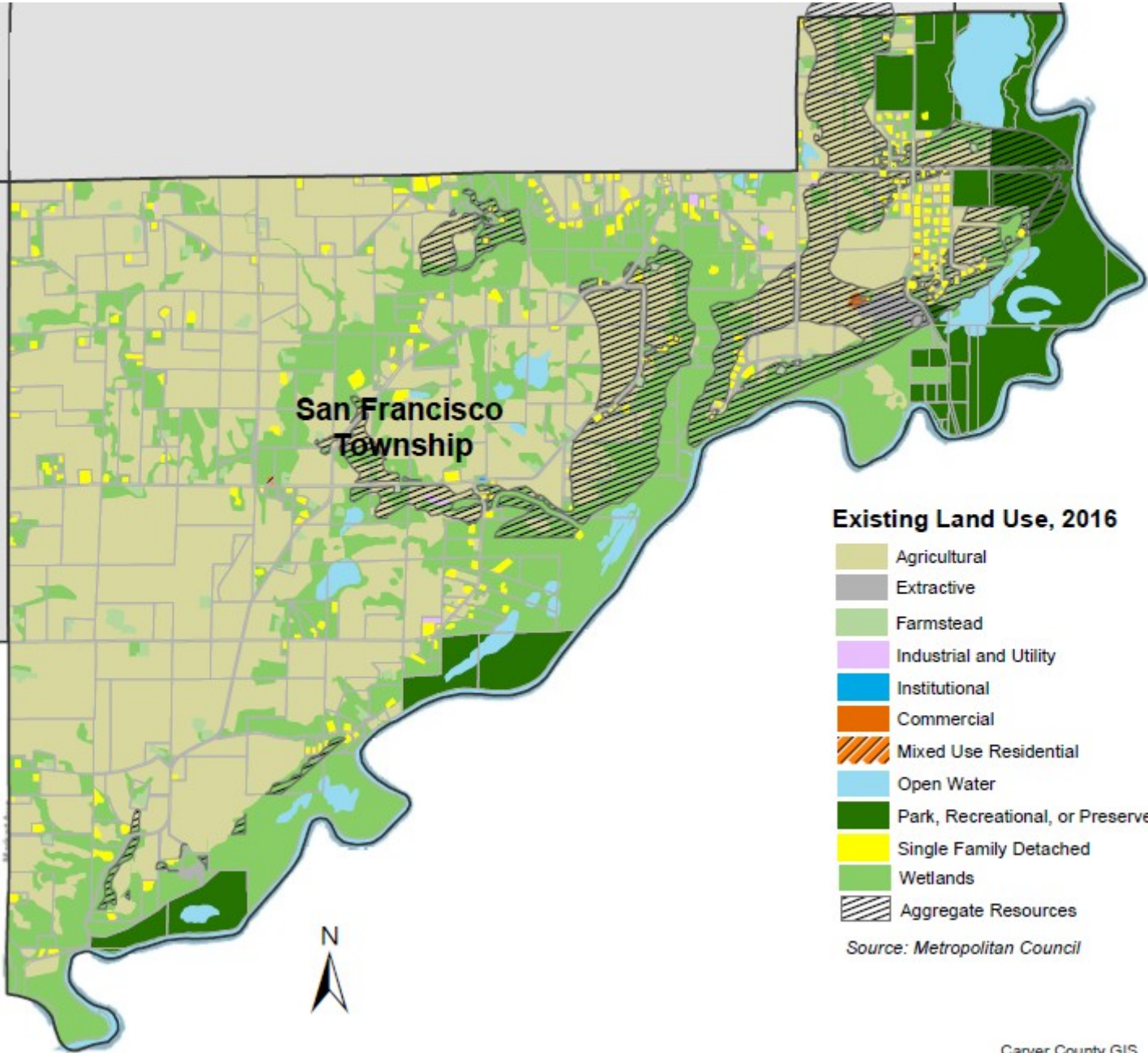
Enrolled Agricultural Preserves, 2014
Source: Metropolitan Council
Carver County GIS

PRIME AGRICULTURAL SOILS

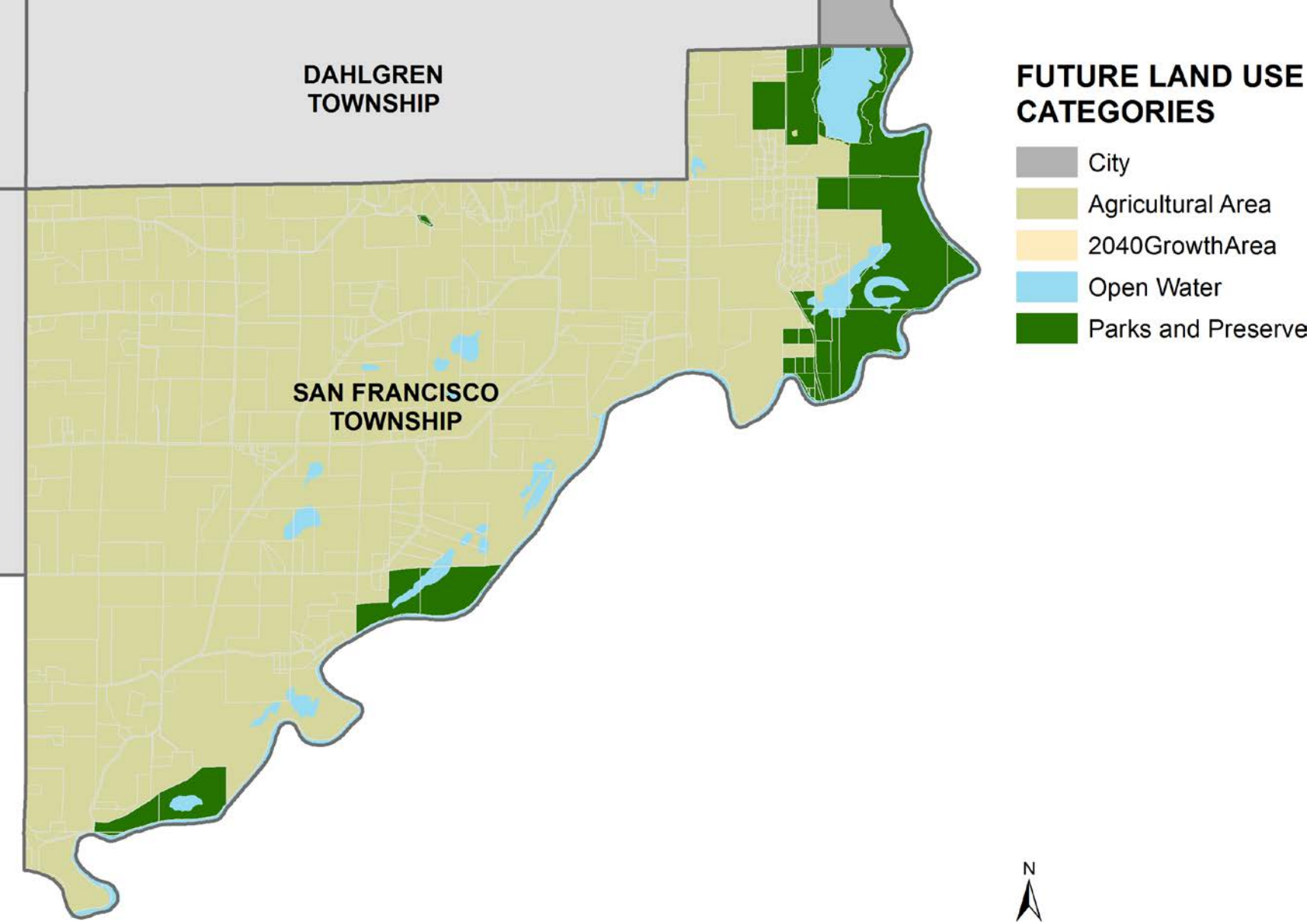
The northwestern third of the township is prime agricultural area, with high quality agricultural soils. The remainder of the township consists of the sandy outwash areas associated with Bevens & Silver Creek and the Minnesota River. The soils in this area are predominately prime agricultural soil types—the soil is typically lighter and less drought resistant or associated with the ravine or bluff systems. Soil types vary greatly, even within the same site.



SAN FRANCISCO TOWNSHIP EXISTING LAND USE



SAN FRANCISCO TOWNSHIP PLANNED LAND USE



SAN FRANCISCO TOWNSHIP GOALS

San Francisco Township developed goals for the Township which are intending to help shape the future of the Township. The following goals represent the values of the Township and are meant to provide a framework for guiding future land use decision.

- Preserve the Township's rural character while accommodating the orderly growth and development of the Township.
- Preserve and permanently protect natural features such as woodlands, prairie, rivers, streams, lakes and wetlands that make San Francisco Township unique.
- Preserve and permanently protect the bluffs and ravines of the Minnesota River, Bevens Creek, and Silver Creek areas.
- Long-term protection of prime agricultural land within the Township.
- Encourage, through development incentives, the preservation, protection, and management of natural resource areas.
- Support residential development design that conserves natural features and is away from agricultural land.
- Direct commercial and industrial activities to the cities of Carver County.

SAN FRANCISCO TOWNSHIP POLICIES

Land Use

Because of the location, soil types, development trends, market demands in the area, and distance to sewer and water service, agriculture will continue to be the principal land use in San Francisco Township. Land use patterns will remain relatively stable. Very limited amounts of agricultural land will be converted to residential uses. The limited residential development that is expected to occur will generally be located in wooded areas, pasture areas, and along bluffs and ravines.

TOWNSHIP POLICY LU-1	Agriculture will continue to be the primary land use and economic base of the Township. The Township hereby adopts the Carver County Land Use Plan as part of the Township Plan. A map showing future land use in the Township can be found in the County Plan. The County Plan along with the policies in this Plan will be used to manage land use and environmental resources in San Francisco Township.
TOWNSHIP POLICY LU-2	Policy Area Designation: San Francisco Township’s land use policy designations are shown on the Policy Map. For the land in the Agricultural Policy Area, the Township chooses to utilize Option 3—High Amenity Lots and Option 4—Conservation Incentive as provided for in the Carver County Land Use Plan. The density in the Township shall be limited to the basic 1 dwelling per 1/4 1/4 section, plus additional density in high amenity areas and to protect, preserve, enhance or restore natural resources, as provided in County Policy. Areas eligible for additional density under Option 3 are: all areas designated as bluffs, ravines, wooded areas, qualifying amenity areas adjacent to lakes and non-prime agricultural land in the Township.
TOWNSHIP POLICY LU-3	The County Land Use Plan provides for a number of land use options that townships can choose to implement. San Francisco Township chooses not to implement : the transfer of 1 per 40 eligibilities to non-adjacent parcels. The Township chooses not to encourage the implementation of golf courses. The Township chooses to implement: additional feedlot restrictions.
TOWNSHIP POLICY LU-4	It is the intent of San Francisco Township to prohibit the development, and development access, which has the potential to cause significant environmental damage on steep slopes associated with the Minnesota River, Bevens Creek, and Silver Creek. Therefore the Township adopts the following additional policy related to Option 3—High Amenity: Areas which are located in the middle of the bluff or steep slope, or at the bottom of the bluff, or would require road access on slopes of 18% or greater are NOT eligible for building sites.
TOWNSHIP POLICY LU-5	San Francisco Township believes that its aggregate resources should be mined in a controlled and incremental way. The San Francisco Township Mineral Extraction Ordinance has been adopted to protect the health, safety, and welfare of its residents, and minimize the environmental and aesthetic impacts on the Township.
TOWNSHIP POLICY LU-6	San Francisco Township adopts the animal agriculture operations policies and standards contained in the Carver County Land Use Element and the County Feedlot Ordinance. In addition, the Township adopts the following standards which apply to the areas east of County Road 40: • New animal agricultural operations east of County Road 40 would be restricted to 200 AU and would require a Conditional Use Permit (CUP). Existing animal agricultural operations east of County Road 40 are allowed to expand up to 300 AU and are also required to obtain a CUP prior to expansion. All areas to the west of County Road 40 are required to comply with Carver County ordinance.

SAN FRANCISCO TOWNSHIP POLICIES

Land Use—Continued

TOWNSHIP POLICY LU-7	San Francisco Township contains one Rural Service District (RSD)- the southern half of the East Union District. East Union RSD is not expected to experience significant new development. The East Union RSD is shown on the Township Policy Map. San Francisco Township will not support or allow for the expansion of the East Union RSD in San Francisco Township under any circumstance.
TOWNSHIP POLICY LU-8	Currently, the City of Carver does not have plans to annex any part of San Francisco Township before the year 2040. If, and when, such a need could be demonstrated, San Francisco Township would prefer to enter into discussions for an orderly annexation agreement with the City prior to any annexations.
TOWNSHIP POLICY LU-9	San Francisco Township adopts the following requirements for contractor yards: • 5 acre minimum with the residence located on a hard-surfaced road, or must enter into an agreement with the Township for maintenance and dust control of the route driven on gravel roads. • There shall be an annual review for any changes. • There shall be no dirt storage or more than 100 yards and the storage shall not be visible from the road. • There shall be a clear line of site for the ingress and egress. • There shall be no retail sales showroom.

Water Resources

San Francisco Township is located in the Bevens River Watershed. Carver County is the water authority for this watershed and is required to prepare and implement a water plan which addresses surface water and groundwater issues. The Township is required to adopt a Local Water Management Plan that complies with the Watershed Plan.	
TOWNSHIP POLICY WR-1	San Francisco Township hereby concurs with and adopts the current Carver County Water Management Organization (CCWMO) Watershed Management Plan, as adopted by the Carver County Board of Commissioners. This plan serves as the Township’s Local Surface Water Management Plan.

Parks, Open Space, and Trails

TOWNSHIP POLICY POST-1	San Francisco Township acknowledges that the Metropolitan Council’s Regional Park Policy Plan (RPPP) identifies the Lake Waconia-Carver Regional Trail Search Corridor with a potential Future alignment through the Township. The establishment of any future trail alignment will result from a master plan process done in cooperation of San Francisco Township, Carver County, and others.
TOWNSHIP POLICY POST-2	San Francisco Township acknowledges that the Metropolitan Council’s RPPP identifies the Minnesota Bluffs and Ravines Regional Park search area with a potential location in the Township. The establishment of any future park or search area refinement will result from a master plan process done in cooperation with San Francisco Township, Carver County, and others.

SAN FRANCISCO TOWNSHIP POLICIES

Transportation

San Francisco Township’s transportation system consists of County and State Highways and Township roads (see map). The Township is responsible for the planning, construction, and maintenance of the Township road system, while the County and State are responsible for their respective systems. The primary function of local roads is to provide access to individual parcels of land and to move traffic to the collector system. The purpose of the collectors is to collect traffic from the local roads and to provide access to individual parcels of property. The principal function of the arterials is to move traffic to destinations outside the Township and to provide for connections to the regional system. In a rural area such as San Francisco Township, the arterials also perform a secondary function of providing access to individual parcels of property.

- TOWNSHIP POLICY TR-1

The Township’s primary responsibility is the maintenance and improvement of the Township road system as shown on the Policy Map and as provided by statute. The Township road system will be maintained at a level consistent with the need to serve the agricultural economy and residential development at densities provided in the Land Use element. Improvements will be made only to maintain or attain that level of service. The road system consists of those roads identified as Township roads on the San Francisco Township Policy Map. The system may be modified by additions or deletions to the system made on the official town road map, as recorded in the Office of the County Recorder or other appropriate Township action.
- TOWNSHIP POLICY TR-2

Alternatives should be investigated in cases where the approval of a change in land use would raise traffic on a gravel road substantially above 200 ADT. Individual land uses that will generate high levels of traffic and/or heavy vehicle traffic will be discourage and may be required to participate in the upgrading of facilities.
- TOWNSHIP POLICY TR-3

San Francisco Township does not foresee the need for the construction of any new roads on the Township system. The Township’s primary concern is the maintenance and improvement (when necessary) of the town road system. If new roads are needed to provide service to new development, these roads will be constructed solely at the expense of the developer. Such roads shall meet Townshipand County standards for local roads or a higher standard if the road will be of a higher classification as shown in the County Transportation Plan. The Township will not accept these as public roads. These roads will be maintained and repaired by a homeowner’s association or similar entity consisting of the land owners served by the road. However, the Township may accept a new road if it connects to an existing public road at either end.

SAN FRANCISCO TOWNSHIP POLICY MAP

