The 2040 Comprehensive Plan is the most significant document for guiding the development of Woodbury and achieving the community’s vision through its plans, policies and actions. Using the Plan requires striking a balance between adhering to the enduring values described in the Plan and adapting to conditions that will change over the life of this Plan. Many chapters in this Plan have specific implementation guidelines. This Chapter intends to memorialize the City’s commitment to the overall Plan itself.
THE PLAN AS A GUIDE TO DECISION MAKING

The Plan will be used by the City in the day to day operations of local government. The City will reference Plan goals and policies in making key decisions relative to public investments, plans and studies, growth, and redevelopment. Requests for land use applications and development projects will be evaluated based on consistency with the Plan.

The Plan includes a number of strategies that will require coordinated efforts by many different public, private, and non-profit entities. As an adopted policy plan, the Plan increases general public awareness and support for the vision, goals and policies of the City. In essence, the Plan becomes the document that is readily available to current and prospective businesses, residents or investors.

RESILIENCE

Resilience is a thread that is woven throughout the Plan. While resilience does not have its own dedicated chapter, resilience is a prominent element of both the vision for Woodbury and the related guiding principles as seen in the Vision and Guiding Principles Chapter. Every chapter of the Plan addresses some aspect of resilience. It is anticipated that Woodbury will continue to explore ways to enhance the physical, social and economic environment. These efforts will provide additional context for addressing resilience in future updates of the Plan.

IMPLEMENTATION TOOLS

Official Controls

Official controls are key tools for implementing the Plan and must be consistent with the Plan. Official controls are defined as “ordinances and rules which control the physical development of a city... or any part thereof or any detail thereof and implement the general objectives of the comprehensive plan”. Examples of official controls include but are not limited to portions of the City Code connected to zoning regulations (chapter 24); subdivision controls (chapter 21); streets and sidewalks (chapter 20); water, sewers and sewage disposal (chapter 23); environmental management (chapter 27); buildings and building regulations (chapter 6); and official maps. The City Code may be accessed digitally via the City’s website. A review of the official controls for conformance with the Plan will occur once the Plan is adopted.
While no new zoning districts will be created as a result of the Plan, it is anticipated that a small number of properties will need to be rezoned based on changes to future land use. Stakeholders with questions about zoning are encouraged to contact the City’s Community Development Department staff. Also, information about zoning, including the most current zoning map is accessible via the City’s website. In addition to the initial rezoning for consistency with the Plan, the zoning map will be modified as needed throughout the implementation of the Plan as properties are developed and redeveloped. Zoning map amendments are at the full discretion of the City Council and do not involve review by the Metropolitan Council or necessitate an amendment to the Plan.

Other Policy Plans

The Plan refers to other policy plans that Woodbury uses to guide municipal systems, actions and investments. These plans include but are not limited to the Transportation Plan, the Comprehensive Sewer Policy Plan, the Water Supply Plan, Water Supply, Storage and Distribution Plan, the Surface Water Management Plan, the Housing Action Plan and the Economic Development Strategic Plan. These plans serve as ongoing tools for implementing the plans, goals and policies in the Plan. Changes and/or updates to these plans do not normally require an amendment to the 2040 Comprehensive Plan; however, changes will be reviewed in partnership with the Metropolitan Council to ensure consistency with Metropolitan Council plans and policies. Potential changes and/or updates to the City’s Transportation Plan or Comprehensive Sewer Policy Plan would require review by the Metropolitan Council to evaluate potential impacts to regional systems and for consistency with Metropolitan Council policies. Additional implementation tools specific to housing are included in Chapter 5 Housing.

The City’s updated Surface Water Management Plan was submitted to the three watershed districts that serve Woodbury along with the Metropolitan Council on January 22, 2019. It is attached as an appendix to this Plan. From time to time the Surface Water Management Plan may be revised. Any such revisions will be undertaken in accordance with the regulations set forth in Minnesota Administrative Rules, Part 8410 as well as Minnesota Statutes, Chapter 103B.
Capital Improvements Plan

State Law requires that the implementation program for the Plan contain a capital improvement program for transportation, sewers, parks, water supply and open space facilities. The Plan serves as the foundation for ongoing capital improvements planning by the City. The capital improvement plan (CIP) is a five-year planning document that matches the estimated project costs over a five-year period with funding sources. The CIP is updated and approved annually, and allows the City to prioritize projects and to make best use of available revenues. By looking at future needs, the City is better able to find funding sources to fill gaps and to coordinate projects with other jurisdictions. For purposes of demonstrating compliance with the sequencing and timing language of the MLPA, a copy of the most recent five-year CIP is attached as an appendix to this Plan. The City reserves the right to update the CIP without triggering a need to update this Plan. Stakeholders can access information about the CIP from the City’s Finance Department via (651) 714-3500 or see the budget page of the City’s website.

Policies

The City uses a variety of policies to implement the Plan. These policies are typically adopted by resolution of the City Council.

Programs

The Plan identifies a wide variety specific implementation steps along with goals and policies. These include a broad range of activities from regulatory oversight and enforcement, public education, environmental management, grants and property acquisition.

Future Studies

The City will use master plans, environmental reviews and other technical studies as tools to implement the Plan. Previous studies have examined future housing needs and future areas for commercial and industrial development. Certain development projects require formal studies to evaluate the environmental implications of proposed development. The City will continue to use additional studies to provide the information needed to implement the Plan and to evaluate projects that may lead to comprehensive plan amendments. Such additional studies in and of themselves will not require amendments to the Plan.

Coordination of Actions

In addition to capital improvements, there are statutory requirements for coordinating acquisition and disposition of public lands and the use of tax increment financing (TIF) with the Plan. According to State Law (M.S. Section 462.356, Subd. 2), publicly owned land within the City cannot be acquired or disposed of until a finding has been made as to compliance with the Plan. TIF is the only finance tool formally tied to the Plan. State Law requires that the City find that any TIF plan conforms to the Plan. Separate from the Plan, Woodbury’s TIF Policy governs the use of this tool.
ONGOING MONITORING

To be a useful and influential tool in guiding growth and development in the future and ultimately realizing the community vision, the Plan must be kept current and respond to changing conditions. Over time, trends or events may occur locally, regionally and nationally that may not have been anticipated. Regular monitoring will allow the City to identify these changes and respond by amending or updating the Plan or modifying the implementation approaches as needed.

Ongoing review is intended to ensure for flexible processes to respond to changing conditions and priorities while supporting the constant overall vision of the Plan. Areas to be monitored include:

- Description of all implementation actions, initiatives, programs and policies, either new or ongoing, identified in the Plan including the responsible department, status and a discussion of any problems or issues.
- Monitoring of the Phasing Plan and evaluation of the need for adjustments.
- Identification of apparent changes in economic conditions, the pace of growth in terms of housing and non-residential markets or other issues that may affect Plan implementation.
- Review of development application approvals and related impacts on the Plan.
- Analysis of performance measures to indicate whether the goals of the Plan are being achieved.

AMENDMENTS AND UPDATES

As needed from time to time the City will amend the Plan to correct errors or to reflect changing needs and conditions in accordance with the process outlined in the City Code and compliant with State Statutes.