

Business Item

Community Development Committee



Committee Meeting Date: May 18, 2026

For the Metropolitan Council: May 27, 2026

Business Item: 2022-086

City of Bayport Bayhaven 2nd Addition Comprehensive Plan Amendment, Review File 22164-4

District(s), Member(s):	District 11, Gail Cederberg
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	Emma Dvorak, Planning Analyst (651-602-1399) Angela R. Torres, Senior Manager (651-602-1566)
Division/Department:	Community Development / Regional Planning

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

1. Authorize the City of Bayport to place its comprehensive plan amendment into effect.
2. Revise the Thrive MSP 2040 and Imagine 2050 community designations for the amendment site from Rural Residential to Suburban as shown in Figure 2b in the Review Record.
3. Find that the amendment does not change the City's forecasts.
4. Advise the City to implement the advisory comments in the Review Record for Land Use.

Background

The City of Bayport submitted the Bayhaven 2nd Addition comprehensive plan amendment on April 7, 2026. The amendment proposes to re-guide 4.43 acres of recently annexed land to Low Density Residential, extend the Suburban Community Designation to the newly annexed area, and expand the Metropolitan Urban Service Area (MUSA) in relation to a development known as Bayhaven 2nd.

The amendment also proposes a community-wide change to adjust the density ranges for the city's two land use categories in the Plan, Low Density Residential (LDR) and High Density Residential (HDR). The LDR land use will be adjusted from 1 – 8 units per acre (u/a) to 1 – 11 u/a. The HDR land use will be adjusted from 8 – 43 u/a to 11 – 43 u/a. This will allow for slightly higher density in both land use categories. The amendment site is located east of Stagecoach Trail (CSAH 21) and south of 5th Avenue North (CSAH 14). This is the City's third amendment to its 2040 Comprehensive Plan.

Rationale

The proposed amendment conforms to regional system plans, is consistent with Council policies, and is compatible with the plans of other local communities and school districts.

Imagine 2050 Lens Analysis

On February 12, 2025, the Council adopted Imagine 2050, which builds on policy direction in Thrive MSP 2040. Under the Imagine lens, the proposed amendment is reviewed against the land use policies in Thrive MSP 2040 and Imagine 2050. To achieve the outcomes identified in Thrive, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and taken together, serve to achieve the outcomes identified in Thrive.

Funding

None.



REVIEW RECORD

City of Bayport

Bayhaven 2nd Addition

Review File No. 22164-4, Business Item No. 2026-086

BACKGROUND

The City of Bayport (City) is located in in eastern Washington County. It is surrounded by the communities of the Oak Park Heights and Baytown Township.

Imagine 2050 designates Bayport with a “Suburban” community designation. The Council forecasts that from 2030 to 2050 the City will sustain a population of 4,000 and grow from 1,180 to 1,200 households. The Council also forecasts that between 2030 and 2050, the City’s employment will increase from 5,360 to 5,460 jobs.

The Metropolitan Council reviewed the City of Bayport 2040 Comprehensive Plan ([Business Item 2022-229 JT](#), Review File No. 22164-1) on September 14, 2022. This is the third comprehensive plan amendment since the 2040 Plan was reviewed.

The Council adopted Imagine 2050 in February 2025. Consistent with the procedures adopted in [Business Item 2025-113](#), the Council is reviewing this item under both Thrive and Imagine 2050.

REQUEST SUMMARY

The amendment proposes to revise the local comprehensive plan to reflect the addition of 4.43 acres of recently annexed land from Baytown Township, extend the Suburban Community Designation to the newly annexed area, and expand the Metropolitan Urban Service Area (MUSA) in relation to this development known as Bayhaven 2nd. The primary purpose of the amendment is to accommodate the development of 10 single family villa residential dwellings, and one outlot which will be known as Bayhaven 2nd.

The amendment also proposes a City wide change to adjust the density ranges for the city’s two land use categories in the Plan, Low Density Residential (LDR) and High Density Residential (HDR). The LDR land use will be adjusted from 1 – 8 units per acre (u/a) to 1 – 11 u/a. The HDR land use will be adjusted from 8 – 43 u/a to 11 – 43 u/a. This will allow for slightly denser development in both land use categories.

OVERVIEW

Conformance with Regional Systems

The amendment conforms to the Regional System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans.

Consistency with Council Policies

The amendment is consistent with Imagine 2050, with the Housing Policy Plan, with water resources management, and is consistent with Council forecasts.

Compatibility with Plans of Adjacent Jurisdictions

The amendment will not have an impact on adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

PREVIOUS COUNCIL ACTIONS

- The Council acted on the 2040 Plan on September 14, 2022 ([Business Item 2022-229 JT](#), Review File No. 22164-1).
- The Council authorized the ISD 834 School amendment on September 10, 2025 ([Business](#)



[Item 2025-221](#), Review File No. 22164-2). Bayport annexed about 10 acres of Baytown Township to develop an elementary school. The amendment regulated this area from Single Family Estates to Institutional, extended the Metropolitan Urban Service Area (MUSA), and changed the Community Designation from Rural Residential to Suburban.

- The Council authorized the Bayhaven at Bayport amendment on September 24, 2025 ([Business Item 2025-231](#), Review File No. 22164-3). The amendment changed the City's Land Use Plan, extended the Suburban Community Designation to the newly annexed area, and expanded the Metropolitan Urban Service Area (MUSA) in relation to a 26.2-acre development known as Bayhaven. The proposed development consisted of 35 single family villa residential units on 23.9 acres, guided Low Density Residential, and a multifamily building consisting of 70 units on 2.3 acres, guided High Density Residential.

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with *Imagine 2050* and other Council policies?
- III. Does the amendment change the City's forecasts?
- IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

ISSUES ANALYSIS AND FINDINGS

Conformance with Regional Systems

The amendment conforms to the regional system plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Additional review comments are included below.

Regional Parks

Reviewer: Colin Kelly, Community Development (CD) – Regional Parks (651-602-1361)

There is one unit of the Regional Parks and Trails System in the vicinity of the proposal to guide recently annexed land at Low Density Residential. Segment 4 of the planned Middle St. Croix Valley Regional Trail is adjacent to the proposed change.

The Middle St. Croix Valley Regional Trail has a 2023 Met Council-approved long-range plan. Washington County is the Regional Park Implementing Agency.

The amendment materials acknowledge the presence of the planned regional trail. Comments included in the amendment submittal regarding the affected and adjacent jurisdiction review show that Washington County "received (the) proposed 2040 Bayport Comprehensive Plan amendment and have no comments" (pdf pg. 105).

Areas of proposed right of way referenced in the original comprehensive plan amendment for the Bayhaven amendment (22164-2) appear to be accommodated in the Bayhaven 2nd Addition amendment. The previous amendment noted that: "City (of Bayport) staff concurs with (Washington County's) recommendation to right-of-way for the planned Middle St. Croix Valley Regional Trail Corridor." The Bayhaven 2nd Addition amendment depicts over 1.7 acres of existing and proposed right of way along the east side of Stagecoach Trail / SCAH 21 for the Bayhaven Plat and Nass Parcel (pdf pg. 31).

As such, the proposed amendment should not impact the planned Middle St. Croix Valley Regional Trail or the Regional Parks and Trails System more broadly. The City of Bayport should continue to coordinate with Washington County on the future development of the Middle St. Croix Valley Regional Trail along Stagecoach Trail / CSAH 21.

Wastewater Service

Reviewer: Roger Janzig, Environmental Services (ES) – Wastewater Planning and Community Programs (roger.janzig@metc.state.mn.us)

The proposed amendment conforms to the 2040 Water Resources Policy Plan (WRPP). The amendment is being driven by the annexation of land from Baytown Township. The amendment area will also now be included in the current 2030 MUSA. The regional system has adequate capacity to serve the proposed development associated with this amendment.

Transportation

Reviewer: Joseph Widing, Metropolitan Transportation Services (MTS) (651-602-1822)

The proposed amendment conforms to the 2040 and 2050 Transportation Policy Plan (TPP). The comprehensive plan amendment proposes to annex and guide land for low density residential to support 10 single family homes. The amendment would not result in any impacts to the regional roadway system, the new units will not result in substantial increases in traffic, and the proposed subdivision access appears to match existing access to Stagecoach Trail.

There is no fixed route transit near the amendment site to consider.

The amendment includes a site plan which shows pedestrian facilities throughout the proposed subdivision, in addition a large multiuse trail is shown moving through the amendment site to provide bicycle access to existing trails to the east. Stagecoach Trail is identified on the Regional Bicycle Transportation Network (RBTN) and is a county facility. The amendment includes a trail to Stagecoach Trail ready to connect to future county constructed facilities.

There are no freight or aviation considerations with this comprehensive plan amendment.

Transit

Reviewer: Benjamin Picone, Metro Transit (MT) (612-349-7679)

Metro Transit's Route 294 offers the nearest transit service 2 miles northwest of the subject parcel at the intersection of Highway 36 and Osgood Avenue / 4th Street in Oak Park Heights. Route 294 provides weekday-only peak period express service between downtown Stillwater and downtown Saint Paul with one westbound trip during the AM peak and one eastbound trip during the PM peak. Route 355 offers the nearest express service between downtown Minneapolis and Woodbury, 16 miles southwest of the subject parcel at Woodlane Station in Woodbury. Route 355 provides weekday-only peak period non-stop express service between Woodbury and downtown Minneapolis with 14 total trips (7 in each direction). Woodlane Station is a 20-minute drive from the site.

No bus stops are located within walking distance of the subject parcel along 5th Avenue or Stagecoach Trail for access to Route 294 service. No contiguous public trails currently exist along 5th Avenue or Stagecoach Trail, adjacent to the subject parcel. Right-of-way should be set aside for the addition of sidewalks/trails to ensure connectivity with the rest of the pedestrian network and facilitate safe pedestrian access to/from the site if they are not planned to be constructed.

Given the current and planned transit investments within this corridor, this amendment to guide recently annexed land at Low Density Residential for the proposed development of 10 single family villa residential dwellings and one outlot will likely have a marginal ridership impact on the existing regular route transit network. This amendment should not expect additional expansion of the existing fixed-route transit network. Other potential transit options include Transit Link/On-Demand.

Consistency with Council Policy

The amendment is consistent with Council policies for forecasts, land use, housing, sub-surface sewage treatment systems, and water supply. Additional review comments are detailed below.

Forecasts

Reviewer: Todd Graham, CD – Research (651-602-1322)

The forecast-related content is consistent with regional policy. The City offers that the amendment does not affect the communitywide forecast and Council staff agree: The City has previously



requested, and Met Council authorized, a forecast adjustment for Bayhaven; authorized by Met Council on September 10, 2025.

Table 1. Metropolitan Council Bayport Forecasts

Category	Census 2020	Current Approved Forecasts		
		2030	2040	2050
Population	4,024	4,000	4,000	4,000
Households	1,038	1,180	1,190	1200
Employment	4,226	5,360	5,410	5,460

Land Use

Reviewer: Emma Dvorak CD – Local Planning Assistance (651-602- 1399)

Thrive MSP 2040 identifies the City as a Suburban Community which requires a minimum net residential density for areas planned to accommodate forecasted growth of 5 units per acre. The amendment proposes to add 4.43 acres of land annexed from Baytown Township into the City, and regrade the land as Low Density Residential for the proposed development of 10 single family villa residential dwellings and one outlot. The amendment also proposes to change the density ranges for the city’s two land use categories in the Plan, Low Density Residential (LDR) and High Density Residential (HDR). The LDR land use will be adjusted from 1 – 8 units per acre (u/a) to 1 – 11 u/a. The HDR land use will be adjusted from 8 – 43 u/a to 11 – 43 u/a. This will allow for slightly denser development in both land use categories.

The City of Bayport has authorized plans for a development known as Bayhaven 1st - consisting of 35 market-rate units on 11.83 net acres of low density residential, and a 70-unit building on 2.3 net acres of high density residential, also market-rate, which was authorized by the Met Council on September 10th, 2025. The actual density of the project, at 7.43 units per acre, is higher than the proposed minimum density for the land use categories. With assurances from local approvals of those development densities, the Met Council utilized the actual density of the Bayhaven 1st addition project in the density calculation to reflect on the ground conditions.

The Plan, with previous amendments, has a planned minimum residential density of 7.5 units per acre. As of this amendment, the City has a combined overall density 7.1 units per acre. The proposed change is consistent with the Council’s Thrive density policies.

Advisory Comments

Please note that in Imagine 2050, the City’s community designation is Suburban which requires a minimum net residential density for areas planned to accommodate forecasted growth of 7 units per acre. Council staff encourage the City to continue planning to increase density and evaluate areas for higher density residential uses that move toward the City’s Imagine 2050 community designation’s net residential density requirement. While the City’s 2040 Plan is still in effect, planning for the 2050 Comprehensive Plan requirements now will help the City maintain consistency with regional policy moving forward.

Table 2. Planned Residential Density, Bayport

Category	2018-2040 Change				
	Min	Density Max	Net Acres	Min Units	Max Units
Low Density Residential	1	11		4	49
High Density Residential	11	43	3.20	35	138
Bayhaven 1st LDR			11.83	35	
Bayhaven 1st HDR			2.30	70	
Bayhaven 2nd (LDR)			4.43	10	
TOTALS			21.76	155	186
			Overall Density	7.1	8.6



Housing

Reviewer: Olivia Boerschinger, CD – Housing (651-602-1327)

The amendment is consistent with the Council’s Housing Policy Plan. The Plan currently provides sufficient land to address its share of the region’s 2021-2030 need for affordable housing, which is 7 units. The proposed amendment includes changes to the minimum densities of residential land uses. Therefore, the City’s inventory of land guided to support the development of low- and moderate-income housing increases to address their share of the region’s affordable housing need for 2021-2030.

As of this amendment, the Plan will be guiding approximately 3.2 acres of higher density residential land such that at least 36 units could be built and has already built 1 unit of affordable housing so far this decade. Bayport is not currently a participant in the Livable Communities Act program.

Water Resources

Reviewer: Lanya Ross, ES—Water Resources (651-602-1803)

The amendment is consistent with Water Policy Plans related to sustainable water supplies.

Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

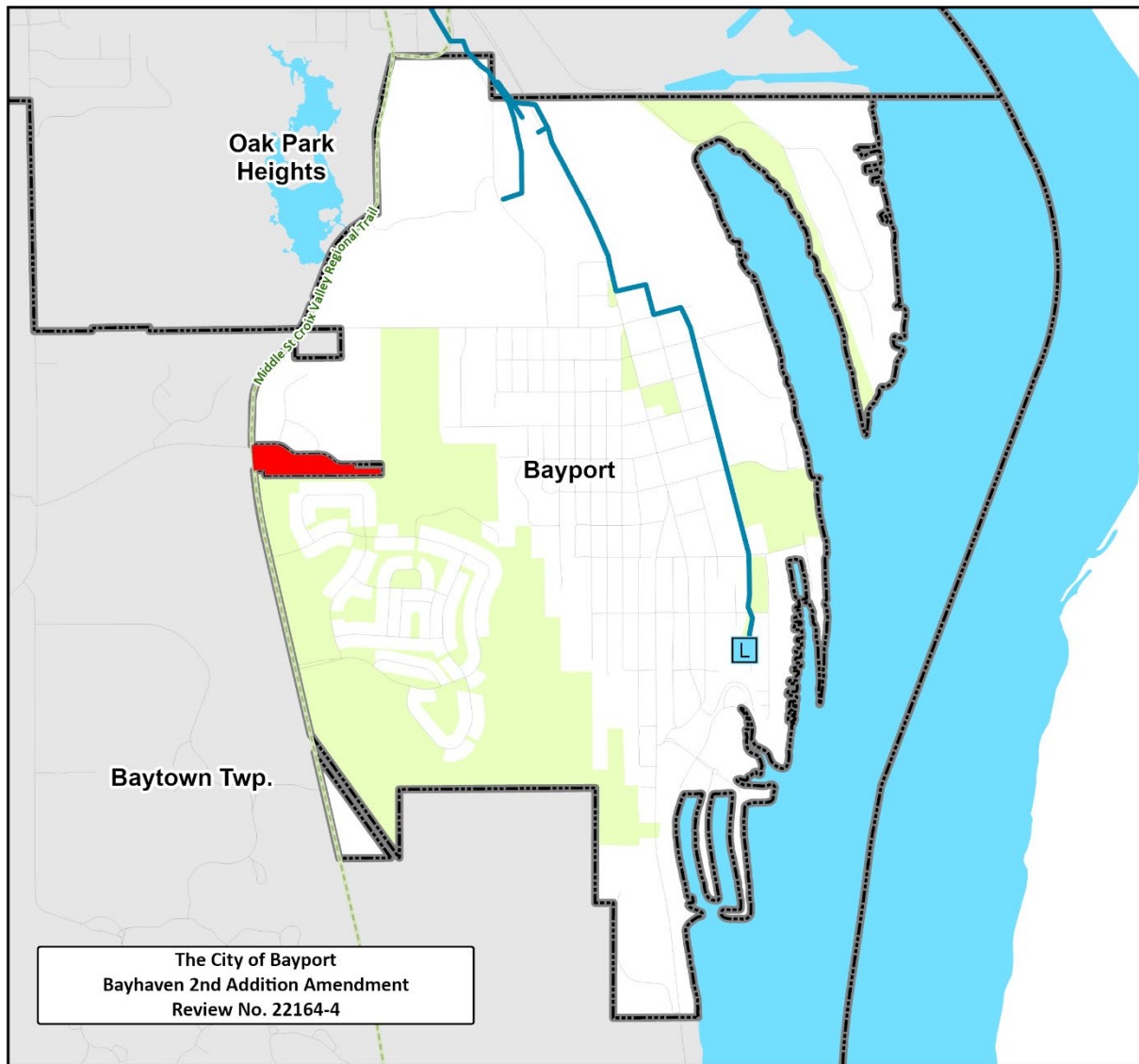
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

- Figure 1: Location Map Showing Regional Systems
- Figure 2a: Location Map Showing Current Community Designation
- Figure 2b: Location Map Showing Proposed Community Designation
- Figure 3a: Current Land Use Guiding
- Figure 3b: Proposed Land Use Guiding



Figure 1. Location Map Showing Regional Systems



Regional Systems

Regional Transitways

- Existing
- - - Planned Current Revenue Scenario
- - - Potential Increased Revenue Scenario

Wastewater Treatment

- M Meters
- MCES Interceptors
- L Lift Stations
- WTP MCES Treatment Plants

Regional Highway System

- Interstates
- US Highways
- State Highways
- County Roads
- Road Centerlines

Regional Parks

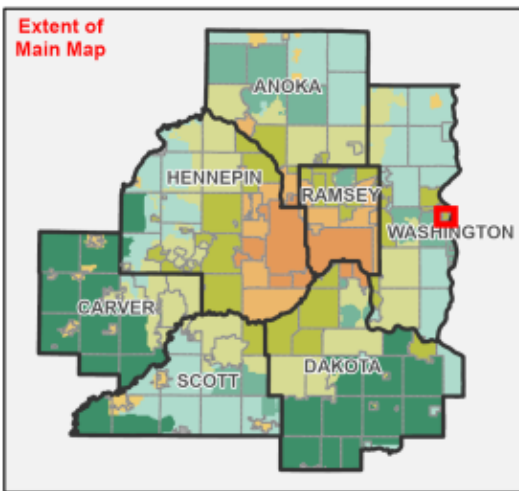
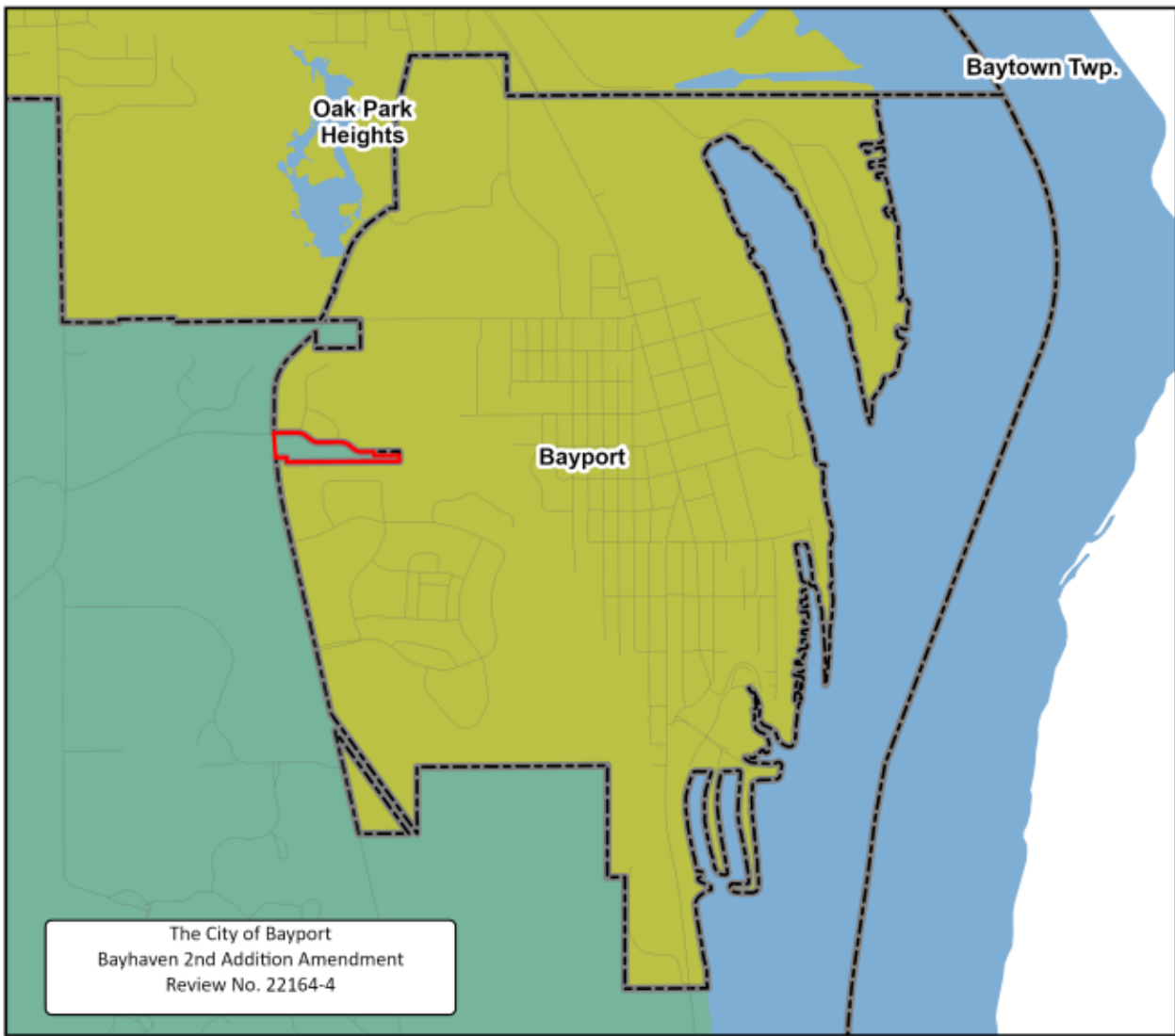
- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units
- Other Parks, Preserves, Refuges and Natural Areas

Regional Trails

- Existing (Open to Public)
- - - Existing (Not Open to Public)
- - - Planned Regional Trails
- Regional Trail Search Corridors



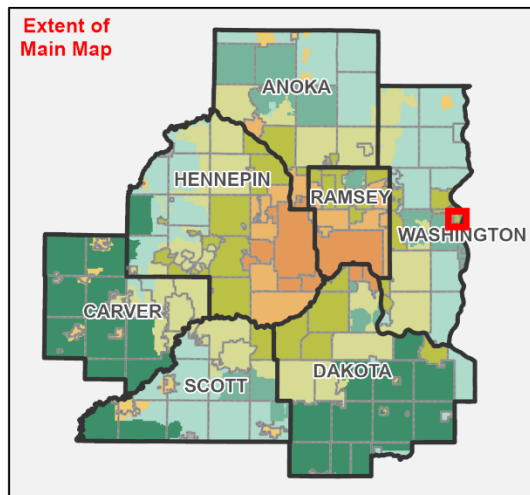
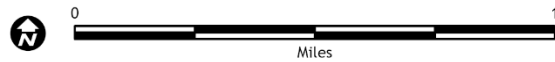
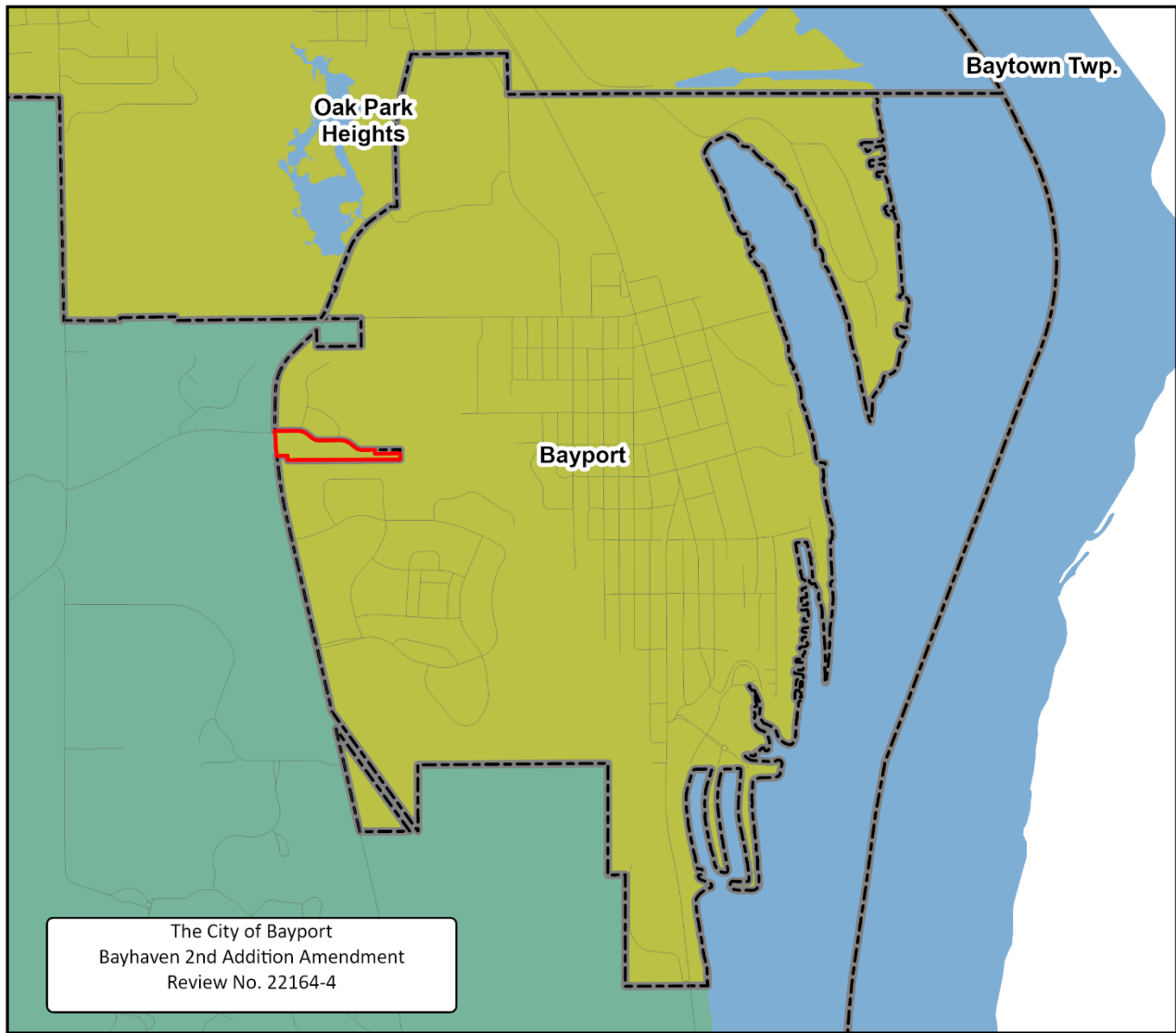
Figure 2a. Location Map Showing Current Community Designation



Imagine 2050 Community Designations

- Urban
- Urban Edge
- Suburban
- Suburban Edge
- Rural Center
- Diversified Rural
- Rural Residential
- Agricultural
- Non-Council Community

Figure 2b. Location Map Showing Proposed Community Designations



Imagine 2050 Community Designations

- Urban
- Urban Edge
- Suburban
- Suburban Edge
- Rural Center
- Diversified Rural
- Rural Residential
- Agricultural
- Non-Council Community

Figure 3a. Current Land Use Guiding

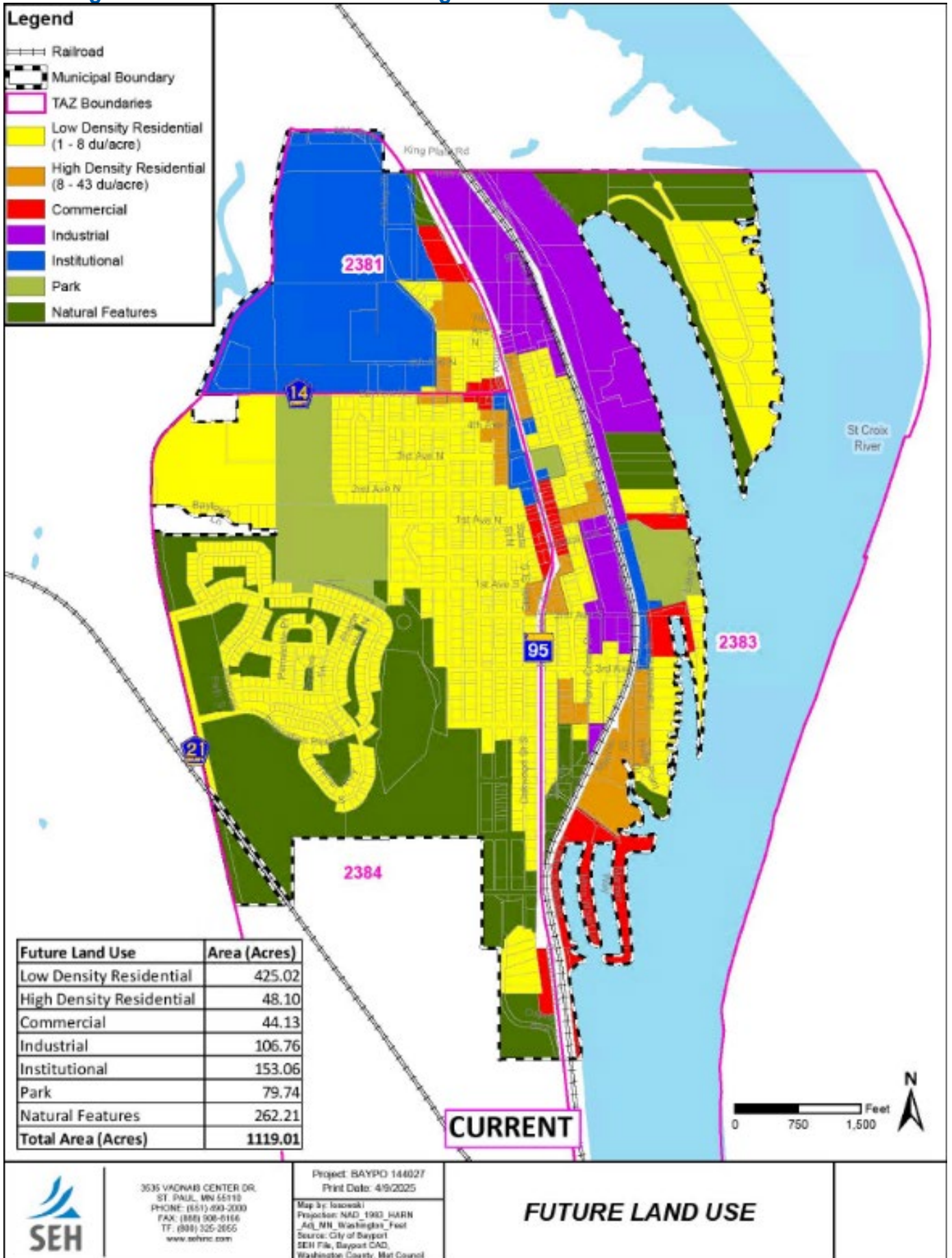


Figure 3b. Proposed Land Use Guiding

