

<b>C</b>	<b>Community Development Committee</b>	<b>Item 2007-218</b>
	<b>Meeting date: June 18, 2007</b>	<b>Consent</b>
<b>ADVISORY INFORMATION</b>		
<b>Date</b>	June 7, 2007	
<b>Subject</b>	City of Columbus Comprehensive Plan Amendment Sewer Service Staging Change Review No. 19078-5	
<b>Districts, Members</b>	District 11, Georgie Hilker (651-426-1750)	
<b>Prepared by</b>	Bob Mazanec, Principal Reviewer (651-602-1330) Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566) Mark Vander Schaaf, Dir., Planning & Growth Management (651-602-1441) Guy Peterson, Director, Community Development (651-602-1418)	
<b>Division/Department</b>	Local Planning Assistance / Planning & Growth Management	
<b>BACKGROUND</b>		
<ul style="list-style-type: none"> <li>• Located in northeastern Anoka County the City of Columbus is adjacent to the cities of East Bethel, Ham Lake, Blaine, Lino Lakes, Hugo, Forest Lake, and Linwood Township.</li> <li>• Columbus is designated partially as a <i>developing community</i> and partially as a <i>diversified rural</i> geographic planning area in the <i>2030 Regional Development Framework</i>.</li> <li>• In 2000 the City's population was 3,957 with 1,328 households and 482 jobs. According to its metropolitan systems statement the 2030 population is expected to be 4,680 with 1,750 households and 1,000 jobs.</li> </ul>		
<b>REQUEST SUMMARY</b>		
<p>The City of Columbus is proposing to change the timing-staging of sewer service for two areas within the City's commercial-industrial corridor along I-35. The amendment proposes to move approximately 74 net/131 gross acres to the pre-2010 sewer staging period.</p>		
<b>PROPOSED ACTION</b>		
<p>Staff recommends that:</p> <p>The Metropolitan Council allow the City of Columbus to put the Sewer Service Staging Change Comprehensive Plan Amendment into effect with no required modifications.</p> <p>The City of Columbus' future planning and 2008 comprehensive plan update should reflect revisions of metropolitan systems statement forecasts contained in the <i>Development Framework</i> and <i>Water Resources Management</i> sections of this report as the most current forecasts for the City.</p>		
<b>ISSUES</b>		
None		
<b>OVERVIEW</b>		
<b>Conformity with Regional Systems</b>	<p>The amendment conforms with Regional System Policy Plans for Parks, Transportation and Water Resources Management (wastewater, water supply, and surface water) and does not represent "more likely than not" substantial impacts or departures. This CPA changes the City's sewer service forecasts slightly due to employment growth adjustments.</p>	
<b>Consistency with</b>	The amendment is consistent with the Council's <i>2030 Development</i>	

<b>Council Policy</b>	<i>Framework.</i> This CPA changes the City's employment growth forecasts.
<b>Compatibility with Adjacent Community Plans</b>	The amendment is compatible with the plans of adjacent communities. No negative comments were received from adjacent communities or affected school districts.
<b>PREVIOUS COUNCIL ACTIONS</b>	

- The Council reviewed Columbus' last comprehensive plan update in 1999. Issues were raised concerning sewer service plan elements. The Council placed several conditions on the Township regarding sewer service planning that were to be satisfied before plan implementation, but there were no other comprehensive plan issues of regional concern. Subsequently, the sewer service conditions were addressed and the plan is being implemented. This is the first plan amendment.
- In 2004 the Council commented to the Minnesota Racing Commission on the North Metro Harness Initiative Class A/B Racetrack License Application for a facility to be located in then Columbus Township. Issues focused on sanitary sewer service limitations for the grandstand/cardroom portion of the proposal due to adjacent community inflow/infiltration (I/I) causing capacity problems in the Metropolitan Disposal System serving Columbus and other northeast metropolitan communities. Since then adjacent communities have resolved the I/I problems affecting short-term system capacities, and regional system improvements to meet the long-term service needs of fast-growing northeastern metropolitan communities are being built with more planned by Metropolitan Council Environmental Services.
- In 2006 the Office of Administrative Hearings-Municipal Boundary Adjustments of the State of Minnesota approved Columbus Township's petition to incorporate as a city.

**ANALYSIS AND FINDINGS**

**Metropolitan Development Framework** (Bob Mazanec, 651-602-1330)

Columbus is designated partially as a *developing area* and mostly as a *diversified rural* geographic planning area in the *2030 Regional Development Framework*.

In diversified rural areas communities are expected to accommodate clustered development consistent with growth forecasts at densities not to exceed 1 unit per 10 acres; plan development patterns that will protect natural resources; and preserve areas where post-2030 growth can be provided with cost-effective and efficient urban infrastructure.

In developing areas communities are expected to plan and stage development that accommodates forecasted local growth through 2030 at appropriate suburban densities; consider the need for additional serviceable land for urban growth beyond 2030; and identify areas reserved for future urban development and strategies to minimize development patterns that could preclude future urban development.

According to the City's comprehensive plan the only portion of Columbus to be sewered is the commercial-industrial corridor along I-35. The city plan includes no sewered residential areas.

With this amendment the City of Columbus is proposing to change the timing-staging of sewer service for two areas within the City's I-35 commercial-industrial corridor. The amendment proposes to move approximately 74 net/131 gross acres from the 2010-2015 and 2015-2020 sewer staging periods to the pre-2010 period. Sewer flow forecasts are not proposed to be changed as there are no specific or pending development proposals for the amendment areas. In effect, this comprehensive plan amendment is proposing to enlarge the "search area" within

which employment growth can locate prior to 2010. The city is not proposing to increase the amount of growth, just potential locations.

Growth Forecasts (Todd Graham, 651-602-1322)

There is a need to recalibrate Metropolitan Council employment forecasts for Columbus based on the latest Minnesota Department of Employment and Economic Development (DEED) data. For 2006 DEED estimates 981 jobs are located in the City of Columbus. That already exceeds the 2010 metropolitan systems statement employment forecast of 730.

Council systems statement forecasts underestimate Columbus' employment potential, and adjustments for 2010 forward should be made to reflect the most current DEED data. The City of Columbus' future planning and 2008 comprehensive plan update should reflect the following revision of metropolitan systems statement employment forecasts as the most current growth forecasts for the City. Household and population figures remain unchanged.

	<b>2006</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
<b>Population</b>	---	4,000	4,240	4,680
<b>Households</b>	---	1,450	1,600	1,750
<b>Employment</b>	981	1,100	1,400	1,500

**Water Resources Management** (Roger Janzig, 651-602-1119)

Metropolitan Disposal System facilities that provide service to Columbus have adequate capacity for the employment growth increase represented by this amendment. The City of Columbus' future planning and 2008 comprehensive plan update should reflect the following revision of metropolitan systems statement sewer service forecasts as the most current service forecasts for the City:

	<b>2010</b>	<b>2020</b>	<b>2030</b>
<b>Sewered Population</b>	0	1,040	1,620
<b>Sewered Households</b>	0	350	560
<b>Sewered Employment</b>	250	900	1000
<b>Average Annual Wastewater Flow (MGD)</b>	0.02	0.10	0.14
<b>Allowable Peak Hourly Flow (MGD)</b>	0.08	0.40	0.55

Columbus is not currently identified as a community with excessive peak hourly flow during wet weather occurrences. Nonetheless, in its 2008 comprehensive plan update Columbus should include a description of activities it plans to carry out aimed at preventing, monitoring and, if necessary, reducing sources of excessive inflow and infiltration into its sanitary sewer system.

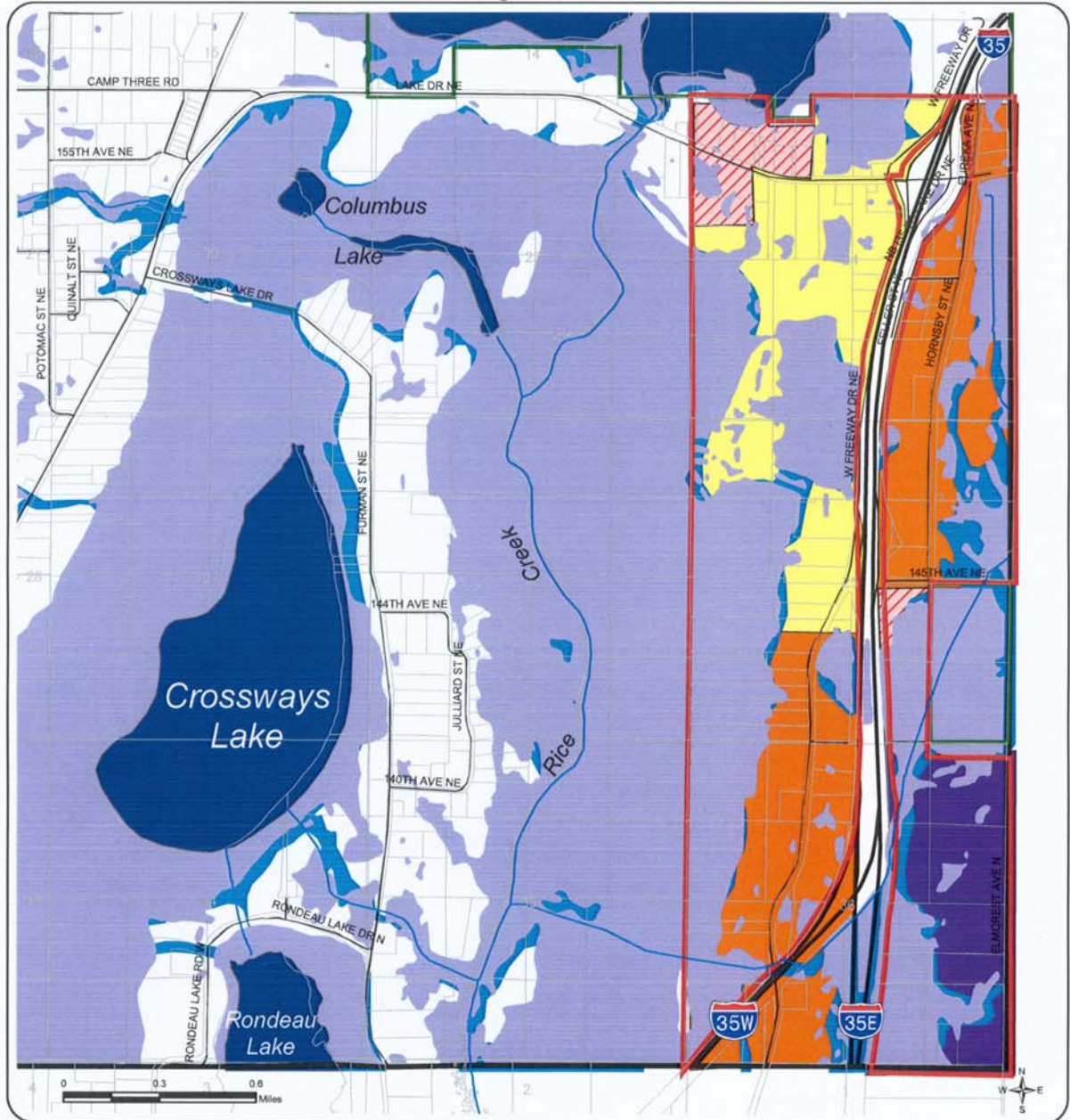
**Surface Water Management** (Jim Larsen, 651-602-1159)

Plan amendment information indicates that local surface water management plan (LSWMP) preparation is underway for the portion of the City within the freeway corridor utility district and that similar LSWMP plan elements for the rest of the City are also anticipated to be completed. This proactivity is very commendable. A complete, city-wide LSWMP is a required element that must be included in the City's 2008 comprehensive plan update.

**ATTACHMENTS**

**Proposed Wastewater Staging Plan**

# Proposed Wastewater Treatment Staging Plan City of Columbus Figure 10A



  2005 Sewer Service Area Additions	 Metropolitan Urban Service Area  2000 Sewer Service Area  2005 Sewer Service Area  2010 Sewer Service Area  2015 Sewer Service Area	 Wildlife Management Area  Open Waters  Wetlands  Floodplain
 Resource Strategies Corporation 3/28/07		