

C	Community Development Committee	Item 2007-236
	Meeting date: July 16, 2007	Consent
ADVISORY INFORMATION		
Date	July 10, 2007	
Subject	City of Hugo Comprehensive Plan Amendment Service Area Staging Review No. 16294-13	
Districts, Members	District 11, Georgie Hilker (651-426-1750)	
Prepared by	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)	
Division/Department	Local Planning Assistance / Planning & Growth Management	
BACKGROUND		
<ul style="list-style-type: none"> • Located in northern Washington County, Hugo is surrounded by the cities of Lino Lakes, Columbus, Forest Lake, Scandia, and Grant as well as White Bear and May Townships. • The <i>2030 Regional Development Framework</i> designates the western third of the City as a Developing Area. The Eastern two-thirds of the City is designated as a Diversified Rural Area. • Regional facilities serving Hugo include the Forest Lake Interceptor-Metro Wastewater Treatment Plant, BN- Hardwood Creek Regional Trail, and Highways 61 and I-35E. • In 2000 the City's population was 6,363 with 2,125 households and 1,917 jobs. According to its metropolitan systems statement the 2030 population is expected to be 40,000 with 15,600 households and 3,350 jobs. 		
REQUEST SUMMARY		
<p>This City proposes to combine what remains of its two sewer service staging areas into one 2010 service area. The City will manage growth by limiting the number of sewer connections to those shown in its systems statement: 5,900 RECs to 2010 and 9,900 RECs to 2020. The outer MUSA boundary and urban reserve will remain the same until the 2008 comprehensive plan amendment update is completed. Projected growth forecasts and wastewater flows are consistent with Hugo's systems statement.</p>		
PROPOSED ACTION		
<p>Staff recommends that:</p> <p>The Metropolitan Council allow the City of Hugo to put the Service Area Staging Comprehensive Plan Amendment into effect with no required modifications.</p> <p>The City of Hugo's future planning and 2008 comprehensive plan update should reflect revisions of metropolitan systems statement employment 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>		
ISSUES		
None		

OVERVIEW

Conformity with Regional Systems

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.

Consistency with Council Policy

The amendment is consistent with the Council’s *2030 Development Framework*. This CPA changes the City’s employment growth forecasts.

Compatibility with Adjacent Community Plans

The amendment is compatible with the plans of adjacent communities. No negative comments were received from adjacent communities or affected school districts.

PREVIOUS COUNCIL ACTIONS

- 1997 – Comprehensive Plan Update (modifications required)
- 2002 – Everton Avenue Comprehensive Plan Amendment (CPA)-Response to Required Modifications (required modifications satisfied)
- 2003 – Diamond Point East Metropolitan Urban Service Area (MUSA) Expansion CPA
- 2004 – West Oneka Lake MUSA Correction CPA
- 2006 – Leroux MUSA Reconfiguration CPA
- Other environmental reports and minor plan amendments have been reviewed administratively from time to time.

ANALYSIS AND FINDINGS

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

This Service Area Staging Comprehensive Plan Amendment affects only the Developing portion of the City. 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.

The City’s present MUSA is divided into two staging areas: 2000-2010 and 2010-2020 (see Existing Development Staging Plan map). All remaining lands within the City of Hugo’s approved MUSA would be eligible for service in the pre-2010 period under this amendment. 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 would allow a larger "search area" within which forecasted growth can locate prior to 2010. The city is not proposing to increase the amount of growth, just potential locations.

Council plat monitoring data shows that residential development in Hugo has averaged 3.8 units per acre during the 2000-2005 period. Preliminary 2006 data shows density averaging 5.9 units per acre.

With this amendment the City of Hugo is proposing to create a single 2010 service and development area (see Proposed Development Staging Plan map). Because of its recent rapid growth and aging comprehensive plan, the City has had to amend its 1998/2002 staging plans several times in recent years to accommodate increased growth and market demands. This amendment would eliminate the need for frequent short-term staging changes.

The 2008 plan update is expected to include more comprehensive, longer-term, up-to-date urban service areas reflecting Hugo's present and future position as a rapidly growing suburban community. Until then the previously approved outer MUSA boundary and urban reserve will remain in place.

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

There is a need to recalibrate Metropolitan Council employment forecasts for the City of Hugo based on the latest Minnesota Department of Employment and Economic Development (DEED) data. For 2006 DEED estimates 2,154 jobs are located in Hugo, which already exceeds the 2010 metropolitan systems statement employment forecast of 2,050.

Council systems statement forecasts underestimate Hugo's employment potential, and adjustments for 2010 forward should be made to reflect the most current DEED data. The City of Hugo's 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.

	2006	2010	2020	2030
Population	---	19,100	29,000	40,000
Households	---	7,200	11,100	15,600
Employment	2,154	2,600	3,600	4,500

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

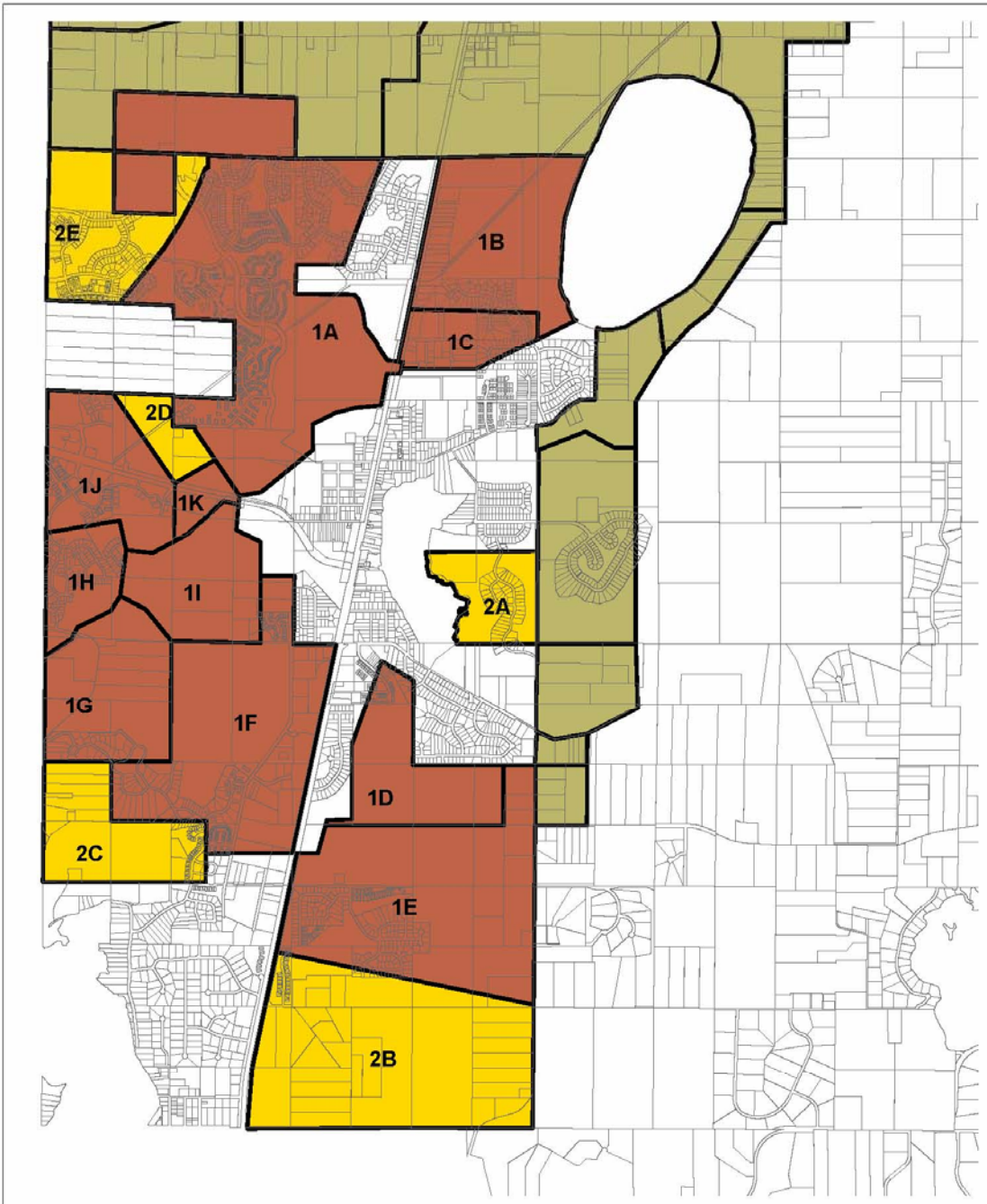
Metropolitan Disposal System facilities that provide service to Hugo have adequate capacity for the employment growth increase represented by this amendment. The City of Hugo's future planning and 2008 comprehensive plan update should reflect the following revision of metropolitan systems statement sewer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

	2010	2020	2030
Sewered Population	15,640	25,900	36,867
Sewered Households	5,900	9,900	14,400
Sewered Employment	2,600	3,600	4,500
Average Annual Wastewater Flow (MGD)	1.19	1.98	2.82
Allowable Peak Hourly Flow (MGD)	3.68	5.54	7.61

Hugo is not currently identified as a community with excessive peak hourly flow during wet weather occurrences. Nonetheless, the City of Hugo's 2008 comprehensive plan update 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.

ATTACHMENTS

- Existing Development Staging Plan**
- Proposed Development Staging Plan**

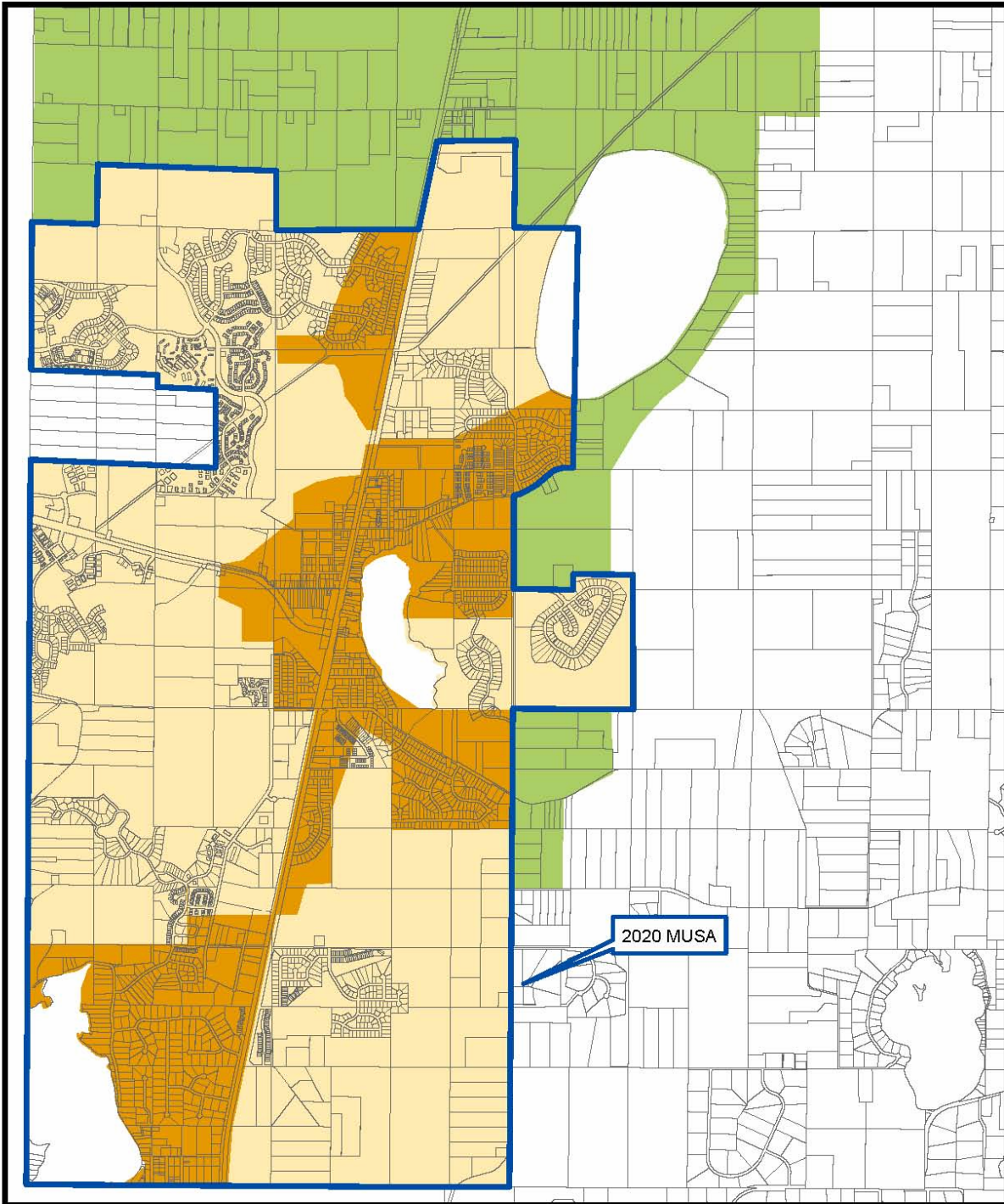


- 1st Stage 2000-2010
- 2nd Stage 2010 - 2020
- Urban Reserve



DEVELOPMENT STAGING PLAN - 2020 URBAN SERVICE AREA

Existing - April 2007



2000 - 2010
 Developed Prior to 2000
 Urban Reserve
 AG/Rural Res

DEVELOPMENT STAGING PLAN - 2020 URBAN SERVICE AREA



Proposed - April 2007



Revised 4-17-07