



Community Development Committee

Business Item

Item: 2008-362

Meeting date: December 15, 2008

ADVISORY INFORMATION	
Date:	November 21, 2008
Subject:	City of Marine on St. Croix Comprehensive Plan Update Review File No. 20280-1
District(s), Member(s):	District 12, Councilmember Sherry Broecker, 651-486-0816
Policy/Legal Reference:	Minnesota Statute Section 473.175
Staff Prepared/Presented:	Lisa Barajas, Principal Reviewer, 651-602-1895 Kyle Colvin, Engineering Services Asst. Manager, 651-602-1151
Division/Department:	Community Development / Planning & Growth Management Environmental Services / Engineering Services

Proposed Action

That the Metropolitan Council adopt the attached review record and take the following actions from the Community Development Committee:

1. Authorize the City to put its Comprehensive Plan Update into effect without any plan modifications.
2. Remind the City that Minnesota Statutes 473.864 require it to formally adopt the Comprehensive Plan Update after the Council's final action and require the City to submit two copies of the adopted Update to the Council for its records.
3. Remind the City to submit a copy of the City Council resolution adopting the Update to the Council for its records.
4. Remind the City that it is required to submit to the Council upon adoption any updated ordinances and controls intended to implement the Update, including the City's cluster ordinances applicable in the Diversified Rural area.
5. Advise the City that it needs to submit to the Council the final adopted version of the Surface Water Management Plan (SWMP), the date that the Carnelian Marine St. Croix Watershed District approved the SWMP, and the date that the City adopted the plan.
6. Remind the City that it will need to update its SWMP within two years from the date that the Carnelian Marine St. Croix Watershed District adopts its new watershed management plan.

Background

The City of Marine on St. Croix (City) is located in northeastern Washington County and is bounded by two Minnesota communities: the City of Scandia to the north and May Township to the south. Polk County, Wisconsin borders the City to the east.

The *2030 Regional Development Framework (RDF)*, identifies the City partially as a Rural Center and partially as a Diversified Rural geographic planning area (see Figure 2).

The City submitted its *2030 Comprehensive Plan (Update)* to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. 473.175) and the Council's 2005 Systems Statement requirements.

Rationale – Standard of Review & Findings

1. Does the proposed Plan conform to Regional Systems Plans?
2. Is the Plan consistent with Metropolitan Council policies?

3. Is the Plan compatible with plans of adjacent governmental units and plans of affected special district and school districts?

Conformance with Regional Systems Plans:

- | | |
|---|-----|
| 1. Regional Parks | Yes |
| 2. Transportation including Aviation | Yes |
| 3. Water Resources Management
(Wastewater Services and Surface Water Management) | Yes |

Consistent with Council Policy Requirements:

- | | |
|--|--|
| 1. Forecasts | Yes |
| 2. Housing | Yes |
| 3. <i>2030 Regional Development Framework</i> and Land Use | No (Allows 1 du/5 acres in Diversified Rural Area) |
| 4. Individual Sewage Treatment Systems (ISTS) Program | Yes |
| 5. Water Supply | Yes |

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

- | | |
|--------------------------------|-----|
| 1. Compatible with other plans | Yes |
|--------------------------------|-----|

Funding

The Council awarded the City with a \$15,000 planning grant to facilitate the preparation of the Update. Fifty percent of the grant has been paid to date. The remaining disbursement awaits Council action on the Update and City adoption of the Plan following Council action.

Known Support / Opposition

There is no known opposition.

REVIEW RECORD
Review of the City of Marine on St. Croix Comprehensive Plan Update

STATUTORY AUTHORITY

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plans (plans) and plan amendments to the Council for review and comment (Minn. Stat. § 473.864, Subd. 2). The Council reviews plans to determine:

- *Conformance with metropolitan system plans,*
- *Consistency with other adopted Plans of the Council, and*
- *Compatibility with the Plans of other local jurisdictions in the Metropolitan Area.*

The Council may require a local governmental unit to modify any plan or part thereof if, upon the adoption of findings and a resolution, the Council concludes that the Plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans (Minn. Stat. § 473.175, Subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary. Each such plan shall be submitted to the Council for review and shall be subject to the approval of the Council as to those features affecting the Council's responsibilities as determined by the Council. Any such features disapproved by the Council shall be modified in accordance with the Council's recommendations (Minn. Stat. § 473.513).

CONFORMANCE WITH REGIONAL SYSTEMS

Regional Parks

Reviewer: Jan Youngquist, CD – Regional Parks System Planning, (651-602-1029)

The Update is in conformance with the *2030 Regional Parks Policy Plan* as it acknowledges the proposed Glacial Hills Regional Trail.

Transportation

Roads and Transit

Reviewer: Ann Braden, MTS – Systems Planning, (651-602-1705)

The Update is in conformance with the *2030 Transportation Policy Plan* and addresses all the applicable transportation and transit requirements. There are two “A” Minor Arterials in the City. TH 95 is a 2-lane state highway that carries traffic through the City and provides access to collector streets and indirect access to the City’s business district. CR 7 extends into the City from the southwest and provides a connection between the City and other county roads and highways. There are not any metropolitan highways in the City.

The City lies outside of the Metropolitan Transit Taxing District, in Transit Market Area IV. Therefore, there is not existing regular route service or planned in the City. Service options for Market Area IV include dial-a-ride, volunteer driver programs, and ridesharing. Rural dial-a-ride service is provided by Human Services, Inc.

Aviation

Reviewer: Chauncey Case, MTS – Systems Planning (651-602-1724)

The Update is in conformance with the aviation system plan and is consistent with Council policy. The closest metro system aviation facility to the City is the Lake Elmo Airport. The City is not affected by existing or planned aviation development or operations from this airport. The City is affected by the region’s general airspace, which needs to be protected from potential obstructions to

air navigation. The Update includes notification to MnDOT and the Federal Aviation Administration (FAA) concerning control of potential obstructions to air navigation.

Water Resources Management

Wastewater Service

Reviewer: Roger Janzig, ES – Engineering Services, (651-602-1119)

The Update is in conformance with the *2030 Water Resources Management Policy Plan*. The Update represents the City’s guide for future growth and development through the year 2030. Different areas of the City are served by one of the several treatment methods, including a City-owned 201 community drainfield, a private wastewater system, or ISTS.

The City-owned 201 community drainfield is at capacity and will not allow any new hookups in order to preserve its life. The exception would be cases where aging individual sewage treatment systems (ISTS) have failed and there are not any replacement options for a new ISTS. The City may investigate expansion if funding can be identified.

The Metropolitan Council does not have plans to provide wastewater services to the community within the 2030 planning period.

Surface Water Management

Reviewer: Judy Sventek, ES – Water Resources Assessment, 651-602-1156

The City lies within the newly created Carnelian Marine St. Croix Watershed. The Carnelian Marine St. Croix Watershed District is in the process of amending its watershed management plan to incorporate the former Marine on St. Croix Watershed Management Organization area. This action is intended to bridge policies and activities until a new watershed management plan is completed for the enlarged watershed in 2010.

In June of 2008, the City prepared a Surface Water Management Plan (SWMP), intended to meet the statutory and Council requirements for local water plans. In November of 2008, the City revised its SWMP based on comment from the Council sent under separate cover. Council staff has determined that the revised SWMP is consistent with the Council’s *2030 Water Resources Management Policy Plan*. This determination was partially based on the understanding that the SWMP will be revised after the Carnelian Marine St. Croix Watershed District adopts its new watershed management plan in 2010.

After the City adopts its SWMP, a final copy needs to be forwarded to the Council for our records along with the date that the Watershed District approved the plan and the date when the City adopted the final plan. In addition, the City will need to update its SWMP within two years from the date that the Carnelian Marine St. Croix Watershed District approves and adopts the new watershed management plan in around 2010.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

Reviewer: Dennis Farmer, CD - Research, (651-602-1552)

The forecast-related material in the Update is found to be complete and consistent with Council forecasts.

Table 1: Met Council Forecasts Compared to the City’s Update Forecasts

	2000		2010		2020		2030	
	Met Council	City	Met Council	City	Met Council	City	Met Council	City
Population	602	602	760	760	880	880	1,000	1,000
Households	254	254	320	320	370	370	430	430
Employment	224	224	290	290	330	330	380	380

2030 Regional Development Framework and Land Use

Reviewer: Lisa Barajas, CD – Local Planning Assistance, (651-602-1895)

The Update is consistent with the Council’s policies for land identified in the *2030 Regional Development Framework (RDF)*. The City is designated partially as a Rural Center and partially as Diversified Rural. The Rural Center designation covers the Village Center of the community, with the remainder of the City designated as Diversified Rural. The City considered changing its planning area designation entirely to Diversified Rural, as directed in the community’s system statement, but opted to stay with the partial designations due to the existing historic development pattern and the higher density in the Village Center.

Diversified Rural Communities and Rural Centers are expected to accommodate forecasted growth without requiring the provision of regional urban services. In addition, these communities are expected to protect natural resources, prevent scattered rural residential development, and adopt conservation subdivision, cluster, or other environmental protection provisions in their ordinances. The Update has included policies regarding the protection of natural resources in the community and a description of the City’s cluster ordinance. The City’s policies are consistent with the policies identified in the RDF. Council staff recommends that the City submit their cluster and subdivision ordinances for the Council’s information on cluster ordinances in the Diversified Rural area.

The Update allows residential development in the Diversified Rural area to have densities that are inconsistent with the 1 unit per 10 acre density policy by allowing up to 1 unit per 5 acres. However, through the City’s subdivision ordinance, all residential development in this district (designated Rural Residential on the 2030 Land Use Plan Map) must be cluster development, following specific guidelines for the preservation of open space, neighborhood design, and lot sizes.

The Update analyzes the development capacity of the remaining vacant land in the community to assess the City’s ability to accommodate the forecasted growth. Between the year 2000 and 2030, the City is forecasted to add 176 new households. In 2006, the City had an estimated 290 households. The vacant land capacity analysis in the Update indicates that the City has approximately 388 acres of vacant land available for development, with a maximum capacity to accommodate 162 additional housing units. However, development constraints, such as wet soils and shallow bedrock, limit the development capability of these areas. The City recognizes the possibility to consider re-designating lands to higher densities or acquiring additional land through annexation in order to accommodate the forecasted growth.

Housing

Reviewer: Linda Milashius, CD – Livable Communities, (651-602-1541)

The Update is complete for housing. The Housing element fulfills the affordable housing planning requirements of the Metropolitan Land Planning Act. As a community without regional sanitary sewer, the City does not have a numerical share of the regional need for affordable housing.

The Update provides an assessment of the housing stock and provides goals, policies, and implementation strategies that the City will use to address its local affordable and life-cycle housing needs. These strategies include designating and additional 9.5 acres through 2030 for multiple family residential development, encouraging ongoing maintenance and improvement of older homes, and investigating opportunities for

mother-in-law, accessory apartments, and guest homes to address life-cycle housing needs. The City plans to work with the Washington County HRA to maintain and advance housing affordability in the County.

Community and Individual Sewage Treatment Systems (ISTS)

Reviewer: Jim Larsen, CD – Local Planning Assistance, (651-602-1159)

The Update is consistent with Council policy relative to ISTS. There is one “201 community drainfield” facility in the City, one private wetland treatment system serving the Jackson Meadow development, and approximately 64 ISTS serving private homes and businesses in the City.

The City’s 201 community drainfield serves approximately 170 homes and businesses, and is essentially at capacity in its current configuration. City Code indicates that the City is responsible for all operation and maintenance of the facility tanks and soil treatment system.

The Jackson Meadow facility, designed for a capacity of 64 residences, currently serves 32 residences. The facility is current developer owned and operated, but ownership and maintenance responsibilities will be transferred to the City when the residential subdivision is developed at full capacity.

Chapters 19 and 20 of the City Code discuss connections to the 201 facility, construction of private ISTS, and operation and maintenance of both. The City’s Ordinance requires owners to have their systems inspected biennially by a licensed and certified evaluator and pumped as needed. The City notifies homeowners of their need to provide maintenance to their systems, enforces the City Code requirements, and the City and County both track the pumping records in the City. The Code is consistent with MPCA Chapter 7080 Rules and with Council policies.

Water Supply

Reviewer: Sara Bertelsen, ES – Water Supply Planning, (651-602-1035)

The Update is consistent with the *2030 Water Resources Management Policy Plan*. The City does not operate a municipal water supply system and is not required to prepare a water supply plan.

Resource Protection

Historic Preservation

Reviewer: Lisa Barajas, CD – Local Planning Assistance, (651-602-1895)

The Update contains policies and information regarding Historic Preservation as required by the MLPA. While the City does not have properties that are listed on the Federal or State Historic Register, the Update has included policies to protect the historic character of the community, including the promotion of ongoing maintenance and improvement of properties to reflect the historic architecture and development patterns of the Village Center and surrounding area, the exploration of architectural guidelines for the Village Center to ensure new development complements the existing historic development, and cooperation with the Minnesota Historical Society for the planning and use of the Old Mill Site.

Solar Access Protection

Reviewer: Lisa Barajas, CD – Local Planning Assistance, (651-602-1895)

The Update contains a section on Solar Access Protection as required by the MLPA.

Aggregate Resources Protection

Reviewer: Jim Larsen, CD – Local Planning Assistance, (651-602-1159)

The Update identifies the location of potentially viable aggregate resources in the City as identified by *Minnesota Geological Survey Information Circular 46*. The Update states that most of the City’s aggregate resources are either overlain by existing development, parkland, or lands identified in the Council’s Natural Resource Inventory/Assessment as Regionally Significant Ecological Areas of either “high” or “outstanding” quality, and therefore are not longer available for aggregate extraction. The Update’s implementation chapter incorporates language indicating that the City will implement performances

standards to allow the safe and orderly extraction of viable aggregate resources that may be available on any undeveloped or Agriculture-guided parcels in the City, to minimize the potential for future land use conflicts.

PLAN IMPLEMENTATION

Reviewer: Lisa Barajas, CD – Local Planning Assistance, (651-602-1895)

The Update includes a description of and schedule for any necessary changes to:

- | | |
|----------------------------------|-----|
| ▪ Capital Improvement Program | Yes |
| ▪ Zoning Code | Yes |
| ▪ Subdivision Code | Yes |
| ▪ ISTS Code | Yes |
| ▪ Housing Implementation Program | Yes |

The Update contains a description of the possible future changes to the capital improvement program, zoning code, and subdivision code, including a proposed zoning map and implementation strategies for intergovernmental cooperation. The City is reminded that it must submit copies to the Council of any changes made to any of the above noted documents within 30 days of their adoption.

COMPATIBILITY WITH PLANS OF ADJACENT GOVERNMENTAL UNITS AND PLANS OF AFFECTED SPECIAL DISTRICTS AND SCHOOL DISTRICTS

The City submitted its Comprehensive Plan Update to May Township, the City of Scandia, the school district, Washington County, and special districts for comment in February 2008. The City received responses from all of the communities and special districts except the school district.

DOCUMENTS SUBMITTED FOR REVIEW

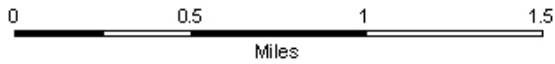
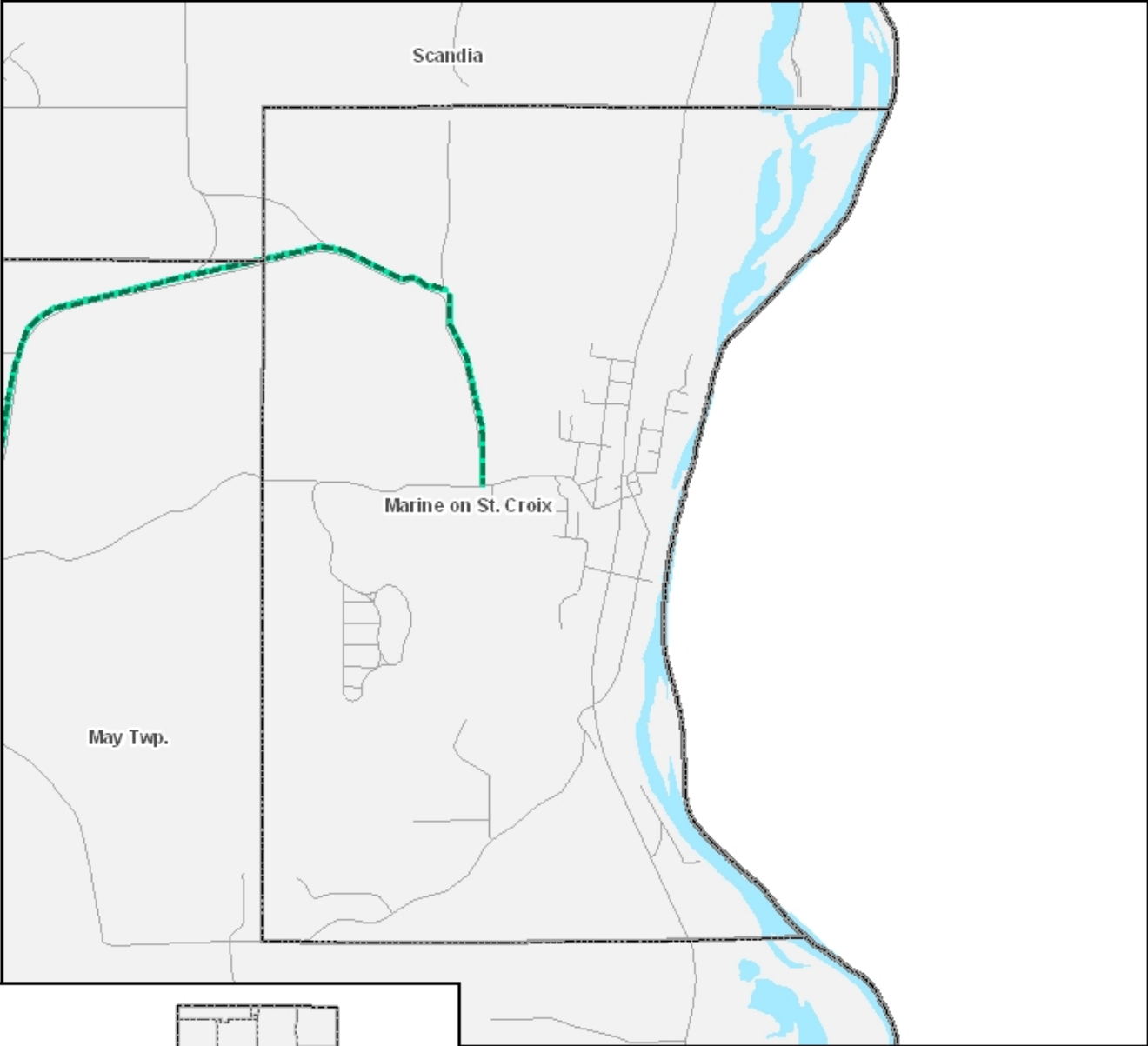
- City of Marine on St. Croix Comprehensive Plan, dated November 11, 2008, revised in response to a letter from the Council requesting additional information and clarification.
- City of Marine on St. Croix Comprehensive Plan, dated September 30, 2008, revised in response to a letter from the Council requesting additional information and clarification.
- City of Marine on St. Croix Comprehensive Plan, dated February 5, 2008, original submission.

ATTACHMENTS

- Figure 1: Location Map with Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing Land Use (2005)
- Figure 4: 2030 Land Use Plan
- Figure 5: Existing and Planned Land Use Tables

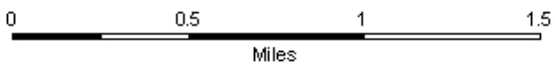
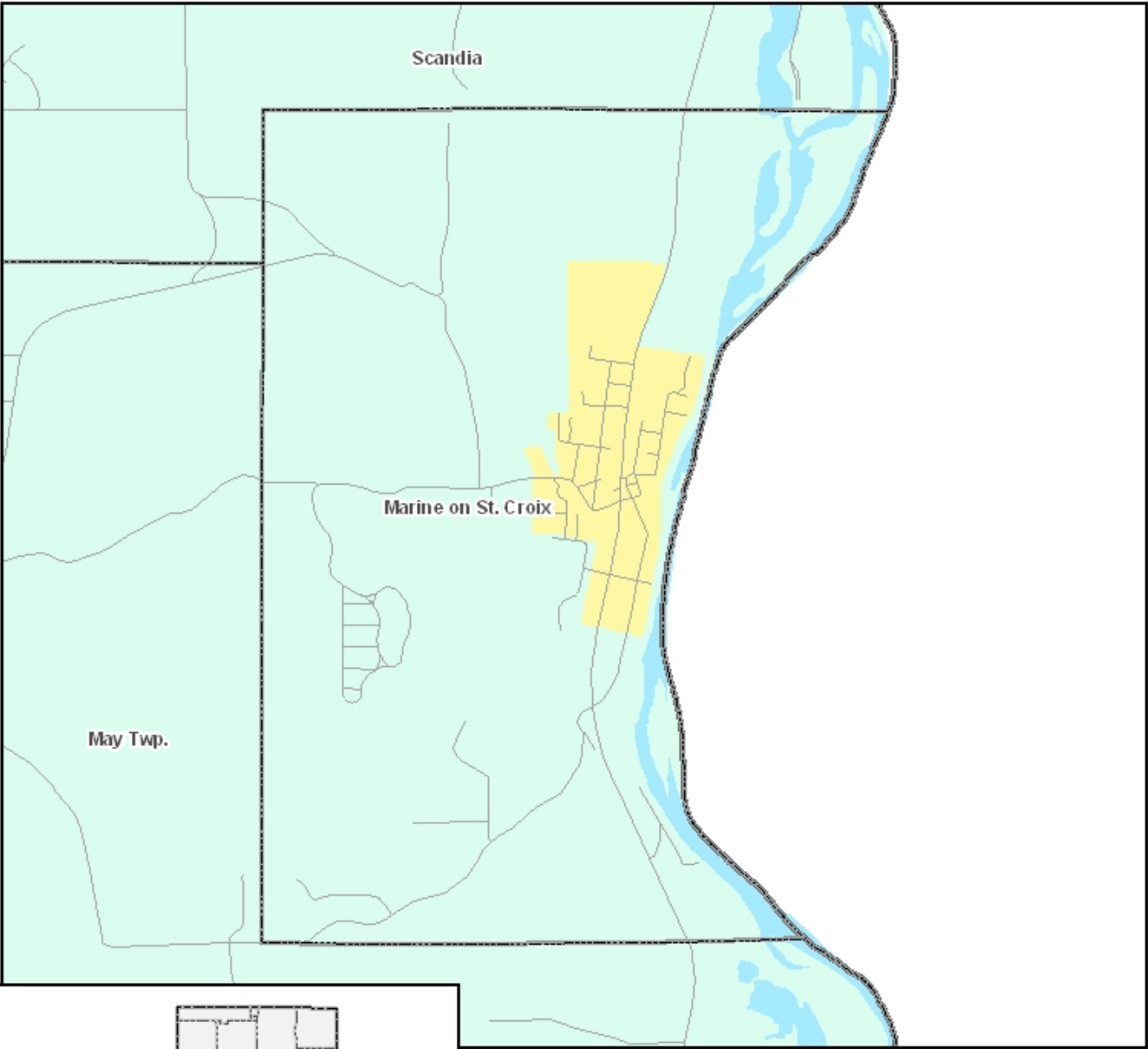
FIGURE 1: LOCATION MAP WITH REGIONAL SYSTEMS

City of Marine on St. Croix



- Regional Systems**
- Wastewater Services**
 - Interceptors
 - Treatment Plants
 - Transportation**
 - Interstates
 - US Highways
 - State Highways
 - County Roads
 - Regional and State Trails**
 - Regional Existing
 - - - Regional Planned
 - · · Regional Proposed
 - Recreation Open Space**
 - Park Reserve
 - Regional Park
 - Special Recreation Feature
 - TLG Street Centerlines, 2007

FIGURE 2: 2030 REGIONAL DEVELOPMENT FRAMEWORK PLANNING AREAS
 City of Marine on St. Croix



2030 Framework Planning Areas

- Agricultural Area
- Developed Area
- Developing Area
- Diversified Rural
- Non-Council Area
- Rural Center
- Rural Residential
- TLG Street Centerlines, 2007

FIGURE 3: EXISTING LAND USE (2005)
 City of Marine on St. Croix

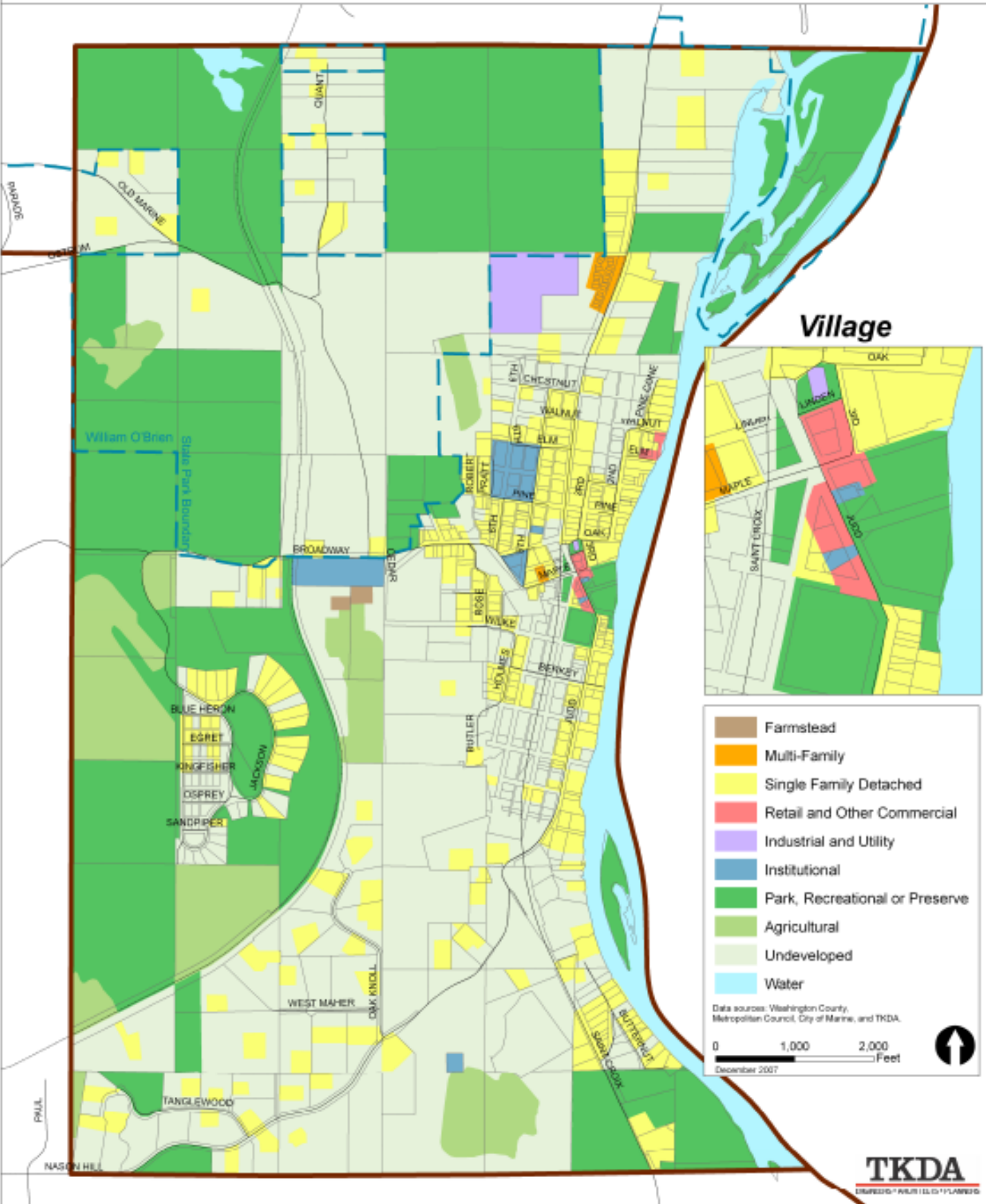


FIGURE 4: 2030 LAND USE PLAN
 City of Marine on St. Croix

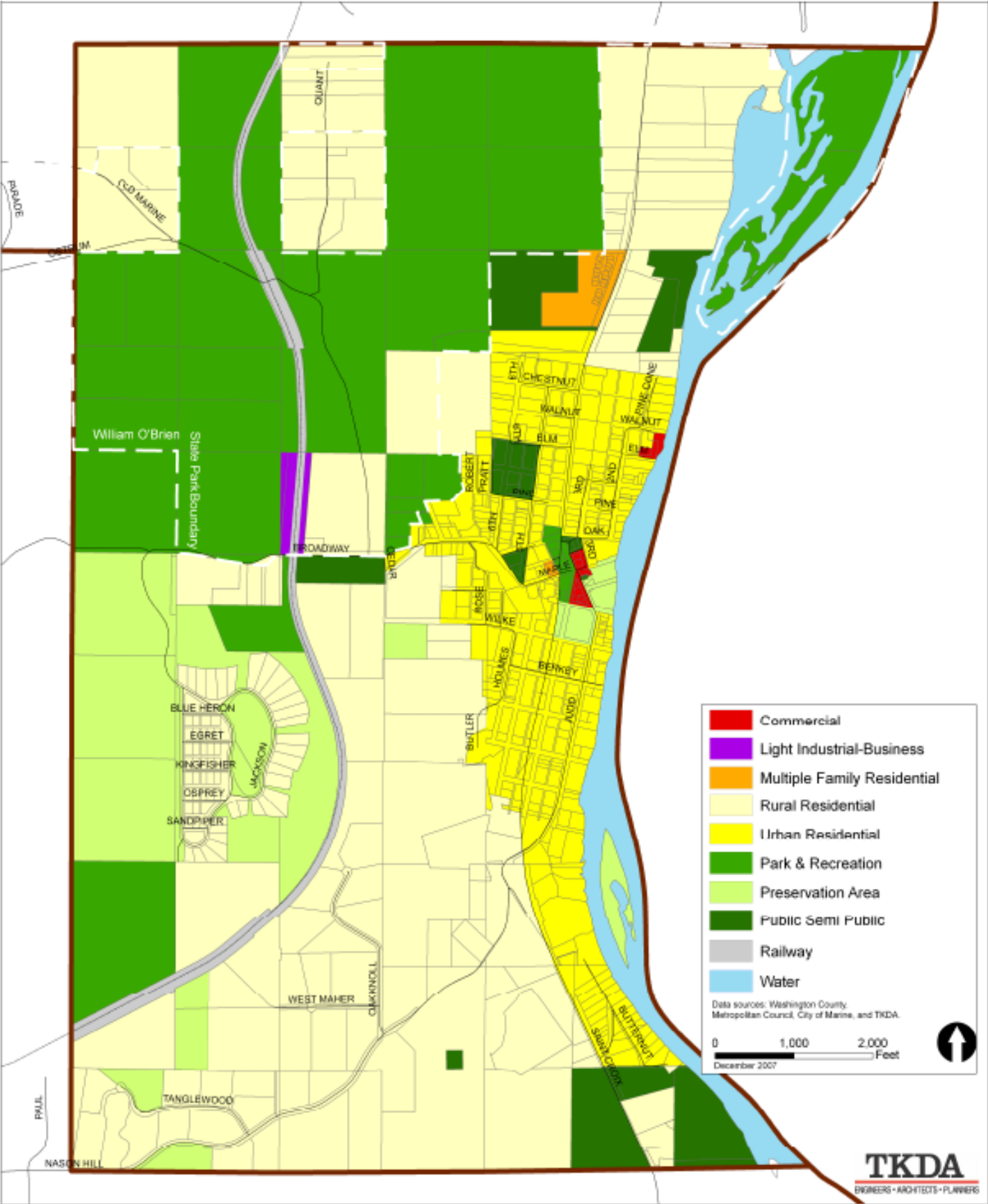


FIGURE 5: EXISTING AND PLANNED LAND USE TABLES
 City of Marine on St. Croix

Existing Land Use				
Land Use Category	2000 Total Acres	2005 Total Acres	Change 2000 - 2005	
			Acres	Relative Percentage
Residential	286	315	28	+10%
Single Family Residential	271	300	29	+11%
Farmstead	9	9	0	-4%
Multi-Family Residential	6	6	0	-2%
Commercial	3	4	0	+8%
Industrial Use	1	22	21	+3,922%
Institutional	45	23	-21	-48%
Parks, Recreation, & Preserves	848	849	1	0%
Agriculture & Undeveloped Total	1,323	1,293	-29	-2%
Agriculture	162	169	4	+4%
Undeveloped Land	1,161	1,125	-37	-3%
Open Water	158	168	10	+7%
Total	2,664	2,674	10	

Source: Metropolitan Council land use data

2030 Planned Land Use		
Land Use	Acres	Percent of Total
Commercial	4.4	0.2
Public/Semi-Public	107.9	4.4
Light Industry – Business	7.3	0.3
Multiple Family Residential	15.5	0.6
Parks and Recreation	722.6	29.4
Preservation	239.5	9.7
Rural Residential / Agriculture	1,072.1	43.5
Urban Residential	292.8	11.9
Total*	2,462.1	100.0

*Total does not include rights-of-way or water bodies