

C Community Development Committee

Meeting date: February 17, 2009

Business Item

Item: 2009-47

E Environment Committee

Meeting date: March 10, 2009

ADVISORY INFORMATION

Subject:	City of Shoreview 2030 Comprehensive Plan Update Review File No. 20417-1 Tier II Comprehensive Sewer Plan
District(s), Member(s):	District 10, Councilmember Kris Sanda, 763-757-1962
Policy/Legal Reference:	Minnesota Statute Section 473.175
Staff Prepared/Presented:	Victoria E. Dupre, Principal Reviewer, (651-602-1621) Kyle Colvin, Engineering Services Asst. Manager, (651-602-1151)
Division/Department:	Community Development / Planning and Growth Management Environmental Services / Engineering Services

Proposed Action

That the Metropolitan Council adopts the attached Review Record and takes the following actions from each committee:

Recommendations of the Community Development Committee:

1. Authorize the City of Shoreview to put its 2030 Comprehensive Plan Update into effect with no modifications.
2. Request that the City forward the date that the City Council adopts the final local surface water management plan (WMP), and the dates on which the watersheds approve the WMP.
3. Require the City to formally adopt the Update within nine months, and provide two adopted copies, with the City Council Resolution to the Council (per MN Statutes 473.864).
4. Require that the City submit any updated ordinances and controls intended to help implement the Update to the Council.
5. Advise the City to participate in the Metropolitan Airports Commission public input process for the Anoka County-Blaine Airport's long-term comprehensive plan.

Recommendations of the Environment Committee:

1. Approve the City's Tier II Comprehensive Sewer Plan.
2. Request that the City forward the City Council resolution adopting the Tier II Sewer Plan to the Council.

Background

The City of Shoreview (City) is located in Ramsey County, surrounded by the Blaine, Circle Pines and Lino Lakes to the north, North Oaks and Vadnais Height to the east, Roseville to the south and Arden Hills to the west (Figure 1).

The Metropolitan Council's (Council) January 2004-adopted *2030 Regional Development Framework (RDF)*, identifies Shoreview as a "Developed" community. Figure 2 shows the designation and regional systems serving Shoreview and the surrounding area.

The City submitted its *2030 Comprehensive Plan (Update)* to the Council for review on December 22, 2008 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 Update conform to Regional Systems Plans?
2. Is the Update consistent with Metropolitan Council policies?
3. Is the Update compatible with plans of adjacent governmental units, affected special districts 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 | Yes |
| 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 provided no funding assistance to Shoreview.

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

Review of the City of Shoreview 2030 Comprehensive Plan Update

STATUTORY AUTHORITY

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plan Updates and 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

Parks and Trails

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

The Update is in conformance with the 2030 Parks Policy Plan. The Update acknowledges the Grass Vadnais Snail Regional Park, the Rice Creek North Regional Trail, the Highway 96 Regional Trail and the Lexington Parkway 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 (TPP) and addresses all the applicable transportation and transit requirements.

The transportation chapter includes an extensive analysis of existing and future transportation deficiencies and recommends improvements to the minor arterial, major and minor collector and local roadway networks. Shoreview lies within Transit Market Area III which has service options that include peak-only express, small vehicle circulators, midday circulators, special needs paratransit (ADA, seniors), and ridesharing. Regular route transit service is provided by Metro Transit. The City may consider revising the Update's transportation chapter, page 5-18 to indicate that "Options for highway investments will be assessed in a study to be conducted in 2009."

Aviation

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

The Update is in conformance with the *2030 Transportation Policy Plan's* Aviation Policy Plan. Shoreview falls within the influence area of the Anoka County-Blaine Airport and is affected by planning considerations involving airport zoning, environmental mitigation and airport development. The Metropolitan Airports Commission (MAC) owns and operates the airport facility and is updating the airport's long-term comprehensive plan (2009). The City needs to participate in that process to ensure local input into the aviation planning process.

Water Resources Management

Wastewater Service

Reviewer: Kyle Colvin, ES – Engineering Services (651-602-1151)

The Update is in conformance with the *2030 Water Resources Management Policy Plan (WRMPP)*. The Update summarizes the City's vision for the next 20 years and includes growth forecasts that are consistent with the Council's population, households and employment forecasts.

The Update projects that the City will have 11,300 sewer households and 16,800 sewer employees by 2030, and provides sanitary flow projections in five-year increments. The Council staff found the Update's flow projections and rationale appropriate for local service planning.

The Metropolitan Council Environmental Services provides wastewater treatment to most of the City through Council interceptors 1-SV-436A, 7132, and 4-NS-523. Smaller portions of the City are served through interceptors 1-RV-433, and 1-RV-433A. Wastewater from this area is conveyed to and treated at the Metropolitan Council's Metropolitan Wastewater Treatment Plant located in St. Paul. The Metropolitan Disposal System, with the planned and scheduled improvements, will have adequate capacity to serve the City's 2030 forecasts.

The Council identifies Shoreview as a community impacted by wet weather occurrences, including it on the list of communities having a stormwater inflow and infiltration (I/I) reduction goals. The City has committed to mitigate excessive I/I at levels equal to the Council's surcharge amount. The City's I/I reduction plan includes investigative efforts to locate sources of excess I/I through sump pump, rain leader, area drain and foundation drain inspections and disconnections, and system inspection and rehabilitation.

Tier II Comments

The City's Tier II Sewer Plan is consistent with the Council's policies and requirements for Tier II comprehensive sewer plans for developed communities.

The Council's approval of the Tier II Sewer Plan becomes effective upon the City's adoption of the Update. At that time, the City may alter, expand or improve its sewage disposal system consistent with the approved Tier II Sewer Plan. The City needs to forward to the Council a copy of the City Council Resolution adopting the final Update.

Surface Water Management

Reviewer: Judy Syvontek, ES – Water Resources Assessment (651-602-1156)

The Update is consistent with the *2030 Water Resources Management Policy Plan (WRMPP)* requirements for a local surface water management plan (WMP). The City has an acceptable WMP. Shoreview is within the Rice Creek and Grass Lake watersheds. The Rice Creek Watershed District's (RCWD) watershed management plan was approved by the Board of Water and Soil Resources (BWSR) in 1997. The Grass Lake Watershed Management Organization's (GLWMO) latest watershed management plan was approved by BWSR in 2003. Following this, Shoreview prepared a local WMP in 2004.

The Metropolitan Council reviewed the 2004 WMP and found that it provides a good framework to manage the City’s water resources. The WMP also did a fine job of integrating the Phase II National Pollutant Discharge Elimination System (NPDES) storm water permit program requirements. The Council requests that the City forward the date that the City adopted the final WMP, and the dates on which the watersheds approved the City’s WMP.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

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

The Update is consistent with Council’s forecasts and with regional policy.

Table 1: Council Forecasts¹ as Compared to the City’s Update

	2000		2010		2020		2030	
	Met Council	City	Met Council	City	Met Council	City	Met Council	City
Population	25,924	25,924	28,500	28,500	29,000	29,000	29,000	29,000
Households	10,125	10,125	11,000	11,000	11,300	11,300	11,300	11,300
Employment	9,829	9,829	14,200	14,200	15,800	15,800	16,800	16,800

¹ Council forecasts as per 2005 System Statement.

2030 Regional Development Framework and Land Use

Reviewer: Tori Dupre, CD – Local Planning Assistance, (651-602-1319)

The Update is consistent with the *Regional Development Framework* (RDF), which identifies Shoreview within the “Developed” geographic planning area. In this area the Council will invest resources to facilitate reinvestment and redevelopment, and maintain existing infrastructure. The Council encourages communities to accommodate growth and redevelopment at three to five-plus units per acre where urban service is located or planned, and at higher densities along transportation corridors.

The Update indicates that the City has 3,185 (gross) residential acres and 10,978 existing housing units for an existing residential density of 3.4 units per acre. The Update shows that 56 percent of Shoreview’s housing was built between 1979 and 1990. The City is fully developed, with only 1.25 percent of the City’s total 8,108 acres available for development. Most new development will occur as infill and redevelopment.

The Update’s land use strategy accommodates growth forecasts through reinvestment at appropriate densities. The City will target and evaluate redevelopment on a case-by-case basis, but it is expected to occur at five units per acre, with higher density in locations with convenient access to transportation corridors and having adequate sewer capacity. The Update includes a land use table in five-year stages, as required by the MLPA, included in Table 2 (page 12).

Housing

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

The Update is consistent with the Council’s housing policy and meets the MLPA affordable housing planning requirements.

The Update acknowledges the City's share of the region's affordable housing need for 2011 to 2020 period, 107 units. To provide opportunities to meet this need, the Update indicates that by 2020 an additional two acres of vacant land will be guided for high density residential development (8 to 20 units per acre), and approximately 27 acres of land will be guided as mixed use primarily residential that allows for a wide range of development densities (8 to 45 units per acre).

As a fully developed community, the City has limited opportunities for new housing development, so the City will focus on redevelopment opportunities. The Update identifies several redevelopment areas within the city where future higher density housing development may occur. For example, the Town Center area has the potential for an additional 700 to 900 housing units within the next 10 to 15 years.

The Update includes implementation tools and programs to promote opportunities to address its share of the region's housing need. The Update states the City will continue partnering with non-profits and other public agencies such as the Ramsey County Community Development Agency and Metropolitan Council to administer life-cycle and affordable housing programs, and will explore partnering in state and federal programs, such as those available through Minnesota Housing, to secure financial resources to address life-cycle and affordable housing needs.

The City will consider creating an Economic Development Authority (EDA) or similar mechanism which could be used as a funding mechanism to provide additional life-cycle and affordable housing opportunities, and will continue its participation in the Livable Communities Local Housing Incentives Program. Shoreview received a \$40,000 Opportunity Grant through the LCA program to assist with the planning and implementation of its Town Center Plan, the redevelopment of an older commercial and light industrial area into a mixed-use area of residential, civic, and commercial uses.

Individual Sewage Treatment Systems (ISTS) Program

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

The Update is consistent with the 2030 Water Resources Management Policy Plan (WRMPP) requirements for ISTS. The City currently has 17 properties that use ISTS, and the City monitors maintenance records annually to ensure that these are maintained as required. The City's Code regulating ISTS is consistent with current MPCA Rules and Council policy requirements.

Water Supply

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

The Update is consistent with the 2030 Water Resources Management Policy Plan (WRMPP) requirements for water supply plans. The Council recommends that the City continue to implement conservation programs targeted at reducing residential water use.

Resource Protection

Historic Preservation

Reviewer: Tori Dupre, CD – Local Planning Assistance, (651-602-1361)

The Update includes a section on Historic Preservation as required by the MLPA.

Solar Access Protection

Reviewer: Tori Dupre, CD – Local Planning Assistance, (651-602-1361)

The Update includes 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 does not address aggregate resources protection because the City is fully developed, and no aggregate resources have been identified in the City. The Update meets the MLPA requirements.

PLAN IMPLEMENTATION

Reviewer: Tori Dupre, CD – Local Planning Assistance, (651-602-1361)

The Update includes a description of:

- Capital Improvement Program Yes
- Zoning Code Yes
- Subdivision Code Not needed, City fully developed
- ISTS Codes Yes
- Housing Implementation Program Yes

The Update contains a 5-year CIP, a description of zoning districts and zoning map, and a description of potential future changes. The Council reminds the City that it must submit copies of changes made to any of these documents within 30 days following adoption.

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

On January 17, 2008, the City submitted the 2030 Comprehensive Plan Update to adjacent local units of government, school districts, counties and special districts. The responses are included in the Update and no compatibility issues were indicated.

DOCUMENTS SUBMITTED FOR REVIEW:

- City of Shoreview *2030 Comprehensive Plan*, received December 22, 2008
- City Council Resolution No. 08-84 Adopting the Update dated October 22, 2008
- Comprehensive Plan Transmittal form
- Revised Chapter 5, Transportation, dated February 6, 2009

ATTACHMENTS

- Figure 1: Location Map with Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing Land Use
- Figure 4: 2030 Land Use Plan
- Table 2: Land Use Table with 5-year Staging

Figure 1. Location Map Showing Regional Systems
Shoreview

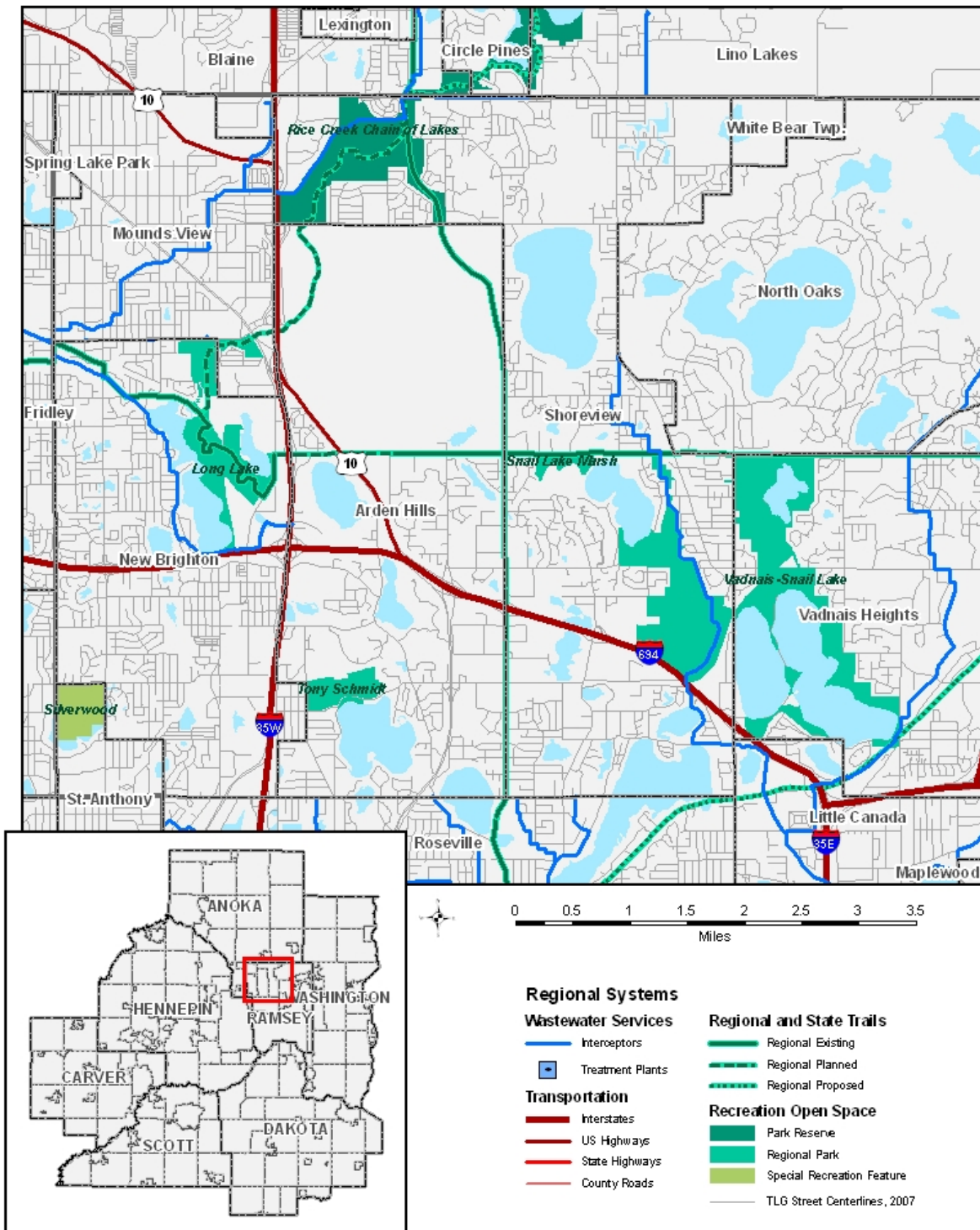
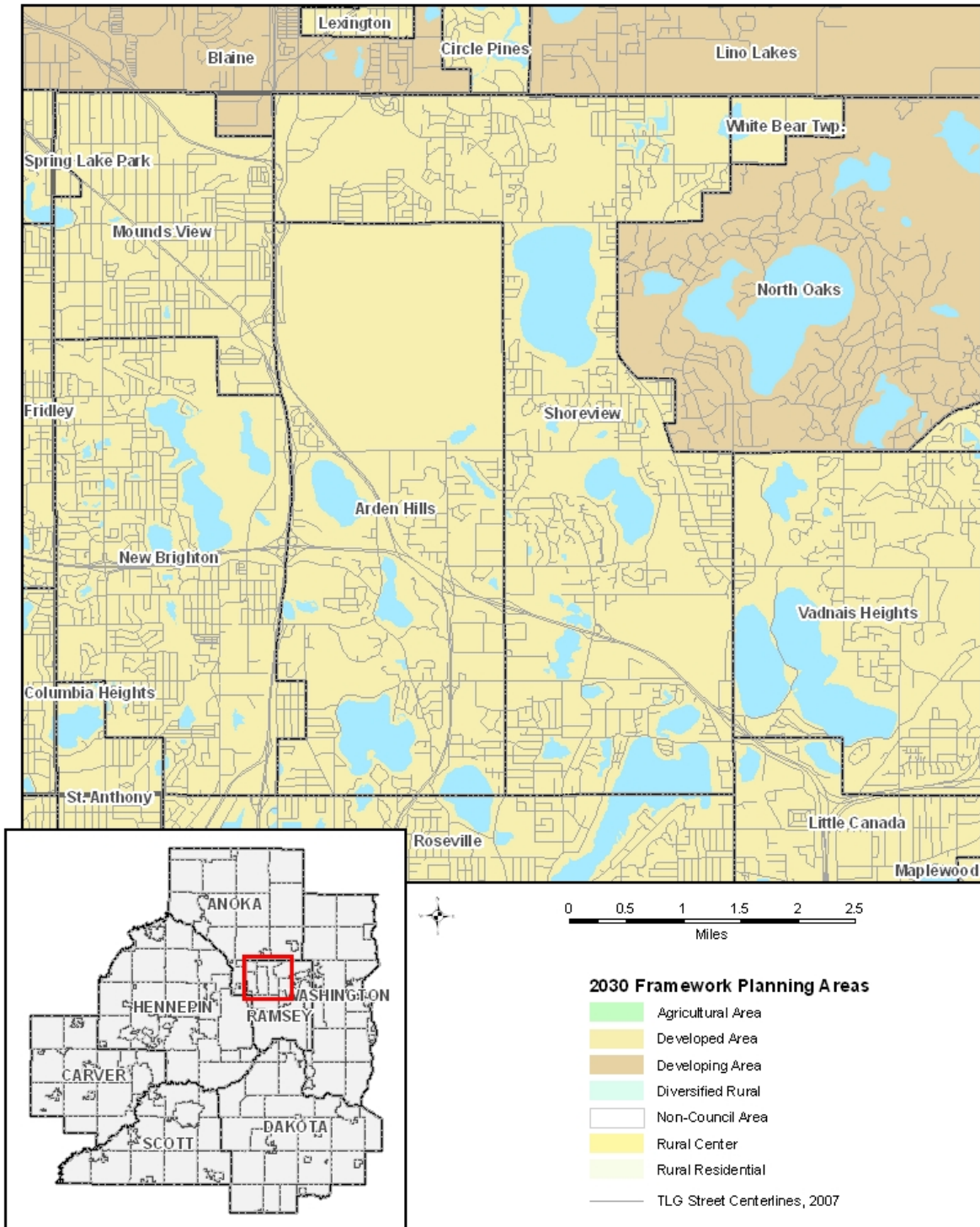


Figure 2. 2030 Regional Development Framework Planning Areas

Shoreview





Legend

Residential

- Single Family Detached
- Single Family Attached
- Manufactured Housing Park
- Multi-family Residential
- Mixed Use Residential/Commercial

Commercial/Industrial

- Commercial
- Office
- Industrial
- Utility
- Railway

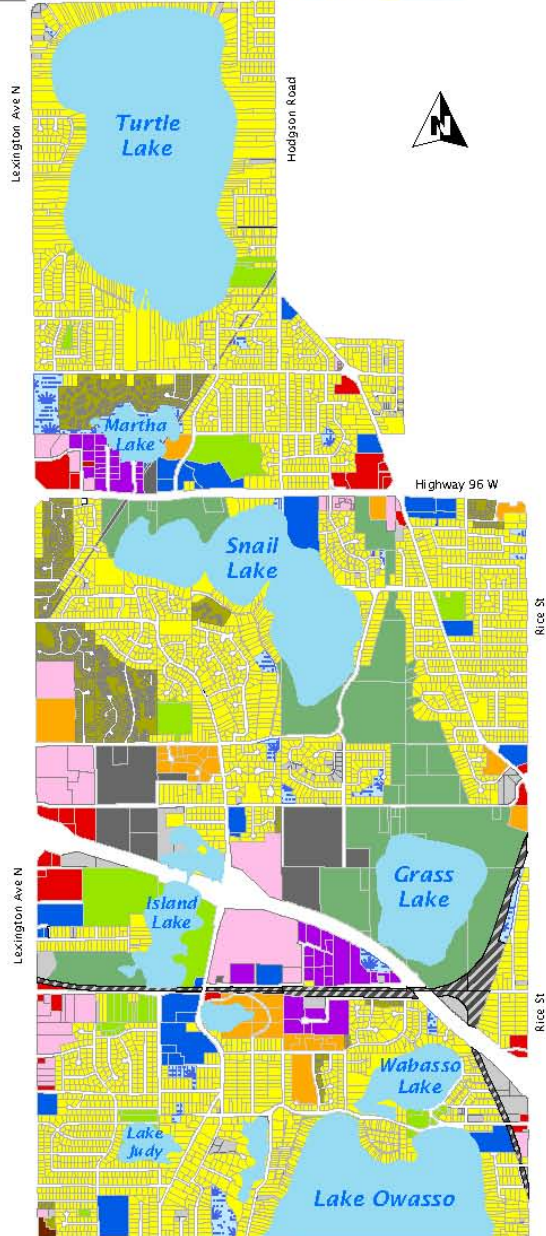
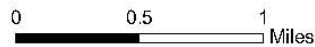
Public/Quasi-Public

- Institutional
- Parks/Recreational
- Open Space
- Right of Way

Undeveloped

- Vacant
- Wetlands
- Open Water

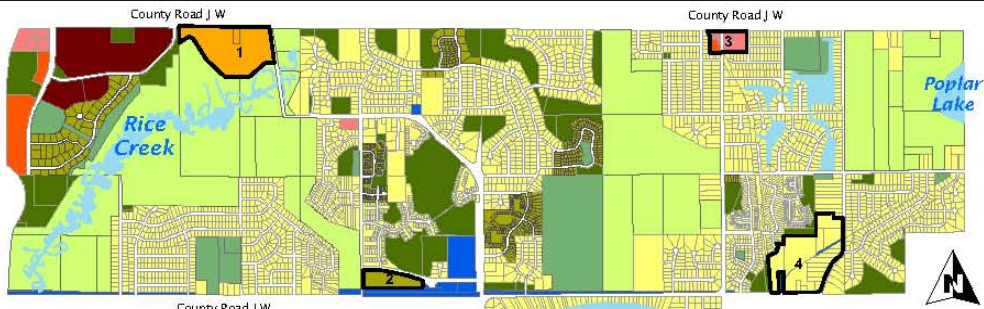
Disclaimer: Every effort has been made to ensure the completeness and accuracy of this map. However, the data used to create this map was compiled from a number of sources and may contain errors. This map should be used for reference only. Data should be verified independently if used for any other purpose. This document is not a legally recorded map or survey and should not be used as such.



4.2 Existing Land Use

City of Shoreview - 2008 Comprehensive Plan

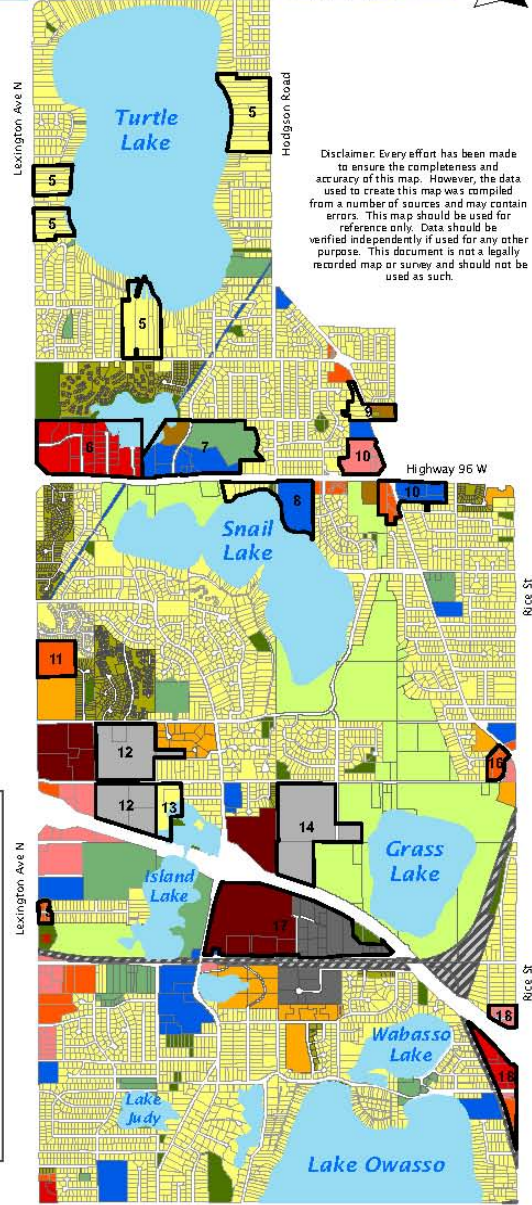




Legend

- PDA Boundaries
- Planned Land Use**
- Residential (up to 4 units/acre)
- Residential (4 - 8 units/acre)
- Residential (8 - 20 units/acre)
- High Density Senior Residential
- Office
- Commercial
- Mixed Use
- Business Park
- Tower
- Light Industrial
- Institutional
- Park
- Recreational Open Space
- Natural
- Railroad
- Open Water

No.	Description	Designation(s)
1.	Brookside Manufactured Home Park	RM, RH
2.	1170 County Road I/1300 County Road I	RM, O
3.	Vacant Parcel, County Road J and Hodgson Road	MU, O, N
4.	Turtle Lake Road Neighborhood	RL, N
5.	Lakeshore Neighborhoods of Turtle Lake	RL
6.	Town Center	MU, TC
7.	Shoreview Commons (Highway 96 Corridor)	SR, INST, P
8.	Gospel Mission Camp	INST, O, RM, RL, MU
9.	Hodgson Road Residential Area	
	- East Side	RM, SR, O
	- West Side	RL, RM
10.	Highways 96 and 49	
	- Northwest	C
	- Southwest	RM, INST, O, C
	- Southeast	INST, O, SR, RM
11.	Shoreview Business Campus	RM, O
12.	Telefam Property (Tower Sites)	T, BPK, O, RL, RM
13.	Tan/Railing Properties (Tower Sites)	T, BPK, RL
14.	United Tower Property (Tower Sites)	T, O, BPK, ROS, RL
15.	Ambassador Baptist Church/Residential Properties	O, INST, RL, RM
16.	Vacant Parcels, Grammie and Hodgson Roads	RM, O
17.	Shoreview Park Road Industrial Area	LT-I, BPK
18.	Ramsey County Maintenance Center and Vicinity	INST, MU, C, O



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* Parcel is N/ROS

4.3 Planned Land Use

City of Shoreview - 2008 Comprehensive Plan



Table 4-2. Stages of Development – Five year increments

Within Urban Service Area	Allowed Density Range Housing Units/Acre		Existing 5/18/99	2010	2015	2020	2025	2030	Change 2000-2030
	Minimum	Maximum							
Residential			3191.1	3187.6	3196.6	3205.2	3262.3	3309.6	118.5
Manufactured Home Residential	5	10	36.3	36.4	36.4	36.4	36.4	36.4	0.1
Low Density Residential	0	4	2663.9	2678.7	2687.7	2690.5	2689.7	2697.5	33.6
Medium Density Residential	4	8	380.5	353.2	353.2	353.2	353.2	353.2	-27.3
High Density Residential	8	12	110.4	112.3	112.3	112.3	112.3	151.8	41.4
Mixed Use Primarily Residential*	0	45	0	7	7	12.8	70.7	70.7	70.7
C/I Land Uses	Est. Employees/Acre		345.3	444.6	486.6	487.2	435.7	511.8	166.5
Commercial	45		82.0	90.9	97.7	97.7	84.7	84.7	2.7
Industrial	20		90.7	98.9	101.9	101.9	74.5	74.5	-16.2
Office	35		172.6	254.8	287	287.6	276.5	352.6	180
Mixed Use Primarily C/I*	NA		0	0	0	0	0	0	0
Extractive	NA		0	0	0	0	0	0	0
Public/Semi Public Land Uses			2865.3	2857.8	2867.5	2867.7	2862.4	2746.8	-118.5
Institutional			191.2	165	165	165	158.7	158.7	-32.5
Parks and Recreation			209.7	282.1	282.1	282.1	282.1	282.1	72.4
Open Space			1238.0	1157.5	1161.1	1161.1	1161.1	1162.5	-75.5
Roadway Rights of Way			994.7	1035.1	1041.3	1041.4	1041.4	1041.4	46.7
Utility			154.2	154.4	154.4	154.4	155.4	38.3	-115.9
Railroad			77.5	63.7	63.7	63.7	63.7	63.7	-13.8
Airport			0	0	0	0	0	0	
Subtotal Sewered			6401.7	6490.0	6550.8	6560.1	6560.4	6568.1	
Outside Urban Service Area	Minimum lot size	Maximum lot size	Existing (2000)	2010	2015	2020	2025	2030	Change 2000-2030
Rural Residential 2.5 acres or less									
Rural Residential 2.5 -10 acres									
Rural Residential 10-40 acres									
Agricultural 40+ acres									
Subtotal Unsewered									
Undeveloped			1707.1	1618.5	1557.7	1548.4	1548.1	1540.4	-166.7
Vacant			338.4	84.8	24	14.7	14.4	6.7	-331.7
Wetlands	--	--	161.2	283.1	283.1	283.1	283.1	283.1	121.9
Open Water, Rivers and Streams	--	--	1207.5	1250.6	1250.6	1250.6	1250.6	1250.6	43.1
Total			8108.8	8108.5	8108.5	8108.5	8108.5	8108.5	0

* For Mixed Use categories include information regarding the estimated minimum and maximum housing density ranges and acres/percentage of residential use.