

C Community Development Committee
Meeting date: March 2, 2009

E Environment Committee
Meeting date: March 10, 2009

ADVISORY INFORMATION

Subject:	City of St. Anthony Village 2030 Comprehensive Plan Update Review File No. 20139-1
District(s), Member(s):	District 8, Councilmember Lynette Wittsack
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	Denise P. Engen, Principal Reviewer (651-602-1513) Phyllis Hanson, Local Planning Assistance Manager, (651-602-1566) 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 adopt the attached Advisory Comments and Review Record, and the following:

Recommendation of the Community Development Committee:

1. Authorize the City of St. Anthony to put its 2030 Comprehensive Plan Update into effect;
2. Advise the City to:
 - a. Revise the Update to reflect the corrections listed for transportation.
 - b. Notify the Council when the wastewater diversion structure at Council Meter M105 is abandoned in 2009.
 - c. Inform the Council when the watersheds approved the City's Water Resources Management Plan (WRMP), and send the Council a copy of the final WRMP if it has been revised since the Council's September 2008 review.
 - d. Continue to implement conservation programs targeted at reducing residential water use.

Recommendation of the Environment Committee:

Approve the City's Tier II Comprehensive Sewer Plan.

ADVISORY COMMENTS

City of St. Anthony Village 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan Review File No. 20139-1 – Council Business Item No. 2009-52

The following Advisory Comments are part of the Council action authorizing the City to implement its 2030 Comprehensive Plan Update (“Update”) and approving the City’s Tier II Comprehensive Sewer Plan:

Community Development Committee

1. The Council-adopted *Local Planning Handbook* states that the City must take the following steps:
 - (a) Adopt the Update in final form after considering the Council’s review recommendations; and
 - (b) Submit one electronic copy and one hard copy of the Update to the Council. The electronic copy must be organized as one unified document.

A copy of the City Council resolution evidencing final approval of the Update should be submitted to the Council.

2. The Council’s *Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council’s final action. If the Council has recommended changes, local governments should incorporate those recommended changes into the plan or respond to the Council before “final approval” of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3).
3. Local governmental units must adopt official controls as described in their adopted comprehensive plans and must submit copies of the official controls to the Council within 30 days after official controls are adopted. (Minn. Stat. § 473.865, subd. 1).
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council’s metropolitan system plans. (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within nine months following amendments to comprehensive plans. (Minn. Stat. § 473.865, subd. 3).

Environment Committee

1. The Council-approved Tier II Comprehensive Sewer Plan becomes effective only after the Update is finally approved by the City’s governing body. After the Update is finally approved by the City and the Tier II Sewer Plan becomes effective, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the Council-approved Tier II Sewer Plan.
2. A copy of the City Council Resolution adopting its Update, including the Tier II Sewer Plan, must be submitted to the Council.

Background

The City of St. Anthony Village (City) is located adjacent to northeast Minneapolis, spanning the border of Hennepin County and Ramsey Counties. The City is surrounded by Columbia Heights to the west, Roseville to the east, New Brighton to the north and east, and Minneapolis to the south and west and (Figure 1).

The 2030 *Regional Development Framework* (RDF), as adopted by the Metropolitan Council (Council) in January 2004, identified St. Anthony Village as within the “Developed Community” geographic planning area (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 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 and plans of 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. 2030 Regional Development Framework 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 |
|--------------------------------|-----|

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

City of St. Anthony Village 2030 Comprehensive Plan Update

STATUTORY AUTHORITY

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

Parks and Trails

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

The Update is in conformance with the *Regional Park's Policy Plan* (RPPP). The Update acknowledges Silverwood Special Recreation Feature and the planned Northeast Diagonal/St. Anthony Spur Regional Trail.

Transportation

Roads and Transit

Reviewer: Ann Braden, MTS – Systems Planning (651-602-1717), Steve Mahowald – Metro Transit (612-349-7775)

The Update is in conformance with the *Transportation Policy Plan* (TPP) and addresses all the applicable transportation and transit requirements. The following minor corrections should be made:

- Figure 3-3. The Route 141 routing does not serve Silver Lake Village but instead remains on 37th Ave.
- Page 3-17: The BNSF railroad ROW was purchased by Hennepin County Railroad Authority and developed into the NE Diagonal Bike Trail.
- Page 3-17 “The Canadian Pacific (formerly the Soo Line) Railroad runs east to west from the City’s northwestern corner . . .”

Aviation

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

The Update is in conformance with the *Aviation* policies in the *Transportation Policy Plan*.

Water Resources Management

Wastewater Service

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

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

The Metropolitan Council Environmental Services currently provides wastewater treatment services to the City. Wastewater generated within the City is conveyed to and treated at the Metropolitan Council's Metropolitan Wastewater Treatment Plant in St. Paul. The City of St. Anthony is served by two interceptors 1-MN-302 and 1-RV-430.

The Update projects that the City will have 5,100 sewer households and 5,450 sewer employees by 2030. The Metropolitan Disposal System with its planned scheduled improvements has or will have adequate capacity to serve these needs. The Update provides sanitary flow projections in 5-year increments. The bases for the projections were given in the Update and were determined appropriate for planning for local services.

The City has completed a number of sanitary sewer inflow/infiltration projects over the last eight years in an effort to reduce clear-water flows into the sanitary sewer system. This has resulted in reducing the clear-water flows and the need for the existing overflow diversion structure at Meter 105 (M105). This structure allows peak wet weather sanitary wastewater flow to be directly discharged into the Minneapolis system. Therefore, at the request of the Metropolitan Council, the City will formally abandon this connection to the Minneapolis sanitary system, and render the overflow structure inoperable during the spring of 2009. The City will notify the Council following the completion of the abandonment of the overflow diversion structure at M105.

St. Anthony has been identified as a community impacted by wet weather occurrences. The City was once on the Council's list of communities having an I/I reduction goal. However, in 2008, the City completed the estimated level of work necessary to mitigate excessive I/I. The City's I/I reduction plan included investigative efforts for locating sources of excess I/I through system inspections; and implementation of an ordinance prohibiting any storm drainage into sanitary sewers with enforcement at time of sale of the property having such connections. The City's I/I reduction plan also included capital improvements aimed at removing sources of I/I through the inspection of every house and business to determine whether any system inflow is occurring and to require the property owner to disconnect the source at their own cost. The City has an on going I/I program to further identify and mitigate excess I/I from the local collection system.

Tier II Comments

Council staff reviewed the Update's Tier II Sewer Element against the Council's requirements for Tier II Comprehensive Sewer Plans for developed communities, and found it complete and consistent with Council policies. The Council's approval of the Tier II 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. A copy of the City Council Resolution adopting the final Update needs to be submitted to the Metropolitan Council for its records.

Surface Water Management

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

The Update is in conformance with the *Water Resources Management Policy Plan* for local surface water management. The City of St. Anthony Village is located in two watersheds: Mississippi River Watershed

Management Organization and Rice Creek Watershed District. The Metropolitan Council (Council) reviewed the City’s Water Resources Management Plan (WRMP) in January of 2008. A revised WRMP was sent to the Council for review in September 2008. The Metropolitan Council found the revised WRMP to be consistent with Council policy and the Council’s Water Resources Management Policy Plan and to fulfill the requirements for a local surface water management plan.

The City sent information indicating that it adopted the final WRMP on February 24, 2009. The City also needs to provide the Council with the dates the watersheds approved the WRMP. If the final WRMP has changed from the September 2008 plan, the City must send a copy of the adopted final version of the WRMP to the Council for its records.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

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

The Update is consistent with Council policies for forecasts. The Update will be consistent with Council forecasts with the revisions recommended following.

The Update includes a City-requested revision of households and population forecasts. The City explains the higher forecasts being as the planned results of redevelopment, as well as the completed development of Silver Lake Village. With the opening of Silver Lake Village in 2000, the City has already surpassed the year 2020 forecast for the northern part (Ramsey County portion) of St. Anthony Village.

On August 13, 2008, the Metropolitan Council received a letter from the City of St. Anthony Village requesting increases in the City’s population and household forecasts. No changes to the employment forecasts were proposed. In a September 17, 2008 letter, Council staff presented its findings on the request, and agreed to recommend the City-requested forecast revisions in its review of the Update, (Attachment 1). The Metropolitan Council’s forecast will be officially revised effective upon Council approval of the St. Anthony Village Update, (Table 1).

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

	2000		2010		2020		2030	
	Met Council	City	Met Council	City	Met Council	City	Met Council	City
Population	8,012	NA	9,100	9,100	11,000	11,000	11,000	11,000
Households	3,697	NA	4,300	4,300	5,100	5,100	5,100	5,100
Employment	3,382	NA	4,350	4,350	5,000	5,000	5,450	5,450

2030 Regional Development Framework and Land Use

Reviewer: Denise Engen, CD – Local Planning Assistance, (651-602-1513)

The Update is consistent with the Regional Development Framework (RDF) policies for “Developed” communities. The City has guided enough residential land to accommodate the forecasts presented in the Update.

St. Anthony Village is approximately 1,506 acres in size. As of 2006, the City was developed primarily as *Low-Density Residential*, with 638 acres (42.4%) in this land use. In 2006, there were also 57 acres (3.8%)

of *Medium-Density Residential*, 93 acres (6.2%) of *High-Density Residential* and 15 acres (1%) of *Mixed Use Commercial and Residential* land use. The City had 100 acres (6.6%) of *Commercial* land uses, 58 acres (3.9%) *Industrial and Utility* and 174 acres (11.6%) of *Institutional* land use. The remainder of the City was *Highway*, *Undeveloped*, *Water and Wetlands* and *Parks*. The City anticipates relatively small changes to its existing land use pattern from 2010 to 2030. These include moderate shifts of land use, from *Medium-Density Residential* (-17 acres) to *High-Density Residential* (23 acres), and from *Commercial* (-7 acres) to *Mixed-Use* (7 acres), (Table 2).

Table 2: Land Use Table in 5-Year Stages

Within the Urban Service Area	Units / Net Acre		2006	2010	2015	2020	2025	2030	2006 - 2030
	Min.	Max.							
Low-Density Residential	2	4	638	638	637	637	637	637	(1)
Medium-Density Residential	3	8	57	57	57	40	40	40	(17)
High-Density Residential	8	40	93	93	98	115	115	116	23
	Emp. / Net Acre								
Office	15	50	7	7	8	8	8	8	1
Commercial Retail	5	12	100	100	99	96	95	93	(7)
Industrial and Utility	6	20	58	58	58	58	58	58	-
Mixed Commercial and Residential *			15	15	15	18	20	22	7
Extractive			-	-	-	-	-	-	-
Institutional			174	174	174	174	173	172	(2)
Parks			119	119	119	119	119	119	-
Golf Course			157	157	157	157	157	157	-
Highway			1	1	1	1	1	1	-
Undeveloped			4	4	-	-	-	-	(4)
Water and Wetlands			83	83	83	83	83	83	-
Total Acreage within St. Anthony Village			1,506	1,506	1,506	1,506	1,506	1,506	-
Outside the Urban Service Area			-	-	-	-	-	-	-

* Horizontal and/or vertical mixture of commercial and high-density residential land uses. The proportion of commercial to residential land uses occurring through redevelopment is unknown at this time. For regional planning purposes, it may be assumed that the land use mix will be 25:75 C:R by floor area. Employees per acre: 5 to 12. Housing units per acre: 25 to 40.

Source: St. Anthony Comprehensive Plan, Table 2-6, page 2-18

The City is forecasted to grow by 1,403 households, (from 3,697 to 5,100), between 2000 and 2030. The Update (p. 1-12) indicates that 798 units were developed in Silver Lake Village since 2000, for a total of approximately 4,495 existing households. This leaves a growth “gap” of 605 households until 2030.

In a developed community such as St. Anthony, growth will occur mainly through redevelopment. The Update describes a number of redevelopment areas, (pp. 2-19 to 2-25 and p 2-32). These include the Silver Lake Village area, (6.5 acres); the Kenzie Terrace corridor, (22.5 acres); and the northeast industrial area, (3 acres). Other redevelopment areas include smaller sites along arterial roads such as Stinson Boulevard, 37th Avenue or 39th Avenue east of Silver Lake Road, (totaling approx. one acre). These redevelopment areas are planned for High-Density Residential at a density range from 8-40 units per acre.

The redevelopment areas could accommodate a range of 164-1220 new housing units, even when accounting for 100 units that will be lost to redevelopment. This range accommodates the 605 units needed to reach the City’s 2030 forecasts for households (Table 3). The overall density range of 8-40 units per acre also fulfills the 2030 *Regional Development Framework* policy (p. 20), which states that developed communities are to, “Accommodate growth forecasts through reinvestment at appropriate densities (5 units plus in developed areas and target higher density in locations with convenient access to transportation corridors and with adequate sewer capacity).”

Table 3: Redevelopment/Infill by Land Use Category

City of St. Anthony

2/25/2009

Residential Density Calculations - Redevelopment/Infill Areas

2010-2030		Properties Identified for Redevelopment/Infill							
Property / Parcel	Future Land Use	Density Range		Gross Acres	% Residential	Net Acres	Min Units	Max Units	Current Units to be Lost*
		Min	Max						
Silver Lake Village	High Dens Res	8	40	6.50	100%	6.50	52	260	
Kenzie Terrace Corridor	High Dens Res	8	40	22.50	100%	22.50	180	900	100
Northeast Industrial Area	High Dens Res	8	40	3.00	100%	3.00	24	120	
Smaller Sites	High Dens Res	8	40	1.00	100%	1.00	8	40	
TOTALS				33.00		33.00	264	1320	100

Redevelopment/Infill by Land Use Category								
Land Use Category	Density Range			Min Units	Max Units	Current Lost	Change in Units	
	Min	Max	Net Acres				Min Less Current Lost	Max Less Current Lost
High Density Residential	8	40	33.00	264	1320	100	164	1220
TOTALS			33.00	264	1320	100	164	1220
Overall Density				8.00	40.00			

NOTES

* Removal of current mobile home units

Source: St. Anthony Comprehensive Plan, p. 2-32 and Table 2-6, p. 2-18

Housing

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

The Update is consistent with the Council’s polices on Housing. The housing element fulfills the affordable housing planning requirements of the Metropolitan Land Planning Act. The Update acknowledges the City’s share of the region’s affordable housing need for 2011-2020, which is 312 units.

The Update states that the city is fully developed with very little vacant developable land available, so opportunities to meet that need will be addressed primarily through redevelopment efforts. The Update indicates that 33 acres of land within designated redevelopment areas have been identified for potential high-density housing development, with an anticipated density of 25-40 units per acre (Table 3). It provides the implementation tools and programs the City will use to promote opportunities to address its share of the region’s housing need. The Update also provides a list of the programs and resources that the City has used, and will use, in addressing its affordable housing needs. These include tax increment financing, local tax abatement and general obligation bonds, a Housing Rehabilitation Deferred Loan Program funded by local CDBG funds, rental housing development and first-time homebuyer assistance programs sponsored by Minnesota Housing, the Greater Metropolitan Housing Corporation and Hennepin County HRA. St. Anthony Village is a participant in the Livable Communities Local Housing Incentives Program.

Individual Sewage Treatment Systems (ISTS) Program

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

The Update is consistent with the *Water Resources Management Policy Plan* for ISTS. The entire City is served by a local sanitary sewer collection system that flows into the Metropolitan Disposal System

Water Supply

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

The Update is consistent with the *Water Resources Management Policy Plan* for water supply. The Council recommends the City continue to implement conservation programs targeted at reducing residential water

use. For more information about conservation programs, visit the Council’s water conservation toolbox at <http://www.metrocouncil.org/environment/WaterSupply/conservationtoolbox.htm>.

Resource Protection

Historic Preservation

Reviewer: Denise Engen, CD – Local Planning Assistance, (651-602-1513)

The Update contains a section on Historic Preservation (p. 2-27) as required by the MLPA.

Solar Access Protection

Reviewer: Denise Engen, CD – Local Planning Assistance, (651-602-1513)

The Update contains a section on Solar Access Protection (p. 2-26) as required by the MLPA.

Aggregate Resources Protection

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

The Update does not contain a section on aggregate resources protection. However, the Council’s Aggregate Resources Inventory does not identify any aggregate resource deposits within the City that have not been either previously mined or fully urbanized.

PLAN IMPLEMENTATION

Reviewer: Denise Engen, CD – Local Planning Assistance, (651-602-1513)

The Update includes a description of:

- Capital Improvement Program Yes
- Zoning Code Yes
- Subdivision Code Yes
- ISTS Codes NA
- Housing Implementation Program Yes

The Update contains a description of zoning categories, a CIP summary and a description of the City’s implementation tools. These tools include zoning and subdivision ordinances, Fire Code, Uniform Building Code, and the Storm Water Facilities, Sanitary Sewer, Water and Street Excavation ordinance.

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

The City submitted the 2030 Comprehensive Plan Update to adjacent local units of government, school districts, counties and special districts for comment in December 2006. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were indicated.

DOCUMENTS SUBMITTED FOR REVIEW:

- City of St. Anthony 2030 Comprehensive Plan, dated December 1, 2006
- Comprehensive Plan Transmittal form
- City of St. Anthony 2030 Comprehensive Plan, draft for Metropolitan Council review, dated 2008, received June 4, 2008

- Forecast change request letter, dated August 8, 2008
- City of St. Anthony 2030 Comprehensive Plan, draft for Metropolitan Council review, dated November 2008
- Letter and City Council resolution, dated December 3, 2008 and November 25, 2008 respectively
- Supplemental Information for Land use, received January 5, 2009
- Letter from City Engineer regarding wastewater issue, dated January 12, 2009
- Supplemental Information for wastewater and surface water, received January 27, 2009
- Revised City of St. Anthony 2030 Comprehensive Plan, draft for Metropolitan Council review, dated 2008, received February 2, 2009

ATTACHMENTS

- Attachment 1: Phyllis Hanson letter, September 17, 2008
- Figure 1: Location Map Showing Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing Land Use
- Figure 4: 2030 Planned Land Use



September 17, 2008

Ms. Kim Moore-Sykes, Assistant City Manager
Saint Anthony Village
3301 Silver Lake Road
St. Anthony, MN 55418

RE: **City of St. Anthony Village 2030 Comprehensive Plan Update– Forecast change request**
Metropolitan Council Review File No. 2013-1
Metropolitan Council District 8

Dear Ms. Moore-Sykes,

On August 13, 2008, the Metropolitan Council received the City of St. Anthony’s letter requesting increases in the City’s population and household forecasts. No changes to the employment forecasts were proposed.

The City’s system statement shows the following:

City of St. Anthony - System Statement: Revised Development Framework			
	2010	2020	2030
Population	9,150	9,400	10,000
Households	4,000	4,300	4,600
Employment	4,350	5,000	5,450

The City has requested the following change:

City of St. Anthony - Requested Forecast Change to the System Statement			
	2010	2020	2030
Population	9,100	11,000	11,000
Households	4,300	5,100	5,100

Council staff has reviewed the proposed forecast change for conformance with regional systems and consistency with Council policy. Staff comments are below:

Population and Household Forecasts (Todd Graham, Principal Forecaster, 651-602-1322)

Council staff can include the requested population and households forecast revisions in Council staff’s report and proposed action on the Comprehensive Plan Update (Update). The Metropolitan Council’s forecasts will be officially revised, as shown below, effective upon Council action on the Update. The revised forecast would be:

		2010	2020	2030
Population	Metro System	9,100	11,000	11,000
	City Total	9,100	11,000	11,000

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ATTACHMENT 1

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Kim Moore-Sykes
September 17, 2008
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		2010	2020	2030
Households	Metro System	4,300	5,100	5,100
	City Total	4,300	5,100	5,100
Employment	Metro System	4,350	5,000	5,450
	City Total	4,350	5,000	5,450

Housing Needs Number (Linda Milashius, LPA, 651-602-1541)

Household growth is one of the major factors in calculating the City's affordable housing needs number for 2011-2020. Based on the revised forecasts shown above, the City's affordable housing needs number has been recalculated and will increase from 117 units to 312 units. The City will need to acknowledge this number in its Update and plan accordingly to provide opportunities to meet this need.

Wastewater (Roger Janzig, MCES, 651-602-1119)

There will be capacity in the Metropolitan Disposal System to provide for the proposed 2010, 2020, and 2030 sewer households.

As discussed in the June 24, 2008 letter to the City, any changes in forecasts should be reflected throughout all sections of the comprehensive plan update submittal. The Update should also reference and plan for its revised affordable housing needs number. If you have any questions or concerns about the information in this letter, please contact Denise Engen, Sector Representative, at 651-602-1513.

Sincerely,



Phyllis Hanson, Manager
Local Planning Assistance

- cc: Lynette Wittsack, Metropolitan Council District 8
- Mark VanderSchaaf, Director Planning/Growth Management
- Todd Graham, Research
- Regan Carlson, Research
- Bryce Pickart, MCES
- Kyle Colvin, MCES
- Ann Braden, MTS
- Mark Filipi, MTS
- Denise Engen, Sector Representative
- Cheryl Olsen, Reviews Coordinator

**Figure 1. Location Map Showing Regional Systems
St. Anthony**

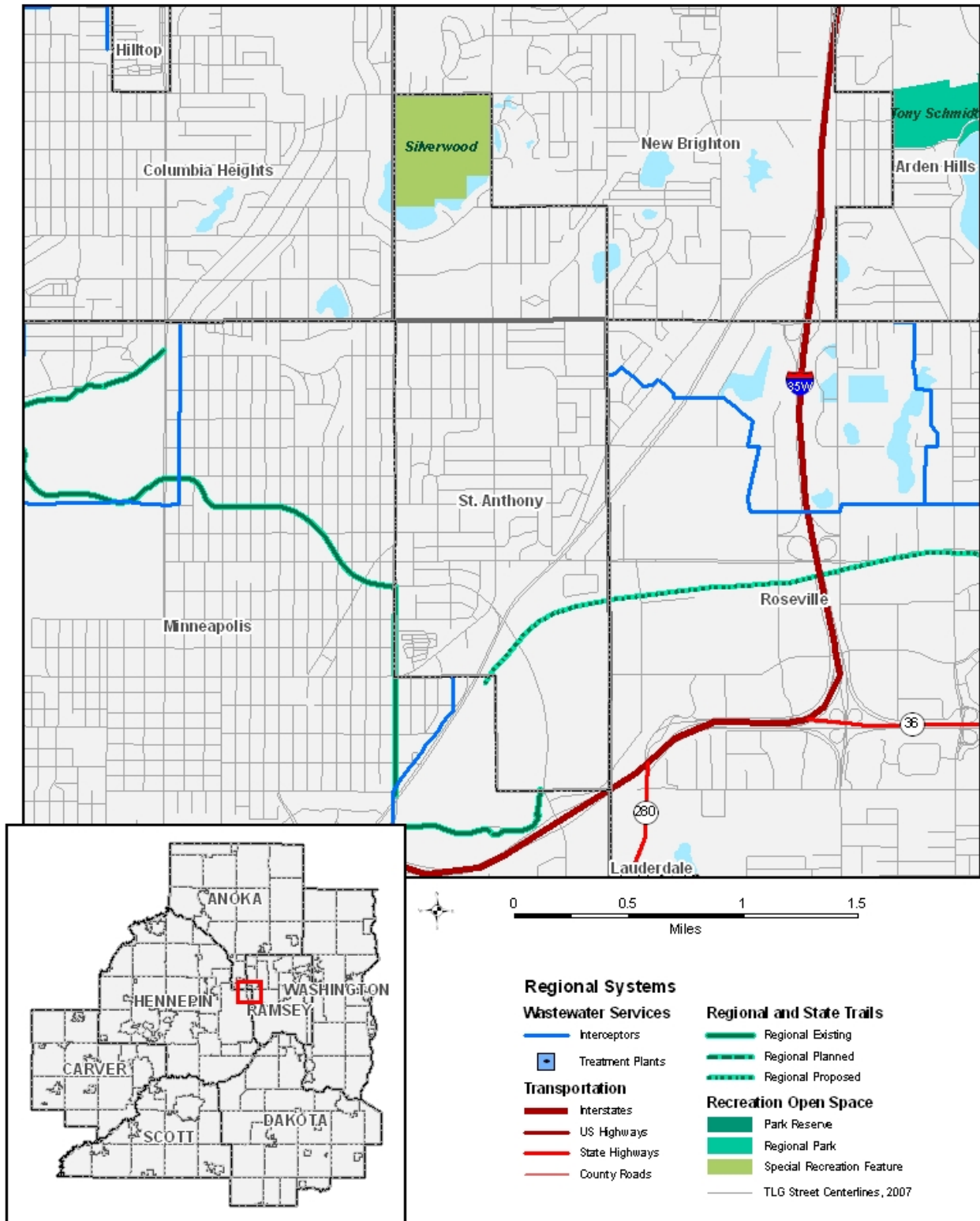


Figure 2. 2030 Regional Development Framework Planning Areas

St. Anthony

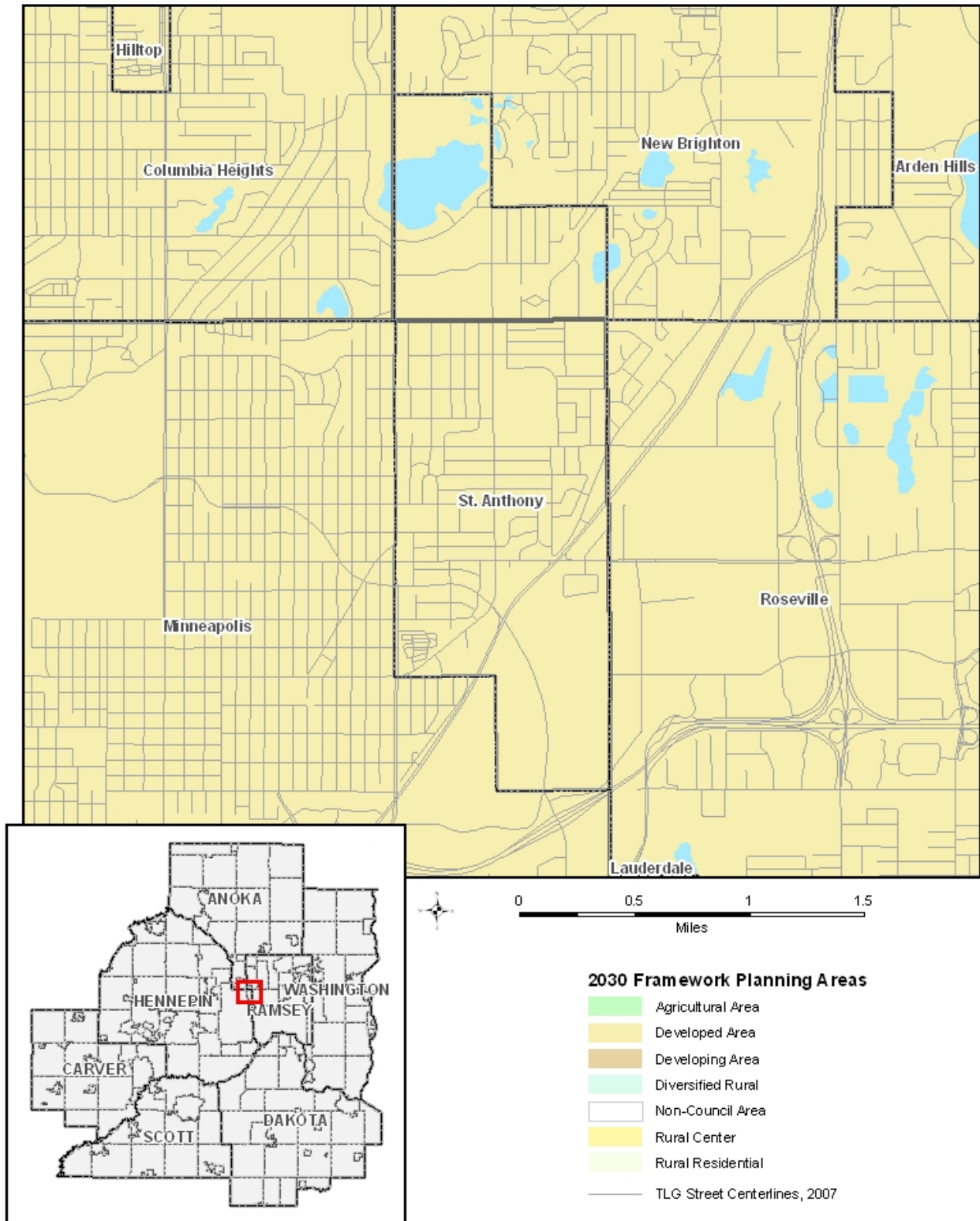


Figure 3. Existing Land Use
 City of St. Anthony Village

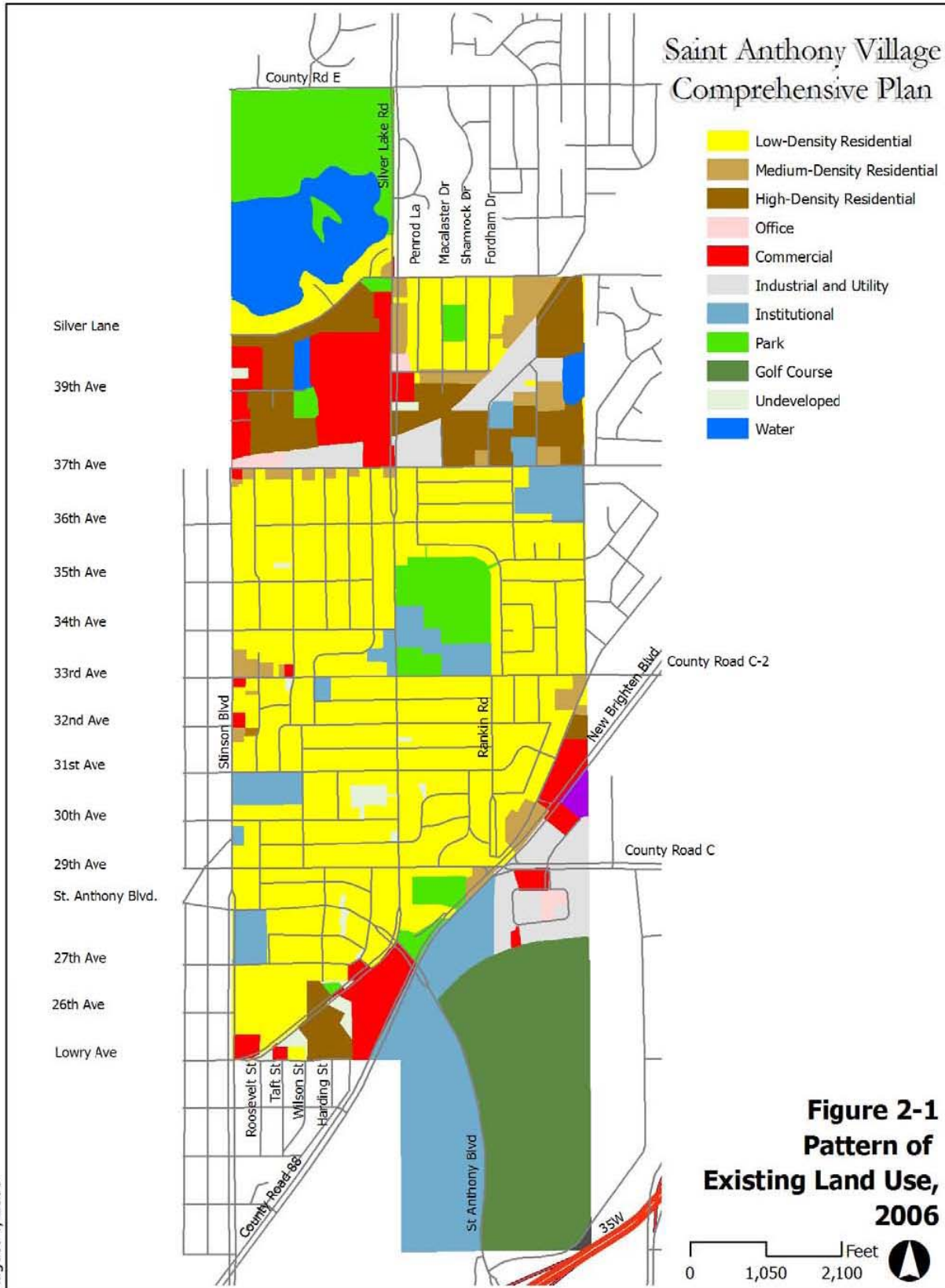


Figure 4. 2030 Planned Land Use
 City of St. Anthony Village

