

**C** Community Development Committee  
Meeting date: July 20, 2009

**E** Environment Committee  
Meeting date: July 14, 2009

**ADVISORY INFORMATION**

<b>Subject:</b>	City of Arden Hills 2030 Comprehensive Plan Update Tier II Comprehensive Sewer Plan Review File No. 20476-1
<b>District(s), Member(s):</b>	District 10, Councilmember Kris Sanda
<b>Policy/Legal Reference:</b>	Minnesota Statute Section §473.175
<b>Staff</b>	Victoria Dupre, Principal Reviewer (651-602-1621)
<b>Prepared/Presented:</b>	Phyllis Hanson, Local Planning Assistance Manager (651-602-1566) Kyle Colvin, Engineering Services Asst. Manager (651-602-1151)
<b>Division/Department:</b>	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 Arden Hills to put its 2030 Comprehensive Plan Update into effect.
2. Advise the City to:
  - a) Work with Council staff on revising the affordable housing need number as part of the future Twin Cities Army Ammunition Plant comprehensive plan amendments.
  - b) Participate in Council activities to monitor redevelopment and infill in developed communities.
  - c) Implement the advisory comments noted in the Review Record sections on transportation and aviation.
  - d) Update the LSWMP within two years from the date that the new Rice Creek Watershed District (RCWD) watershed management plan is approved by BWSR, and submit it to the Council for review concurrent with its submittal to the RCWD for approval.

**Recommendations of the Environment Committee:**

Approve the City of Arden Hills' Tier II Comprehensive Sewer Plan.

## ADVISORY COMMENTS

### City of Arden Hills 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan

Review File No. **20476-1** – Council Business Item No. **2009-240**

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 also receives final approval by the City’s governing body. After the Update receives final approval 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 Arden Hills (City) is located in Ramsey County bordered by Shoreview to the north and east, Roseville to the south, New Brighton and Moundsview to the west. (See Figure 1)

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

The City submitted its *2030 Comprehensive Plan (Update)* to the Council for review on December 31, 2008 to meet the Metropolitan Land Planning Act requirements (Minn. Stat. 473.175) and the Council's 2005 Systems Statement requirements. On May 11, 2009, the City Council rescinded its decision to purchase the Twin Cities Army Ammunition Plant (TCAAP) land from the federal General Services Administration (GSA), following the developer's (Ryan Companies) notification to withdraw its offer to work with the City to purchase and develop the 585-acre site.

The Update states that the City is fully developed and plans for very little change through the year 2030, outside of the future TCAAP development. It also states that the City will formally amend the Update to reflect any future, approved land uses on that location.

## Rationale – Standard of Review & Findings

1. Does the proposed Update conform to Regional Systems Plans?
2. Is the Update consistent with 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<br>(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 awarded the City of Arden Hills a \$20,000 planning assistance grant to review and update the local comprehensive plan. The Council funded 50 percent of the grant, and will fund the remainder following the Metropolitan Council's final action on the Update.

## **Known Support / Opposition**

There is no known opposition.

## REVIEW RECORD

### Review of the City of Arden Hills 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 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 (RPPP)* and acknowledges the regional parks and trails within Arden Hills, which include Tony Schmidt Regional Park, Highway 96 Regional Trail, Lexington Parkway Regional Trail and Rice Creek North Regional Trail.

The Update also plans for a 49-acre wildlife corridor within the **Twin Cities Army Ammunition Plant** (TCAAP) site that the City will transfer to Ramsey County Parks as part of the Rice Creek North Regional Trail corridor.

##### 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)*, adopted in 2004, and addresses all transportation and transit requirements. The

City is served by segments of two principal arterials: I-694 and I-35W as well as a number of A Minor Arterial Relievers and Expanders.

The City is within the Metropolitan Transit Taxing District, and within Market Area III, providing service options that include peak-only express, small vehicle circulators, midday circulators, special needs paratransit (ADA, seniors), and ridesharing.

Advisory comments:

- Although the segment of I-694 in the City was identified as an expansion project in the 2004 *TPP*, the recently-adopted *TPP* indicates that the region will not have sufficient financial resources to build all of the expansion projects by 2030. The Update identifies this segment of I-694 as one of 12 projects that must be reassessed in an attempt to reduce its costs while achieving substantial capacity expansion benefits.
- The City is currently served by Metro Mobility. The Update may include this information in Chapter 11.2 which describes the City's current transit service.

### **Aviation**

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

The Update is in conformance with the 2030 *TPP's* Aviation System Plan and is consistent with Council aviation policy.

Advisory comments:

- A. The TCAAP is in general proximity to the Anoka County-Blaine Airport. The Metropolitan Airports Commission (MAC) owns the airport facility and is in the process of updating the airport's long term comprehensive plan (LTCP). The City should be aware of, and participate in the process as appropriate.
- B. The TCAAP property includes elevations higher than the airport. The control of tall towers is important in protecting the airport's operational functions. The City needs to consider structure height of future development at the TCAAP site and coordinate with the MAC. The City's intent to notify MnDOT and FAA of any potential structures is important, since the Shoreview's tall-towers already affect aircraft operations in this part of the region.

## **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 (WRMPP)*. It summarizes the City's vision for the next 20 years, or to 2030, and 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, and the City is served by interceptors 1-RV-431, 1-RV-432, 8451 and 4-NS-524. The Update projects that the City will have 4,600 sewer households and 17,100 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 10-year increments, and provides the rationale for the projections. The Council found this information appropriate for local service planning.

The Update's growth projections are consistent with the Council's revised 2030 forecasts. The forecasts assume no major development of the TCAPP property and show no growth between 2020 and 2030. When the City does evaluate a development proposal for the TCAPP site, the City needs to plan and direct the wastewater from the site to interceptor 4-NS-524, as originally planned. Arden Hills has been identified as a community impacted by wet weather occurrences. The City is currently on the Council's list of communities having a clear water inflow and infiltration (I/I) reduction goal. The City is committed to mitigate excessive I/I at levels equal to the Council's Surcharge amount. The City, by ordinance, does not permit sanitary sewer connections that discharge or cause to be discharged any roof, storm, surface, or groundwater into the sanitary sewer system. This includes sump pumps, roof leaders, and foundation drains. The City's I/I reduction plan also includes capital improvements aimed at removing sources of I/I through the implementation of an annual inspection program.

### ***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 2030 *Water Resources Management Policy Plan (WRMPP)* requirements for local surface water management. Arden Hills lies within the Rice Creek watershed, and the Rice Creek Watershed District's watershed management plan was approved by the Board of Water and Soil Resources (BWSR) in 1997.

The City prepared a local surface water management plan (LSWMP) in 2002. The Update includes the LSWMP in Appendix F, and also adequately includes the

additional surface water management information, as required by the *WRMPP*. With the updated information, the Council finds the LSWMP consistent with the *WRMPP*.

*Recommendations*

The City is advised that it will need to update their LSWMP within two years from the date that the new Rice Creek Watershed District (RCWD) watershed management plan is approved by BWSR. The RCWD plan is scheduled to be completed in 2009. The City will need to submit their revised LSWMP to the Council for review at the same time they submit it to the RCWD for approval.

**CONSISTENCY WITH COUNCIL POLICY**

**Forecasts**

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

The Update incorporates revised forecasts that the Council staff accepted in March 2008. In the Council’s March 2008 letter to the City, the Council staff accepted the revised forecasts (shown below) and recommended that the Council approve them. Therefore, the City’s forecasts will be officially revised upon the Council’s final action on the Update.

The Update uses its forecasts consistently throughout the document, with one exception. The allocation of 2030 forecasts by transportation analysis zones in Appendix C indicates a 2030 population total of 13,500, rather than 12,900. However, this difference does not represent a regional system concern.

**Arden Hills’ City-Preferred Forecasts**

	<b>2010</b>	<b>2020</b>	<b>2030</b>
Households	<b>3,800</b>	<b>4,600</b>	<b>4,600</b>
Population	<b>11,200</b>	<b>12,900</b>	<b>12,900</b>
Employment	<b>15,200</b>	<b>17,100</b>	<b>17,100</b>

**2030 Regional Development Framework and Land Use**

*Reviewer: Tori Dupre, CD – Local Planning Assistance, (651-602-1621)*

The Update is consistent with the *2030 Regional Development Framework (RDF)*, which identifies Arden Hills as a community in the “Developed” geographic planning area. The *RDF* goals and policies for “Developed” communities 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.



The Council expects the City to meet densities of at least five units an acre through redevelopment and infill. The Council will develop a monitoring program, similar to the plat monitoring program for developing areas and once established, will encourage the City to participate by reporting redevelopment information.

The Update states that the City is 6,154 acres in size, and is considered fully developed. The areas south of Highways 96/10 were developed by 1980. Residential use is the City’s largest land use and occupies 29 percent of the City’s total developed land (minus the TCAAP area). The existing land use, dated 2008, identifies the TCAAP property as “public and institutional.”

The existing land use shows 131 acres of vacant land, mapped as parcels scattered throughout the City south of I-694, and includes none of TCAAP property.

The Update indicates that the City had 3,017 housing units in 2000. The City reported 34 residential building permits between 2001 through 2008 to total approximately 3, 051 units on approximately 1,048 (existing) residential acres. Therefore, the City’s existing residential density is approximately 2.91 (gross) dwelling units per acre (du/ac). This number includes local street right-of-way.

**Table 1: Existing Land Use**

<b>Existing (2008) Land Use</b>	<b>Acres</b>
Residential Single Family Detached	904
Residential Single Family Attached	84
Res Multi family & Manufactured	60
Neighborhood Business	12
Commercial	65
Office	140
Mixed Use Industrial	106
Light Industrial	141
Park and Open Space	473
Utility	20
Water NWI	796
ROW	720
Vacant	131
Public and Institutional	2,502
<b>Total Acres</b>	<b>6,154</b>

The Update’s 2030 Future Land Use indicates that no significant land use changes are anticipated. The Update’s future land use focuses on the vacant land, but primarily on the TCAAP site as the City’s opportunities to accommodate growth forecasts to 2030. Of the City’s 131 acres of vacant land, 62 acres are guided for Low-Medium Density Residential (at 3-5 units/acre), and 8 acres are guided for Medium Density Residential (at 6-8 units/acre). This development could accommodate approximately 234 to 374 residential units.

While the Update includes unapproved land use categories for the TCAAP area for information purposes, the Update explains that the City will amend the Update’s land use section to reflect the future, approved land uses. Therefore, the future land uses shown below will change with a future comprehensive plan amendment.

**Table 2: 2030 Future Land Use**

<b>2030 Future Land Use</b>	<b>Acres</b>
Low Density Residential	978
Medium Density Residential	136
High Density Residential	12
Mixed Residential TCAAP	312
Mixed Business	7
Commercial	26
Community Mixed Use	100
Light Industrial Office	303
Public & Institutional	461
Utilities	15
Park and Open Space	576
Park Preserve	1,472
Water	796
Rail Right-of-way	35
Right-of-way	685
<b>Total Acres</b>	<b>6,154</b>

**Housing**

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

The Update is consistent with the Council’s housing policy and meets the affordable housing planning requirements of the Metropolitan Land Planning Act (MLPA). The Update acknowledges the City’s share of the region’s 2011 to 2020 affordable housing need of 288 units based, in part, on forecasted growth of 800 households between 2010 and 2020. The Update provides an implementation plan that identifies the strategies and tools the City will use to address its identified housing needs.

In the Update, the City says it will address its share of the region’s affordable housing need within the TCAAP site. The Update states that the City will submit a comprehensive plan amendment (CPA) to the Council for review when it receives and considers a development proposal for the TCAAP site. In its review, the Council will consider the proposed land use, infrastructure capacity, residential density as well as the City’s affordable housing needs. The Council may revise the City’s share of affordable housing need for the 2011 to 2020 period to align with the expected household growth over the decade. Council staff will work with the City to determine a revised affordable housing need number as part of a future CPA review that reflects the future of the TCAAP site, or accurately reflects the City’s share of affordable housing for the decade given household growth elsewhere in the City not in the TCAAP site and an appropriate amount of land guided at densities to accommodate this revised need number.

## **Individual Sewage Treatment Systems (ISTS) Program**

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

The Update is consistent with the 2030 WRMPP requirements for ISTS. The Update indicates that the City has four operating ISTS, two of which serve the State of Minnesota Department of Transportation properties, and two that serve single-family residences. Only the latter two are overseen by the City, and on-going maintenance status is monitored by City staff. City Code will require them to be connected to municipal sanitary sewer when the service becomes available. The submission indicates City ISTS Code updates are planned, which will lead to improved oversight of the remaining systems.

## **Water Supply**

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

The Update is consistent with the 2030 WRMPP requirements for water supply planning. 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, (651-602-1621)*

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

### ***Solar Access Protection***

*Reviewer: Tori Dupre, CD – Local Planning Assistance, (651-602-1621)*

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 is consistent with the Council's aggregate resources protection policies as required by the MLPA. The *Minnesota Geological Survey Information Circular 46* aggregate resources inventory indicates the presence of resources in the federally-owned Army Reserve Training property. There are no accessible aggregate resources within the community.

## **PLAN IMPLEMENTATION**

*Reviewer: Tori Dupre, CD – Local Planning Assistance, (651-602-1621)*

The Update includes a description of:

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

**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 on July 31, 2008. The City received responses from Mounds View, New Brighton, Roseville, Shoreview, MN Department of Transportation, Mounds View Public Schools, Ramsey County and the Rice Creek Watershed District. The City responded to all comments. The Update appears compatible with the plans of adjacent governmental units, affected special districts and school districts.

**DOCUMENTS SUBMITTED FOR REVIEW:**

- City of Arden Hills *2030 Comprehensive Plan Update*, dated December 22, 2008
- 2008 Comprehensive Plan Update Transmittal Form received December 31, 2008
- Distribution notices to adjacent and affected jurisdictions, responses and summary of changes
- March 25, 2008 letter from Phyllis Hanson to James Lehnhoff regarding the City’s proposed changes to the *2005 Systems Statement* forecasts
- Revised Land Use section dated May 15, 2009 in response to the Council’s January 22, 2009 incomplete letter.
- Revised Land Use section dated May 26, 2009

**ATTACHMENTS**

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

Figure 1. Location Map Showing Regional Systems

### Arden Hills

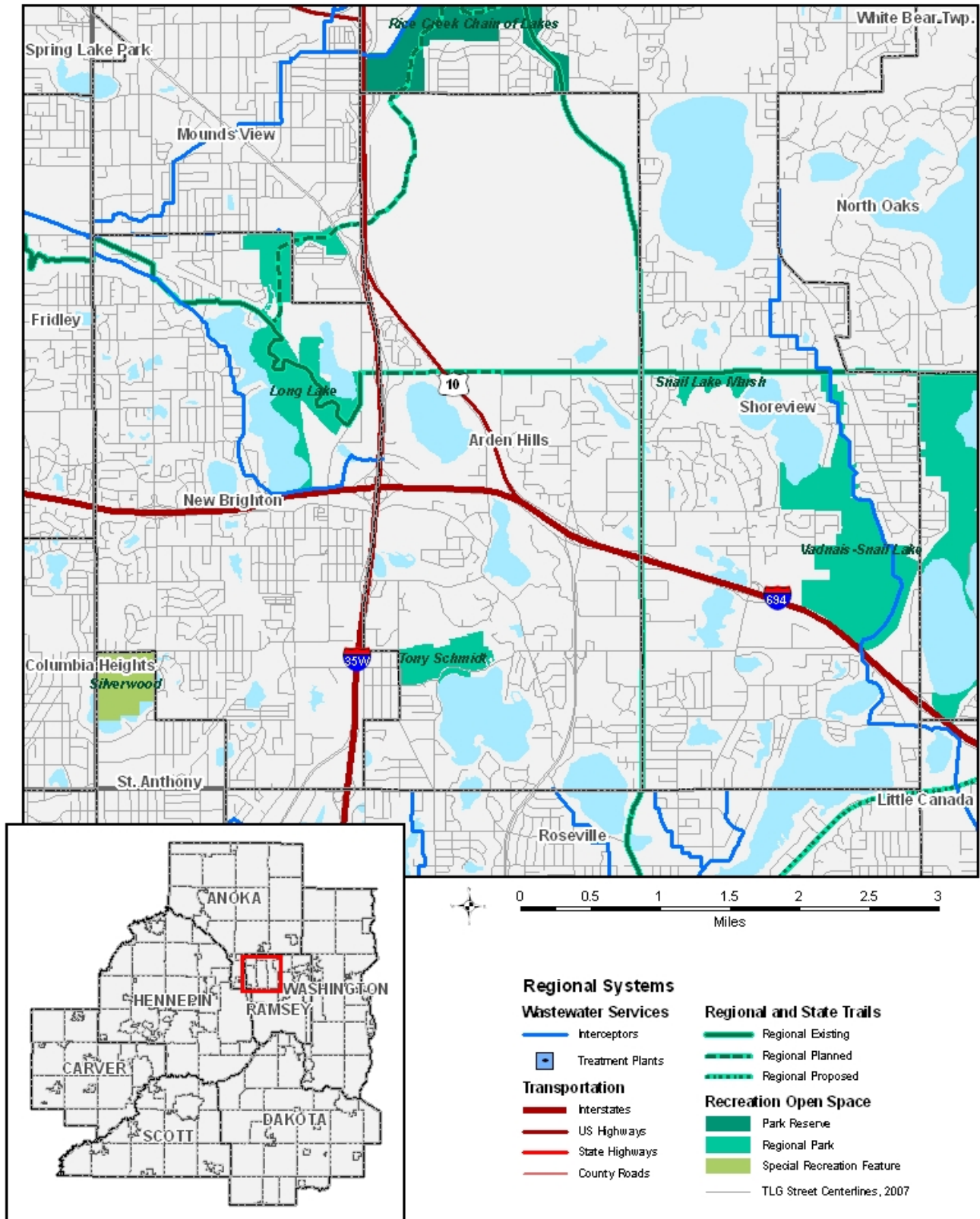


Figure 2. 2030 Regional Development Framework Planning Areas

### Arden Hills

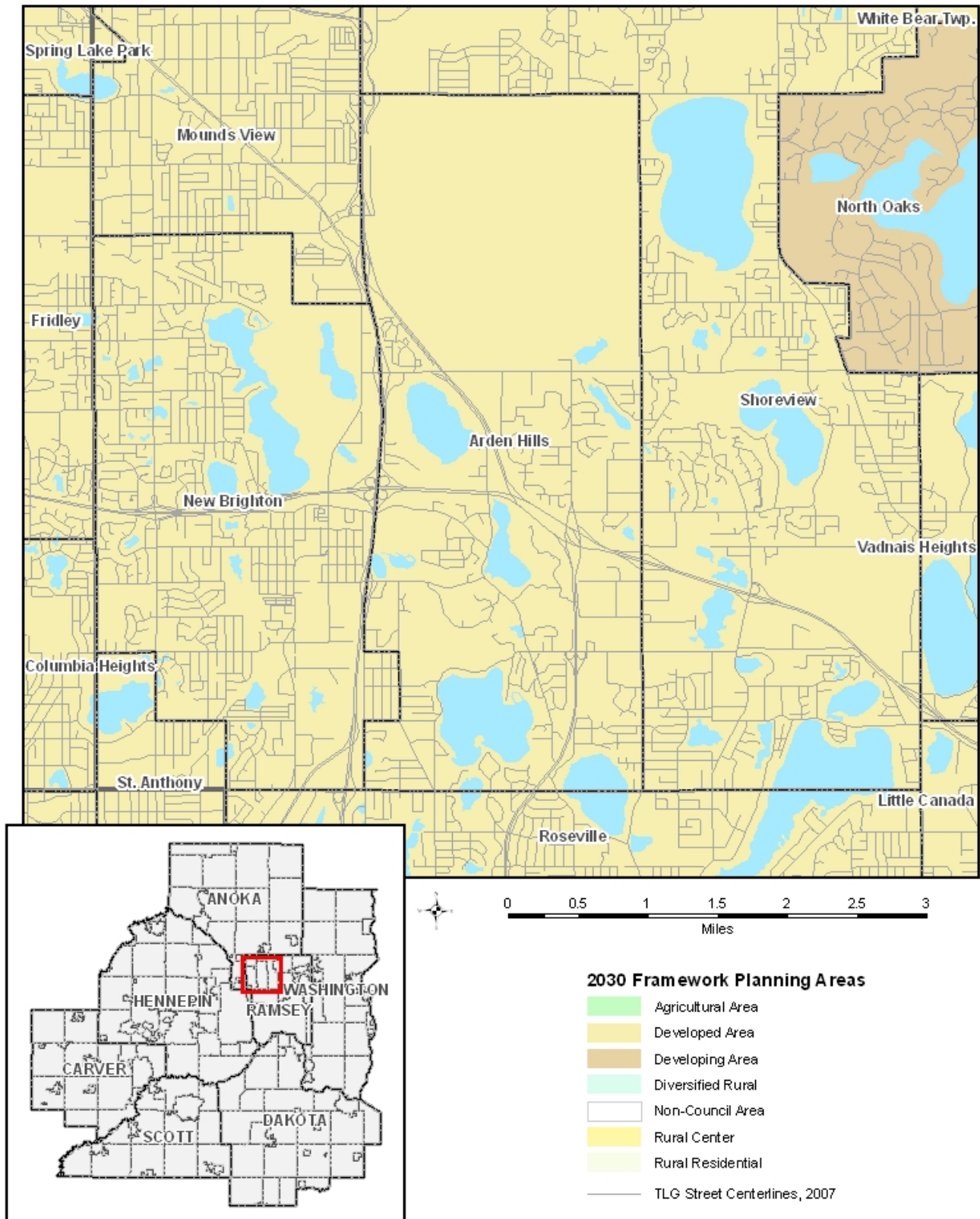
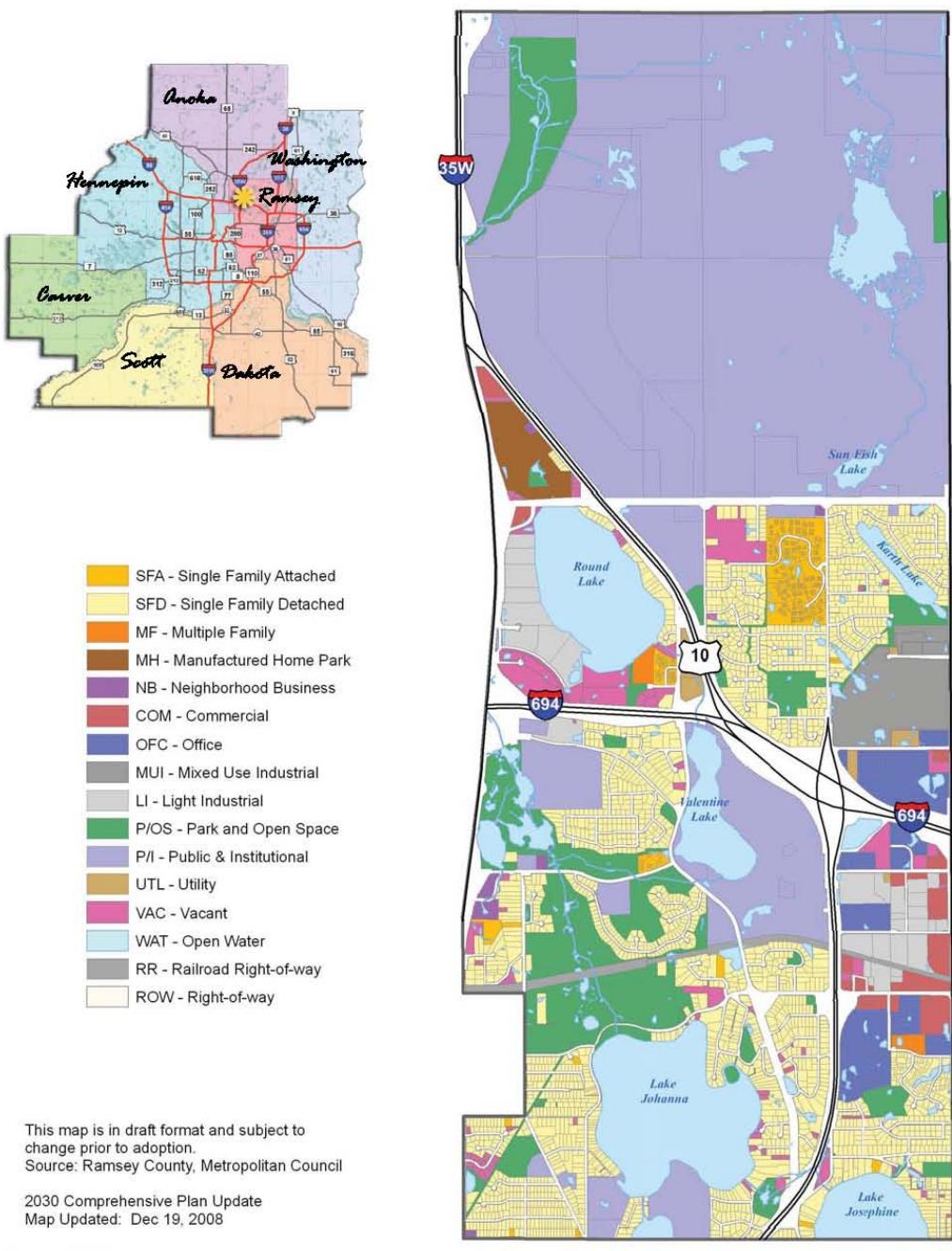


Figure 3: Existing Land Use

**2008 Existing Land Use**

Figure 6.2  
DRAFT



- SFA - Single Family Attached
- SFD - Single Family Detached
- MF - Multiple Family
- MH - Manufactured Home Park
- NB - Neighborhood Business
- COM - Commercial
- OFC - Office
- MUI - Mixed Use Industrial
- LI - Light Industrial
- P/OS - Park and Open Space
- P/I - Public & Institutional
- UTL - Utility
- VAC - Vacant
- WAT - Open Water
- RR - Railroad Right-of-way
- ROW - Right-of-way

This map is in draft format and subject to change prior to adoption.  
 Source: Ramsey County, Metropolitan Council  
 2030 Comprehensive Plan Update  
 Map Updated: Dec 19, 2008

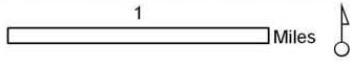


Figure 4: 2030 Land Use Plan

