

**C** Community Development Committee  
Meeting date: August 17, 2009

**ADVISORY INFORMATION**

<b>Subject:</b>	Pine Springs 2030 Comprehensive Plan Update Review File No. 20608-1
<b>District(s), Member(s):</b>	District 12, Sherry Broecker
<b>Policy/Legal Reference:</b>	Minnesota Statutes Section 473.175
<b>Staff Prepared/Presented:</b>	LisaBeth Barajas, Principal Reviewer, 651-602-1895 Phyllis Hanson, Local Planning Assistance Manager, 651-602-1566
<b>Division/Department:</b>	Community Development / Planning & Growth Management

**Proposed Action**

That the Metropolitan Council adopt the Attached Advisory Comments and Review Record and take the following recommended actions:

**Recommendations of the Community Development Committee:**

1. Authorize the City of Pine Springs to put its 2030 Comprehensive Plan Update into effect.
2. Revise the geographic planning area designation in the *2030 Regional Development Framework* for the City of Pine Springs from Diversified Rural to Rural Residential.

**ADVISORY COMMENTS**  
**City of Pine Springs 2030 Comprehensive Plan Update**  
Review File No. 20608-1 – Council Business Item No. 2009-282

The following advisory comments are part of the Council action authorizing the City to implement its 2030 Comprehensive Plan Update (Update):

**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 plan within nine months after the Council's final action. If the Council has recommended changes, local governments should incorporate those recommended changes into the Update or respond to the Council before "final approval" by the governing body of the local governmental unit (Minn. Stat. § 473.858, subd. 3).
3. Local governmental units must adopt official controls and described in their adopted comprehensive plan and must submit copies of the official controls to the Council within 30 days after the 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 plan or which permit activities in conflict with the Council's metropolitan system plans (Minn. Stat. § 473.864, subd. 2; 473.865, subd. 2).

## Background

The City of Pine Springs is located in western Washington County and is bounded by the City of Mahtomedi to the north, the City of Grant to the northeast, the City of Lake Elmo to the southeast, and the City of Oakdale to the south. The *2030 Regional Development Framework* (RDF) identifies the City as a Diversified Rural community (see Figure 2).

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

## Rationale

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 the 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  | Not Applicable |

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

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

## Funding

None.

## Known Support / Opposition

There is no known opposition.

## REVIEW RECORD

### Review of the City of Pine Springs 2030 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 Update 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 conforms to the *2030 Parks Policy Plan*. There are no existing or proposed regional parks or trail facilities in the City. Council staff supports the City's goal to work with the Minnesota Department of Transportation to find an acceptable interchange design for TH 36 and CSAH 36 that will provide a separated trail between CSAH 36 and the Gateway State Trail (Chapter 4: Transportation, page 40). The separated trail will minimize conflicts between vehicle and pedestrian/bicycle movements.

##### Transportation

###### **Roads and Transit**

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

The Update conforms to the *2030 Transportation Policy Plan* (TPP) and addresses all applicable transportation and transit requirements. The City is served by one metropolitan highway, TH 36, which interchanges with I-694 in the southwestern corner of the City. Construction of an interchange between TH 36 and Washington County CSAH 36 is included in the County's capital improvement plan for 2012 and 2013.

The City is within the Metropolitan Transit Taxing District and lies within Market Area II. Service options for Market Area II include peak-only express bus, small vehicle circulators, midday circulators, special needs paratransit for ADA and senior residents, and ridesharing.

###### **Aviation**

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

The Update conforms to the TPP and is consistent with the Council's aviation policy.

## Water Resources Management

### Wastewater Service

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

The Update conforms to the 2030 Water Resources Management Policy Plan (WRMPP). The Update represents the City's guide for future growth and development through the year 2030. The entire City receives wastewater service through the use of private individual sewage treatment systems (ISTS). The Update indicates continued wastewater services will be provided through ISTS through the year 2030.

The Update does not propose, nor anticipate, requesting connection to the Regional Wastewater Disposal system within the 20-year planning period. Therefore, the City is not required to submit a Tier II Comprehensive Sanitary Sewer Plan for approval. 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 Update conforms to the WRMPP for local surface water management. The City lies within the Valley Branch watershed. The Board of Water and Soil Resources approved the Valley Branch Watershed District's watershed management plan in 2005. The City was required to update its local surface water management plan in 2007.

The Update states that the City plans to adopt the Watershed District's plan as their local surface water management plan. Because the City adopted the Valley Branch Watershed District plan by reference on April 7, 2009, and the City relies on the watershed district for technical assistance and permitting, Council staff finds the Update to be consistent with the Council's WRMPP for local surface water management.

## CONSISTENCY WITH COUNCIL POLICY

### Forecasts

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

The Update's forecast-related material is consistent with Council forecasts. The City's System Statement forecasts are shown in the table below. The City is not forecasted to accommodate any residential or employment growth within the 2030 planning period.

**Table 1. Pine Springs System Statement Forecasts**

	2000	2010	2020	2030
Population	135	140	140	140
Households	436	400	380	360
Employment	0	0	0	0

### 2030 Regional Development Framework and Land Use

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

The Update is consistent with the 2030 Regional Development Framework (RDF). The RDF designates the City as a Diversified Rural Area community and directs those communities to accommodate forecasted growth without requiring the provision of regional urban services. In addition, these communities are expected to protect natural resources and to prevent scattered rural residential development. Residential development is to occur at densities not to exceed one unit per 10 acres.

The City's existing density is inconsistent with the one unit per 10 acre maximum density for Diversified Rural Area communities. Most residential properties having a minimum lot size of 2.5 acres. While the City has not requested a change in its geographic planning

area designation, Council staff recommends that the planning area designation be changed to Rural Residential based on the existing development pattern. The RDF indicates that Rural Residential Areas are immediately adjacent to Developing Areas and have large numbers of individual sewage treatment systems at densities of 2.5 acres or less.

The Update is consistent with policies identified for Rural Residential areas in the RDF, which directs communities to plan and develop interconnected local streets, adequate water supply, and properly managed individual sewage treatment system, and to protect the rural environment. The Update describes policies for the continued 2.5-acre minimum lots and the administration of the individual sewage treatment ordinances consistent with standards set by the Minnesota Pollution Control Agency (MPCA) and by Washington County to ensure that regional sanitary sewer serves are not required. The Update also contains a policy for the protection of natural resources within the community. The City's existing development pattern has included the protection of open spaces within the community.

The City is not forecasted to grow during the 2030 planning period and is nearly fully developed at rural densities. The Update identifies approximately 42 acres, of the 578.6 acres in the City, as being vacant. These 42 acres consist of platted and unplatted properties. The City has guided 34 of the vacant acres for Single Family Residential use, with the remaining 8 acres guided for Industrial use. While the 34 vacant acres guided for single family use may become developed within the 2030 planning period, the City is not requesting a forecast change as it does not anticipate that the population will change with the development of these parcels.

## **Housing**

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

The Update fulfills the affordable housing planning requirements of the Metropolitan Land Planning Act. The City does not have a numerical share of the regional need of affordable housing. The Update provides an assessment of the housing stock and describes goals and policies that the City will use to address its local housing needs. Being a small and fully developed community, the City's primary goal is to retain and preserve its existing housing stock. The City will do this through enforcement of the zoning and building codes to ensure housing quality. The Update states that the City will work with Washington County and/or the Washington County Housing and Redevelopment Authority (HRA) to address low- and moderate-income housing needs and to identify resources to maintain and advance housing affordability in the community where possible.

## **Community and Individual Sewage Treatment Systems (ISTS)**

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

The Update is consistent with the WRMP for ISTS. The Update indicates that all 142 residences in the community are served by ISTS. The city has adopted Washington County ISTS Ordinance No. 128 and defers all ISTS program oversight and maintenance management responsibilities to the County. The County's ISTS program is consistent with MPCA Rules and Council policy requirements.

## **Water Supply**

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

The City does not own or operate a water supply system, and so is not required to complete a water supply plan.

## Resource Protection

### **Historic Preservation**

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

The Update appropriately addresses historic preservation in the community. The Update indicates that the City does not currently contain structures or other features eligible for historic preservation status.

### **Solar Access Protection**

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

The Update contains policies to protect solar access as required by the MLPA.

### **Aggregate Resources Protection**

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

The Update addresses aggregate resources protection, as required by the MLPA. The Update indicates, consistent with *Minnesota Geological Survey Information Circular 46*, that there are no viable aggregate resources available within the fully developed community.

## 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 an implementation section, which describes the official controls and fiscal devices that the City will employ to implement the Update. The Update contains the City's existing zoning map and describes the conditions under which the zoning for the land guided for industrial uses would change. The Update also contains the City's capital improvement program, detailing expenditures for improvements to local trails, transportation infrastructure, and stormwater structure maintenance.

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

The City submitted its Update to the adjacent communities, county and affected school districts, affected watershed districts, and other special districts for comment on April 14, 2009, and received comments from all the affected communities and districts. There do not appear to be any compatibility issues with the Update.

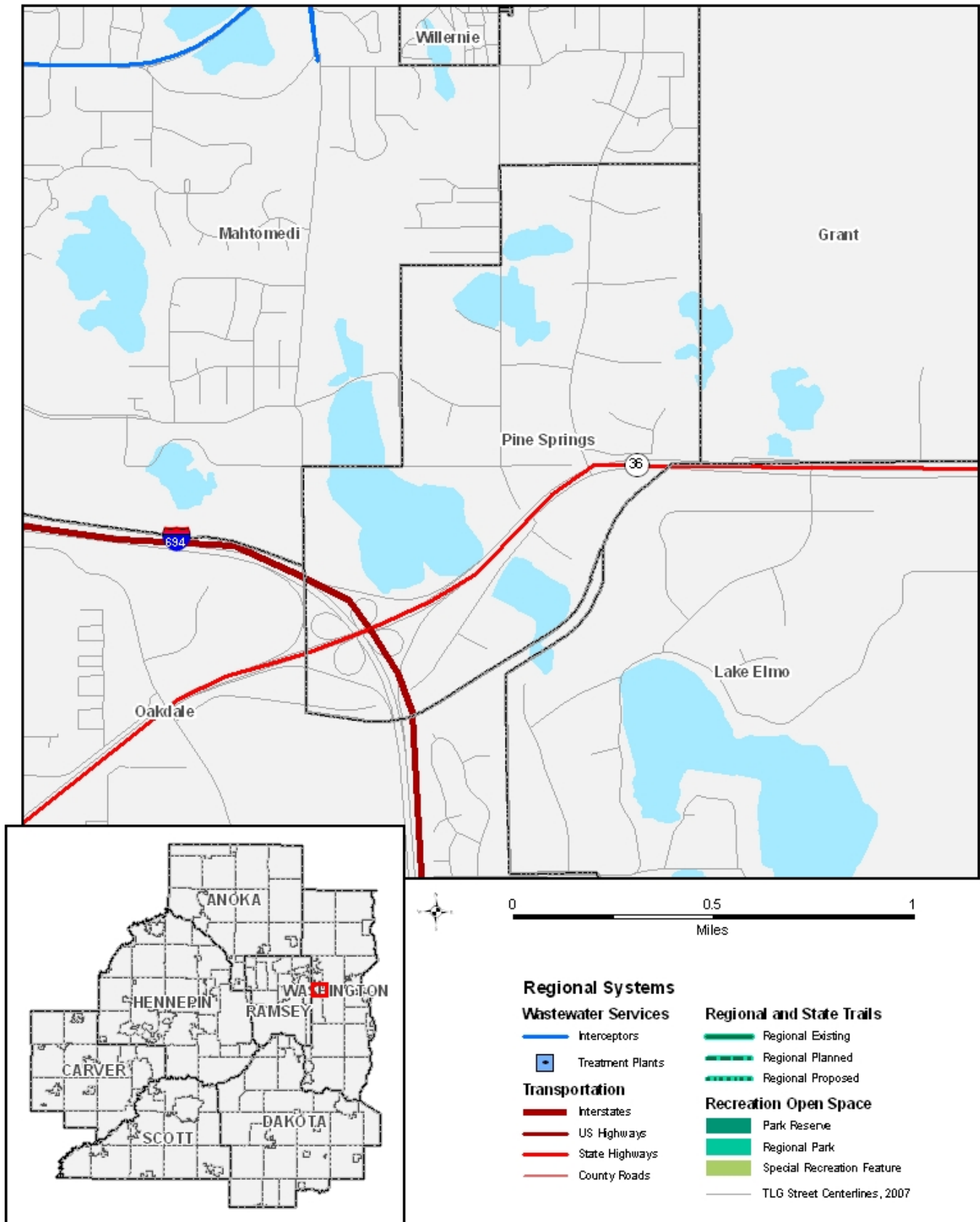
## DOCUMENTS SUBMITTED FOR REVIEW

- City of Pine Springs Comprehensive Plan 2008-2030 (May 29, 2009)
- Comprehensive Plan with revisions to Surface Water Management (July 15, 2009)

## ATTACHMENTS

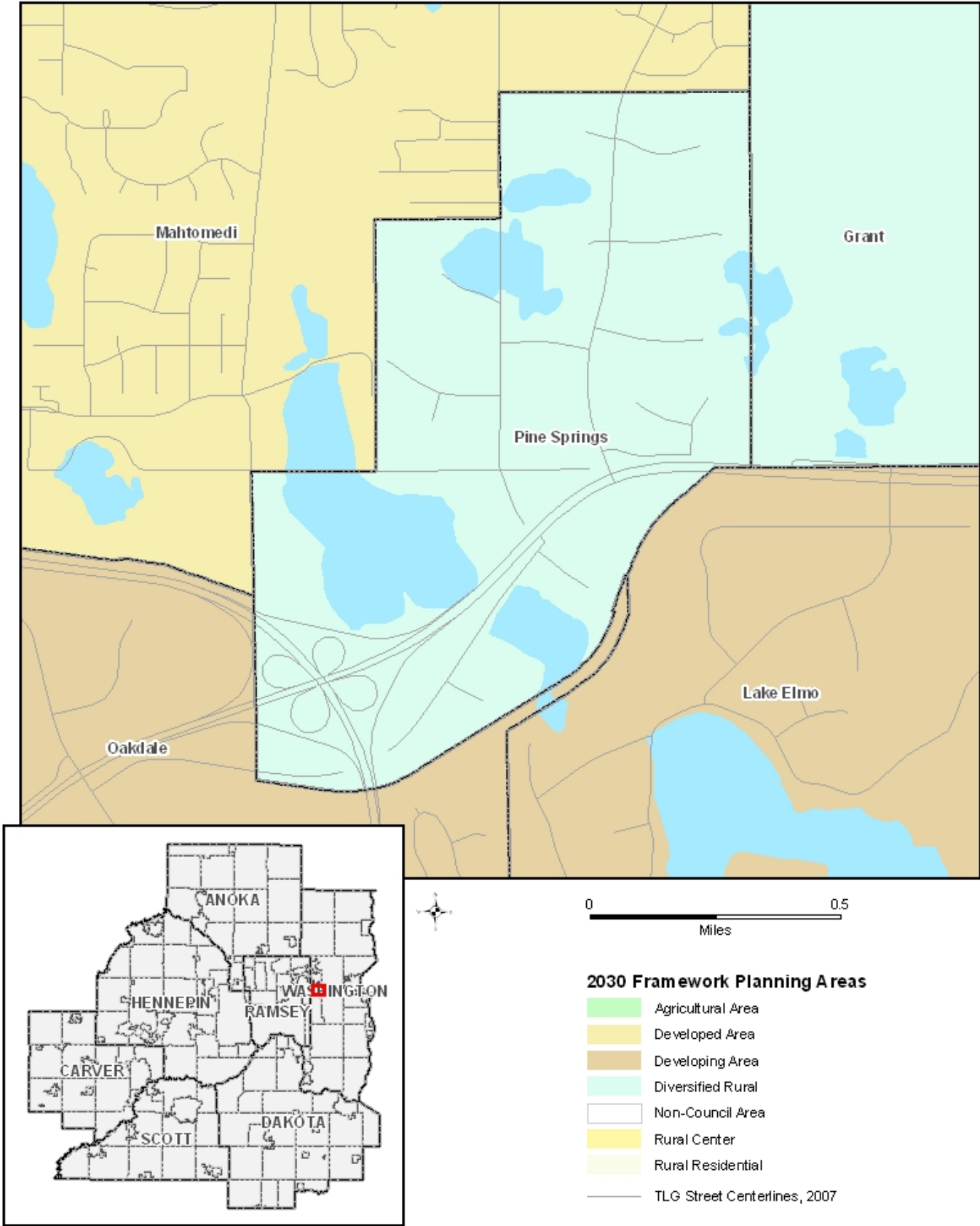
- Figure 1: Location Map with Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing Land Use
- Figure 4: 2030 Future Land Use
- Figure 5: Existing & Future Land Use Tables

**FIGURE 1: LOCATION MAP WITH REGIONAL SYSTEMS**  
**City of Pine Springs**

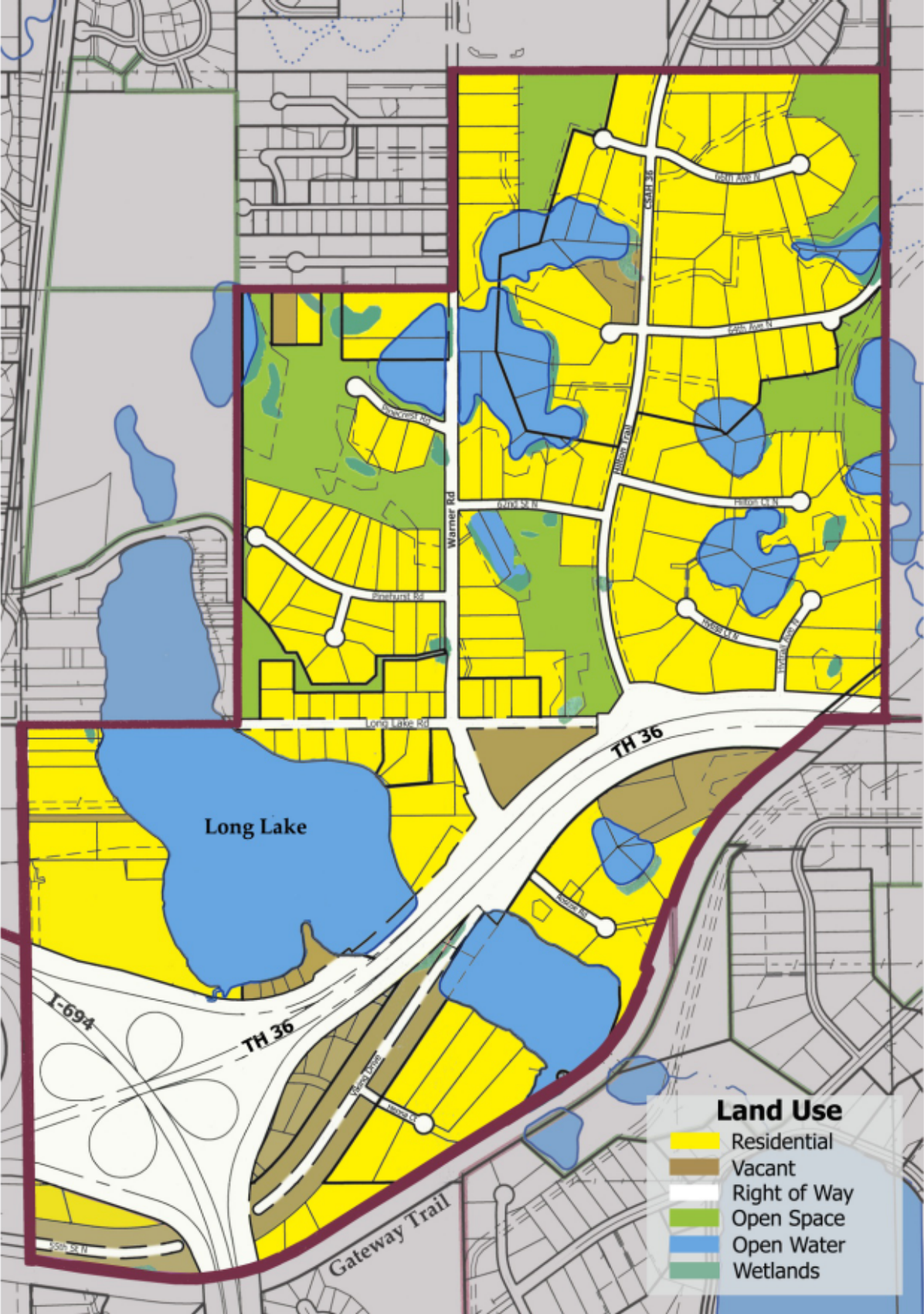




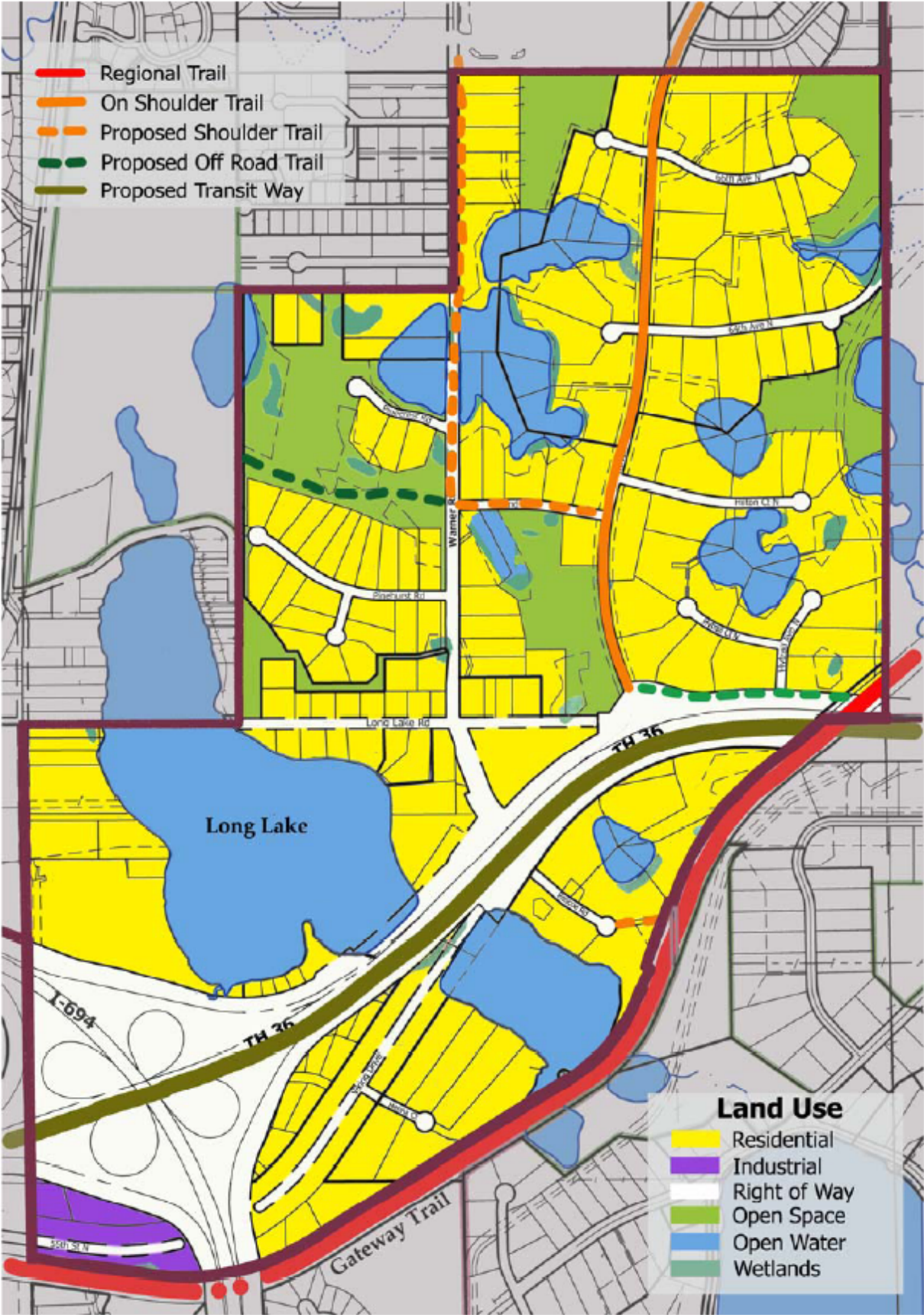
**FIGURE 2: 2030 REGIONAL DEVELOPMENT FRAMEWORK PLANNING AREAS**  
**City of Pine Springs**



**FIGURE 3: EXISTING LAND USE**  
**City of Pine Springs**



**FIGURE 4: 2030 FUTURE LAND USE**  
**City of Pine Springs**



**FIGURE 5: EXISTING & FUTURE LAND USE TABLES**  
**City of Pine Springs**

**Table 3-1**  
**Existing Land Uses 2008**

Land Use Category	Acreage	Percent of Total Acreage
Single-family residential	227	39.23%
Vacant	42	7.26%
Open space	57	9.85%
Wetlands	28	4.84%
Lakes	94	16.25%
Roads and Highways	130.6	22.57%
<b>Total</b>	<b>578.6</b>	<b>100.00%</b>

Source: Washington County and City Analysis

**Table 3-2**  
**Future Land Uses 2008 – 2030**

Land Use Category	Acreage	Percent of Total Acreage
Single-family residential	263	45.45%
Industrial	8	1.38%
Open space	57	9.85%
Wetlands	28	4.84%
Lakes	94	16.25%
Roads and Highways	128.6	22.23%
<b>Total</b>	<b>578.6</b>	<b>100.00%</b>

Source: City Analysis