



# Community Development Committee

Meeting date: October 5, 2009

Business Item  
Item: 2009-351

## ADVISORY INFORMATION

<b>Subject:</b>	City of Ham Lake 2030 Comprehensive Plan Update File No. 20490-1
<b>District(s), Member(s):</b>	District 9, Councilmember Natalie Steffen
<b>Policy/Legal Reference:</b>	Minnesota Statutes Section 473.175
<b>Staff Prepared/Presented:</b>	Susan Hoyt, Principal Reviewer (651-602-1330) Phyllis Hanson, Local Planning Assistance Manager, (651-602-1566)
<b>Division/Department:</b>	Community Development/Planning and Growth Management

### 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 Ham Lake to put its 2030 Comprehensive Plan Update into effect.
2. Adopt the revised forecasts as described in the Review Record.
3. Advise the City to implement the advisory comments in the Review Record for wastewater services, surface water management, transportation, and individual sewage treatment systems.

## ADVISORY COMMENTS

### City of Ham Lake 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan

Review File No. 20490-1– Council Business Item No. 2009-351

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 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).

## Background

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<br>(Wastewater Services and Surface Water Management) | Yes |

### Consistent with Council Policy Requirements:

- |   |  |
|---|--|
| 1. Forecasts  | No, requires adoption of new forecasts |
| 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 |
|--------------------------------|-----|

## Funding

The City did not receive planning grant funds for preparation of the Update.

## Known Support / Opposition

There is no known opposition.

# **REVIEW RECORD**

## **City of Ham Lake 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 conforms to the 2030 Regional Parks Policy Plan, and acknowledges the planned East Anoka County Regional Trail, and the Central Anoka County Regional Trail.

#### **Transportation**

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

*Reviewer: Ann Braden (MTS-Systems Planning (651-602-1711))*

The Update conforms to the 2030 Transportation Policy Plan (2004 TPP) and addresses all applicable transportation and transit requirements. The City is served by one metropolitan highway, Trunk Highway (TH) 65, several A and B minor arterials and collector and local streets. The plan proposes a number of extensions

to these minor arterials and collectors to support future growth. The Minnesota Department of Transportation (MnDOT) plans no expansion to TH 65. MNDOT intends to close most, if not all, driveway access to the highway and recommends the completion of parallel service and frontage roads along TH 65.

Since the City is outside of the Metropolitan Transit Taxing District, there is no regular route transit service either existing or planned. The City is in Market Area IV, where service options include dial-a-ride, volunteer driver programs, and ridesharing. Rural dial-a-ride service is provided by Anoka County Traveler and Anoka County Volunteer.

*Advisory comment:* The future roadway functional classification map incorporates a number of changes that require Transportation Advisory Committee (TAC) approval before they can be officially designated for funding purposes. This is a separate process from the Comprehensive Plan Update review.

#### Aviation

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

The Update conforms to the 2004 TPP for aviation and is consistent with Council aviation policies.

## **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 guiding for future growth and development through the year 2030. The City is provided wastewater service entirely through individual sewage treatment systems, or ISTS. The Update indicates continued wastewater services will be provided through the use of ISTS through 2030. The Council does not plan to provide wastewater service to the community within the 2030 planning period.

*Advisory comment:* The Update identifies the option of constructing a public wastewater treatment system to serve specific target areas rather than relying solely on private community systems. If and when the City proposes to construct such a system, the Update will need to be amended at that time to provide specific information for review and approval on the proposed wastewater treatment system.

### ***Tier II comments***

The Update does not plan to connect 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.

## **Surface Water Management**

*Reviewer: Judy Sventek, ES-Water Resources Assessment (651-601-1156)*

The Update conforms to the WRMPP for local surface water management. The City lies within the Coon Creek, Rice Creek, Upper Rum River and Sunrise River Watersheds. The Coon Creek Watershed District's watershed management plan was approved by the Board of Water and Soil Resources (BWSR) in 2004. Rice Creek Watershed District, Upper Rum River Watershed Management Organization, and Sunrise River Watershed Management Organization watershed management plans were approved by BWSR in 1997, 2007, and 2001, respectively.

The City submitted its local surface water management plan (LSWMP) to the Council for review in March 2009. The LSWMP was reviewed under separate cover. Council staff found the LSWMP to be consistent with Council policy and the Council's WRMPP. The LSWMP fulfills the requirement for a local water management plan.

The following additional comments were made to the City related to the LSWMP. The LSWMP needs to acknowledge the impaired waters of Coon Creek and to include proposed actions or positions the City may take in regards to the TMDL studies for those impaired waters. The Capital Improvement Plan (CIP) needs to include dates for identified projects. The LSWMP requires developers to classify all the wetlands that are part of the development. Council staff recommends that the LSWMP also require a function and value assessment of these wetlands to use in developing a management plan to protect them.

Advisory comments: The City needs to send the Council the dates that the watershed organizations approve the LSWMP, the date the City adopts the final plan and a copy of the final adopted LSWMP.

## **CONSISTENCY WITH COUNCIL POLICY**

### **Forecasts**

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

The Update is inconsistent with the 2005 Systems Statement forecasts for 2030 households and population. It includes revised forecasts of 6,300 households in 2020, rather than the system statement's 5,300 households by 2020. Similarly, it proposes 7,100 households by 2030, rather than the system statement's 5,500 households in 2030. It proposes 19,600 people by 2030, rather than the system statement's 15,200 population by 2030. Finally, it made no changes to the system statement's employment forecasts.

In March 2008, Council staff agreed to include the City's forecasts as proposed in the Update and this report. Therefore, the Metropolitan Council's forecasts will be officially revised, as shown in Table 2, effective upon the Council's action on the Update.

**Table 1: System Statement Forecasts**

	<b>2010</b>	<b>2020</b>	<b>2030</b>
Population	15,200	15,200	15,200
Households	5,100	5,300	5,500
Employment	3,050	3,200	3,450

**Table 2: Ham Lake Forecasts**

	<b>2010</b>	<b>2020</b>	<b>2030</b>
Population	16,200	18,000	19,600
Households	5,400	6,300	7,100
Employment	3,050	3,200	3,450

Note: Forecast numbers are rounded.

## **Regional Development Framework and Land Use**

*Reviewer: Susan Hoyt, CD-Local Planning Assistance (651-602-1330)*

### *Regional Development Framework*

The Update identifies the City's geographic planning area designation as Rural Residential. The *2030 Regional Development Framework* (RDF) describes Rural Residential areas as being immediately adjacent to developing areas and having units with individual sewage treatment systems at densities of one dwelling unit per 2.5 acres or less.

RDF policies for Rural Residential encourage communities to protect the rural environment. The City is adjacent to the developing communities of Andover, Blaine, Columbus and East Bethel. It has 5,271 existing housing units, mostly single family units on lots having a minimum lot size of one acre, and served by private ISTS.

### *Land Use*

The City is 36 square miles in area. The two major existing land uses are single family (52%) and agricultural or vacant land (29%). Commercial and industrial uses represent approximately 2% of the existing land use, located primarily along the Highway 65 corridor. Approximately, six square miles, or 17% of the City's 36 square miles remain developable, and expected to fully develop as residential use by 2030. The remaining 3% of the City is water.

The future land use plan guides the majority (76%) of the existing agricultural and vacant land uses for large-lot, single family residential development. The land use plan identifies two new mixed use designations: Mixed Use Commercial/Industrial (5.9%), and Mixed Use Office (0.6%). The Mixed Use Commercial/Industrial is located along the Minnesota Highway 65 corridor, with a substantial concentration along 181<sup>st</sup> Avenue, the City's northern border with East Bethel. These future uses will intensify the existing development along the Highway 65 corridor.

**Table 3: Existing Land Use**

<b>Land Use Designation</b>	<b>Acres</b>	<b>Percent</b>
Agricultural and Vacant	6,600	28.8%
Residential Single-Family	11,913	51.9%
Manufactured Housing Parks	86	0.4%
Residential Multi-Family	25	0.1%
Residential Townhome	214	0.9%
Seasonal Recreational	83	0.4%
Commercial	390	1.7%
Industrial – Utility	147	0.6%
Park, Recreation & Open Space	709	3.1%
Institutional & Government	262	1.1%
Lakes	792	3.4%
Right of Way	1,724	7.5%
<b>Total</b>	<b>22,946</b>	<b>100%</b>

**Table 4: 2030 Future Land Use**

<b>Land Use Designation</b>	<b>Acres</b>	<b>Percent</b>
Residential Single-Family	17,194	75%
Manufactured Housing Parks	91	0.4%
Residential Multi-Family	17	0%
Residential Townhome	214	0.9%
Commercial	400	1.7%
Mixed Use Commercial/Industrial	1,355	5.9%
Mixed Use Office	141	0.6%
Industrial – Utility	121	0.5%
Park, Recreation & Open Space	712	3.1%
Institutional & Government	185	0.8%
Lakes	792	3.4%
Right of Way	1,724	7.5%
<b>Total</b>	<b>22,946</b>	<b>100%</b>

*Residential Density*

The City permits residential development at one unit per acre. The City's existing residential density is one unit per 2.33 gross residential acres for the 5,721 existing housing units (2007). The 2030 future residential density is one unit per 2.47 gross residential acres. The density is consistent with the RDF Rural Residential policies for large lot development served by ISTS. The existing and future residential densities are impacted by wetlands as well as available developable land to reach the future (planned) density of one-unit per 2.47 gross residential acres.



**Table 5: Existing and Planned Residential Density**

	<b>By Residential Acreage (gross)</b>	<b>By City Total Acreage (gross)</b>	<b>By City Total Acreage (net)</b>
<b>Existing</b>	1 unit/2.33 gross acres	1 unit/4.35 gross acres	1 unit/2.98 net acres
<b>2030 Future (planned)</b>	1 unit/2.47 gross acres	1 unit/3.23 gross acres	1 unit/2.2 net acres

(Source: Residential gross acreage, Table 5.4 Existing and Planned Use)  
 (Total gross City acreage and total net City acreage, page 5-17)

**Housing**

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

The Update fulfills the housing element requirements of the Metropolitan Land Planning Act. The City does not have a numerical share of the regional affordable housing need. The Update includes an assessment of the housing stock with goals and policies to address its local housing needs. These include continuing to work with the Anoka County HRA to address affordable and life-cycle housing needs. The City will explore funding sources in partnership with Anoka County Community Action Program and other agencies, such as Minnesota Housing, to address rehabilitation, maintenance and preservation issues.

**Individual Sewage Treatment Systems (ISTS)**

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

The Update identifies that the majority of the City is served by ISTS. There are approximately 5,080 residential and 230 commercial for a total of 5,310 systems in operation in the City. A large private treatment system provides sanitary sewer service to 285 single-family units in the Flamingo Terrace Mobile Home Park, and a number of other large private septic treatment systems serve at least 50 apartments, 100 senior housing units, an elementary school, a motel, an unspecified number of townhomes and businesses.

Advisory comment: The City’s ‘Article 11-450’ ISTS Code is consistent with present MPCA Rule requirements, but will need to be updated by February 2011 to implement recent MPCA Rule changes.

**Water Supply**

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

The City does not own or operate a water supply system. Therefore, the City is not required to prepare a water supply plan. The City’s water is provided by private wells.

## **Resource Protection**

### ***Historic Preservation***

*Reviewer: Susan Hoyt, CD-Local Planning Assistance (651-602-1330)*

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

### ***Solar Protection***

*Reviewer: Susan Hoyt, CD-Local Planning Assistance (651-602-1330)*

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

### ***Aggregate Resource Protection***

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

The Update identifies the locations of three approved aggregate resource mining locations. Two of these are active and the third is approved, but not yet active. None of the three resource areas meet *Minnesota Geological Survey Information Circular 46* – criteria to be considered 'higher grade' sand and gravel or bedrock aggregate resources, but they do have commercial value primarily as clean fill material.

## **PLAN IMPLEMENTATION**

*Reviewer: Susan Hoyt, CD-Local Planning Assistance (651-602-1330)*

The Update includes a description of:

- Capital improvement Program                      Yes
- Zoning Code    Yes
- Subdivision code                                      Yes
- ISTS Code (referenced)                              Yes
- Housing Implementation Program                  Yes

The Update includes a description of the future land use categories and related residential densities, the zoning map and the capital improvement program.

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

The City submitted its Update to adjacent local units of government, school districts, counties and special districts for comment on June 24, 2008. The City received responses from the Minnesota Department of Transportation (MnDOT), Anoka County, the Cities of Andover, Blaine, Columbus and Coon Rapids, and the Forest Lake Area School District#831. Comments addressed land use along Highway 65, various transportation elements and water supply. No entities objected to the Update.

## **DOCUMENTS SUBMITTED FOR REVIEW**

- The City of Ham Lake 2030 Comprehensive Plan Update, January 22, 2009
- Supplemental material dated February 9, 2009
- Supplemental material dated May 18, 2009
- Supplemental material dated August 14, 2009

## **ATTACHMENTS**

- Figure 1: Location map of regional systems
- Figure 2: 2030 Regional Development Framework
- Figure 3: Existing Land Use Map
- Figure 4: 2030 Future Land Use Map
- Figure 5: Developable Land Map

Figure 1. Location Map Showing Regional Systems

Ham Lake

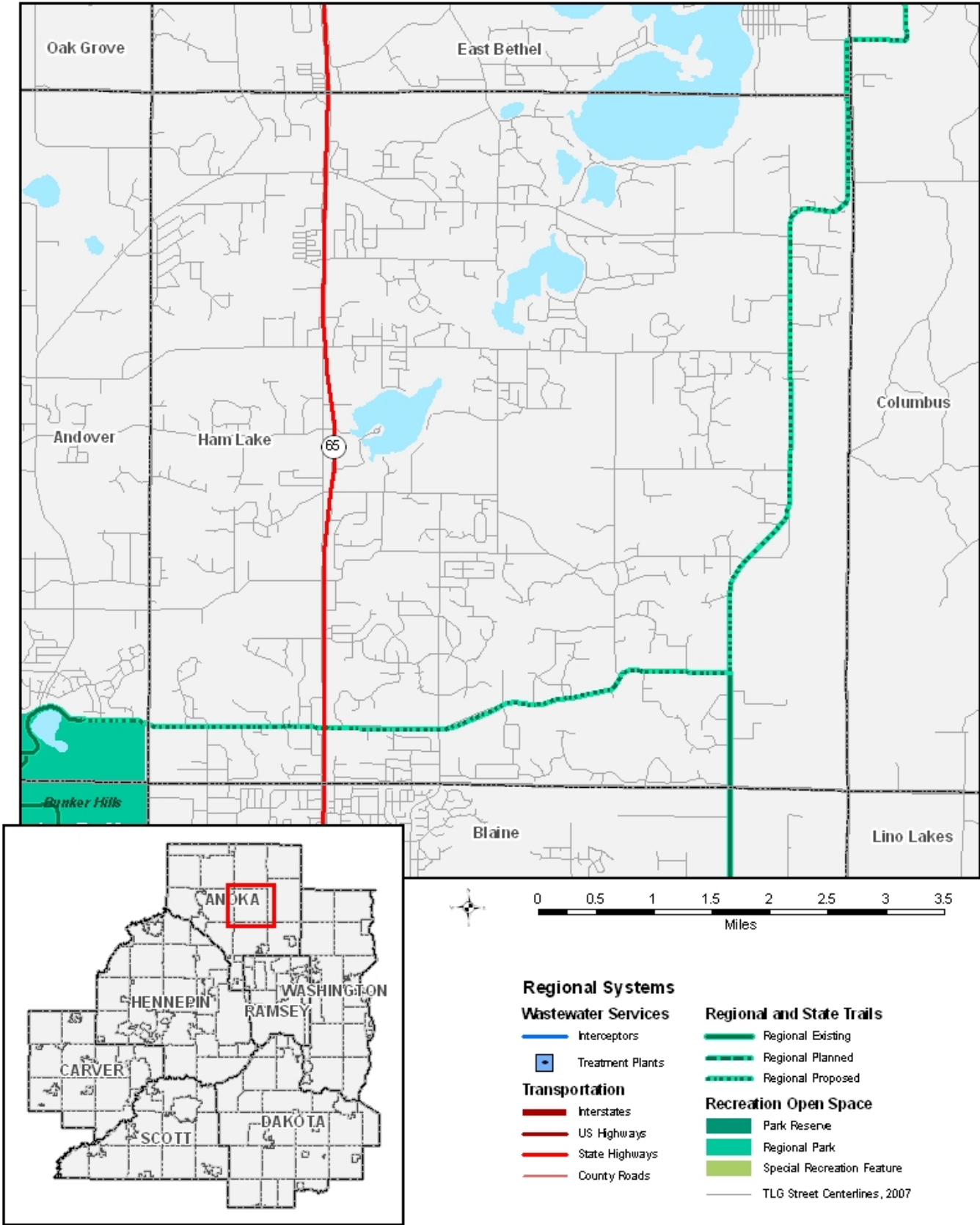
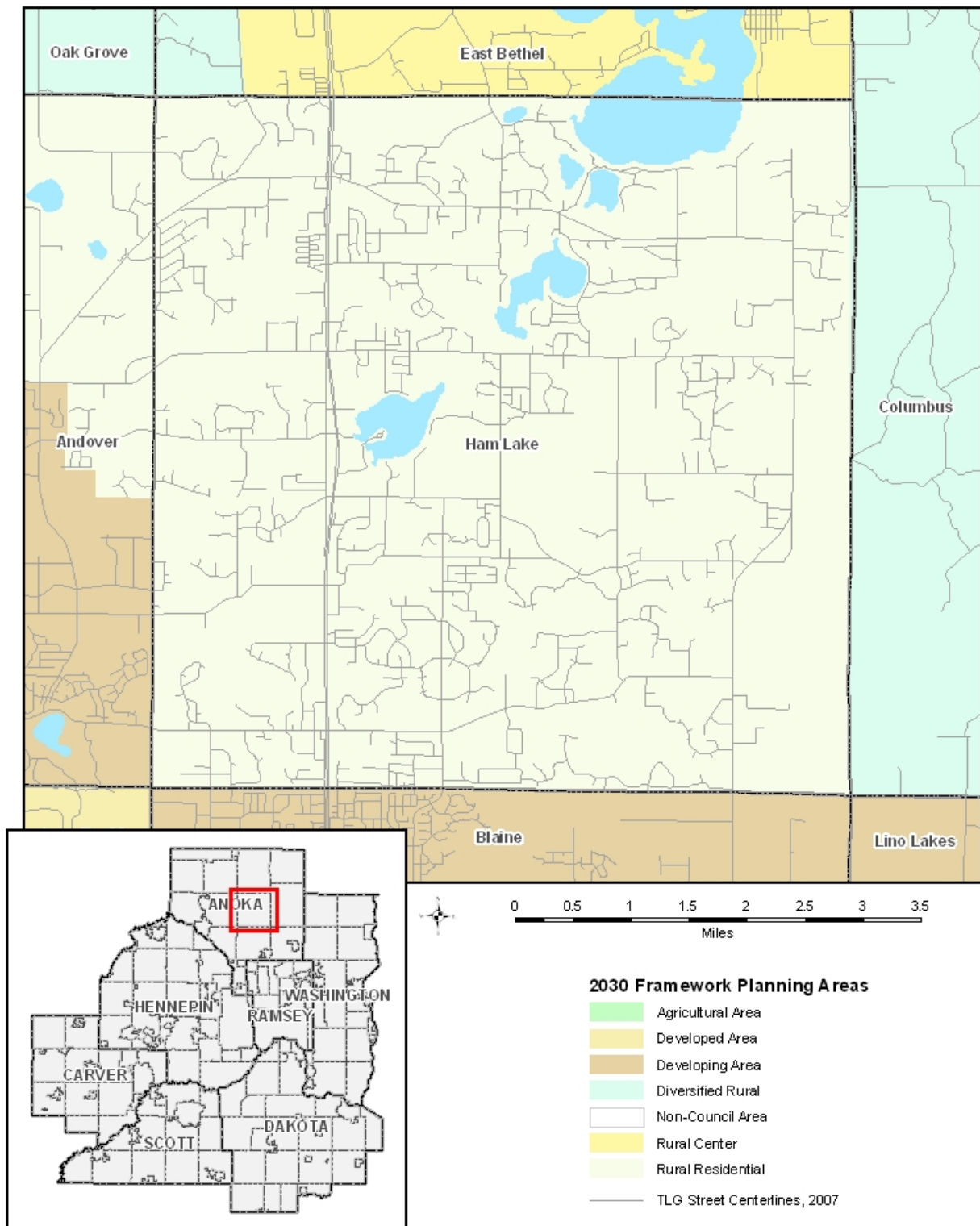
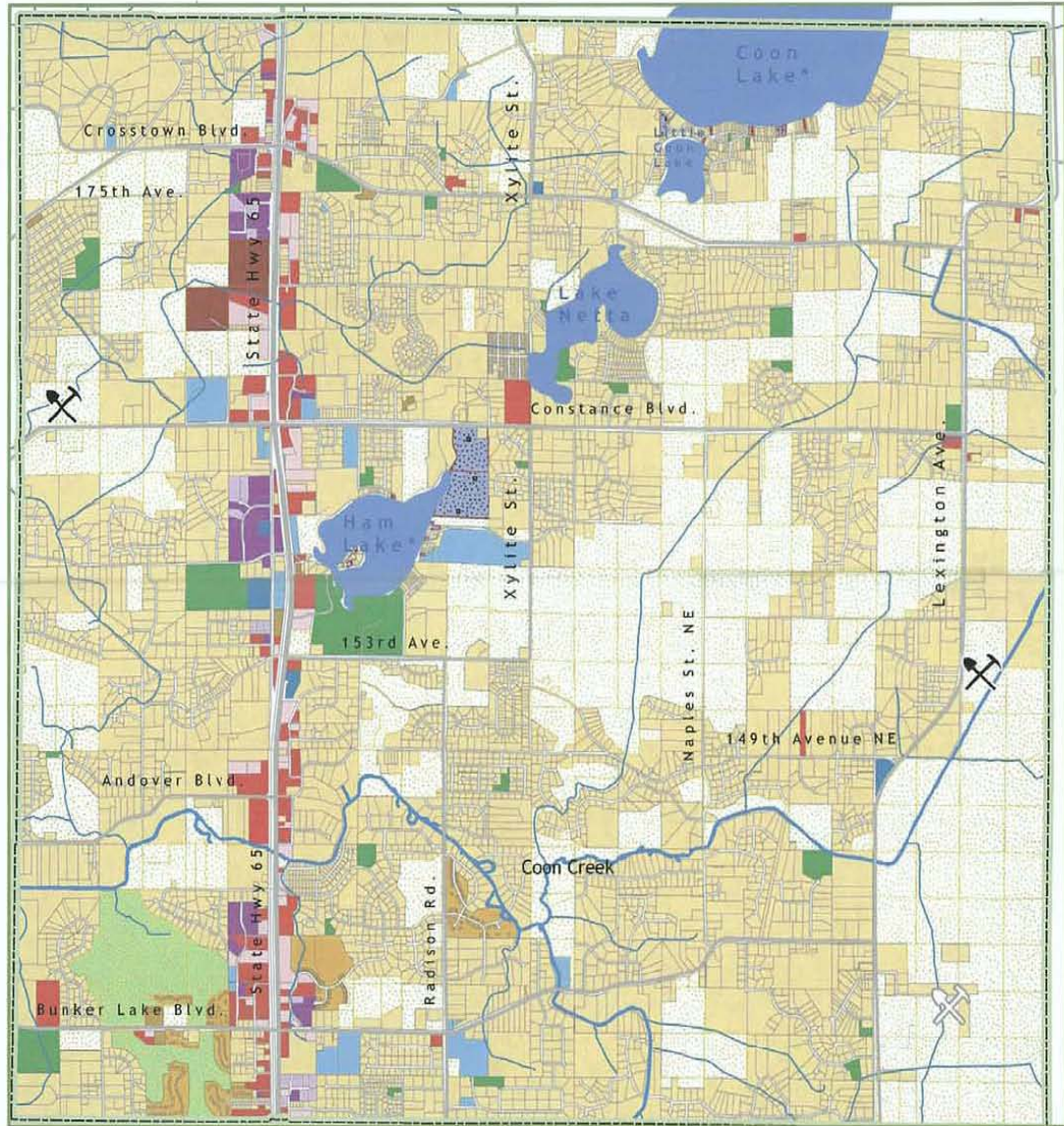


Figure 2. 2030 Regional Development Framework Planning Areas

### Ham Lake

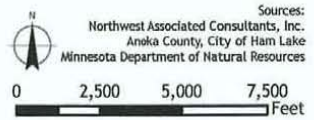


**Figure 3: Existing Land Use  
City of Ham Lake**



- |                            |                   |                          |
|----------------------------|-------------------|--------------------------|
| <b>Existing Land Use</b>   | Commercial-Vacant | <b>Mining Operations</b> |
| Agricultural-Vacant        | Industrial        | Active                   |
| Residential Single-Family  | Industrial-Vacant | Approved but not active  |
| Residential Townhome       | Utility           | <b>Water Resources</b>   |
| Residential Multi-Family   | Government        | Creeks & Drainageways    |
| Manufactured Housing Parks | Institutional     | Lakes                    |
| Seasonal Recreational      | Park-Open Space   | * Seaplane Lake          |
| Camping Ground             | Golf Course       |                          |
| Commercial                 |                   |                          |

**Ham Lake Comprehensive Plan  
2008 Update**

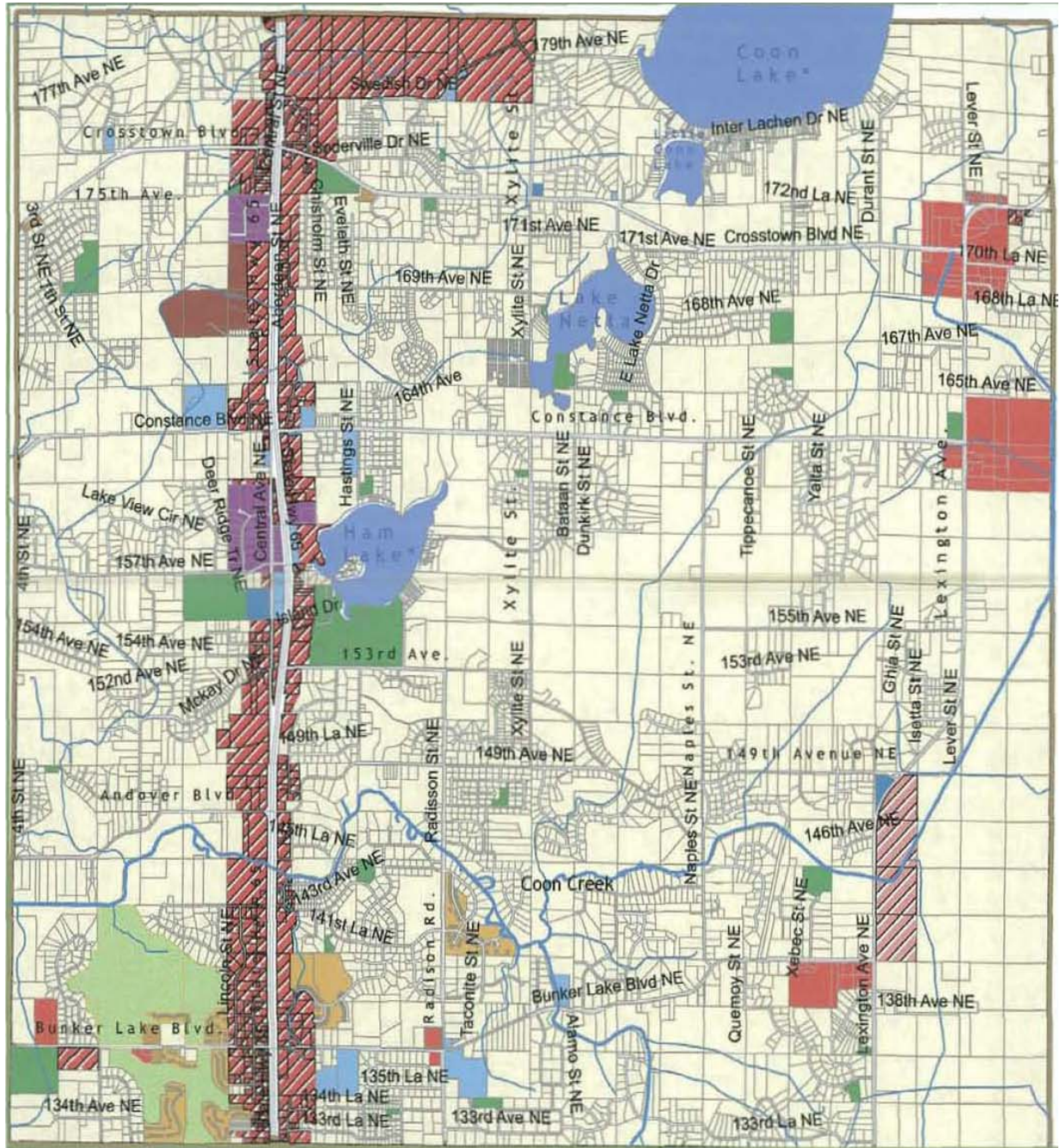


**Sources:**  
Northwest Associated Consultants, Inc.  
Anoka County, City of Ham Lake  
Minnesota Department of Natural Resources

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**Figure 4: 2030 Future Land Use  
City of Ham Lake**



**Future Land Use**

- |  |                 |
|--|-----------------|
| Residential Single-Family (1 unit/acre)    | Industrial      |
| Residential Townhome (1 unit/acre)         | Utility         |
| Residential Multi-Family (8-10 units/acre) | Government      |
| Manufactured Housing Parks (3 units/acre)  | Institutional   |
| Mixed Use C-1                              | Park-Open Space |
| Commercial                                 | Golf Course     |
| Mixed Use-Office                           |                 |

**Ham Lake Comprehensive Plan  
2008 Update**

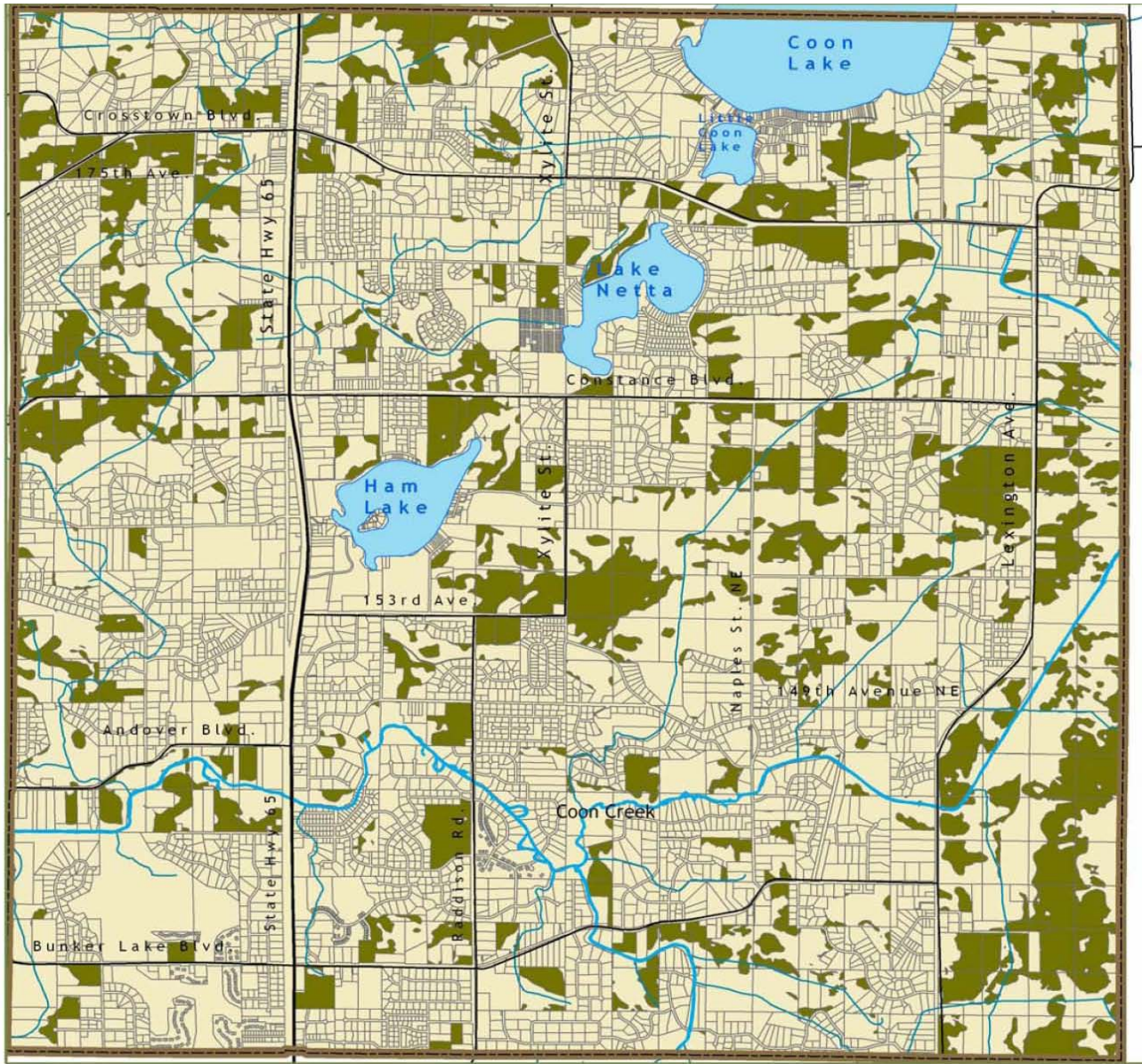
- Creeks & Drainageways
- Lakes
- Seaplane Lake

Source: Northwest Associated Consultants, Inc.; Anoka County, City of Ham Lake; Minnesota Department of Natural Resources

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**Figure 5: Developable Land  
City of Ham Lake**



-  Gross Developable Land
-  Lakes
-  Creeks & Drainageways
-  City Boundary

**Ham Lake Comprehensive Plan  
2008 Update**



Sources:  
Northwest Associated Consultants, Inc.  
Anoka County, City of Ham Lake  
Minnesota Department of Natural Resources



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