

C Community Development Committee

Meeting date: December 7, 2009

Business Item
Item: 2009-436

ADVISORY INFORMATION

Date:	November 10, 2009
Subject:	City of Nowthen 2030 Comprehensive Plan Update
District(s), Member(s):	District 9, Councilmember Natalie Steffen
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	Susan Hoyt, Principal Reviewer (651-602-1330) Phyllis Hanson, Local Planning Assistance Manager (651-602-1566)
Division/Department:	Community Development/Planning and Growth Management

Proposed Action

That the Metropolitan Council adopts the attached Advisory Comments and Review Record, and the following:

Recommendation of the Community Development Committee:

1. Authorize the City of Nowthen to put its 2030 Comprehensive Plan Update into effect;
2. Designate the area on the 2030 Future Land Use plan that is identified as Permanent Rural Residential as Rural Residential.
3. Advise the City to:
 - a. Participate in the plat monitoring program.
 - b. Address the advisory comments noted in the Review Record under Land Use.

ADVISORY COMMENTS
City of Nowthen 2030 Comprehensive Plan Update
Review File No. 20550-1– Council Business Item No. 2009-436

The following Advisory Comments are part of the Council action authorizing the City of Nowthen 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 of Nowthen (City) formerly Burns Township incorporated on July 8, 2008. It is located in west central Anoka County abutting the cities of Oak Grove, St. Francis and Ramsey. It covers thirty five square miles.

The City is in the Diversified Rural Planning Area.

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 Nowthen *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*. The planned regional parks system facilities include the North Anoka County Regional Trail, which will cross the northern section of the County from Sherburne County to Washington County and connect to Lake George and Martin-Island-Linwood Lakes Regional Parks; and the Sugar Hills Regional Trail, which will connect the Rum River Regional Trail, the North Anoka County Regional Trail and the Northwest Anoka County Regional Park Search Area. The Update acknowledges and plans for the regional trails.

Transportation

Roads and Transit

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

The Update conforms to the *2030 Transportation Policy Plan (TPP)* and addresses all applicable transportation and transit requirements.

There are no metropolitan highways in the City. There are two "A" minor arterials--CSAH 47 and CR 22 (Viking Blvd.) and a number of B minor arterials and major collectors. The City is outside the Metropolitan Transit Taxing District so there is no existing or planned regular route transit service. 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 the Anoka County Traveler and the Anoka County Volunteer.

Aviation

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

The Update conforms to the TPP and is consistent with Council 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 guides for future growth and development through the year 2030. The City's wastewater service is entirely provided through private wastewater systems, or ISTS'. The Update indicates wastewater services will continue to be provided by private ISTS through 2030.

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 for approval.

The Metropolitan Council does not plan to provide wastewater services to the community within the 2030 planning period. The Update identifies an Urban Reserve of 1,743 gross acres in the eastern part of the City for a net developable acreage of 1,018 acres. Approximately 800 of these developable acres are contiguous. This land is guided at a maximum density of 1 unit per 10 acres to reserve it for future long term regional wastewater service.

Outside of the Urban Reserve Area, the Update guides the majority of the land for Permanent Rural Residential at a density of 1 unit per 5 acres. This precludes future economical extension of regional wastewater services to the City outside the Urban Reserve or Future MUSA.

Surface Water Management

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

The Update conforms to the *2030 Water Resources Management Policy Plan (WRMPP)* for local surface water management. Nowthen is located within the Upper Rum River Watershed Management Organization. The Upper Rum River Watershed Management Organization's watershed management plan was approved by the Board of Water and Soil Resources on April 25, 2007.

The City prepared a water management plan (WMP) in November of 2008 that was reviewed by Council staff under separate cover. Council also reviewed a revised plan dated March 2009. The revised plan adequately responded to the comments made by the Council in its December 8, 2008 letter. The WMP was found to be consistent with Council policy and the Council's WRMPP.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

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

The Updates' forecasts are consistent with the Council's forecasts and regional policy.

Table 1: City of Nowthen System Statement Forecasts

	2000	2010	2020	2030
Population	3557	4480	4990	5800
Households	1123	1530	1820	2120
Employment	337	350	400	450

Regional Development Framework and Land Use

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

Regional Development Framework

The Update identifies the City as a Diversified Rural planning area. The *2030 Regional Development Framework* (RDF) describes Diversified Rural as having the widest variety of farmland and non-farmland land use patterns including large lot residential development. Regional infrastructure investments include parks, opens spaces and green corridors. Wastewater and transportation investments are limited due to the low level of development in these areas. Land use is guided at 1 unit in 10 acres. The City currently meets this planning designation.

Land Use

The City covers 35 square miles and has a 2007 population of 4,367 with a planned growth of 33% to 5,800 by 2030. Households will grow by 51% from 1,402 to 2,120 or 718 households during this time frame.

The existing land use is primarily agricultural (53%) and residential (36%). The Future Land Use Plan has no land guided for agriculture. It guides the majority of land for Permanent Rural Residential (80%) and Interim Rural Residential within the Future MUSA boundary (5%). It also guides land for commercial and industrial uses (3%), which is a 90% increase over the existing commercial and industrial land area.

Table 3: Existing Land Use

Category	Acres	Percent
Agriculture	11,779	52.6%
Rural Residential	8,008	35.7%
Commercial	46	.2%
Industrial	59	.3%
Public/Quasi-public	281	1.3%
Parks	77	.3%
Water/Wetlands	1,271	5.7%
Right of Way	883	3.9%
TOTAL	22,404	100.0%

Table 4: 2030 Future Land Use

Category		
Rural Residential – <i>Permanent</i>	18,018	80.4%
Rural Residential – <i>Interim; Future MUSA</i>	1,176	5.4%
Commercial/Industrial	661	2.9%
Public/Quasi-public	277	1.2%
Parks	118	.5%
Water/Wetlands	1,271	5.7%
Right of Way	883	3.9%
TOTAL	22,404	100.0%

Future MUSA

The City guided 1,743 gross areas for Future MUSA with 1,176 gross acres guided for rural residential and 385 gross acres guided for commercial and industrial along Highway 47 (St. Francis Boulevard). There are 1,018 net acres are developable. Eight hundred (800) of the 1,018 net acres are in contiguous parcels.

There are currently 1,457 ISTS in the 22,404 acre City. The Update forecasts an additional 718 households over the next 20 years that will be served by ISTS. Using rough calculations to determine the potential of ISTS in the permanent rural residential category without regard to household forecasts, it is estimated that another 2,300 ISTS could potentially develop outside of the future MUSA. By reserving 1,743 gross acres within the future MUSA for future sewer about 350 potential permanent ISTS are eliminated.

Residential Density

The Update guides adequate residential land area to accommodate the 2030 forecasted growth of 590 new households between 2010 and 2030 (>40%). The Update plans for a minimum density of 1 unit per five acres for the Permanent Rural Residential Area and a minimum density of 1 unit per 10 acres for the Interim Rural Residential Area within the Future MUSA.

- The future Permanent Rural Residential Area’s minimum density of 1 unit per 5 acres conforms to the Rural Residential planning area designation rather than Diversified Rural.

The Update provides three strategies for managing density to maintain the City’s rural character. These include:

- Allowing property owners of agricultural areas to re-zone into Long Term Agricultural Zones.
- Promoting clustering to protect agricultural and natural areas from development.
- Promoting the acquisition of parks and greenways.

Advisory comment:

- The City needs to submit a comprehensive plan amendment if land that is being re-zoned to a Long Term Agricultural Zone (TLAZ) and is also being put into the agricultural preserve program.

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 provides goals and policies to address its local housing needs. The Update indicates the City will work with the Anoka County HRA to address low and moderate income housing needs, and will maintain and improve existing affordable housing through inspection, code enforcement and other efforts. The City will also monitor federal, state and regional programs that may be available to assist in meeting its housing needs.

Individual Sewage Treatment Systems (ISTS)

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

The Update is consistent with the *2030 Water Resources Management Policy Plan* (WRMPP) for ISTS. It indicates that the entire community is served by ISTS, with the exception of one community septic system serving 20 single-family dwellings in the Morton Farm Preserve development. There are 1,457 ISTS in operation in the City. The Update indicates that City standards for ISTS installation, operation, and maintenance are consistent with Minnesota Pollution Control Agency Rules

Water Supply

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

The Update is consistent for water supply. The City does not own and operate a water supply system, therefore the city does not need a water supply plan.

Resource Protection

Historic Preservation

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

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

Solar Protection

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

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

Aggregate Resource Protection

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

The Update contains a section on aggregate resources protection, as required by the MLPA. *Minnesota Geological Survey Information Circular 46* indicates only a trace presence within the City. The Update recognizes the presence of fill-grade aggregate resources that have been, and continue to be mined from various locations within the City. The City has an Extraction and Mining Ordinance in place (and accessible on its website) that allows mining as an interim use with rural areas, subject to regulations regarding operation and rehabilitation.

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

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

The City submitted the Update to adjacent local units of government, school districts, counties and special districts for comment on May 13, 2009. Comments were received from the Upper Rum River Management Organization, the City of Ramsey, the City of St. Francis and Anoka County. There were no issues raised related to compatibility with neighboring or overlapping governmental jurisdictions.

The City of Ramsey commented on its interest in providing urban services, specifically a surface water treatment plant. The City of St. Francis commented on its interest to provide wastewater service to Nowthen in the post 2030 time frame.

DOCUMENTS SUBMITTED FOR REVIEW

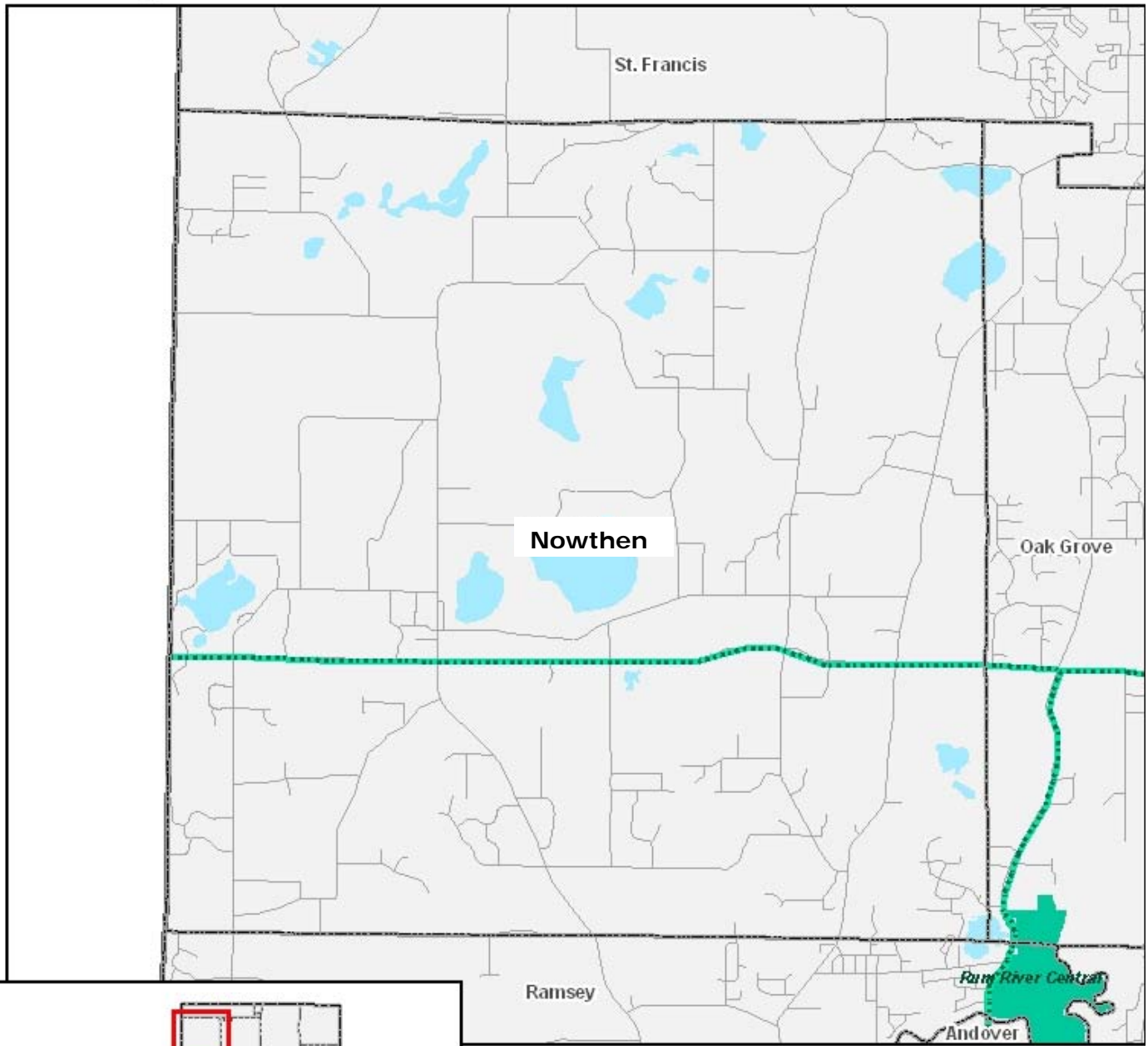
- The City of Nowthen 2030 Comprehensive Plan Update, April 28, 2009
- Supplemental material dated May 1, 2009
- Supplemental material dated May 5, 2009
- Supplemental material dated May 14, 2009
- Supplemental material dated November 16, 2009

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 1. Location Map Showing Regional Systems

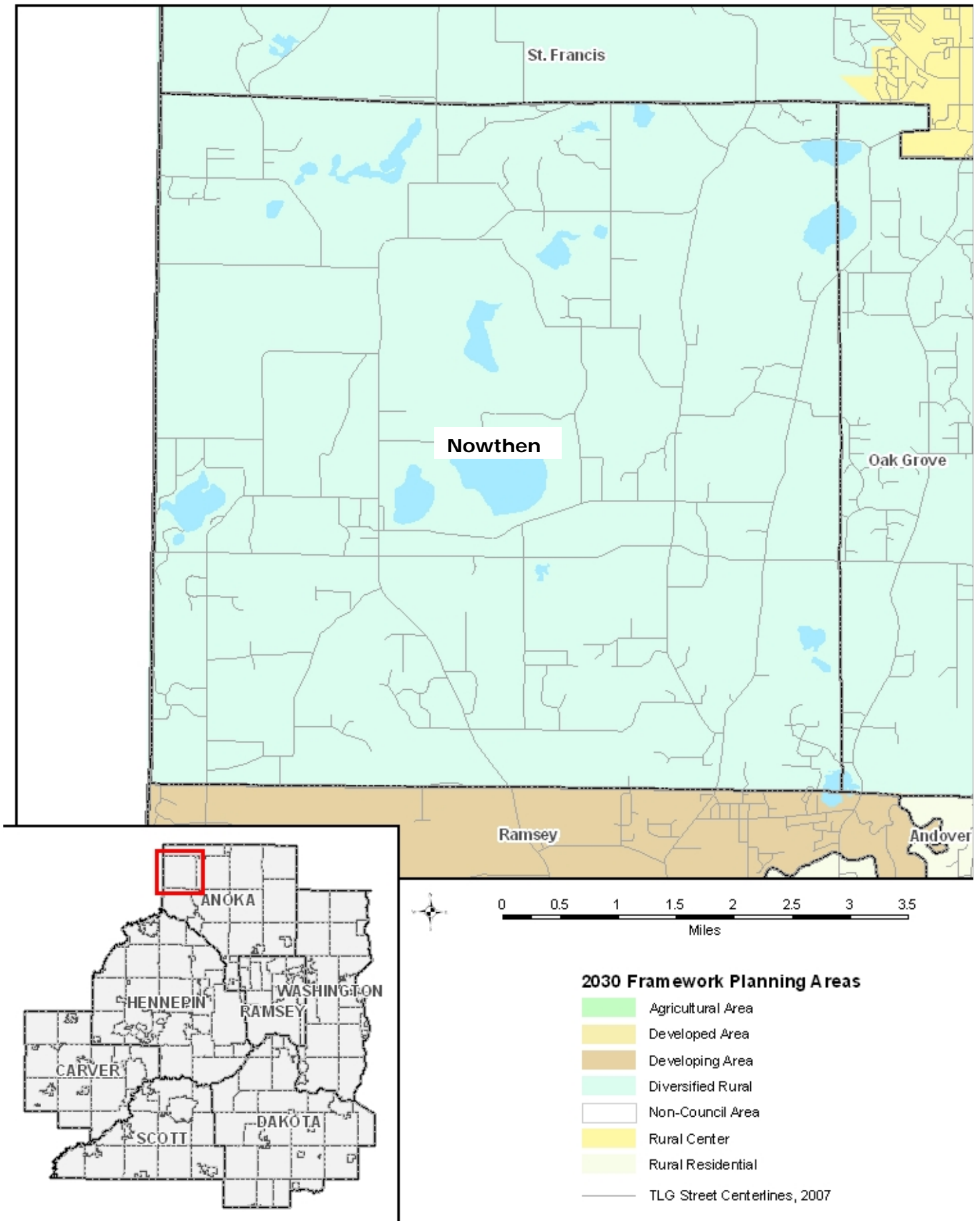
City of Nowthen



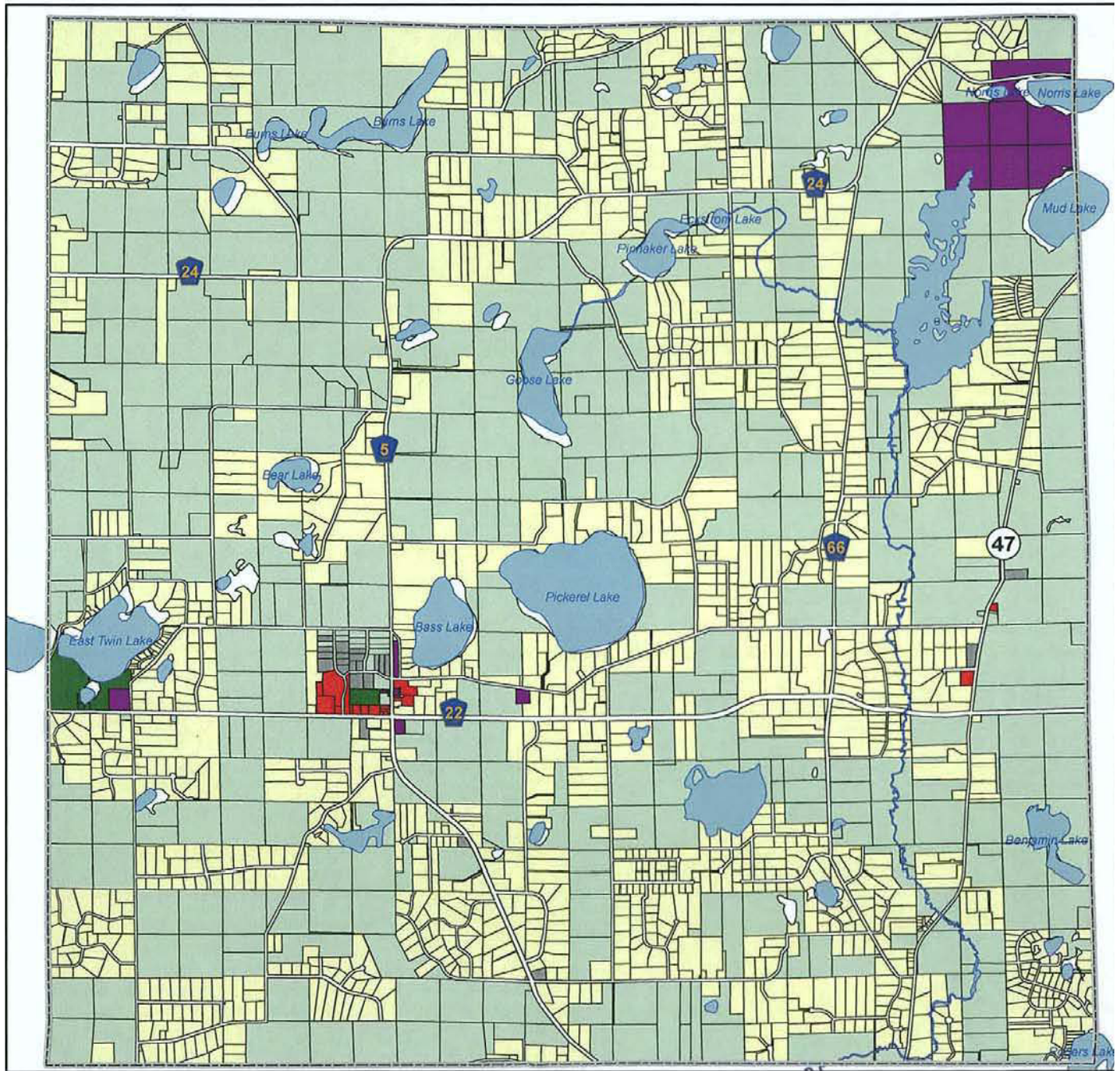
- Regional Systems**
- Wastewater Services**
 - Interceptors
 - Treatment Plants
 - Transportation**
 - Interstates
 - US Highways
 - State Highways
 - County Roads
 - Regional and State Trails**
 - Regional Existing
 - - - Regional Planned
 - · · Regional Proposed
 - Recreation Open Space**
 - Park Reserve
 - Regional Park
 - Special Recreation Feature
 - TLG Street Centerlines, 2007

Figure 2. 2030 Regional Development Framework Planning Areas

City of Nowthen



**Figure 3: Existing Land Use
City of Nowthen**



EXISTING LAND USE

- Agricultural / Undeveloped
- Rural Residential
- Commercial
- Industrial
- Public and Quasi Public
- Parks and Open Space

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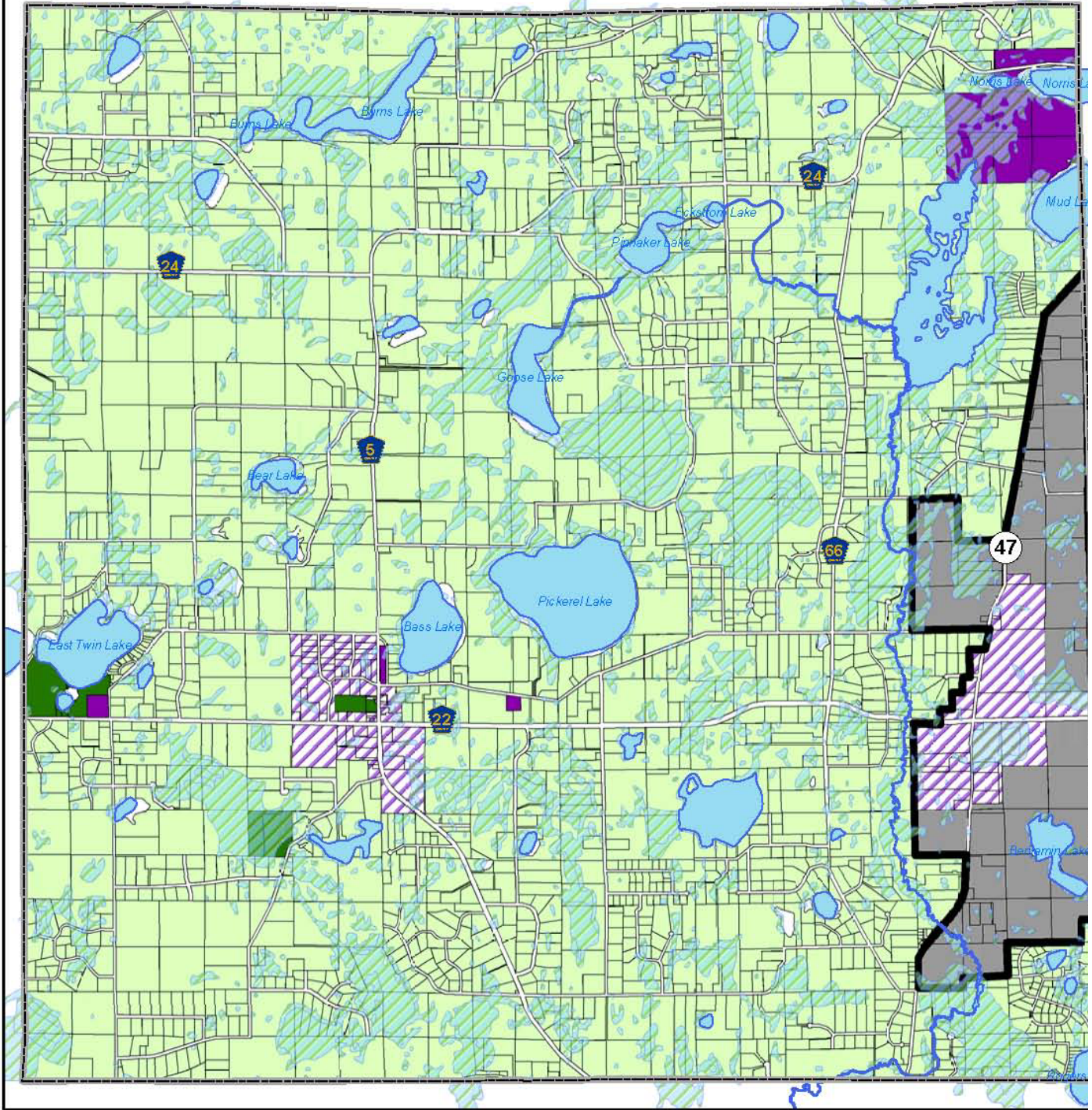


Sources: City of Nowthen, Anoka County
MN DNR, HAA and NAC

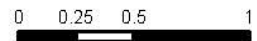
NAC NORTHWEST ASSOCIATED CONSULTANTS, INC.
4800 Oliver Environmental Highway, Suite 212, Golden Valley, MN 55122
Telephone: 763.291.2839 Fax: 763.291.2841 glenn@nwac.com

Map date: 15 April 2009

**Figure 4: 2030 Future Land Use Map
City of Nowthen**



2030 LAND USE PLAN



- Rural Residential - Permanent (1 du./5 acres)
- Rural Residential - Interim (1 du./10 acres)
- Commercial / Light Manufacturing
- Public and Quasi Public
- Parks and Open Space
- Future MUSA
- Lakes
- Wetlands

Sources: City of Nowthen, Anoka County, MN DNR, HAA and N

Map Date: 7 December 2

