

**C** Community Development Committee  
Meeting date: February 16 , 2010

**E** Environment Committee  
Meeting date: February 9, 2010

**ADVISORY INFORMATION**

<b>Subject:</b>	City of Champlin 2030 Comprehensive Guide Plan Update Tier II Comprehensive Sewer Plan Review File No. 20615-1
<b>District(s), Member(s):</b>	District 1, Councilmember Roger Scherer
<b>Policy/Legal Reference:</b>	Minnesota Statutes Section 473.175
<b>Staff</b>	Tom Caswell, Principal Reviewer (651-602-1319)
<b>Prepared/Presented:</b>	Phyllis Hanson, Local Planning Assistance Manager (651-602-1566) Kyle Colvin, Engineering Services Assistant 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 Advisory Comments and Review Record and the following:

**Recommendations of the Community Development Committee**

1. Authorize the City of Champlin to put its 2030 Comprehensive Guide Plan Update into effect;
2. Advise the City to implement the advisory comments in the review record for transportation;
3. Accept the revised forecasts in Table 1 of the review record; and
4. Forward the Council's Critical Area plan review and recommendations to the Minnesota Department of Natural Resources and National Park Service for their records.

**Recommendations of the Environment Committee**

Approve the City of Champlin's Tier II Comprehensive Sewer Plan.

## ADVISORY COMMENTS

### City of Champlin 2030 Comprehensive Guide Plan Update and Tier II Comprehensive Sewer Plan

Review File No. 20615-1 – Council Business Item No. 2010-54

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.

A copy of the City Council Resolution adopting the Tier II Sewer Plan must be submitted to the Council.

## Background

The City of Champlin (City) is located in Hennepin County surrounded by Anoka across the Mississippi River to the north, Coon Rapids to the east, Brooklyn Park and Maple Grove to the south, and Dayton to the west (Figure 1).

The *2030 Regional Development Framework (RDF)*, as adopted by the Metropolitan Council (Council) in January 2004, identified Champlin as within the "Developed" geographic planning area. Figure 2 shows the designation and regional systems serving the City and surrounding area.

The City submitted its 2030 Comprehensive Guide 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; Surface Water Management) | Yes |

#### Consistent with Council Policy Requirements:

- |  |     |
|--|-----|
| 1. Forecasts                                     | Yes |
| 2. Housing                                       | Yes |
| 3. 2030 Regional Development Framework; Land Use | Yes |
| 4. Individual Sewage Treatment Systems 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 funding for preparation of the Update.

### Known Support / Opposition:

There is no known opposition.

# REVIEW RECORD

## City of Champlin 2030 Comprehensive Guide 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**

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

The Update conforms to the 2030 *Regional Park's Policy Plan (RPPP)*. The Update recognizes Elm Creek Park Reserve and facilitates long range planning for the park by acknowledging its master plan boundaries, including the inholding parcels that have not yet been acquired by Three rivers Park District.

#### **Transportation**

*Reviewer: Ann Braden, MTS – Systems Planning (651-602-1721)*

The Update is in conformance with the *Transportation Policy Plan (TPP)* adopted in 2004, and addresses all the applicable transportation and transit requirements of a comprehensive plan.

TH 169, a principal arterial, is the only metropolitan highway located within the City of Champlin. There are no expansion plans for the segment of TH 169 within the City.

Champlin is within the Metropolitan Transit Taxing District. Champlin is within Market Area III. Service options for Market Area III include peak-only express,

small vehicle circulators, midday circulators, special needs paratransit (ADA, seniors) and ridesharing.

#### Advisory Comments

The Update should note that both northbound and southbound Route 766 serves Champlin between 5 am and 8pm. This includes midday and evening trips.

#### **Aviation**

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

The Update is in conformance with the *2030 TPP* (2004) and is consistent with Council Aviation policies.

### **Water Resources Management**

#### **Wastewater Service**

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

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 households, and employment, and the recommended forecasts for population.

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 is provided wastewater conveyance service through interceptors 8252-482, 8010, and 8751. The Update projects that the City will have 10,000 sewered households and 6,200 sewered employees by 2030. The Metropolitan Disposal System with its planned scheduled improvements has or will have adequate capacity to serve the City's growth needs as identified in the Update.

The Update identifies multiple locations of inter-community sanitary sewer services between Champlin and the Cities of Dayton and Brooklyn Park. It is the Council's understanding that these flows are permitted and billed through existing intercommunity agreements. The Council does not adjust the community's wastewater bills for these unmetered service areas.

The Update provides sanitary flow projections in 10-year increments. The rationale for the projections is given in the Update and determined appropriate for planning for local services.

Champlin is not currently identified as a community impacted by wet weather occurrences. However, the Update does include a description of an I/I reduction plan which includes televised inspection, repair, and maintenance of the sanitary sewer system. The City has enacted a sump pump disconnection and inspection ordinance to eliminate discharge to the sanitary sewer system.

## ***Tier II Comments***

The Tier II Sewer Element of the Update has been reviewed against the requirements for Tier II Comprehensive Sewer Plans for developed communities. It was found to be complete and consistent with Council policies. Upon adoption of the Update by the City, the action of the Council to approve the Tier II Plan becomes effective. At that time, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the approved Tier II Sewer Plan. A copy of the City Council Resolution adopting its Plan 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 *WRMPP* for local surface water management. Champlin lies within the Elm Creek and West Mississippi River watersheds. The Elm Creek Watershed Management Commission's and the West Mississippi River Watershed Management Commission's latest watershed management plans were approved by the Board of Water and Soil Resources in 2004.

Champlin prepared a surface water management plan (SWMP) in 2009 that was reviewed by Council staff under separate cover. The SWMP was found to be consistent with Council policy and the Council's *Water Resources Management Policy Plan*.

## **CONSISTENCY WITH COUNCIL POLICY**

### **Forecasts**

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

The Update is consistent with Council expectations and regional policy for forecasts related content. The City's planning uses revised population forecasts, based on updated analysis of Champlin's demographics. Households and employment forecasts are unchanged from the Council's System Statement. (See Table 1 below).

**Table 1: Metropolitan Council forecasts for City of Champlin**

	<b>Champlin</b>						
	<b>Census 2000</b>	<b>Previous Council Forecasts</b>			<b>Revised Council Forecasts</b>		
		<b>2010</b>	<b>2020</b>	<b>2030</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
<b>Population</b>	22,193	23,700	24,500	25,800	24,700	25,800	27,100
<b>Households</b>	7,425	8,500	9,200	10,000	8,500	9,200	10,000
<b>Employment</b>	2,734	3,700	5,100	6,200	3,700	5,100	6,200

Council staff find the revisions reasonable, and agreed to the population revisions in February 2006. Metropolitan Council's forecasts will be officially revised, as shown above, effective upon Council action on the Plan Update.

## **2030 Regional Development Framework and Land Use**

*Reviewer: Mark VanderSchaaf, CD – Local Planning Assistance (651-602-1441)*

The Update is consistent with the *2030 Regional Development Framework (RDF)* which identifies Champlin as a “Developed Community.” The Update includes all of the required items for land use including acknowledgement of the City’s regional geographic planning designation, existing and future land use and land use information with development expectations by land use to 2030.

Council investments in regional systems and incentives for the Developed Communities are to maintain current infrastructure; renew and improve infrastructure, buildings and land to provide for additional growth, particularly at centers along transit corridors; and support developments that integrate land uses.

As a “Developed Community” Champlin is expected to plan and stage development that accommodates the forecasts for local growth through 2030 at appropriate densities: at least five residential units per net acre overall.

Champlin proposes to meet these goals through a combination of new development, redevelopment and infill. Existing developed residential land uses occupy 2,780 net acres of land in the City, with 8,491 housing units yielding a net density of 3.05 units per acre.

The City has identified an additional 221 acres of land that will be available for new development or redevelopment in the 2010-2030 period (See Table 2). Two-hundred (200) of those acres are guided as Low Density Residential (1-4 units per acre), with most such land in the northwest portion of the community. An additional 14 acres are expected to be redeveloped as Medium Density Residential (4-12 units per acre), 5 acres as High Density Residential (12-18 units per acre), and 2 acres as Mixed Use Residential (12-20 units per acre). The resulting density of such new development and redevelopment could be as low as 1.54 units per acre or as high as 5.06 units per acre. Based on the large number of acres (200) in the Low Density Residential Category with a low range of one unit per acre, the City will be substantially below the Council’s required 3 units per acre for new development 2010-2030.

However, in addition to new development and redevelopment, the City also identified another 749 housing units that it believes will be created during the 2010-2030 period on existing and vacant platted lots and other infill sites. Because the land for such infill development has already been counted toward the City’s current land use (and it’s current overall density of 3.05 units per acre), the expected infill adds housing units without adding additional housing acreage. Consequently, these additional infill units result in an expected overall density of 2010-2030 new development, redevelopment and infill to range between 4.93 and 8.45 units per acre. At the lower end, the density is close to the Council’s standard of 5+ units per acre for redevelopment and infill, and well above the minimum overall standard of 3 units per acre for new development in Developing Communities.

**Table 2: Existing and Future Residential Land Use**

Land Use	Existing (2008) Net Acres	%	Future 2030 net acres	%	2009-2030 Change
Low Density Residential	2,740	92	2,940	92	200
Medium Density Residential	198	7	212	7	14
High Density Residential	46	1	51	1	5
Mixed Use Primarily Residential	0		2		2

**Table 3: Existing and Projected Residential Density**

Residential Density Calculations - Redevelopment/Infill Areas

2010-2030 Land Use Category	New Development, Redevelopment and Infill				
	Density Range		Res. Acres	Min Units	Max Units
Min	Max				
Low Density Residential	1.0	4.0	200.00	200	800
Medium Density Residential	4.0	12.0	14.00	56	168
High Density Residential	12.0	18.0	5.00	60	90
Mixed Use	12.0	30.0	2.00	24	60
Existing Vacant Platted Lots				259	259
Other Infill Sites				490	490
TOTALS			221.00	1089	1867
<b>New &amp; Redevelopment Density</b>				<b>1.54</b>	<b>5.06</b>
<b>Overall Density</b>				<b>4.93</b>	<b>8.45</b>

**NOTES**

- > Derived from Tables 2.4 - Future Land Use Development Capacity, and 2.5 - Existing and Planned Land Use in Five-Year Stages
- > Because no information is provided regarding percentage of mixed use that is residential, this calculation assumes 100%, as suggested in Table 2.4
- > Because acreage for Existing Vacant Platted Lots and Other Infill Sites is already accounted for in the City's calculation of Existing Land Use acreage, additional development in these categories is regarded as consuming no additional net acres



## **Housing**

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

The housing element fulfills the 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 179 units. To provide opportunities to meet this need the Update indicates that approximately 14 acres of land will be available for medium density residential development, at 4-12 units per acre, and 5 acres for high density residential development, at 12-18 units per acre. In addition, the City has existing vacant platted lots and other identified infill sites that will provide the opportunity for 240 more housing units to be developed at medium and high densities. The Update 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 indicates the City will continue to work through its EDA and other state and federal agencies to provide affordable and lifecycle housing opportunities. The City will also utilize local resource tools such as CDBG, Home Program funds, TIF and housing revenue bonds to assist with the production of affordable housing. Champlin is an active participant in the Local Housing Incentives program of the Livable Communities Act, and has applied for and received \$567,372 in grants through the LCA program.

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

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

The Update is consistent with the *WRMPP* for ISTS. It indicates that there are 48 systems currently in operation in the City. New systems are allowed in areas of the City where municipal facilities are unavailable. Champlin had entered into an agreement with Hennepin County to carry out full ISTS program oversight within the community. At present, the County is in the process of revising its management program. Council staff will follow up with the County on this element of the City's comprehensive plan update.

## **Water Supply**

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

The Update is consistent with the Council's *WRMPP*. The Council encourages the City to continue to implement water conservation programs and provide education in an effort to promote efficient use of water.

## **Resource Protection**

### ***Historic Preservation***

*Reviewer: Tom Caswell, CD – Local Planning Assistance (651-602-1319)*

The update contains a statement related to historic preservation, which indicates there are no resources, properties or sites located on the National Register of Historic Sites. There is an active Champlin Historical Society that promotes the importance of Champlin's history, while maintaining archives and historical artifacts.

The Update states: "Now that Champlin is nearing full development, it is important to ensure that historic resources are not destroyed, particularly identified American Indian burial mounds. The City should continue to support the efforts of the Champlin Historical Society to provide educational and recreational opportunities based on Champlin's cultural heritage."

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

*Reviewer: Tom Caswell, CD – Local Planning Assistance (651-602-1319)*

The Update contains a section on Solar Access Protection as required by the MLPA. The Update acknowledges this requirement and states: "To ensure the availability of solar access, the City of Champlin will, whenever possible, protect access to direct sunlight for solar energy systems on principle structures. The City of Champlin will consider solar access in the review of site plans and planning decisions."

### ***Aggregate Resources Protection***

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

The Update indicates, consistent with *Minnesota Geological Survey Information Circular 46* information, that there are no viable aggregate resource deposits in the City.

### ***Mississippi River Critical Area***

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

The Update includes a Critical Area plan component for the Mississippi River Corridor which encompasses approximately 750 acres. The Critical Area plan acknowledges two management districts: the *Urban Developed and Rural Open Space Districts*. The Critical Area plan carries forward the City's previously-approved (2000) plan and policies, reviewed by the Metropolitan Council on July 10, 2002 (Referral 18172-3). The Council found the plan consistent with the Executive Order 79-19 requirements and the federal Mississippi National River and Recreation Area (MNRRA) guidelines.

The Metropolitan Council will forward the Update's Critical Area plan review findings and recommendations to the Minnesota Department of Natural Resources, which has final approval authority, and to the National Park Service for its records.

## **PLAN IMPLEMENTATION**

*Reviewer: Tom Caswell, CD – Local Planning Assistance (651-602-1319)*

The Update includes a description of:

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

The Update's implementation section contains a description of the City's official controls including zoning and other ordinances.

## **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 December 16, 2008. It appears there are no compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts.

## **DOCUMENTS SUBMITTED FOR REVIEW:**

- City of Champlin 2030 Comprehensive Guide Plan 2010, June 2, 2009
- Supplemental material, Revised September 16, 2009
- Supplemental material, Revised November 5, 2009
- Supplemental material, Revised December 14, 2009

## **ATTACHMENTS**

- 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
- Table 2.5: Land Use and Five-Year Staging

**Figure 1. Location Map Showing Regional Systems  
Champlin**

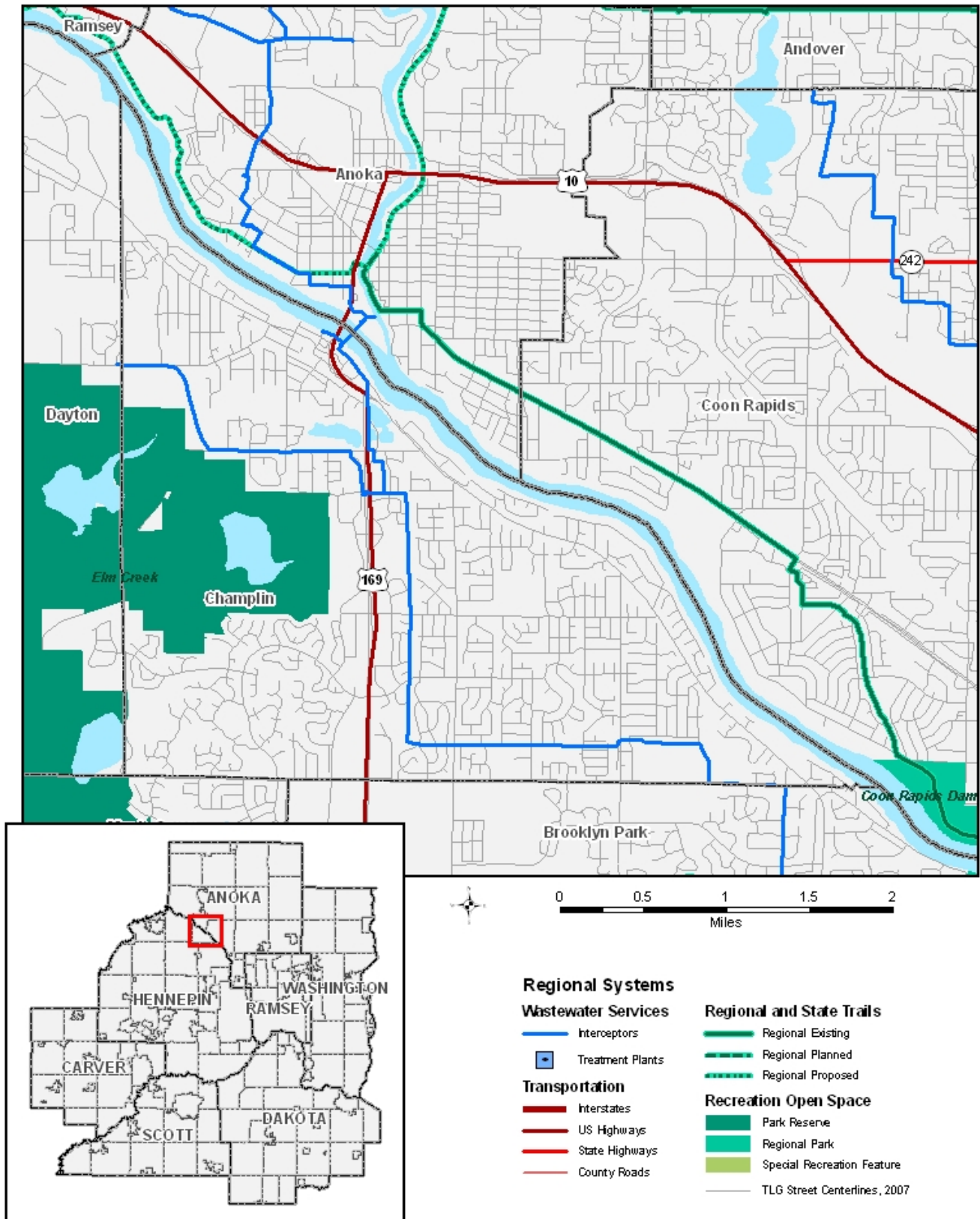


Figure 2. 2030 Regional Development Framework Planning Areas

# Champlin

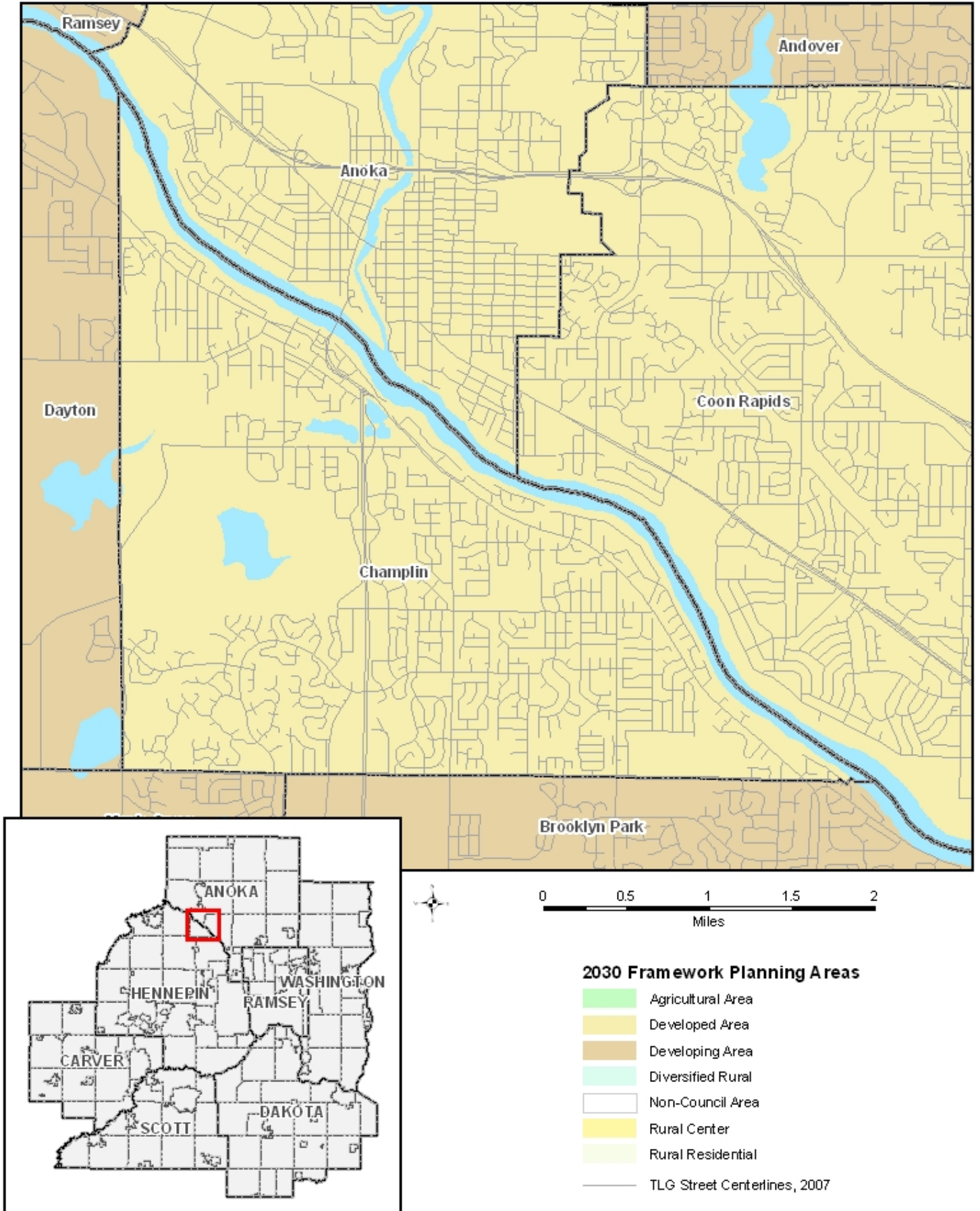
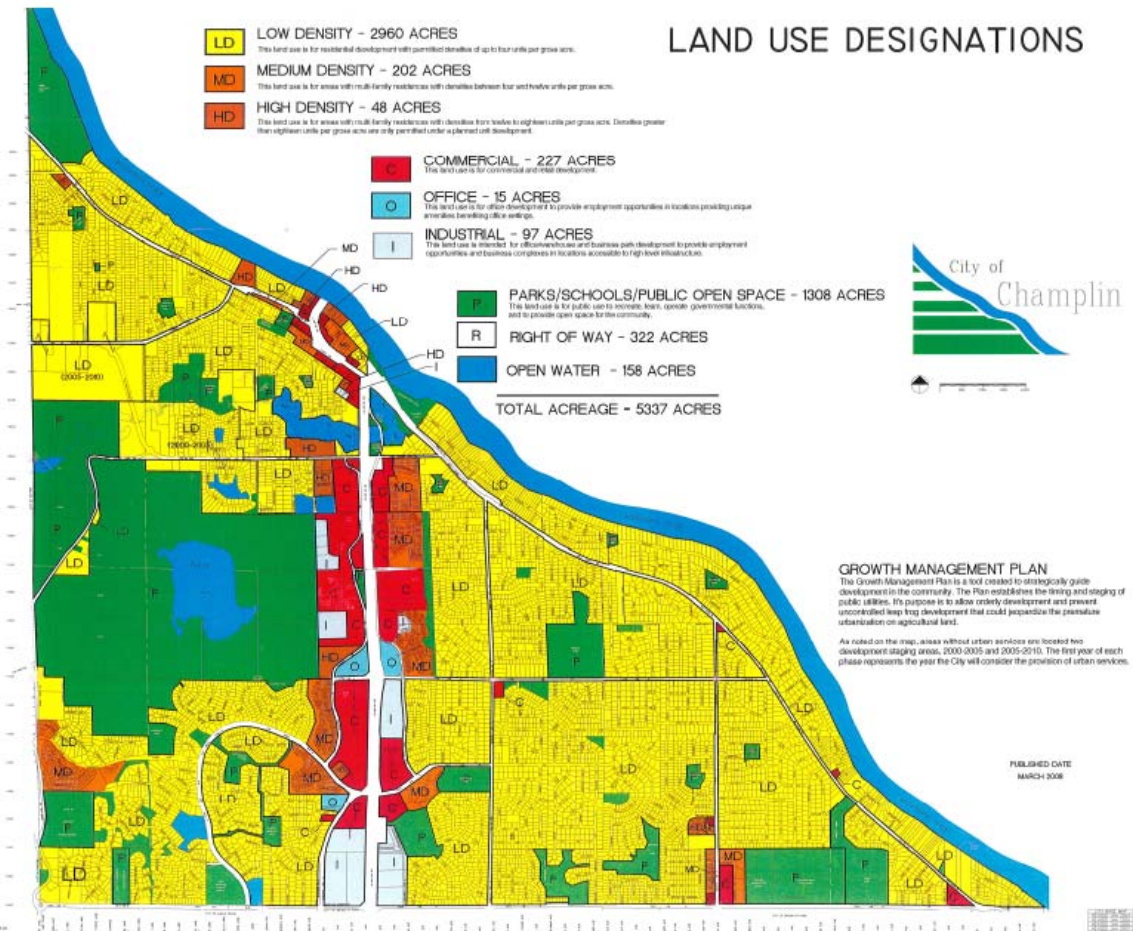




Figure 3  
EXISTING LAND USE

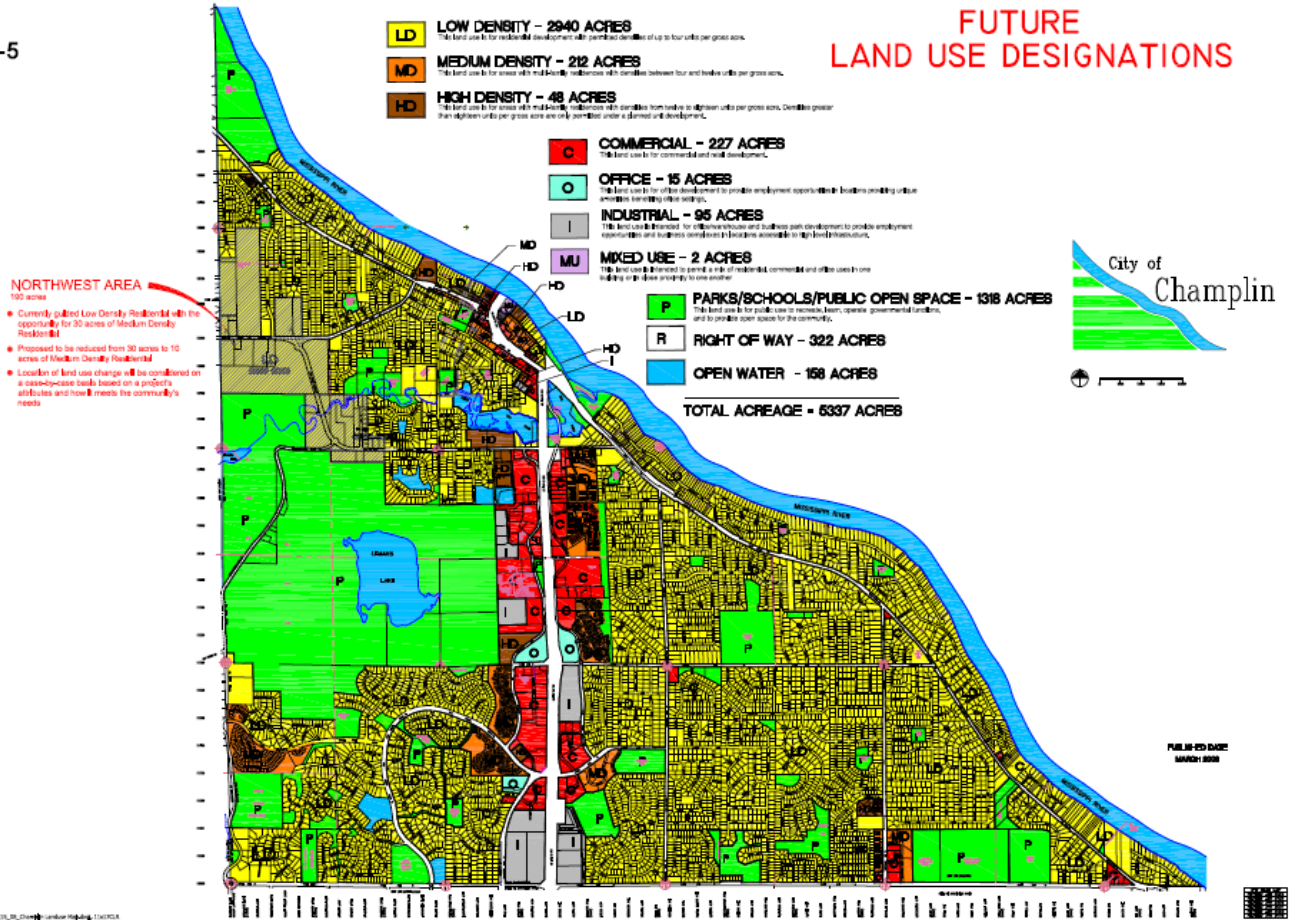
Exhibit 2-2



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Figure 4  
FUTURE LAND USE

Exhibit 2-5





**Table 2.5 – Existing and Planned Land Use in Five-Year Stages**

<b>LAND USE TYPE</b>	<b>Allowed Density</b>	<b>Existing</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>Change 2000-2030</b>
Low Density Residential	1 – 4 units/acre	2,740	2,740	2,760	2,800	2,880	2,940	200
Medium Density Residential	4 – 12 units/acre	198	198	208	212	212	212	14
High Density Residential	12 – 18 units/acre	46	46	48	46	46	46	5
Mixed Use primarily residential*	12 – 30 units/acre	0	0	0	2	2	2	2