

C Community Development Committee
Meeting date: March 15, 2010

ADVISORY INFORMATION

Date:	February 22, 2010
Subject:	Hassan Township 2030 Comprehensive Plan Update Review File No. 20580-1
District(s), Member(s):	District 1, Councilmember Roger Scherer
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	Tom Caswell, Principal Reviewer (651-602-1319) Phyllis Hanson, Local Planning Assistance Manager (651-602-1566)
Division/Department:	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 Town of Hassan to put its 2030 Comprehensive Plan Update into effect.
2. Accept the forecasts in Table 1 of the Review Record.

ADVISORY COMMENTS

Hassan Township 2030 Comprehensive Plan Update Review File No. 20580-1– Council Business Item No. 2010-_____

The following Advisory Comments are part of the Council action authorizing the Township to implement its 2030 Comprehensive Plan Update (“Update”):

Community Development Committee

1. The Council-adopted *Local Planning Handbook* states that the Township 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 Township Board 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

Hassan Township is located in northwest Hennepin County, surrounded by the cities of Rogers, Dayton, Maple Gove, Corcoran, and Hanover (see Figure 1). The *2030 Regional Development Framework* (RDF), as amended in December 2006, identifies the Township as located partially within the “developing community” geographic planning area and partially within the “diversified rural” geographic planning area (see Figure 2). The Township 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 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 – Upon Council acceptance of the Update |
| 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

Hassan Township received a Local Planning Assistance Loan of \$40,000 in April 2006. It repaid the loan in full in April 2008. The Township also received a Local Planning Assistance Grant of \$20,000 in August 2007 for completion of its Update.

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

Hassan Township 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

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

The Update is in conformance with the *2030 Regional Parks Policy Plan (RPPP)*. The Update acknowledges and plans for the regional parks system facilities in Hassan. These are the Crow Hassan Park Reserve; the planned Rush Creek Regional Trail, which will connect Crow Hassan Park Reserve, Elm Creek Park Reserve and Coon Rapids Dam Regional Park; and the proposed Crow River Regional Trail Search Corridor, which will follow the Crow River and connect the City of Dayton to Crow Hassan Park Reserve.

Transportation

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

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.

Hassan Township is served by a segment of one principal arterial, I-94. The Township lies outside the Metropolitan Transit Taxing District and has no regular route transit service. Hassan Township is in Market Area IV and is in the area of potential of transit

service expansion. Service options for Market Area IV include dial-a-ride, volunteer driver programs, and ridesharing.

Aviation

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

The Update is in conformance with the *2030 TTP* (2004) 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 is in conformance with the *Water Resources Management Policy Plan (WRMPP)*. The Update summarizes the Township’s vision through 2011. The Plan indicates that on January 1, 2012 the Township will be incorporated into the City of Rogers. The Township is entirely provided wastewater service through the use of private wastewater systems, or ISTS’. The Update states that sewer service will be made available to areas within the Township after January 1, 2012 when the entire Township is annexed into the City of Rogers. In the interim, the Township will develop using on-site systems.

Since the Township’s Update does not propose nor anticipate requesting connection to the Regional Wastewater Disposal system prior to it’s incorporation into Rogers, the Township is not required to submit for approval of a Tier II Comprehensive Sanitary Sewer Plan.

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 (651-601-1156)

The Update is in conformance with the *WRMPP* for local surface water management. Hassan Township lies entirely within the Elm Creek Watershed. The Elm Creek Watershed Management Commission’s watershed management plan was approved by the Board of Water and Soil Resources in 2004. Hassan Township updated its Water Management Plan (WMP) in 2009. The WMP was reviewed by Council staff under separate cover.

Council staff found that the WMP was consistent with Council policy and the Council’s *Water Resources Management Policy Plan*. The WMP met the Council’s 2008 expectations for local surface water management plans.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

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

The Update is consistent with Council expectations and regional policy for forecast-related content.

The Township’s planning uses revised forecasts, reflecting the complete annexation into Rogers in the next decade. Year 2020 and 2030 forecasts will be revised to zero (0).

Table 1

	2000	2010	2020	2030
Population	2,463	2,720	0	0
Households	778	900	0	0
Employment	721	3,050	0	0

Metropolitan Council’s forecasts will be officially revised, as shown above, effective upon Council action on the Update.

Advisory Comments:

Council Research staff advised the Township in August 2008 that employment forecasts appear unrealistically high and that the Township could request a 2010 employment forecast revision. The Township prefers to leave the employment forecast unchanged. Other forecast revisions will be deferred until after the final annexation of the Township into City of Rogers.

Regional Development Framework and Land Use

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

The Update is consistent with the *2030 Regional Development Framework (RDF)* which identifies Hassan Township as partly Diversified Rural, and partly a Developing area.

In 2003, Hassan Township and the City of Rogers entered into an Orderly Annexation Agreement. The agreement outlines interim annexations and the ultimate merger of the two communities effective January 1, 2012. As a result, the Hassan Township Update is a short-term plan. It has been prepared in conjunction and coordination with the Rogers Update. Both Updates show the same future land uses for the same areas. Once the two communities merge, a revised Comprehensive Plan for the merged City will need to be submitted for Council review.

The areas immediately surrounding the City of Rogers are shown as future sewered areas once the land is either annexed by Rogers, or the communities merge. The Future Land Use map (See Figure 4) notes that, until annexation, those parcels will remain in their current allowable density which is not to exceed one unit per 20 acres.

The Future Land Use map also designates areas in the southwestern portion of the Township as Rural Preservation, allowing a density of 1 unit per 5 acres. Much of the Rural Preservation land has already been subdivided in a rural estate fashion and contains a significant amount of wetland coverage.

The Update states that the Township will encourage the use of clustering, and conservation development to help protect the long-term development of those areas when municipal services become available.

Housing

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

The housing element fulfills the housing planning requirements of the Metropolitan Land Planning Act. Hassan Township is a community that 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 the Township will use to address its local

housing needs. The Update indicates the Township will support efforts to establish new affordable housing by participating in and supporting efforts to explore transit services and other mobility choices, working collaboratively with regional and local agencies to assist with the creation of affordable housing, and collaborating with the City of Rogers in land planning efforts to ensure adequate lands are guided for moderate density housing development.

Individual Sewage Treatment Systems (ISTS)

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

The Update is consistent with the *WRMPP* for ISTS. It indicates that the majority of the community is served by ISTS, with the exception of commercial and industrial businesses in the Joint Powers Agreement Area along Highway 101 which are served by the City of Rogers sanitary sewer system. Update text states that Hassan Township currently has no ISTS maintenance management program, and that the exact number of ISTS in use is unknown. Based upon Update household data, Council staff estimates there are approximately 920 ISTS serving single-family residences in the community. While the Town's Development Code regulates ISTS, requiring in part, biennial maintenance inspections, the Town does not monitor maintenance activities to insure that ISTS systems are adequately maintained by their owners.

Hassan Township has signed a Resolution to transfer all responsibility for oversight of ISTS in the community to Hennepin County, effective July 1, 2010 or the earliest feasible subsequent date.

Water Supply

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

Hassan Township does not own or operate a water supply system, therefore is not required to complete a water supply plan as part of its Update.

Private wells supply existing demand within the township.

Resource Protection

Historic Preservation

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

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

Solar 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.

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. It identifies the presence and type of viable aggregate resources in the community, consistent with *Minnesota Geological Survey Information Circular 46* information. The Township has a conditional use permit process in place to allow appropriate extraction and restoration of aggregate resource areas within the community.

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
- ISTS (referenced) Yes
- Housing Implementation Programs 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 Township submitted the draft Update to adjacent local units of government, school districts, counties and special districts for comment on May 5, 2008. No incompatibility issues emerged.

DOCUMENTS SUBMITTED FOR REVIEW

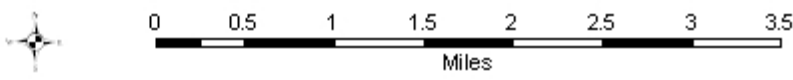
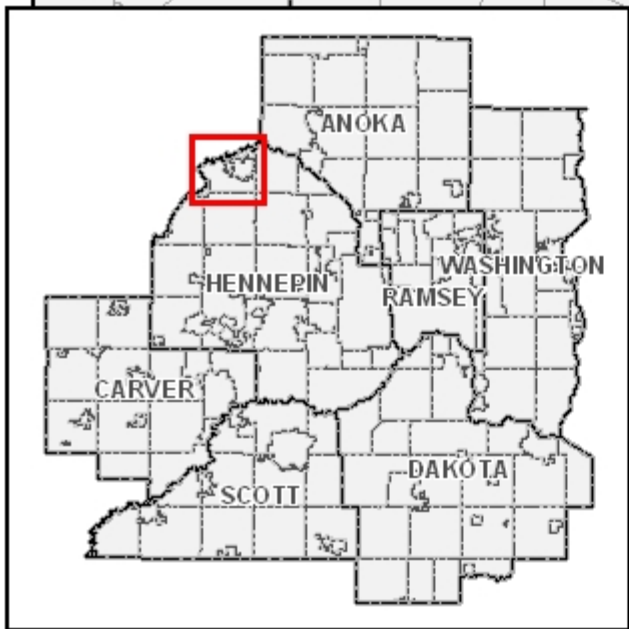
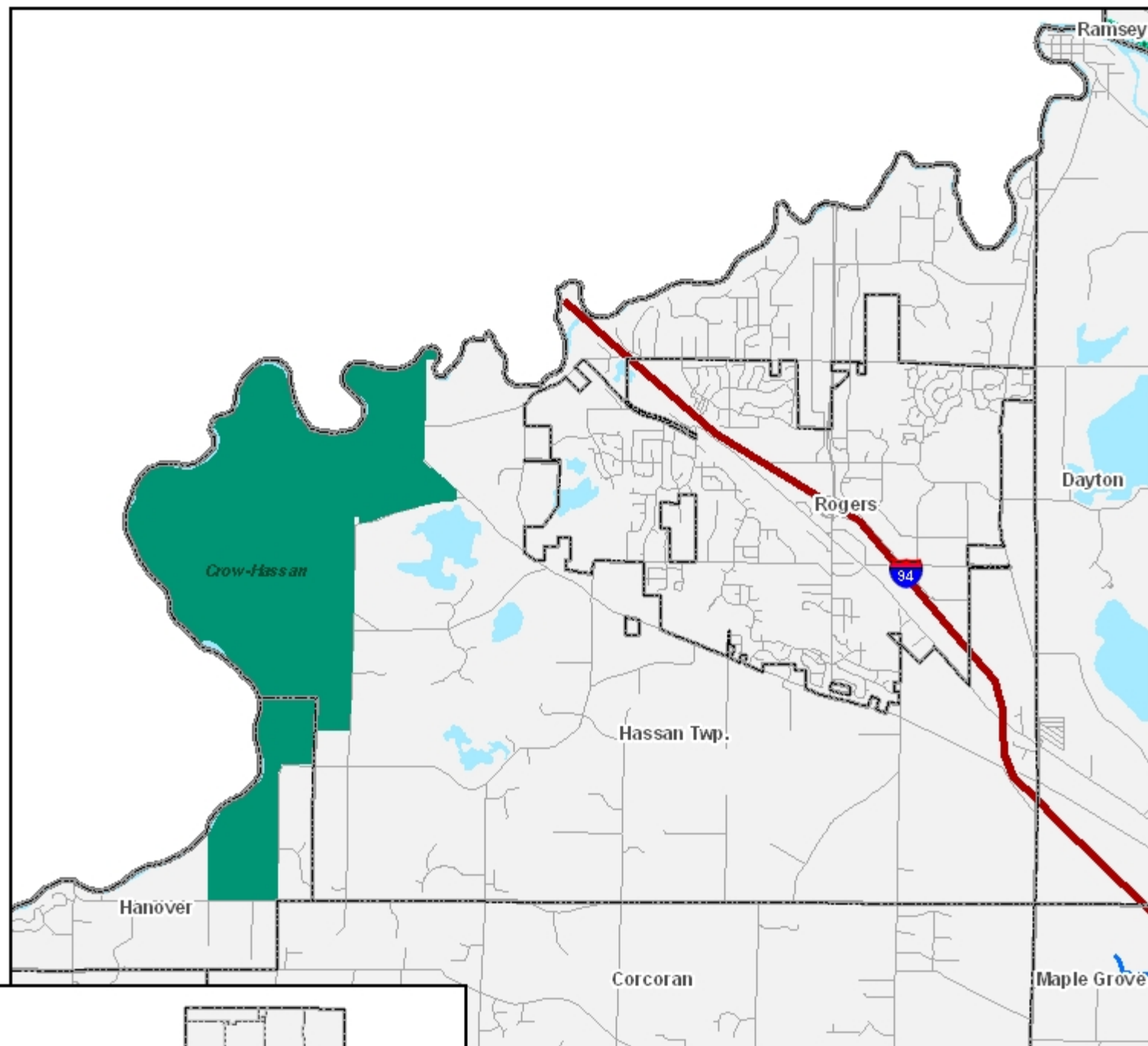
- The Hassan Township Comprehensive Plan Update, May, 2009
- Supplemental material, October 15, 2009
- Supplemental material, November 9, 2009
- Supplemental material, November 11, 2009
- Supplemental material, November 12, 2009
- Supplemental material, January 8, 2010

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

Hassan Twp.



Regional Systems

Wastewater Services

- Interceptors
- Treatment Plants

Transportation

- Interstates
- US Highways
- State Highways
- County Roads

Regional and State Trails

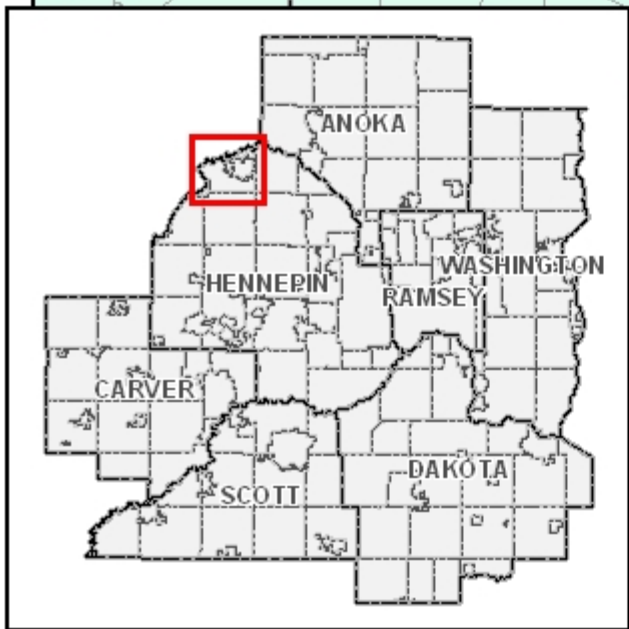
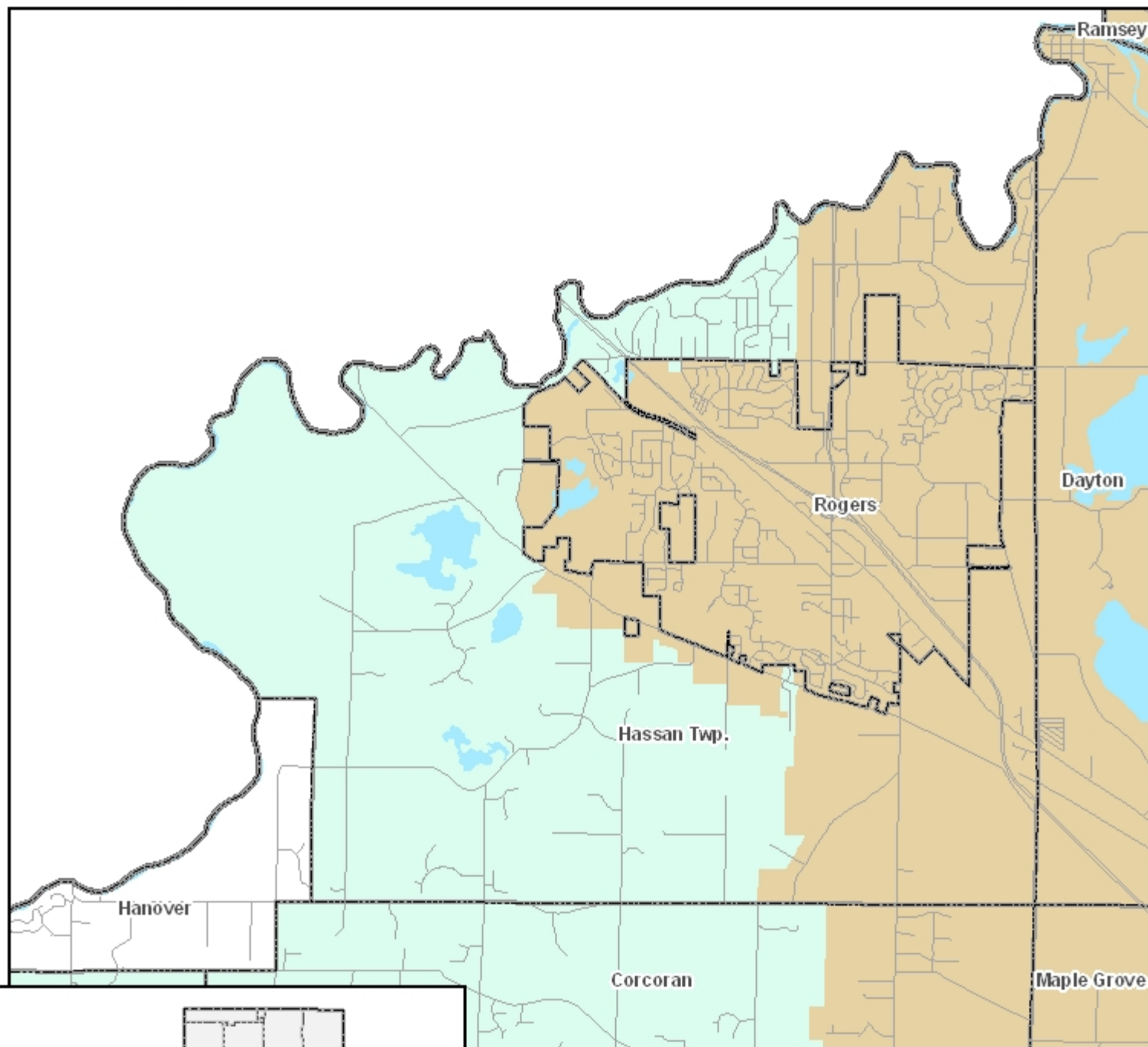
- Regional Existing
- Regional Planned
- Regional Proposed

Recreation Open Space

- Park Reserve
- Regional Park
- Special Recreation Feature
- TLG Street Centerlines, 2007

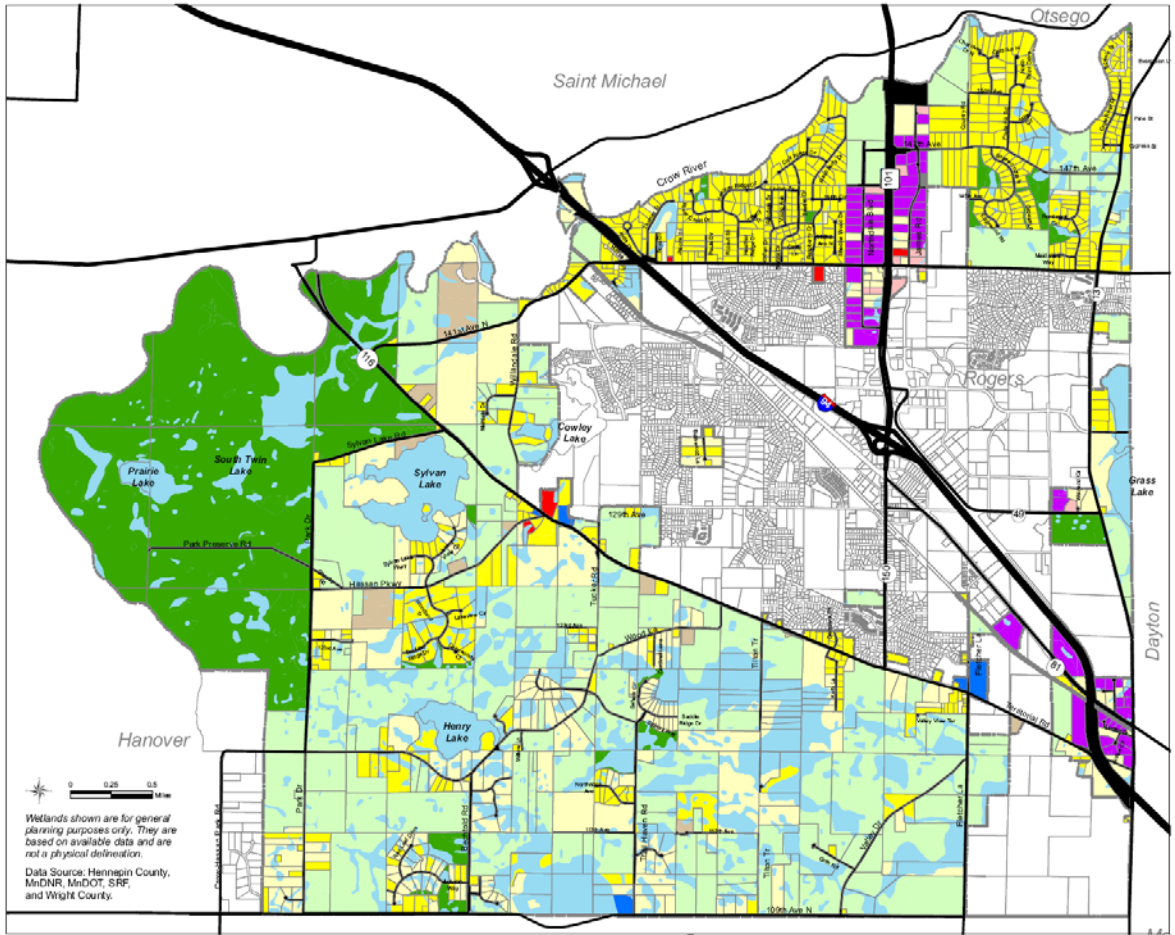
Figure 2. 2030 Regional Development Framework Planning Areas

Hassan Twp.



2030 Framework Planning Areas

- Agricultural Area
- Developed Area
- Developing Area
- Diversified Rural
- Non-Council Area
- Rural Center
- Rural Residential
- TLG Street Centerlines, 2007



Hassan Township Comprehensive Plan

Legend

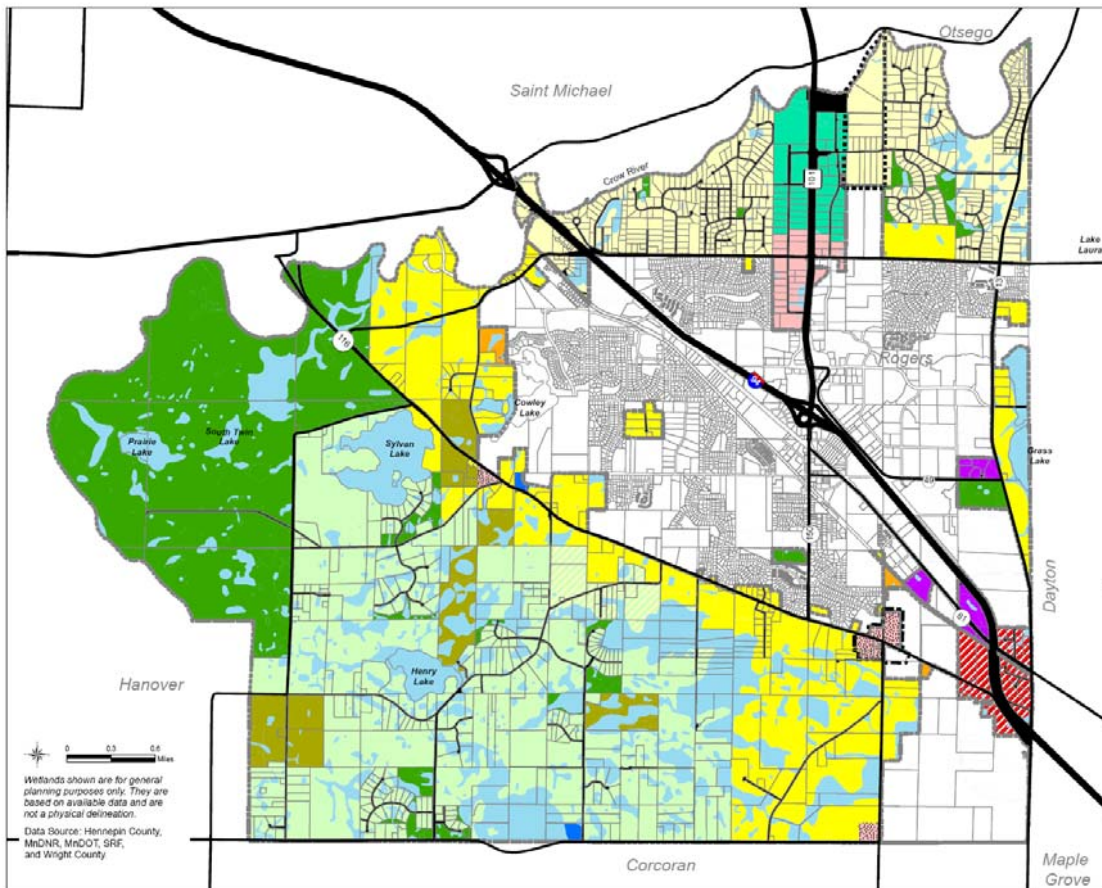
- Agriculture
- Farmstead
- Single Family Detached
- Commercial
- Mixed Use
- Industrial
- Institutional
- Park / Open Space
- ROW
- Railway / Utility
- Undeveloped
- Open Water / Wetland

Wetlands shown are for general planning purposes only. They are based on available data and are not a physical delineation.
Data Source: Hennepin County, MDNR, MinDOT, SRF, and Wright County.

Figure 2.8
Existing Land Use (Net)
May 2008

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Figure 4



Hassan Township Comprehensive Plan Legend

- Fletcher Historic Overlay District
- Rural Estate Overlay District
- Hassan Township Boundary
- Ag Preservation
- Rural Preservation 5 acres
- Rural Preservation 4 acres
- Rural Estate
- Single Family Residential
- Mixed Residential
- Mixed Use - Neighborhood
- Commercial
- Mixed Use - Regional
- Business Campus
- Industrial
- Institutional
- Park / Open Space
- ROW
- Railway / Utility
- Open Water / Wetland

Note: Development with urban services in the Single Family and Mixed Residential land uses will develop upon annexation to the City of Rogers. Parcels in these areas will remain in their current zoning designation, primarily the Agriculture (AG) district, with a density not to exceed 1 unit per 20 acres until they are annexed into Rogers.

Figure 4.1
Future Land Use
Plan - Net Acres