

**C** Community Development Committee  
Meeting date: April 19, 2010

**E** Environment Committee  
Meeting date: April 13, 2010

**ADVISORY INFORMATION**

**Date:** March 22, 2010  
**Subject:** City of Spring Lake Park 2030 Comprehensive Plan Update  
Tier II Comprehensive Sewer Plan  
Review File No. 20623-1  
**District(s), Member(s):** District 2, Councilmember Tony Pistilli  
**Policy/Legal Reference:** Minnesota Statutes Section 473.175  
**Staff Prepared/Presented:** Tori Dupre, Principal Reviewer (651-602-1621)  
Phyllis Hanson, Local Planning Assistance Manager  
(651-602-1566)  
Kyle Colvin, Engineering Services Asst. Manager  
(651-602-1151)  
**Division/Department:** 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:

**Recommendation of the Community Development Committee:**

1. Authorize the City of Spring Lake Park to put its 2030 Comprehensive Plan Update into effect;
2. Advise the City to participate in Council activities to monitor redevelopment in developed communities.

**Recommendation of the Environment Committee:**

Approve the City of Spring Lake Park's Tier II Comprehensive Sewer Plan.

## ADVISORY COMMENTS

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

Review File No. 20623-1, Council Business Item No. 2010-130

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.
2. A copy of the City Council Resolution adopting its Update, including the Tier II Sewer Plan, must be submitted to the Council.

## Background

The City of Spring Lake Park (City) is located in southern Anoka County, with the eastern part of the City in Ramsey County. This small community, slightly over two square miles, is bordered by Blaine to the north, Mounds View to the east by, Fridley to the south and west, and Coon Rapids to the northwest (Figure 1).

The *2030 Regional Development Framework* (RDF), as adopted by the Metropolitan Council (Council) in January 2004, identified the City as within the "Developed Community" geographic planning area (Figure 2).

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   | 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  | Yes |

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

- |                             |     |
|-----------------------------|-----|
| Compatible with other plans | Yes |
|-----------------------------|-----|

## Funding

The City received none.

## Known Support / Opposition

There is no known opposition.

# **REVIEW RECORD**

## **City of Spring Lake Park 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 is in conformance with the *2030 Regional Parks Policy Plan*. The City has no existing or planned regional parks system facilities.

#### **TRANSPORTATION**

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

*Reviewers: Ann Braden (651-602-1705), Bob Paddock (651-602-1340), MTS – Systems Planning; Steve Mahowald – Metro Transit (612-349-7775)*

The Update is in conformance with the *2030 Transportation Policy Plan (TPP)* adopted in 2004, and addresses all the applicable transportation and transit requirements.

Spring Lake Park is served by one principal arterial, Trunk Highway 65, and is situated within the Metropolitan Transit taxing district and Market Area II. Transit service options for Market Area II include regular route locals, all day express, small vehicle circulators, special needs paratransit (ADA, senior) and ridesharing.

## ***Aviation***

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

The Update is in conformance with the Aviation policies of 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 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 population, households and employment.

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 interceptor 4-SL-534. The Update projects that the City will have 3,000 sewered households and 4,850 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 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.

Spring Lake Park is not currently identified as a community impacted by wet weather occurrences. The Update however does include a description of an I/I reduction plan which includes televised inspection and repair of the sanitary sewer system. The Update states that the City will adopt an ordinance to prohibit the connection of sump pumps 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. Spring Lake Park lies within the Rice Creek and Six Cities watersheds.

The Board of Water and Soil Resources approved the Rice Creek Watershed District and the Six Cities Watershed Management Organization's watershed management plans in 1997. Spring Lake Park prepared a Local Surface Water Management Plan (LSWMP) in 2009 that was reviewed by Council staff under separate cover. The LSWMP was found to be consistent with Council policy and the *WRMPP*, and provides an overall framework for the City to successfully manage its water resources.

## **CONSISTENCY WITH COUNCIL POLICY**

### **FORECASTS**

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

The Update is consistent with regional policy for forecasts. The Metropolitan Council designated Spring Lake Park a developed community and forecasts relatively little growth, an increase of 250 households, 200 people and 250 jobs between 2010 and 2030. The City did not request a forecast change. Table 1 shows the Council's forecasts for the City.

**Table 1: Metropolitan Council Forecasts for the City of Spring Lake Park**

<b>Forecast *</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>	<b>2010-2030 change</b>
Population	6,772	6,710	6,710	6,910	200
Households	2,724	2,750	2,800	3,000	250
Employment	4,603	4,600	4,800	4,850	250

\* 2005 Metropolitan Council System Statement

## **2030 REGIONAL DEVELOPMENT FRAMEWORK AND LAND USE**

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

The Update is consistent with the *Regional Development Framework* (RDF) policies for developed communities. The RDF states that developed communities need to "accommodate growth forecasts through reinvestment at appropriate densities, 5 units plus in developed areas, and target higher density in locations with convenient access to transportation corridors and with adequate sewer capacity."

Therefore, the Council expects the City to meet densities of at least five units per acre through reinvestment, redevelopment, planning and zoning. Beginning in 2010, the Council will monitor redevelopment in developed communities to ensure the Council's density policies and residential growth goals are met. The City will be encouraged to participate by providing additional information on the City's redevelopment activities.

### Existing Land Use

The City is 1,337 acres in size and incorporated in 1953. It developed primarily as a single family residential community during the years between 1950 and 1970. Therefore, the predominant land use is single family residential, at 46 percent of the City's total area, which includes two manufactured home parks, scattered townhomes, duplexes and apartments.

The second largest use is highway right-of-way at 24 percent of the total. Existing commercial land uses are located along University Avenue, and Highways 65 and 10. Industrial uses are clustered at the Highway 10 and Highway 65 intersection. Table 2 provides 2008 Existing Land Use (Figure 3) and 2030 Future Land Use (Figure 4).

**Table 2: Spring Lake Park Existing and Future Land Use**

<b>Land Use</b>	<b>2008 Existing Land Use (net acres)</b>	<b>2030 Future Land Use (net acres)</b>	<b>2008-2030 Land Use Change</b>
Residential Low Density SF	516.61	493.94	-22.67
Residential Medium Density MF (3-6)	22.30	26.74	4.44
Residential High Density MF (6+)	48.28	59.36	11.08
Residential – Senior <i>(moved to RMD6+ in 2030)</i>	12.88	0.0	-12.88
Commercial	85.11	105.29	20.18
Commercial & Industrial	59.37	78.50	19.13
Public & Semi Public	94.84	94.31	-0.53
Parks	34.16	34.42	0.26
Right-of-Way	328.20	328.20	0
Lakes	59.50	59.50	0
Wetland	56.56	56.56	0
Vacant	19.00	0	-19.00
<b>Total</b>	<b>1,336.81</b>	<b>1,336.81</b>	<i>(0.0)</i>

### Future Land Use

The City is fully developed and anticipates little change during this planning timeframe. The future land use plan increases medium density residential and high density residential while decreasing low density residential. The land use plan also increases in the commercial and industrial land uses will eliminate the existing vacant land (19 acres).

The City's existing residential density is 4.5 units per acre. The future land use plan and policies anticipate accommodating the forecast 250 additional households within the medium (3 to 6 units per acre) and high density residential (at 6-plus units per acre) categories.

Table 3 shows that the future residential density will meet the Council's *RDF* policy of five units per acre, with densities that range from 5.14 to 8.86 units per acre, or greater because the High Density Residential category specifies no density maximum.

The Update identifies redevelopment opportunities on existing single family residential parcels along Spring Lake Park Road as the land use changes from low to medium density residential. The redevelopment may accommodate from 80 to 137 future housing units, less than the household forecast of 250 households. Therefore, the Council finds that the City's future land use may not accommodate the System Statement household forecasts. The Council will monitor the City's future growth through the redevelopment monitoring program, and may advise the City to amend the forecast if the expected redevelopment does not occur.

**Table 3: City of Spring Lake Park Redevelopment/Infill Areas**

<b>Future Land Use</b>	<b>Density Min</b>	<b>Density Max</b>	<b>Net Acres</b>	<b>Min Units</b>	<b>Max Units</b>
Res MF 3-6	1	3	4.44	13	27
Res MF 6 plus (assume high at 10)	6	10	11.08	66	111
<b>Total Units</b>			<b>15.52</b>	<b>80</b>	<b>137</b>
			<b>Overall Density</b>	<b>5.14</b>	<b>8.86</b>

## **HOUSING**

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

The Update fulfills the housing requirements of the MLPA. The Update acknowledges the City's share, 19 units, of the region's affordable housing need for the 2011 to 2020 period.

To provide opportunities to meet this need the Update indicates that approximately 11 acres of land is guided for higher density residential development at 6-plus units per acre. The Update includes implementation tools and programs that the City will use to promote opportunities to address its share of the region's housing need. The City will strengthen its efforts to actively promote first-time homebuyer programs and housing rehabilitation programs. The City will consider the adoption of a Housing Maintenance Code to assist in the preservation of its affordable housing stock. The City will access local, state and federal resources to address lifecycle and affordable housing needs in the community. Spring Lake Park is a participant in the Local Housing Incentives program of the Livable Communities Act.



## **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. The City has no ISTS in service, and is entirely served by a local sanitary sewer collection system which directs flow into the MCES interceptor system for ultimate treatment at the Metropolitan Wastewater Treatment Plant in Saint Paul.

## **WATER SUPPLY**

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

The Update is consistent with the *WRMPP* for water supply. The Council encourages the City to promote efficient water use through conservation education.

## **RESOURCE PROTECTION**

### ***Historic Preservation***

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

The Update contains a section on Historic Preservation as required by the MLPA. The City will preserve historic structure or landscapes whenever possible.

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

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

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

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

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

The Update indicates that the City has no regionally significant aggregate resource deposits. The *Minnesota Geological Survey Information Circular 46* concurs with the City's determination.

## **PLAN IMPLEMENTATION**

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

The Update includes a description of:

- Capital Improvement Program Yes
- Zoning Code description Yes
- Zoning Map Yes
- ISTS Codes NA
- Housing Implementation Program Yes

The Update contains an implementation chapter as required by the MLPA which includes an existing zoning map, a capital improvement plan dated January 28, 2005, and a process to implement the Update.

## **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 November 4, 2008. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

The Update addressed comments from the City of Blaine identifying redevelopment on the Spring Lake Park border at Highway 65 and 85<sup>th</sup> Avenue. Spring Lake Park's Update guides the adjacent property as commercial and indicates cooperation with Blaine when the redevelopment occurs.

### **DOCUMENTS SUBMITTED FOR REVIEW:**

- 2008 CPU Transmittal form and City of Spring Lake Park *2030 Comprehensive Plan Update* dated May 22, 2009, received June 8, 2009
- Adjacent local government comments received June 8, 20 (Anoka County, City of Blaine, City of Coon Rapids, Rice Creek Watershed District
- Joint Powers Agreement between Spring Lake Park and Mounds View for sanitary sewer service dated 2001 received June 12, 2009
- Supplemental information for Aviation and forecasts received February 2, 2010
- Supplemental information for Water Supply (revised plan) received February 3, 2010

### **ATTACHMENTS**

- Figure 1: Location Map Showing Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing Land Use
- Figure 4: 2030 Future Land Use Plan

Figure 1. Location Map Showing Regional Systems  
**Spring Lake Park**

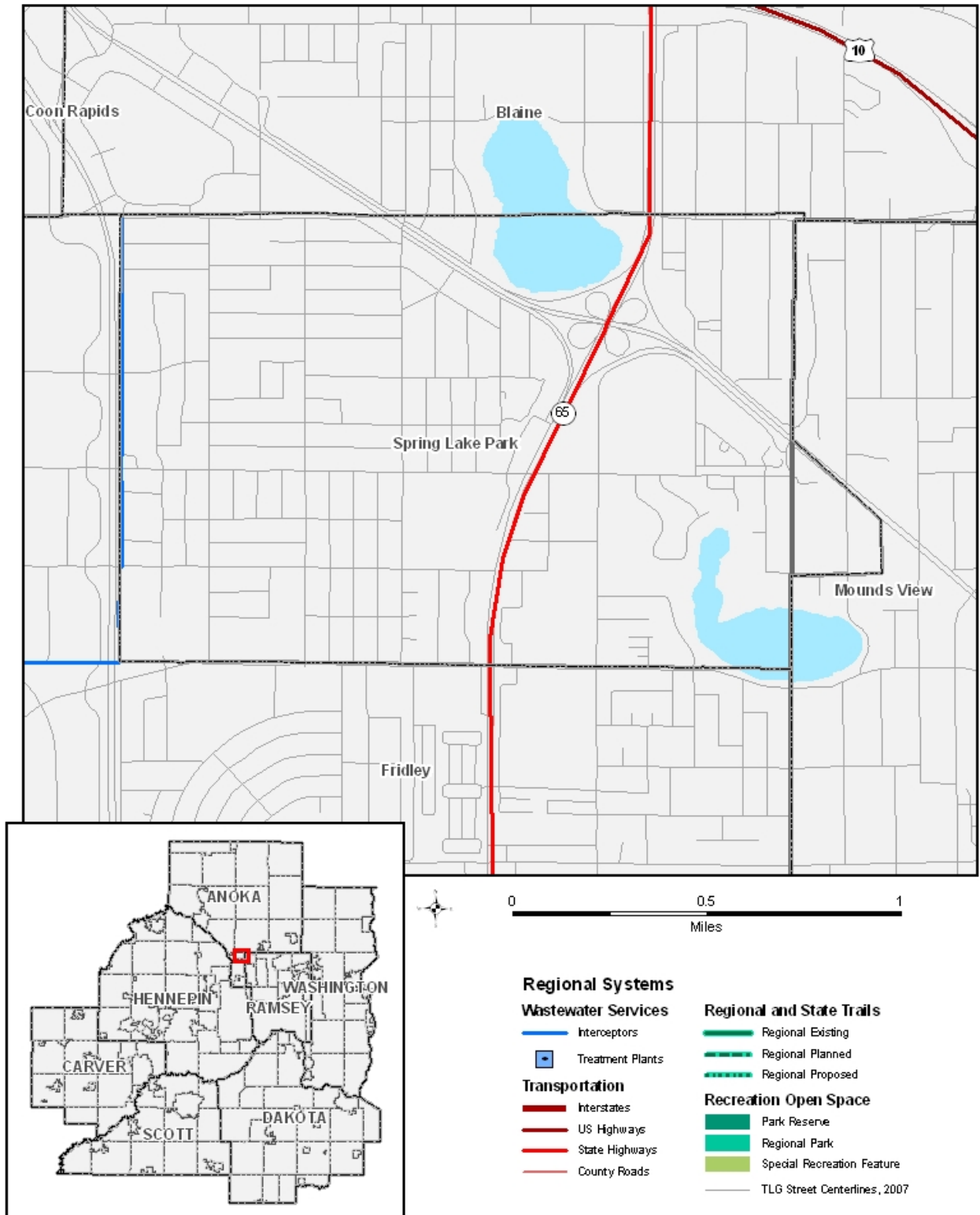
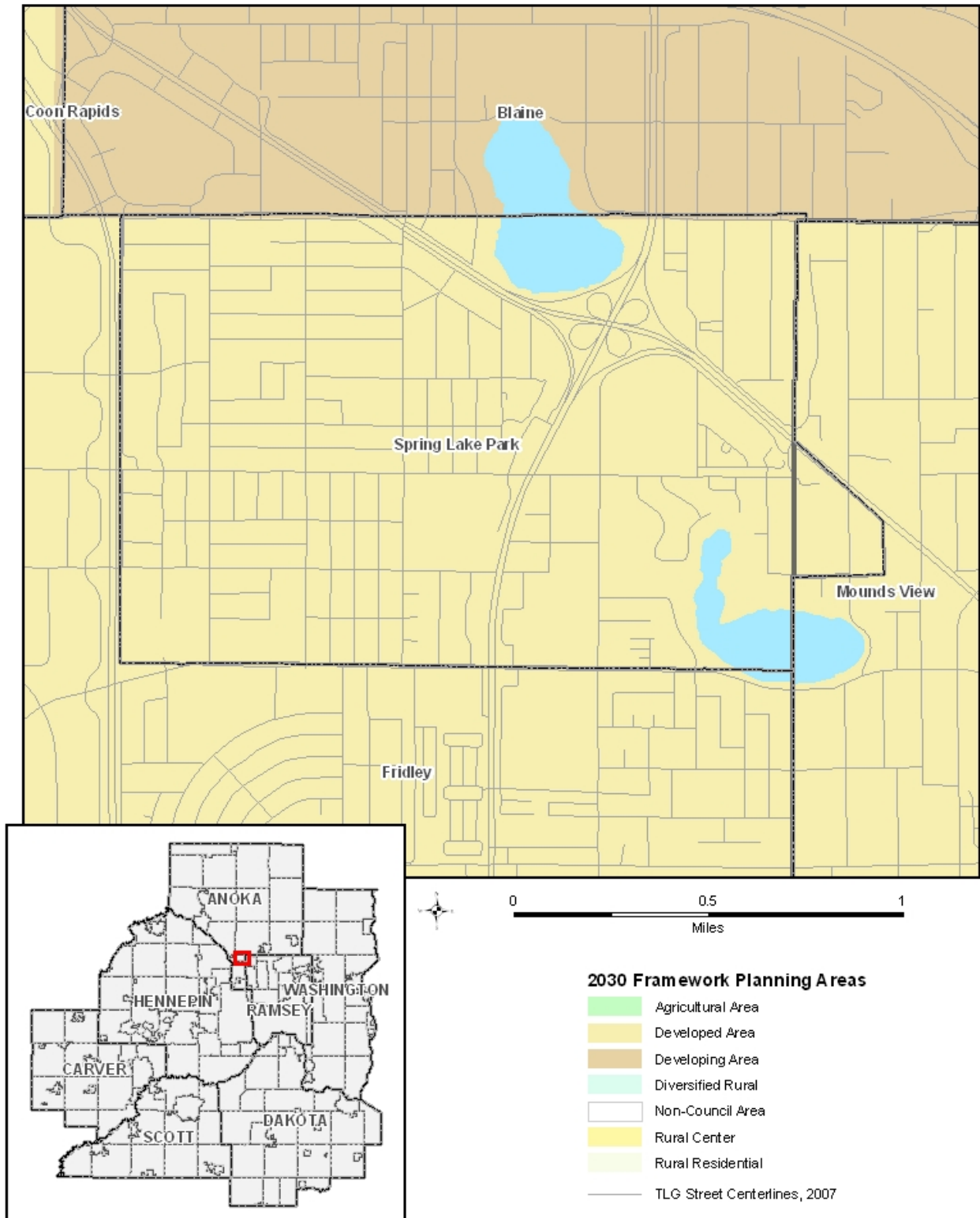
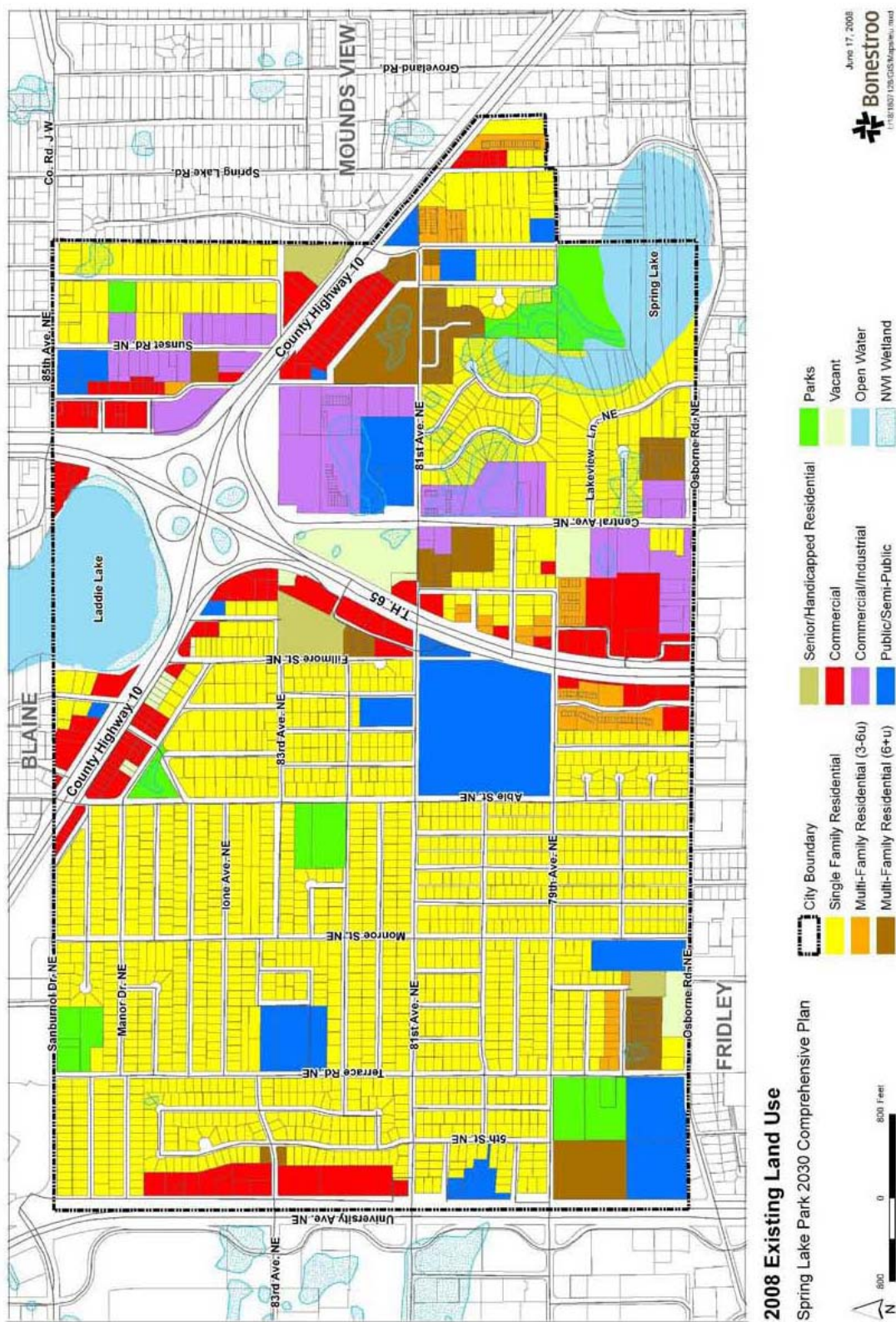


Figure 2. 2030 Regional Development Framework Planning Areas

### Spring Lake Park



**Figure 3. Existing Land Use**  
City of Spring Lake Park



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**Figure 4. 2030 Future Land Use**  
 City of Spring Lake Park

