

E Environment Committee
Meeting date: June 8, 2010

C Community Development Committee
Meeting date: June 21, 2010

ADVISORY INFORMATION	
Subject:	City of Little Canada 2030 Comprehensive Plan Update Tier II Comprehensive Sewer Plan Review File No. 20562-1
District(s), Member(s):	District 11, Councilmember Georgeanne Hilker
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	Patrick Boylan, Principal Reviewer (651-602-1438) 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 adopt the attached Advisory Comments and Review Record, and the following:

Recommendation of the Community Development Committee:

1. Authorize the City of Little Canada to put its 2030 Comprehensive Plan Update into effect;
2. Advise the City to implement the advisory comments noted in the Review Record for Surface Water Management, ISTS, Transportation, and Land Use.

Recommendation of the Environment Committee:

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

ADVISORY COMMENTS

City of Little Canada 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan

Review File No. 20562-1 – Council Business Item No. 2010-216

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 Little Canada (City) is located in north-central Ramsey County, adjacent to Roseville, Shoreview, Vadnais Heights, and Maplewood (Figure 1).

The *2030 Regional Development Framework* (RDF), as adopted by the Metropolitan Council (Council) in January 2004, identified Little Canada 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
(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 Little Canada 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*, as it acknowledges the proposed St. Anthony Railroad Spur Regional Trail, which will connect Stinson Parkway Regional Trail in Minneapolis to the Bruce Vento Regional Trail in White Bear Lake.

Transportation

Roads and Transit

Reviewer: Ann Braden, MTS – Systems Planning (651-602-1717), Steve Mahowald – Metro Transit (612-349-7775)

The Update conforms to the transportation element of the *2030 Transportation Policy Plan* (TPP) adopted in 2004, and addresses all the applicable transportation and transit requirements of a comprehensive plan.

Little Canada is served by segments of several principal arterials: I-694, I-35E and TH 36, as well as a number of "A" Minor Arterials and collectors.

Little Canada is within the Metropolitan Transit Taxing District. Little Canada 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 comment:

Although the segment of I-694 between I-35E and I-35W was identified as an expansion project in the *2004 Transportation Policy Plan*, the most recently adopted *TPP* (2009) indicates that the region will not have sufficient financial resources to build all of these expansion projects by 2030. The plan identifies this segment of I-694 as one of 12 projects that must be reassessed in an attempt to reduce its costs while still achieving substantial capacity expansion benefits.

Aviation

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

The Update conforms with the *Aviation* policies in the *TPP*.

Water Resources Management

Wastewater Service

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

The Update conforms with the *2030 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 recommended 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 interceptors 8151, 1-LC-420, 1-LC-421, 1-VH-422, and 7132. The Update projects that the City will have 5,020 sewered households and 7,300 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 Plan.

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.

Little Canada 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 City has an ordinance to prohibit the connection of sump pumps, roof leaders, and foundation drains 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 – Manager – Water Resources Assessment (651-602-1156)

The Update conforms with the *WRMPP* for local surface water management. Little Canada lies within the Ramsey Washington Metro watershed. The Ramsey Washington Metro Watershed District’s latest watershed management plan was approved by the Board of Water and Soil Resources in 2007. Little Canada prepared a Surface Water Management Plan (SWMP) as part of their comprehensive plan update. The SWMP, reviewed under separate cover, was found to be consistent with Council policy and the *WRMPP*.

Advisory Comment:

The City needs to send the Council the date the Watershed District approved the SWMP and the date the City adopted the final SWMP. The City also needs to send the Council a copy of the final adopted SWMP.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

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

The Update is consistent with Council expectations. The City’s planning uses revised, lowered forecasts. Little Canada is a fully developed community and the City’s preferred forecast is based on a limited residential land supply.

Supplemental information on Land Use indicates an expectation of 230 housing units on 92 acres of presently *undeveloped* land and additional net growth of 238 housing units through *redevelopment* and intensification of housing density. The Land Use Plan includes the following City-proposed forecasts revision:

Table 1. Metropolitan Council Forecast

	Census	Little Canada				Revised Council		
		Previous Council		Forecasts		Forecasts		
	2000	2010	2020	2030	2010	2020	2030	
Population	9,771	10,900	11,900	12,800	10,200	10,800	11,300	
Households	4,375	4,900	5,300	5,700	4,600	4,810	5,020	
Employment	5,960	7,000	7,500	7,900	6,400	6,900	7,300	

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: Patrick Boylan, CD – Local Planning Assistance, (651-602-1438)

The Update is consistent with the Regional Development Framework (RDF) policies for “Developed” communities. The City has guided enough residential land to accommodate the forecasts presented in the Update.

Regional Development Framework

The Update identifies the City as a “Developed” community (see Figure 2). The RDF directs Developed communities to renew and improve infrastructure, buildings, and land to provide for additional growth, particularly at centers along transit corridors; and to support developments that integrate land uses. Developed communities are also expected to accommodate forecasted residential growth through reinvestment at appropriate densities, which is 5 units or more in developed areas and target higher density in locations with convenient access to transportation corridors and with adequate sewer capacity.

The Update is consistent with these policies. It establishes goals and objectives to encourage concepts in redevelopment that provide access to a variety of transportation systems, link housing to employment and shopping opportunities, and protect natural resources and open space to encourage development within key focus areas.

Because of hydric soil conditions, development on existing vacant lots is restricted. The Update illustrates vacant land and potential infill sites and breaks the City up into 11 planning districts. Goals and policies are detailed to provide a guide for residents and developers.

Existing and Future Land Use

The City is 2,880 acres or approximately 4.5 square miles. In 2008, right-of-way and water comprised 949 acres (33%). The City was developed with 1,057 acres in low density residential (36.7%), 51 acres in medium density residential (1.8%), 93 acres in high density residential (3.2%) and 323 acres in commercial/industrial uses (11.2%). In addition the City had 188 acres of Public/Semi-Public uses (6.5%).

The future land use table illustrates a shift from low-density residential (-42 acres) to an increase in medium-density residential (+6 acres) and planned unit development (+19 acres). The future land use plan guides enough land to accommodate future residential development for a total of 5,020 households by 2030.

As shown in Table 2 below, the City is planning to accommodate residential development at an overall density of at least 3.7 units per acre, targeting higher densities at redevelopment areas and along corridors.

Table 2: Density Analysis

	Density Range		acres	Min.	Max.
	Min.	Max.		Units	Units
Low Density Residential	2.0	4.0	87	174	348
Medium Density Residential	4.1	8.0	5	20.5	40
High Density Residential	8.1	20.0	0	0	0
Mixed Use Primarily Residential	8.1	20.0	34	275.4	680
Totals			126	469.9	1068
Planned Density				3.73	8.48

Advisory Comment

The City is advised to participate in the Council’s activities to monitor development and redevelopment in Developed communities.

Housing

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

The Update is consistent with the Council's policies on Housing. The housing element fulfills the affordable 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 71 units.

To provide opportunities to meet this need the Update indicates that approximately 19 acres of land will be available for high density residential development, at 8-20 units per acre. 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 city will continue to promote and implement programs for new housing, housing rehabilitation, maintenance and redevelopment through the EDA to address lifecycle and affordable housing needs. The city is currently drafting a rental housing licensing ordinance and a housing maintenance code to address on-going issues and ensure the city's housing stock remains in good condition. Little Canada 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. It indicates that 14 residential and 6 commercial properties in three areas in the City continue to utilize ISTS. The City's Ordinance (Section 205 of City Code) adopts MPCA 7080 Rules by reference. New ISTS are permitted where public sanitary sewers are unavailable and site conditions will accommodate placement of a new system. City staff tracks ongoing ISTS maintenance activities. The City's ISTS program is consistent with MPCA 7080 Rules and Council policy requirements.

Advisory Comment

The MPCA adopted new Subsurface Sewage Treatment System (SSTS) Rules (7080-7083) in February 2008. The revised Rules will now require Ramsey County to administer an SSTS program. The County has determined that the program will be managed by the County Department of Public Health's Environmental Health Section. Following adoption of a new SSTS Ordinance by Ramsey County, Little Canada will have one year in which to update their own local septic system ordinance to adopt at least the minimum County Ordinance standards. Council Staff recommends the City contact MPCA and Ramsey County staff to coordinate carrying out this local code update in a timely fashion.

Water Supply

Reviewer: Chris Elvrum, ES – Water Supply Planning, (651-602-1066)

The City's water supply plan is consistent with the policies of the *WRMPP* for water supply.

Advisory Comment:

The Council recommends the City continue to implement conservation programs targeted at reducing residential water use.

Resource Protection

Historic Preservation

Reviewer: Patrick Boylan, CD – Local Planning Assistance, (651-602-1438)

The Update contains a section on Historic Preservation as required by the MLPA and the City has an established semi-public organization, the Little Canada Historical Society, that works to identify and protect potentially historical elements within the City.

Solar Access Protection

Reviewer: Patrick Boylan, CD – Local Planning Assistance, (651-602-1438)

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, consistent with *Minnesota Geological Survey Information Circular 46* data, that there are no viable aggregate resource deposits in the fully developed City.

PLAN IMPLEMENTATION

Reviewer: Patrick Boylan, CD – Local Planning Assistance, (651-602-1438)

The Update includes a description of:

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

The Update contains a description of zoning categories, a CIP summary and a description of the City's implementation tools. These tools include zoning and subdivision ordinances, and Sanitary Sewer, Water and Street ordinance.

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

The City submitted the 2030 Comprehensive Plan Update to adjacent local units of government, school districts, counties and special districts for comment in December 2006. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were indicated.

DOCUMENTS SUBMITTED FOR REVIEW:

- City of Little Canada 2030 Comprehensive Plan, dated May 6, 2009
- Comprehensive Plan Transmittal form

- Supplemental Information for Housing, Land use, Transportation, Implementation, Wastewater and Forecasts received February 4, 2010
- Supplemental Information for Land Use and Housing received April 4, 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 Planned Land Use

Figure 1. Location Map Showing Regional Systems
Little Canada

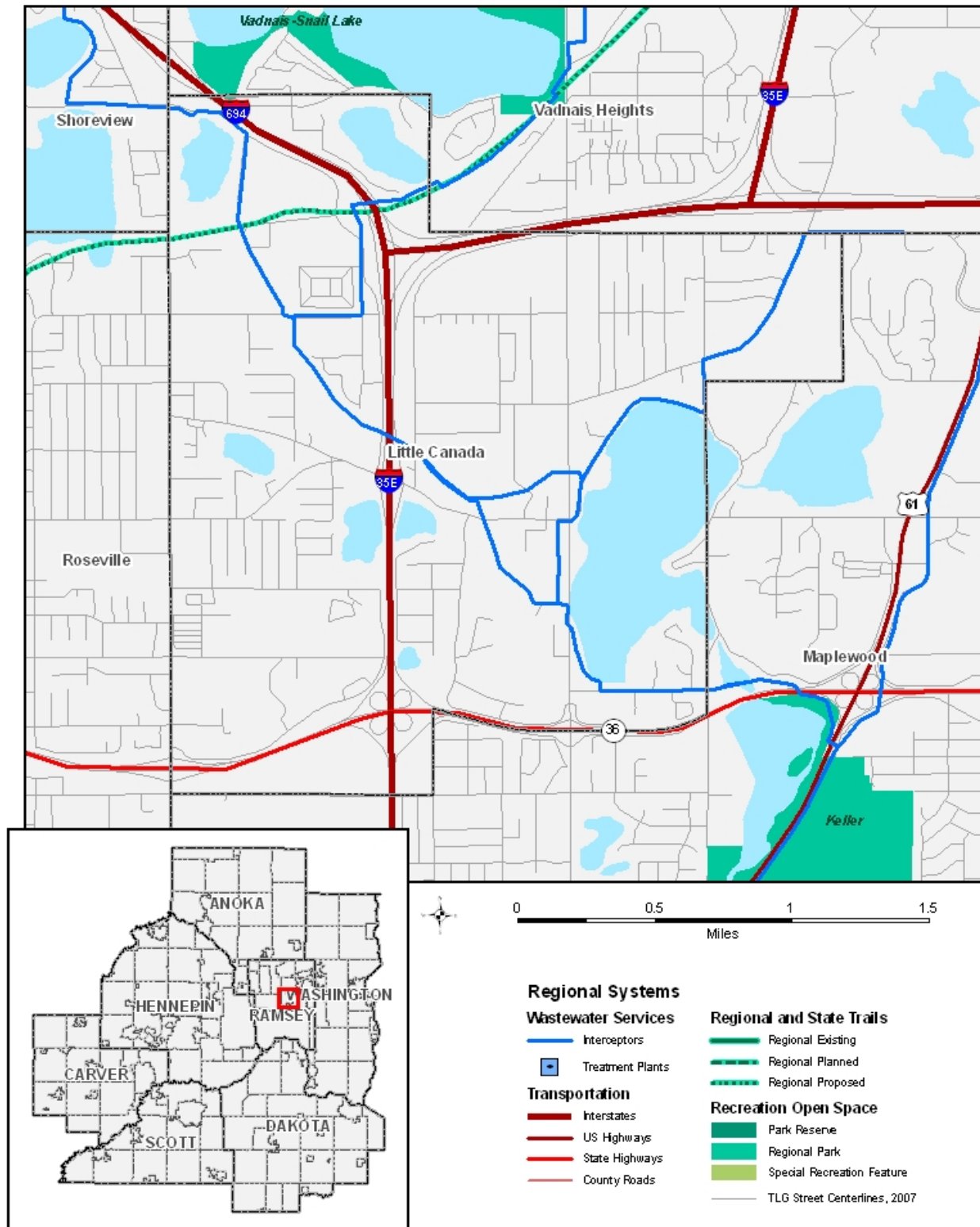


Figure 2. 2030 Regional Development Framework Planning Areas

Little Canada

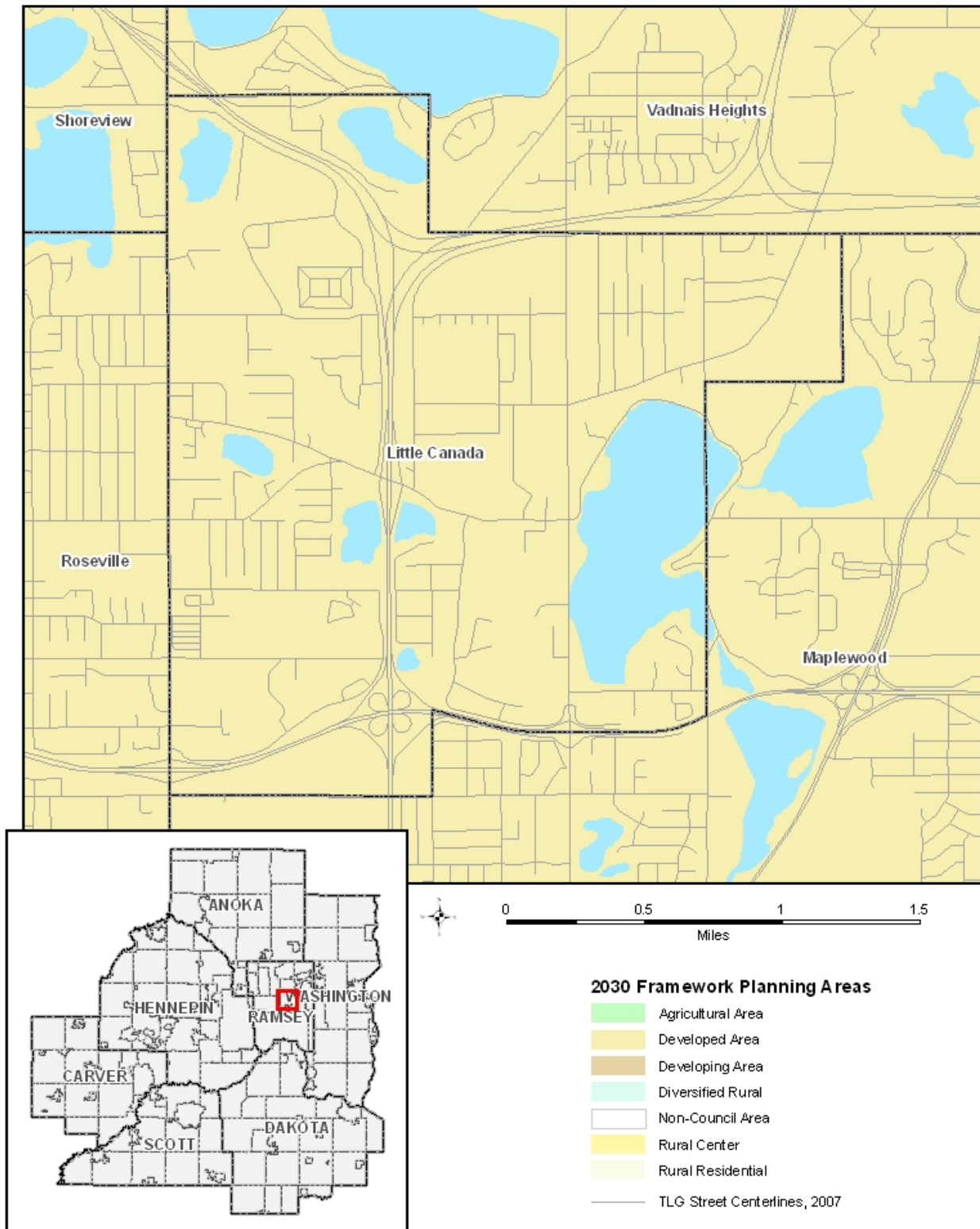
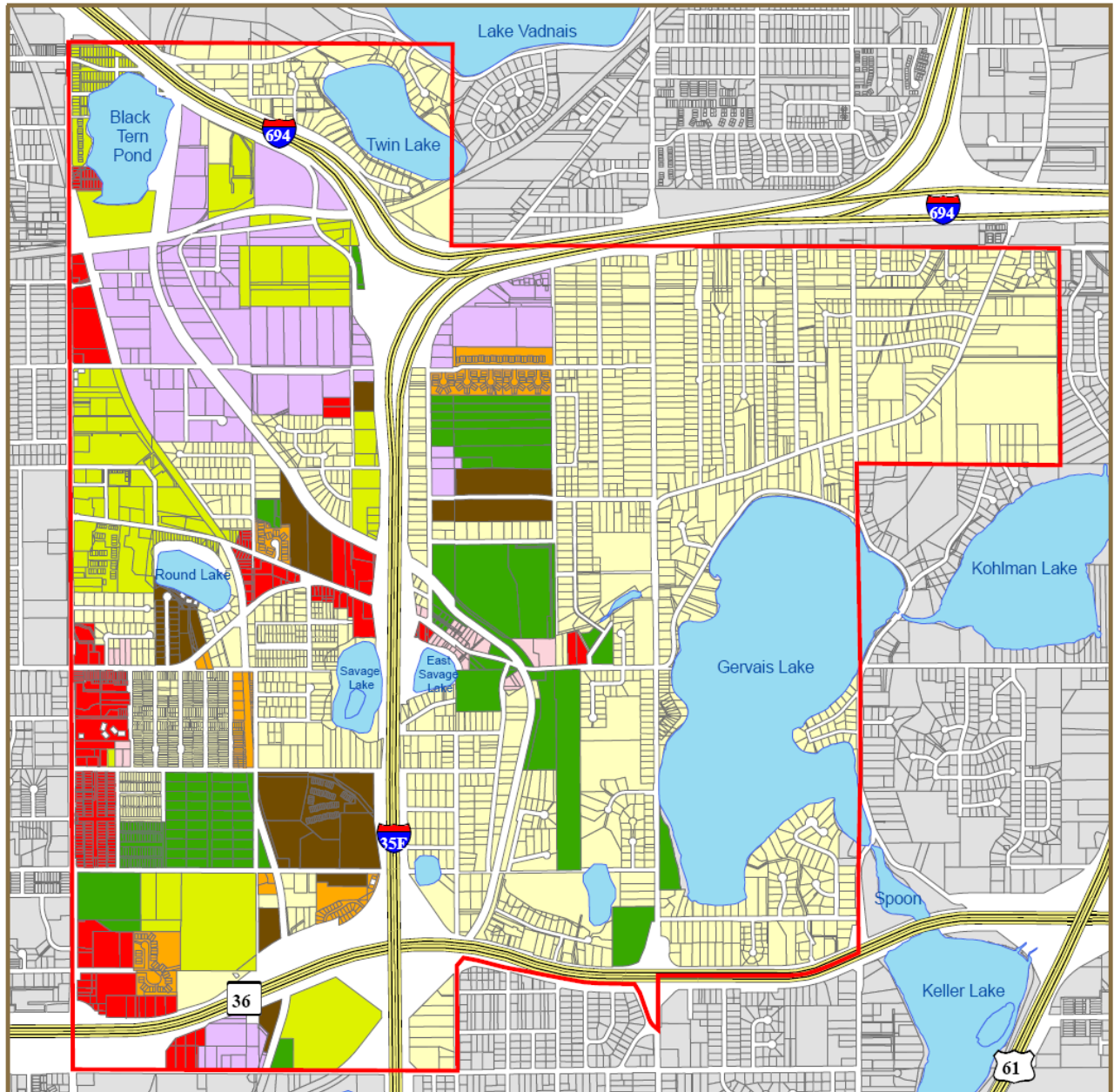


Figure 3. Existing Land Use
City of Little Canada

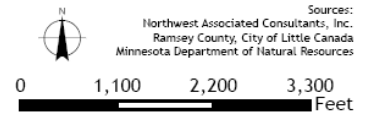


Existing Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential-Business
- Commercial
- Industrial
- PUD
- Public/Semi Public

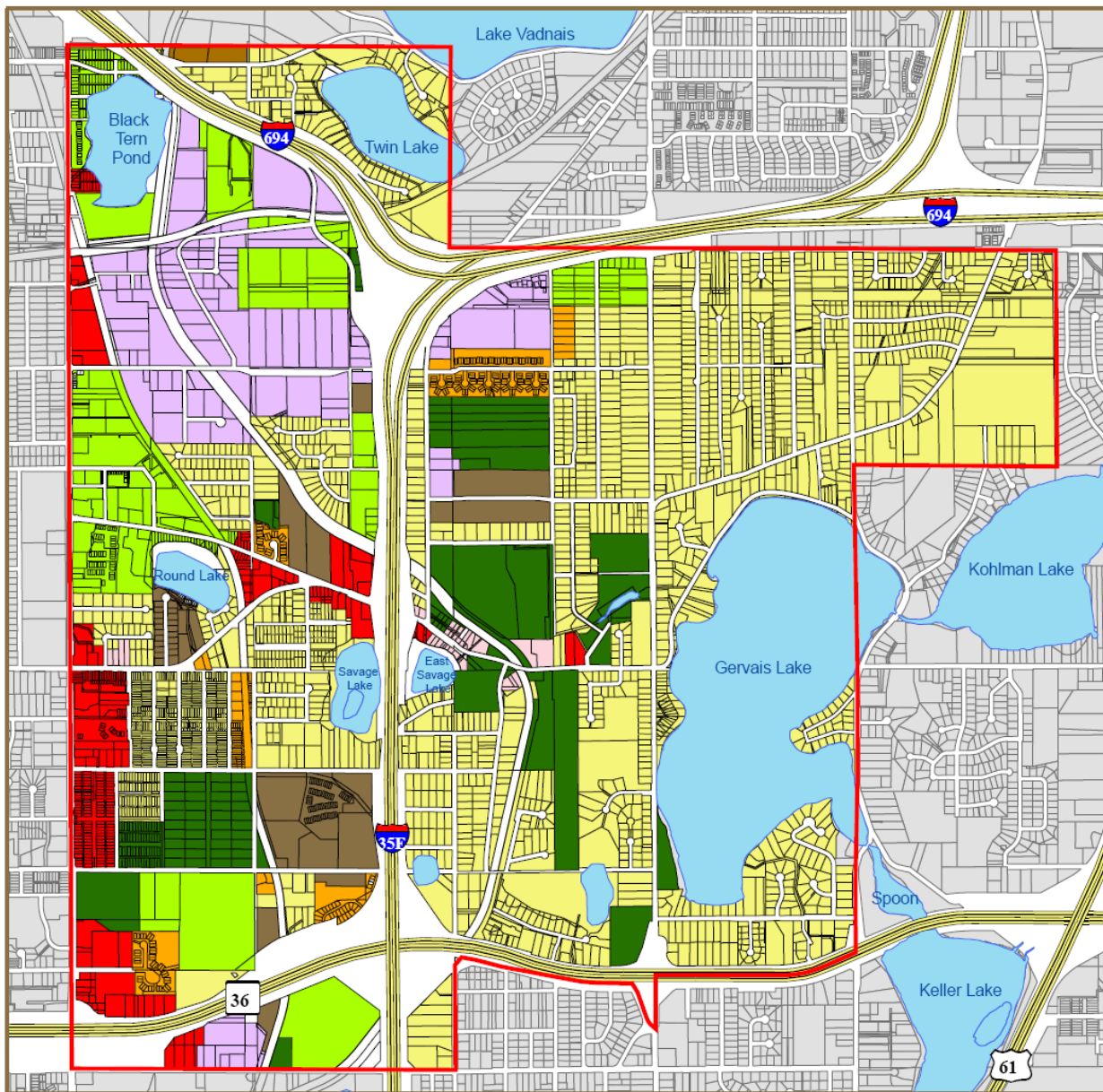

Little Canada
2030 Comprehensive Plan

Sources:
Northwest Associated Consultants, Inc.
Ramsey County, City of Little Canada
Minnesota Department of Natural Resources



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Figure 4. 2030 Planned Land Use
City of Little Canada



- Future Land Use**
- Low Density Residential
 - Medium Density Residential
 - Medium-High Density Residential
 - High Density Residential
 - Residential-Business
 - Commercial
 - Industrial
 - PUD
 - Public/Semi Public
 - ROW



Little Canada 2030 Comprehensive Plan

Sources:
Northwest Associated Consultants, Inc.
Ramsey County, City of Little Canada
Minnesota Department of Natural Resources



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