

Committee Report

C Community Development Committee

For the Metropolitan Council meeting of September 26, 2007

Item: 2007-308

ADVISORY INFORMATION

Date Prepared: September 18, 2007

Subject: Planning Area Designation Change Process

Districts, Members All

Prepared by Phyllis Hanson, Local Planning Assistance Manager (x1566)
Guy Peterson, Community Development Director (x1418)
Mark Vander Schaaf, Planning and Growth Management Director (x1441)

Division/Department Community Development / Planning and Growth Management

Summary of Committee Discussion:

Staff presented the memo describing the process for changing a community's planning area designation through the Council's review of the 2008 comprehensive plan.

Council Member Meeks asked how the Council will work with communities which prepare a 2008 comprehensive plan, and later require plan changes.

Phyllis explained that the Council's *2030 Regional Development Framework* policies and system statements provide direction for the 2008 plan preparation. Communities requiring policy changes afterward may propose plan amendments, and the Council will work with these communities to review any necessary plan amendments.

Recommendation:

Staff recommends that the Metropolitan Council adopt the following recommendation.

1. That a change to a community's planning area designation be administered through the 2008 Comprehensive Plan Update review process.
2. That to consider a planning area change, the 2008 Comprehensive Plan Update needs to include background documentation and be consistent with 2030 Development Framework policies and Systems Plans to support the change in planning area.

C	Community Development Committee	Item: 2007-308
	Meeting of September 17, 2007 For the Metropolitan Council Meeting of September 26, 2007	

ADVISORY INFORMATION

Date	September 17, 2007
Subject	Planning Area Designation Change Process
Districts, Members	All
Prepared by	Phyllis Hanson, Local Planning Assistance Manager (x1566) Guy Peterson, Community Development Director (x1418) Mark Vander Schaaf, Planning and Growth Management Director(x1441)
Division/Department	Community Development / Planning and Growth Management

ISSUE

Some communities within the rural and developing planning areas have requested clarification of the preferred process for changing their planning area designation. The *2030 Development Framework(DF)* anticipated this potential and spoke to the issue in *Chapter 3 Strategies for Geographic Planning Areas*. Specifically page 21 of the *DF* states ***"The Regional Growth Strategy Map-together with the overall strategies in Table 1 and the Geographic Planning Area Table specific to each planning area shown on the map-outlines the roles in individual communities and strategies for accommodating expected growth. At times, planning area designations may change. The Council will work with communities through the comprehensive planning process and within the parameters of the Framework to implement such changes."***

The Council also included language in the System Statements of communities where the planning area may be more appropriately changed through the planning process. In these cases, the language within the System Statement spoke to the process for handling this request.

Recently, the city of Oak Grove submitted a letter indicating the desire to change portions of their community from Diversified Rural to Rural Residential. (See attachment) This request was part of the public hearing record for the amendment to the Water Resources Policy Plan to designate a long term service area within Oak Grove that could be served via the future East Bethel Treatment Plant. The Environment Committee referred the planning area change request to the Community Development Committee. The Council acted on the Amendment to the Water Resources Policy Plan. Council staff recommends that the planning area change for Oak Grove and for any other jurisdiction be accomplished through the 2008 Comprehensive Plan Update. This change would be reviewed in the context of all the comprehensive plan elements that would support the new planning area designation and is consistent with the language set forth within the *DF* regarding such changes.

PROPOSED ACTION

Staff recommends that the Metropolitan Council adopt the following recommendation.

1. That a change to a community's planning area designation be administered through the 2008 Comprehensive Plan Update review process.
2. That to consider a planning area change, the 2008 Comprehensive Plan Update needs to include background documentation and be consistent with 2030 Development Framework policies and Systems Plans to support the change in planning area.



July 30, 2007

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Mr. Patrick Boylan
Metropolitan Council Data Center
390 North Robert Street
St. Paul, MN 55101

RE: Oak Grove Comprehensive Plan – Regional Geographic Planning Areas

Dear Mr. Boylan:

On May 18, 2007, Oak Grove City staff met with Metropolitan Council staff and Metropolitan Council Member Natalie Steffan to discuss the appropriate regional planning classification for the City of Oak Grove. Currently, the 2030 Regional Development Framework designates Oak Grove as a Diversified Rural Designation.

At our meeting, Metropolitan Council staff presented the City with a proposal to bring MUSA into southeastern Oak Grove. This area of Oak Grove would have the potential for sanitary sewer service from the East Bethel Wastewater Treatment Plant.

At this meeting, and at a previous City Council/Planning Commission workshop attended by Metropolitan Council staff, the City expressed the desire to have the regional planning designation for Oak Grove changed from "Diversified Rural" to "Rural Residential." The Rural Residential description more closely describes Oak Grove's development patterns over the majority of the City. Metropolitan Council staff stated that there is potential for compromise if the City would accept some area for urban services and urban densities.

Upon evaluating the existing physical conditions of Oak Grove against general criteria used by the Metropolitan Council for introducing sanitary sewer to a community, the City has identified a future MUSA area that is generally consistent with Metropolitan Council staff recommendations. The only difference is that the City of Oak Grove would limit the MUSA to areas south and east of Cedar Creek to avoid disruption of the extremely sensitive environmental corridor. The City's evaluation of the MUSA is presented to the Metropolitan Council as Attachment A of this letter.

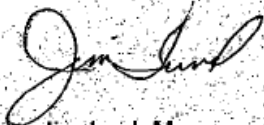
Mr. Patrick Boylan
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The City's evaluation of potential MUSA in Oak Grove was conducted with the understanding that there is opportunity to compromise on the regional planning area designation. I anticipate that the City of Oak Grove can be supportive of bringing MUSA within its boundaries, but only if the Metropolitan Council will simultaneously designate the balance of the community as Rural Residential. This compromise will further the regional goals of accommodating future urban growth, as well as Oak Grove's goal of preserving its rural identity over the balance of the community. We believe that the compromise reflected in Attachment A will be consistent with Oak Grove's land use patterns, natural resources, and avoid financially impractical extension of utilities.

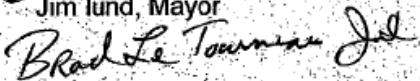
Without mutual agreement to both regional planning designations, however, I anticipate that Oak Grove will not support the introduction of MUSA into the City. Please give consideration to both changes simultaneously.

Sincerely,

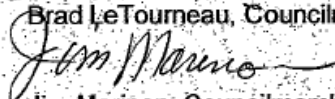
CITY OF OAK GROVE



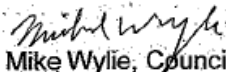
Jim Lund, Mayor



Brad LeTourneau, Councilmember



Jim Marinan, Councilmember



Mike Wylie, Councilmember

cc: Natalie Steffan
Guy Peterson
William Moore
Bryce Pickart
Alan Brixius