

C Community Development Committee
Meeting date: November 16, 2009

E Environment Committee
Meeting date: November 10, 2009

ADVISORY INFORMATION

Subject: City of Mounds View 2030 Comprehensive Plan Update
Tier II Comprehensive Sewer Plan
Review File No. 20553-1

District(s), Member(s): District 10, Councilmember Kris Sanda

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 Assistant 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 takes the following actions from each committee:

Recommendations of the Community Development Committee

1. Authorize the City of Mounds View to put its 2030 Comprehensive Plan Update into effect;
2. Advise the City to:
 - a. Participate in Council activities to monitor redevelopment and infill in Developed communities.
 - b. Implement the advisory comments noted in the Review Record addressing transportation, aviation, surface water management and water supply.

Recommendations of the Environment Committee

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

ADVISORY COMMENTS

City of Mounds View 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan

Review File No. 20553-1 – Council Business Item No. 2009-414

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.
 - (c) Submit one copy of the City Council resolution evidencing final approval of the Update.
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 Mounds View (City) is located in Ramsey County surrounded by Blaine to the north, Shoreview and Arden Hills to the east, New Brighton to the south, Spring Lake Park to the west (Figure 1).

The *2030 Regional Development Framework (RDF)*, as adopted by the Metropolitan Council (Council) in January 2004, identified Mounds View 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 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; 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 received no funding.

Known Support / Opposition

There was no known opposition.

REVIEW RECORD

Review of the City of Mounds View 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 *Regional Park's Policy Plan (RPPP)*. The Update acknowledges the Rice Creek North Regional Trail within the City and its connections to the Rice Creek Chain of Lakes Park Reserve, Long Lake Regional Park, and the Rice Creek West Regional Trail in adjacent communities.

Transportation

Roads and Transit

Reviewer: Ann Braden, MTS – Systems Planning (651-602-1705)

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

Mounds View is served by two principal arterials: I-35W and Highway 10 as well as several minor arterials and collectors. There are no expansions planned for these metropolitan highways within the planning timeframe.

Mounds View is within the Metropolitan Transit Taxing District and lies within transit 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:

The Council's fixed route and commuter services provider is known as "Metro Transit", not "MCTO". Also, Metro Mobility service is provided by the Metropolitan Council, rather than Metro Transit.

Aviation

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

The Update is in conformance with the *TPP* and consistent with Council *Aviation* policies.

Advisory comment:

The Metropolitan Airports Commission (MAC) is updating the long-term comprehensive plan for the Anoka County-Blaine Airport. The Council's expectation is that the City will participate in that planning effort and also be a member of the Joint Airport and Community Zoning Board that prepares a safety zoning ordinance for the facility.

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 interceptors 4-NS-523, 4-NS-524 and 8656. The Update projects that the City will have 6,000 sewered households and 9,400 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.

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

Mounds View is not currently identified by the Council 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 and regular maintenance of the sanitary sewer system. In 2004, the City began an inspection program looking for illicit sanitary sewer connections. The program was completed in 2006.

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 the City's adoption of the Update, the Metropolitan Council's action 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* guidelines for local surface water management. Mounds View lies within the Rice Creek watershed. The Rice Creek Watershed District's latest watershed management plan was approved by the Board of Water and Soil Resources (BWSR) in 1997. Mounds View prepared a local surface water management plan (LSWMP) in February 2009 that was reviewed by Council staff under separate cover.

The LSWMP was found to be consistent with Council policy and the Council's *Water Resource Management Policy Plan*. The plan was also found to provide an overall framework for the City to successfully manage its water resources.

Advisory comment:

The Update states that the LSWMP will be updated in 2018. The City should be advised that the Rice Creek Watershed District is in the process of updating its watershed management plan. The City will be required to review and update, if necessary, its LSWMP within two years of BWSR's adoption of the Rice Creek Watershed District's updated plan, well before 2018.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

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

The Update is consistent with Council policies for forecasts for the City shown in Table 1. The land use changes from 2010 to 2030 suggest that this fully-developed community will identify land to accommodate the forecast increases for the same period, 2010 to 2030, to include 600 additional households and 2,000 additional jobs.

Table 1: City of Mounds View Forecasts

	2000	2010	2020	2030	<i>2010 to 2030 change</i>
Households	5,018	5,400	5,600	6,000	600
Population	12,738	12,900	13,000	13,400	500
Employment	4,170	7,400	8,900	9,400	2,000

2030 Regional Development Framework and Land Use

Reviewers: Tori Dupre, CD – Local Planning Assistance (651-602-1621); Mark VanderSchaaf, CD – Planning and Growth Management (651-602-1441)

The Update is consistent with the *2030 Regional Development Framework (RDF)*, which identifies Mounds View as a community in the “Developed” geographic planning area. The *RDF* goals and policies for “Developed” communities state that the role of such communities is to accommodate growth forecasts through reinvestment at appropriate densities (five-plus units per acre) and target higher density at locations with convenient access to transportation corridors and with adequate sanitary sewer capacity.

The Council expects the City to meet densities of at least five units an acre through redevelopment and infill. To help ensure that these standards are met, the Council advises the City to participate in Council activities to monitor development.

The existing land use shows that the City is 2,075 acres in size and reflects three primary land uses: residential, commercial and industrial. The majority of the City’s housing stock is owner-occupied, single-family (52%). The housing stock is older, with 62 percent built before 1970, and 87 percent before 1980. The City has 5,267 dwelling units as of 2008 and reported 106 residential building permits through 2008 totaling 5,373 units, just under the 2010 household forecast of 5,400.

The land use table shows two significant land use changes from 2000 to 2010: a decrease in parks and open space acres, and an increase in office and commercial acres. This reflects two large developments: first, the 2006 Medtronic corporate campus north of Highway 10 that added over 1 million square feet of office space, replacing a municipal golf course; and second, the 2006 SYSCO expansion that added commercial use, replacing passive open space.

The future land use indicates that residential development will continue to be the primary land use, and new housing development will occur as redevelopment. The City’s land use plan and table reflect increased residential uses, and a new mixed use category. However, the residential and mixed use categories intended to accommodate the 2010 to 2030 household growth are limited to about 30 acres.

Future growth in identified residential and mixed use areas may accommodate approximately 390 new units, less than the system statement 2010 to 2030

household forecast of 600 units (see Table 3 showing the 2000 to 2030 future residential development and anticipated densities.) Additional units may also be added through infill. With the Update, the City did not request a forecast change,

The Council finds that the Update’s 2010 to 2030 land use change (increase) does not accommodate the System Statement’s 2010-2030 household forecast increase. Therefore, the Council will monitor the City’s future growth through its new redevelopment monitoring program, and may advise the City to seek a future forecast change if the expected redevelopment does not occur.

The City’s existing residential density is approximately 4 dwelling units per acre. The land use plan establishes future residential densities of a minimum 7 units per acre.

Table 2: Existing 2000 and Future 2030 Land Use

Land Use Categories	Existing 2000 Net Acres	<i>percent</i>	Future 2030 Net Acres	<i>percent</i>	2000-2030 Change
Residential	1,318	64%	1,359	66%	+41
Mixed Use (60% Residential; 40 % Commercial)	0	0%	37	2%	+37
Commercial/Industrial	265	13%	357	17%	+92
Public/Semi Public & Vacant	491	24%	343	17%	-148
Total	2,075	100%	2,075	100%	0

Source: Mounds View Comprehensive Plan, Table 11: Land Use in 5-Year Stages

Table 3: Residential Redevelopment & Density 2000 to 2030

Land Use Category	Min	Max	Res. Acres	Min Units	Max Units
Low Density	1.0	3.4	24.7	25	96
Medium Density	6.0	7.0	25.9	155	181
High Density	10.0	14.0	2.4	24	42
Manufactured Homes	1.0	8.8	-34.3	-34	-302
Mixed-Use (60% res)	6.0	17.4	22.38	134	389
TOTALS			41.08		
			Overall Density	7.40	9.91

Housing

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

The Update's housing element fulfills the Metropolitan Land Planning Act requirements. The Update acknowledges the city's share of the region's affordable housing need for 2011 to 2020 of 81 units.

Because the City is nearly fully developed, opportunities to meet the affordable housing need will be addressed primarily through redevelopment. About 26 acres will be available for medium density residential development, at 6 to 7 units per acre, 3 acres will be available for high density residential development at 10 to 17 units per acre. Approximately 15 acres will be available for medium and high density residential development within the Mixed Use land use category, at 6 to 17 units per acre.

The Update provides the implementation tools and programs the City will use to address its share of the region's housing need. The City will continue to partner with county, state and federal agencies to address lifecycle and affordable housing. The City will also continue to seek resources through non-profits organizations such as the Rondo Community Land Trust to facilitate affordable housing development. Mounds View 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 indicates that the City is fully served by a municipal sanitary sewer that flows into the Metropolitan Disposal System and to the Metropolitan wastewater treatment facility in Saint Paul. The City has no ISTS.

Water Supply

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

The Update is consistent with the *WRMPP* policies for water supply. The City is advised to continue to implement conservation programs targeted at reducing residential water use.

Advisory comment:

The water supply plan needs to be consistent with the projections in the Update, reflecting the forecast population increase of 12,900 by 2010, 13,000 by 2020 and 13,400 by 2030.

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.

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 *Minnesota Geological Survey Information Circular 46* indicates that the City contains no aggregate resource deposits available for mining, as the community is fully developed.

PLAN IMPLEMENTATION

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

The Update includes a description of:

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

The Update’s implementation section contains a description of the City’s official controls including zoning, subdivision regulation, park dedication 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 January 13, 2009, and received responses from the Rice Creek Watershed District, City of Arden Hills, Anoka County, Ramsey County, City of Fridley, City of Blaine, and the Mounds View Public Schools.

The comments indicated no compatibility issues with the plans of adjacent governmental units and plans of affected special districts.

DOCUMENTS SUBMITTED FOR REVIEW:

- City of Mounds View 2030 Comprehensive Plan dated 2008, received April 30, 2009
- Comprehensive Plan Transmittal form
- City Council Resolution 7445 dated April 27, 2009
- Comments from and responses to adjacent and affected jurisdictions

- Supplemental information dated July 29, 2009 revising Land Use, Parks, Wastewater: Resolution 7475 approving revisions to 2008 Update
- Supplemental Information dated September 17, 2009 revising Land Use and Five-Year Staging

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 4: Land Use and Five-Year Staging

Figure 1. Location Map Showing Regional Systems
Mounds View

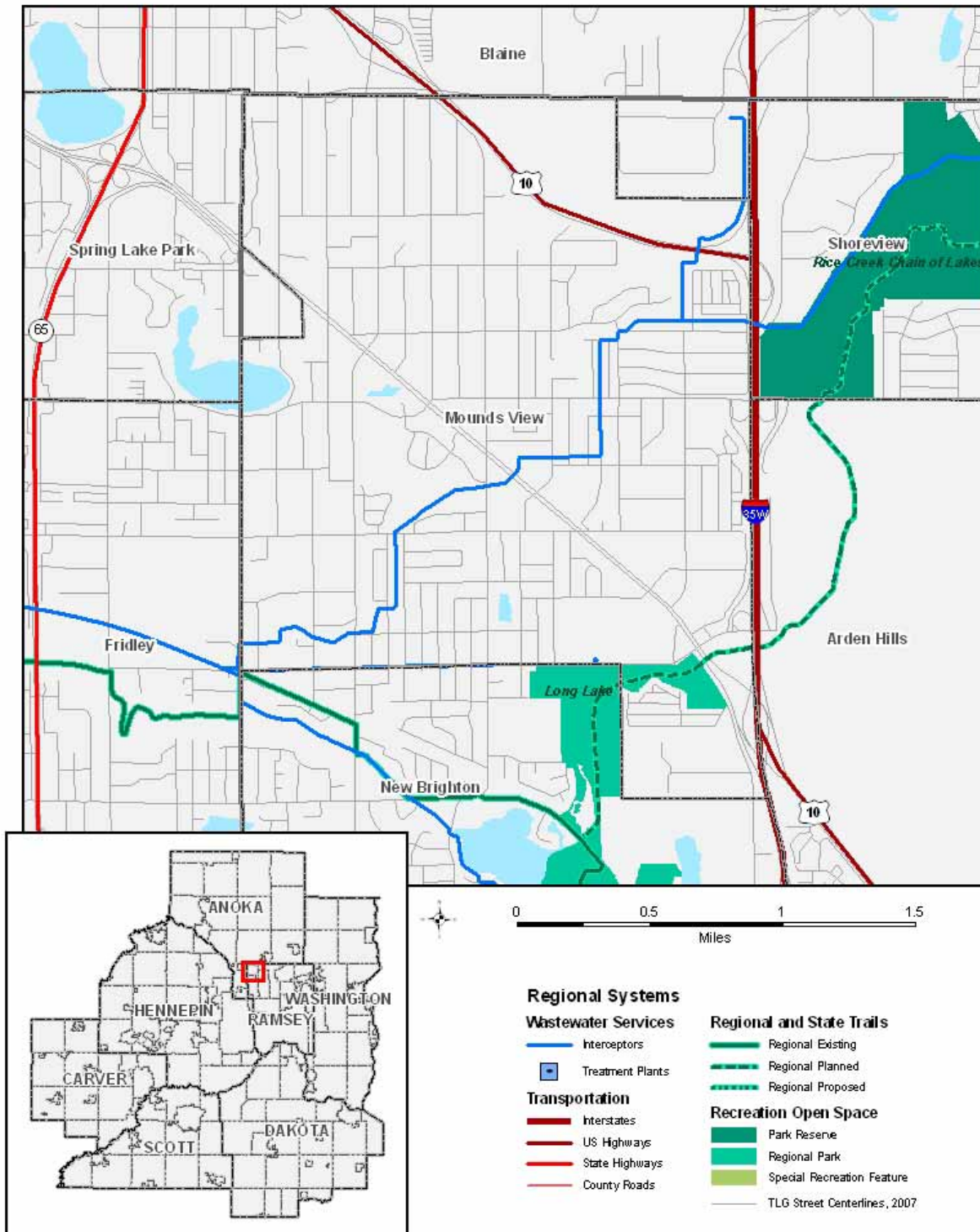


Figure 2. 2030 Regional Development Framework Planning Areas

Mounds View

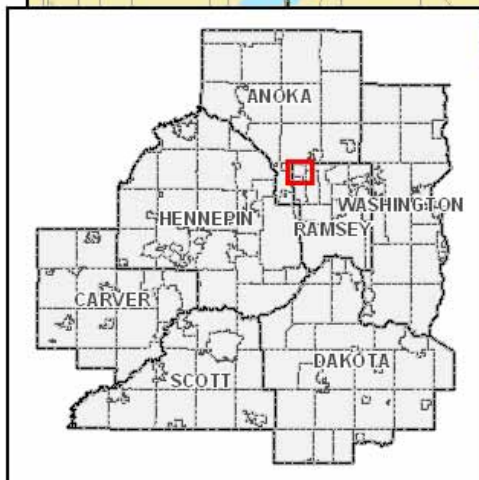
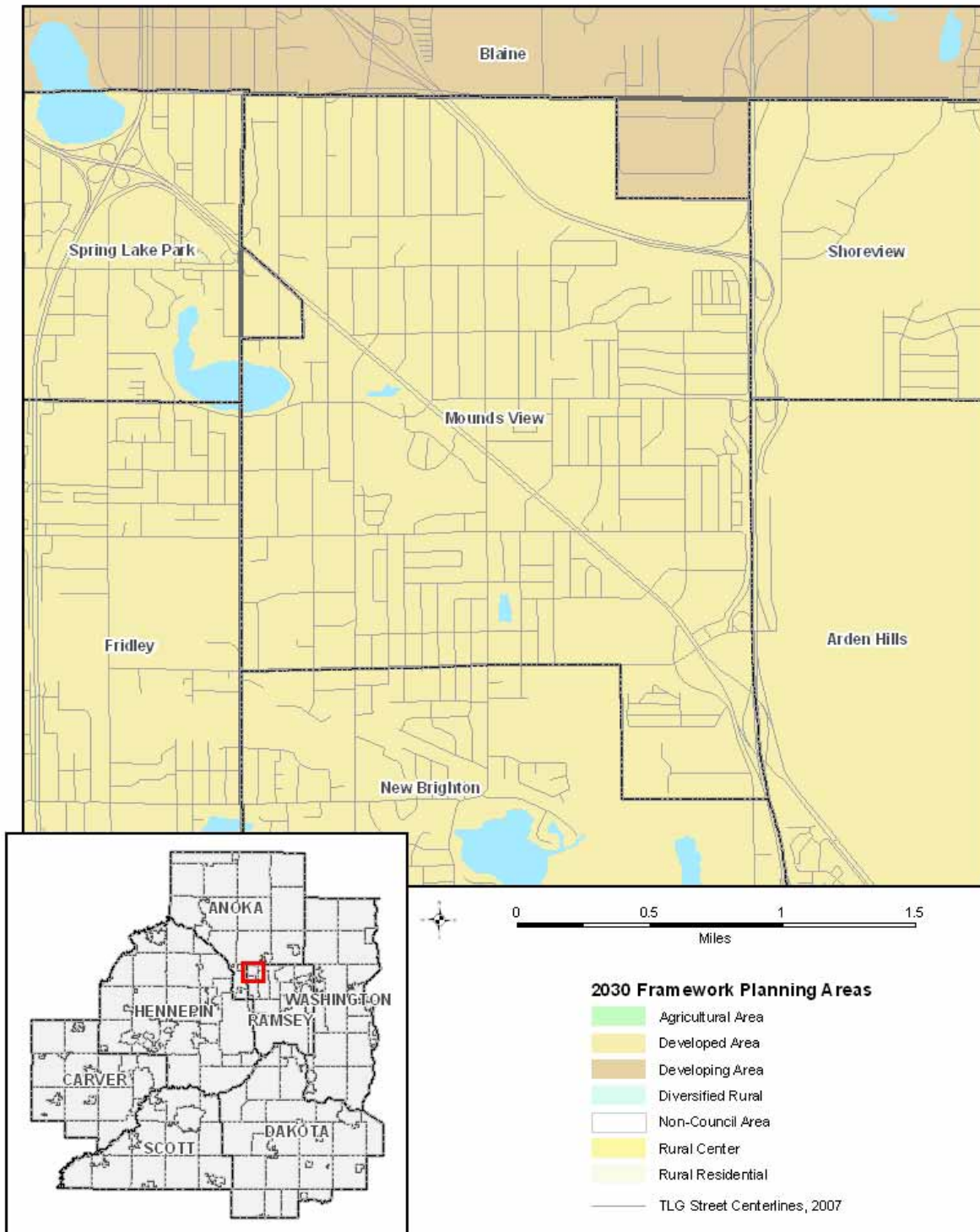


Figure 3: Existing Land Use

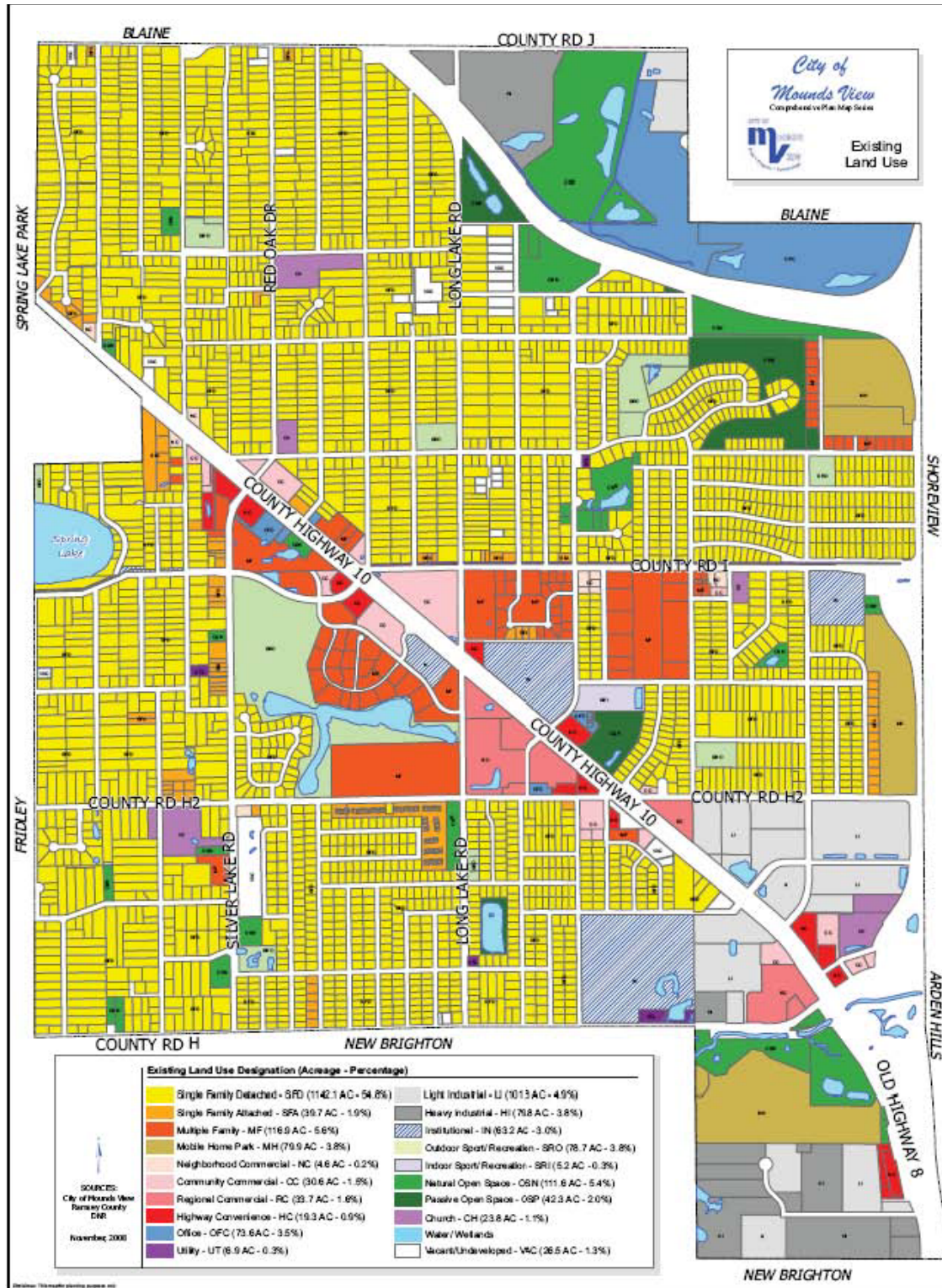
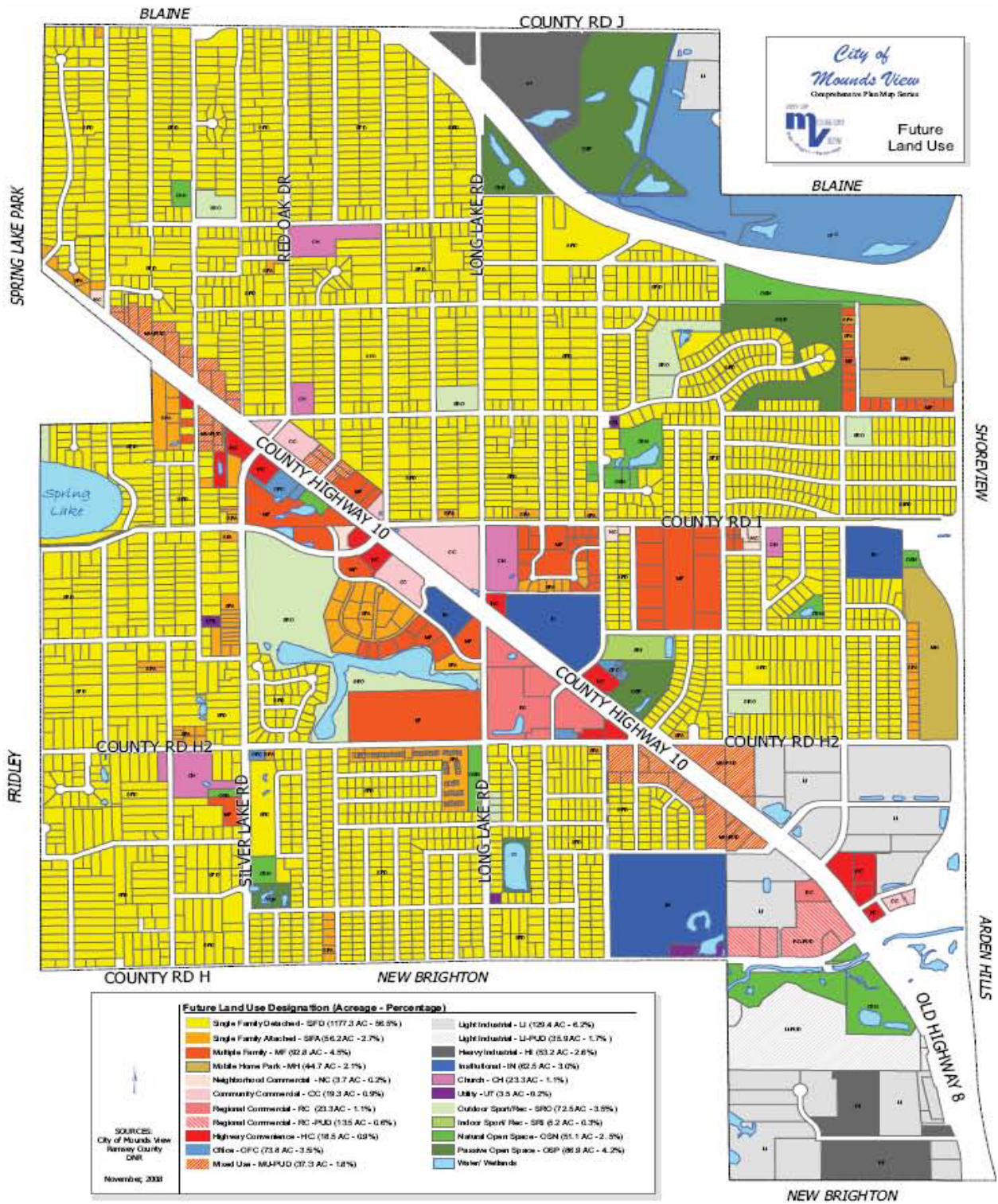


Figure 4: Future Land Use



Excluded: This map is purely illustrative.

Table 11: LAND USE TABLE IN 5-YEAR STAGES **Existing and Planned Land Use Table (in acres)**

Within Urban Service Area	Allowed Density Range Housing Units/Acre		Existing 2000	2010	2015	2020	2025	2030	Change 2000-2030
	Minimum	Maximum							
Residential									
Low Density (SFD)	1.0	3.4 – 3.9	1116.8	1144.0	1147.2	1147.2	1149.2	1141.5	+24.7
Medium Density (SFA)	6.0	6.7 – 7.0	37.3	56.2	63.2	63.2	63.2	63.2	+25.9
High Density Residential (MF)	10.0	17.4	92.8	95.2	95.2	95.2	95.2	95.2	+2.4
Manufactured Homes (MH)	1.0	8.8	71.5	71.5	71.5	71.5	71.5	37.2	-34.3
Mixed-Use (Residential & Commercial) <i>City anticipates that redeveloped acreage would be 60% residential & 40% commercial</i>	6.0	17.4	0	2.4	16.7	25.5	32.0	37.3	+37.3
C/I Land Uses									
Commercial			74.9	88.2	79.9	72.4	70.0	67.7	-7.2
Industrial			188.9	181.5	181.5	181.5	181.5	215.8	+26.9
Office			1.5	73.6	73.6	73.6	73.6	73.6	+72.1
Extractive			0	0	0	0	0	0	0
Public/Semi Public Land Uses									
Institutional & Churches			86.5	93.9	93.9	93.9	93.9	93.9	+7.4
Parks and Recreation			141.8	83.9	83.9	83.9	83.9	83.9	-57.9
Open Space			187.5	153.9	153.9	153.9	153.9	153.9	-33.6
Utility			3.2	3.2	3.2	3.2	3.2	3.2	0
Railroad/Airport			0	0	0	0	0	0	0
Subtotal Sewered			2002.7	2047.5	2063.7	2065.0	2065.0	2066.4	+63.7
Outside Urban Service Area	Minimum lot size	Maximum lot size	Existing 2000	2010	2015	2020	2025	2030	Change 2000-2030
Rural Residential 2.5 acres or less	NA	NA	0.9	0.9	0.9	0.9	0.9	0.9	0
Rural Residential 2.5 -10 acres	NA	NA	0	0	0	0	0	0	0
Rural Residential 10-40 acres	NA	NA	0	0	0	0	0	0	0
Agricultural 40+ acres	NA	NA	0	0	0	0	0	0	0
Subtotal Unsewered			0.9	0.9	0.9	0.9	0.9	0.9	0
Undeveloped									
Vacant	--	--	71.3	26.5	10.3	9.0	9.0	7.6	-63.7
Total			2074.9	2074.9	2074.9	2074.9	2074.9	2074.9	

Figure 5: Land Use and Staging