

**C** Community Development Committee  
Meeting date: February 16, 2010

**E** Environment Committee  
Meeting date: February 9, 2010

**ADVISORY INFORMATION**

<b>Subject:</b>	City of Mahtomedi 2030 Comprehensive Plan Update Review File No. 20582-1 Tier II Comprehensive Sewer Plan
<b>District(s), Member(s):</b>	District 12, Council Member Sherry Broecker
<b>Policy/Legal Reference:</b>	Minnesota Statutes Section 473.175
<b>Staff Prepared/Presented:</b>	LisaBeth Barajas, Principal Reviewer, 651-602-1895 Phyllis Hanson, Local Planning Assistance Manager, 651-602-1566 Kyle Colvin, Engineering Services Asst. Manager, 651-602-1151
<b>Division/Department:</b>	Community Development / Planning & Growth Management Environmental Services / Engineering Services

**Proposed Action**

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

**Recommendations of the Community Development Committee:**

1. Authorize the City of Mahtomedi to put its 2030 Comprehensive Plan Update into effect.
2. Advise the City to:
  - a. Implement the advisory comments in the Review Record for Transportation and Surface Water Management.
  - b. Participate in the Council’s activities to monitor redevelopment in Developed communities.

**Recommendation of the Environment Committee:**

Approve the City of Mahtomedi’s Tier II Comprehensive Sewer Plan.

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## **ADVISORY COMMENTS**

### **City of Mahtomedi 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan**

Review File No. 20582-1 – Council Business Item No. 2010-53

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 to the Council a 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 from the City’s governing body. After the Update receives final approval from 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 Mahtomedi is located in western Washington County on the eastern shore of White Bear Lake. The City is bounded by the City of Dellwood to the north, the City of Grant to the east, the City of Pine Springs to the southeast, the City of Oakdale to the south, the City of White Bear Lake to the west, and the City of Birchwood Village to the northwest. The City of Mahtomedi also entirely encompasses the City of Willernie. The *2030 Regional Development Framework* (RDF) identifies the City as a Developed geographic planning area (see Figure 2).

The City submitted its 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 System Statement requirements.

## Rationale

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 the 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 the Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

- |                                |     |
|--------------------------------|-----|
| 1. Compatible with other plans | Yes |
|--------------------------------|-----|

## Funding

None.

## Known Support / Opposition

There is no known opposition.

## REVIEW RECORD

### Review of the City of Mahtomedi 2030 Comprehensive Plan Update

#### STATUTORY AUTHORITY

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plans (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 Update 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 conforms to the *2030 Regional Parks Policy Plan*. There are no existing or planned regional parks facilities in the City.

##### Transportation

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

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

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

There are no metropolitan highways within the City. The City 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 Comments

The Existing Transit Service map needs to be revised to show Route 270 following County Road 244 to County Road 12 (Stillwater Road) to Mahtomedi Avenue and then to Maple Street (not Juniper Street).

###### **Aviation**

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

The Update, with supplemental materials, conforms to 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 conforms to 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 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 1-MA-418 and 7121. The Update projects that the City will have 3,100 sewer households and 2,500 sewer 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.

The City is not currently identified as a community impacted by wet weather occurrences. The City is continually monitoring wastewater flows to ensure that the system is in good working condition. In addition, the City prohibits illicit connections to the sanitary sewer by sump pumps and foundation drains.

### **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 and found to be complete and consistent with Council policies. Upon adoption of the Update by the City, the action of the Council to approved 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 Update 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 conforms to the WRMPP for local surface water management. The City lies within the Rice Creek and Valley Branch watersheds. The Board of Water and Soil Resources (BWSR) approved the Rice Creek Watershed District’s watershed management plan in 1997 and Valley Branch Watershed District’s watershed management plan in 2005.

The City submitted its 1999 surface water management plan (SWMP) as part of the Update. The Update stated that the City will preparing a new SWMP when Rice Creek finishes their plan update. The 1999 SWMP in combination with the new information contained in the Update related to surface water management are consistent with the Council policy and with the Council’s WRMPP.

### Advisory Comment

The City will be required to submit a new SWMP within two years from the date that Rice Creek’s new watershed management plan is approved by BWSR. Rice Creek’s new plan is expected to be approved in early 2010.

## CONSISTENCY WITH COUNCIL POLICY

### Forecasts

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

The Update is consistent with the Council's forecasts. The Update contains the required forecast materials, and forecasts used in the Update are consistent with the Council's System Statement forecasts for the City, as shown in Table 1 below.

**Table 1. Mahtomedi 2005 System Statement Forecasts**

	2010	2020	2030
Population	8,100	8,000	8,000
Households	2,900	3,000	3,100
Employment	1,870	2,350	2,500

### 2030 Regional Development Framework and Land Use

Reviewer: Lisa Barajas, CD - Local Planning Assistance, (651-602-1895)

The Update is consistent with the 2030 Regional Development Framework (RDF), which classifies the City as a Developed community. The RDF directs Developed communities to maintain current infrastructure; 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.

The Update identifies policies that promote the enhancement and expansion of existing businesses, promote the renovation and reuse of existing buildings where feasible, and promotes residential development and redevelopment that compliments and integrates with existing neighborhoods.

While the City's Land Use Staging Table (attached Figure 5) indicates that 109 acres of Low Density Residential land will be developed through 2030, the majority of this land represents the connection of existing homes without public sanitary sewer services to the public sanitary sewer system. The City otherwise has little vacant land available for development. The Update identifies approximately 59 acres of vacant developable land, primarily in the northeast of the community and in the south along I-694. Most of the vacant land is guided for industrial or commercial uses.

The Update focuses redevelopment and infill in the community and identifies potential residential redevelopment sites, including a five-acre area guided for Village Mixed Use along State Highway 244 and Stillwater Road, a five-acre area along Century Avenue south of Century College guided for Mixed Residential/Commercial, and a 20 net acres on Ideal Avenue south of Stillwater road guided for Low Density Residential. Development of these areas would result in a minimum net density of 5.36 units per acre, consistent with the Council's density policy for Developed communities.

**Table 2. Density Calculation for Potential Redevelopment Sites**

Category	Density Range		Residential Acres	Min Units	Max Units
	Min	Max			
Village Mixed Use (5 total acres)	10	20	3	30	60
Mixed Residential / Commercial	10	20	5	50	100
Ideal Avenue - Low Density Res	3.5	5	20	70	100
TOTALS			28	150	260
<b>Overall Density</b>				<b>5.36</b>	<b>9.29</b>

The City also entirely encompasses the City of Willernie and shares a downtown with them. The Update indicates that the two communities have had ongoing joint efforts to enhance their shared downtown, including the preparation of a downtown plan and subsequent ordinance updates. The City continues to work with Willernie and other stakeholders to address land use and transportation issues in the shared downtown area.

## **Housing**

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

The Update fulfills the 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 27 units. To provide opportunities to meet this need, the Update indicates that approximately 8 acres of land will be available for high density residential development at 10-20 units per acre.

The Update provides the implementation tools and programs that the City will use to promote opportunities to address its share of the region's housing need. These include studying the feasibility of converting unused and underutilized public land into affordable housing, studying the feasibility of promoting accessory dwelling units and shared housing, and allowing duplexes and townhomes in existing single-family districts. The City will provide incentives for developers to include affordable housing in redevelopment projects, and the City will continue to work with local, state, and federal agencies to facilitate affordable housing development. The City is a participant in the Local Housing Incentives program of the Livable Communities Act.

## **Community and Individual Sewage Treatment Systems (ISTS)**

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

The Update is consistent with the WRMP for ISTS. The Update indicates that there are approximately 126 ISTS remaining in operation in the community. City Code Chapter 15.03 indicates that the City has delegated all authority and responsibility for the remaining ISTS to Washington County. Washington County's program and ordinance are consistent with MPCA Rules and with Council policy requirements.

## **Water Supply**

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

The Update is complete and the City's water supply plan (WSP) is consistent with the policies of the Council's WRMP. The Council recommends that the City continue to implement conservation programs targeted at reducing residential water use.

## **Resource Protection**

### **Historic Preservation**

*Reviewer: Lisa Barajas, CD – Local Planning Assistance, (651-602-1895)*

The Update addresses historic preservation in the community through the establishment of policies and implementation strategies to protect and preserve historic resources and architecture. While the City does not currently have historic structures or districts listed on the National or State registers, the City has noted the historic development pattern of the community and the importance of preserving and enhancing the community's natural and cultural heritage.

### **Solar Access Protection**

*Reviewer: Lisa Barajas, CD – Local Planning Assistance, (651-602-1895)*

The Update appropriately addresses the protection of access to solar energy as required by the MLPA in the Land Use section of the plan. The Update indicates the goal of updating their ordinances and regulations to allow the integration of solar equipment,



winder energy, and other similar technologies into development in the community.

**Aggregate Resources Protection**

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

Consistent with *Minnesota Geological Survey Information Circular 46* data, the Update indicates that there are no known deposits of viable aggregate resources within the community.

**PLAN IMPLEMENTATION**

*Reviewer: Lisa Barajas, CD – Local Planning Assistance, (651-602-1895)*

The Update includes a description of and schedule for any necessary changes to:

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

The Update contains an Implementation Program, which describes the official controls and fiscal devices that the City will employ to implement the Update, with a schedule for implementation priorities and a description of special studies undertaken by the City. Detailed implementation strategies are contained in individual chapters of the Update.

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

The City submitted it’s Update to the adjacent communities, county and affected school districts, affected watershed districts, and other special districts for comment on December 17, 2009. There do not appear to be any conflicts with the plans of adjacent and affected jurisdictions.

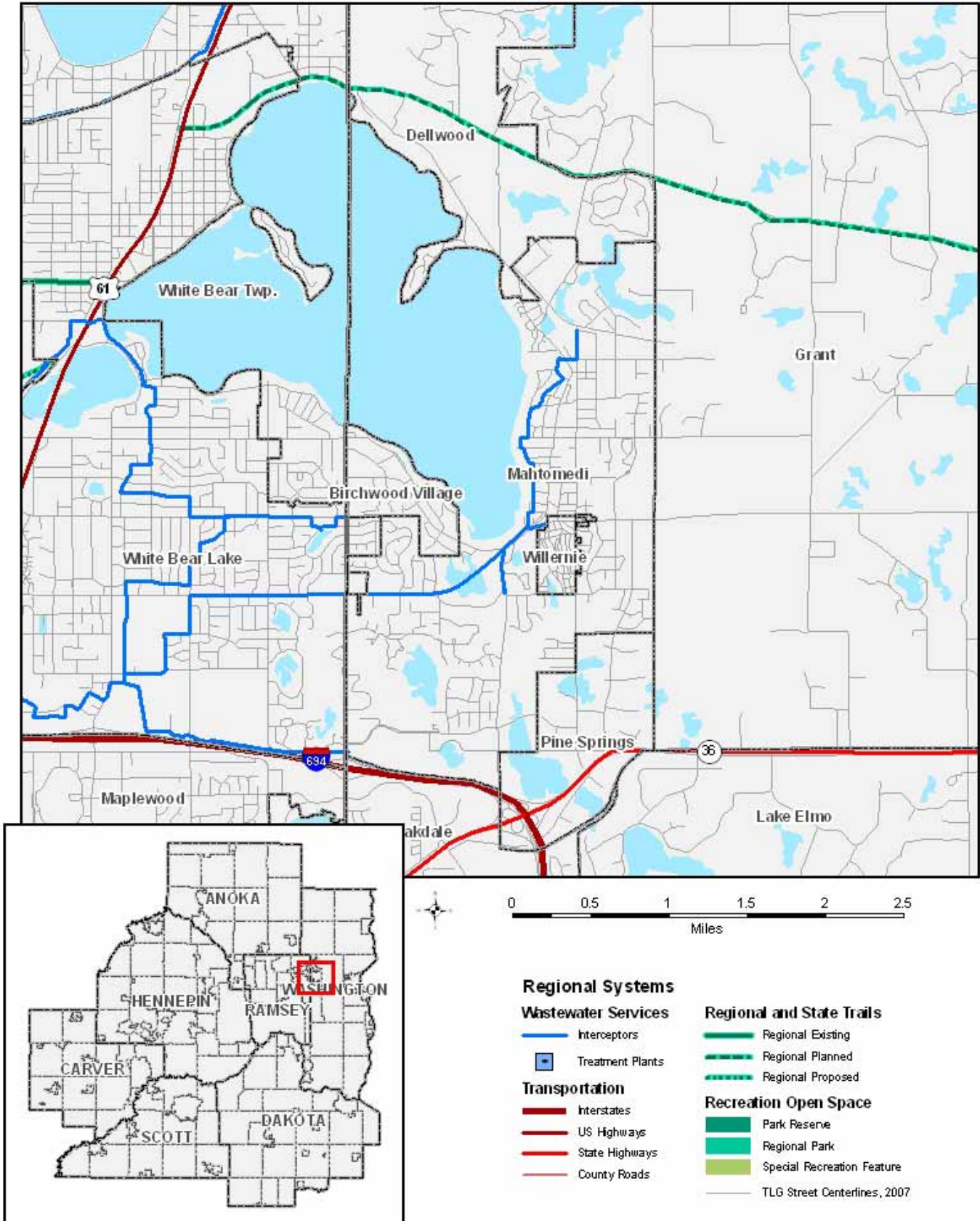
**DOCUMENTS SUBMITTED FOR REVIEW**

- City of Mahtomedi Comprehensive Plan 2008-2030 (May 27, 2009)
- Revisions to transportation, land use, and parks sections, and additional surface water management information (September 24, 2009)
- Revisions to transit, transportation, and surface water management (December 17, 2009)

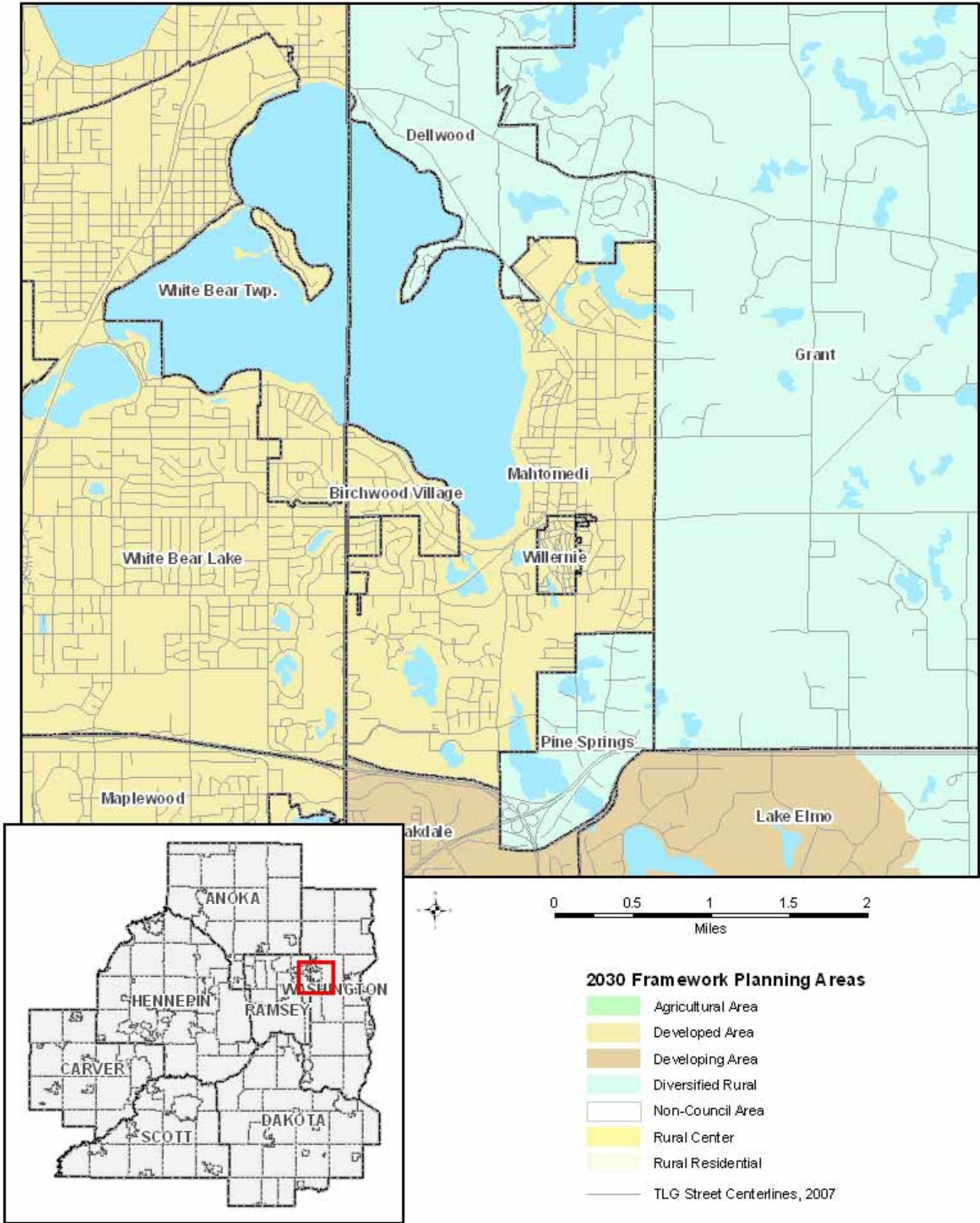
**ATTACHMENTS**

- Figure 1: Location Map with Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing Land Use
- Figure 4: 2030 Future Land Use
- Figure 5: Planned Land Use in 5-Year Increments

**Figure 1. Location Map with Regional Systems**  
City of Mahtomedi

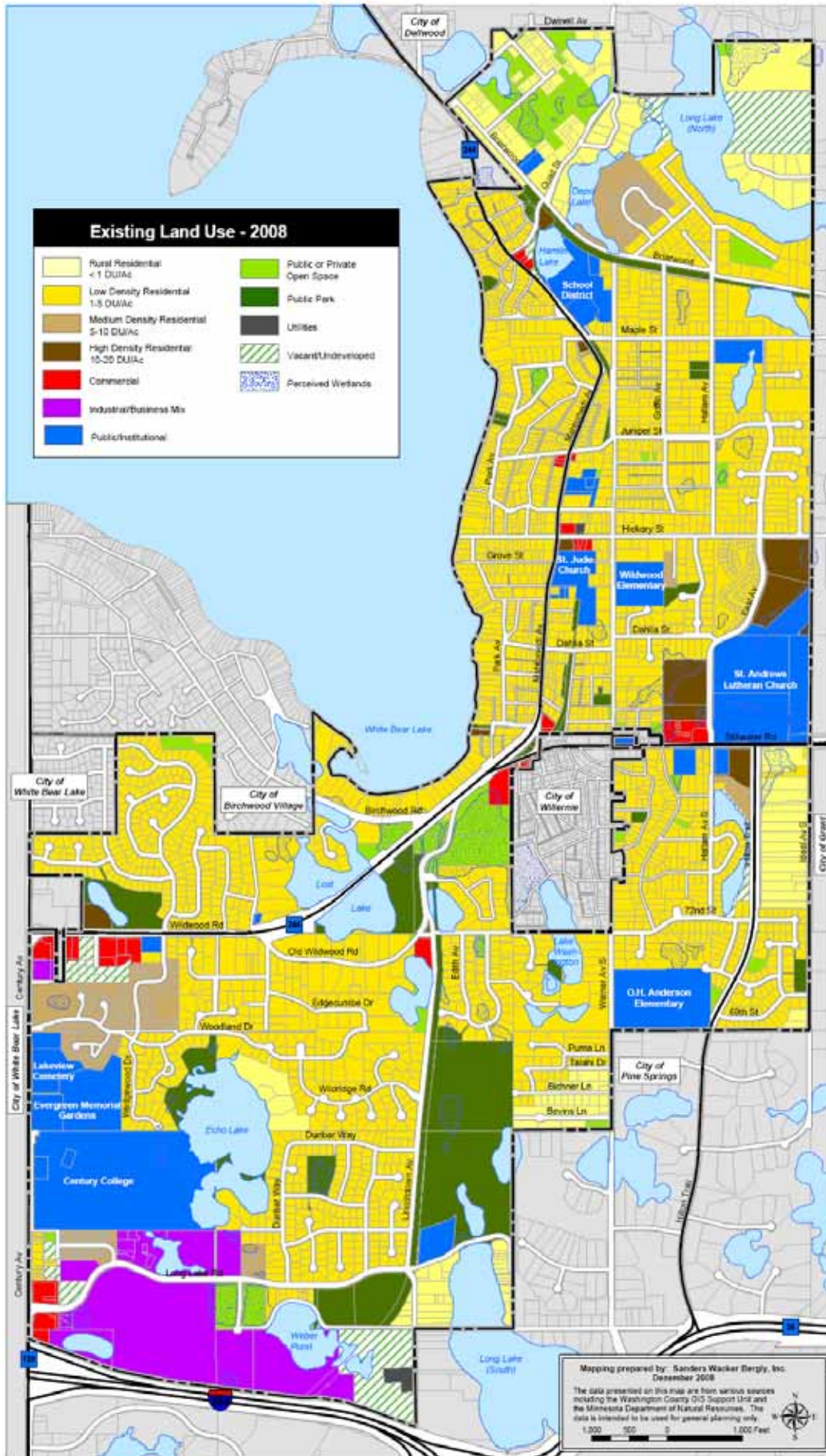


**Figure 2. 2030 Regional Development Framework and Planning Areas**  
 City of Mahtomedi



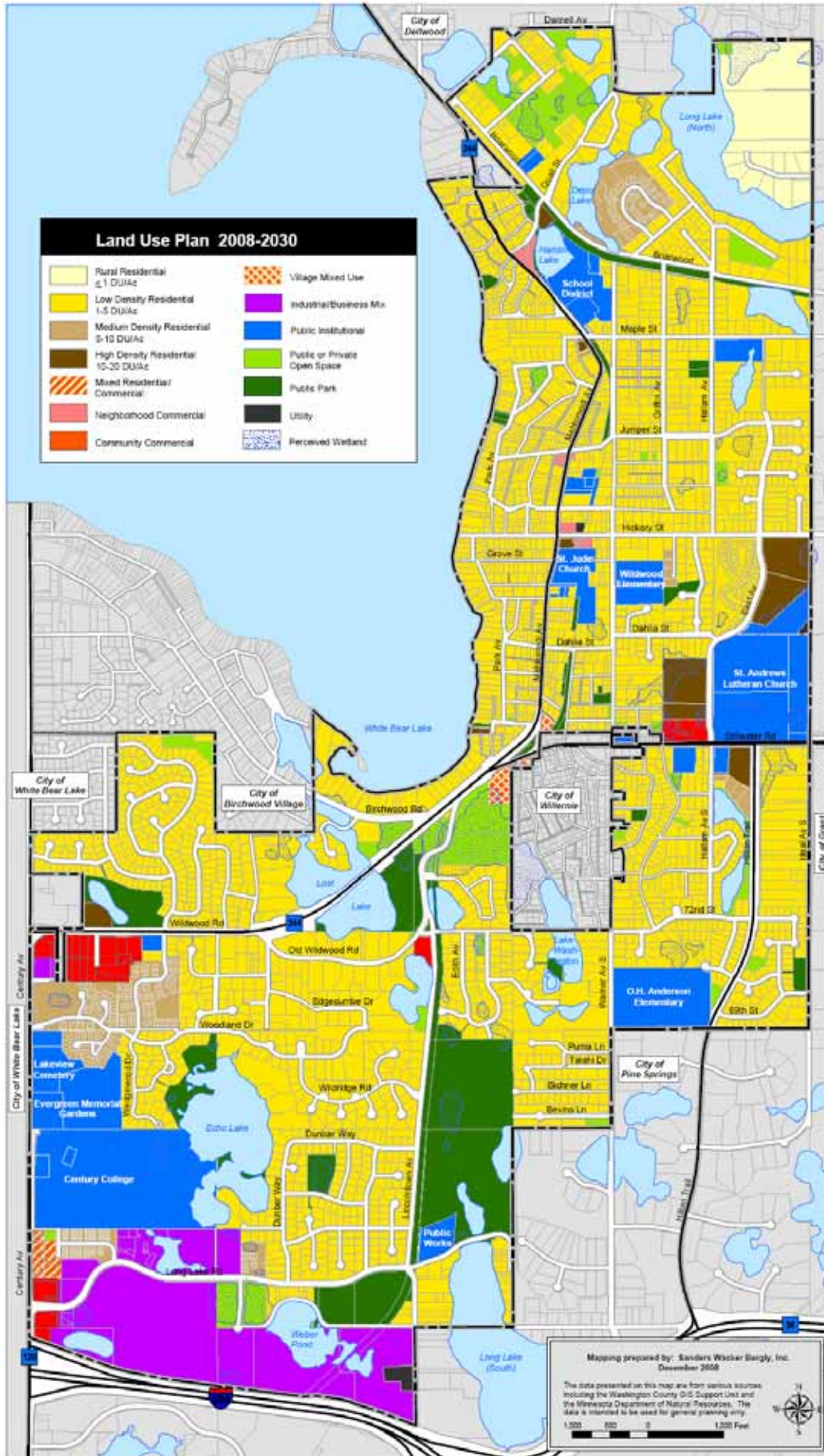


**Figure 3. Existing Land Use**  
City of Mahtomedi





**Figure 4. 2030 Future Land Use**  
 City of Mahtomedi



**Figure 5. Planned Land Use in 5-Year Increments**  
City of Mahtomedi

<b>TABLE 3-C: SUMMARY OF PROPOSED LAND USE 2008 – 2030</b>									
Within Urban Service Area	Allowed Density Range Housing Units/Acre		Existing (2008) Acres	2010 Acres	2015 Acres	2020 Acres	2025 Acres	2030 Acres	Change 2008-2030 Acres
	Minimum	Maximum							
<b>Residential</b>									
Low Density Residential	N/A	5	866	873	900	929	959	975	109
Medium Density Residential	5	10	60	60	60	60	60	60	0
High Density Residential	10	20	25	25	25	25	25	25	0
Mixed Residential/Commercial	10	20	0	0	0	0	0	5	5
<b>C/I Land Uses</b>									
	Est. Employees/Acre								
Neighborhood Convenience	11*		6	6	6	7	7	7	1
Community Commercial	11*		19	22	25	25	25	25	6
Village Mixed Use	11*		5	5	5	5	5	5	0
Industrial/Business Mix*	11*		103	105	110	115	120	129	26
Extractive	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Public/Semi Public Land Uses</b>									
Public/Institutional			215	215	215	215	215	215	0
Parks and Recreation			133	133	133	133	133	133	0
Open Space			59	59	59	59	59	59	0
Roadway Rights of Way			326	326	326	326	326	326	0
Utility			5	5	5	5	5	5	0
Railroad			N/A	N/A	N/A	N/A	N/A	N/A	N/A
Airport			N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Subtotal Sewered</b>			<b>1,822</b>	<b>1,834</b>	<b>1,869</b>	<b>1,904</b>	<b>1,939</b>	<b>1,969</b>	<b>147</b>
<b>Outside Urban Service Area</b>									
	Minimum lot size	Maximum lot size	Existing (2008)	2010	2015	2020	2025	2030	Change 2008-2030
Rural Residential 2.5 acres or less	1 Acre	N/A	143	135	115	95	75	55	-88
Rural Residential 2.5 -10 acres	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rural Residential 10-40 acres	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Agricultural 40+ acres	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Subtotal Unsewered</b>			<b>143</b>	<b>135</b>	<b>115</b>	<b>95</b>	<b>75</b>	<b>55</b>	<b>-88</b>
<b>Undeveloped</b>									
Wetlands	--	--	87	87	87	87	87	87	0
Open Water, Rivers and Streams	--	--	284	284	284	284	284	284	0
Vacant/Undeveloped			59	55	40	25	10	0	-59
<b>Total</b>			<b>2,395</b>	<b>2,395</b>	<b>2,395</b>	<b>2,395</b>	<b>2,395</b>	<b>2,395</b>	<b>59</b>

\* Employees per acre estimated by dividing the estimated number of employees in 2008 by the estimated acres of existing commercial and industrial uses.