

E Environment Committee
Meeting date: August 25, 2009

C Community Development Committee
Meeting date: September 21, 2009

ADVISORY INFORMATION

Subject:	City of Hampton 2030 Comprehensive Plan Update Tier II Comprehensive Sewer Plan Review File No. 20596-1
District(s), Member(s):	District 16, Councilmember Wendy Wulff
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff	Patrick Boylan, Principal Reviewer (651-602-1438)
Prepared/Presented:	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 Hampton to put its 2030 Comprehensive Plan Update into effect.
2. Adopt the revised forecasts for population, households, and employment for the City, as detailed in Table 2 of the attached Review Record.
3. Adopt the advisory comments in the forecast and land use sections.

Recommendation of the Environment Committee:

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

ADVISORY COMMENTS

City of Hampton 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan

Review File No. 20596-1- Council Business Item No. 2009-302

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 Hampton (City) is located within Hampton Township in east central Dakota County (Figure 1).

The 2030 Regional Development Framework (RDF), adopted by the Metropolitan Council (Council) in January 2004, identified the City of Hampton as a “rural center” geographic planning 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 and Surface Water Management) | Yes |

Consistent with Council Policy Requirements:

- | | |
|---|---------------------------|
| 1. Forecast | No (See Forecast Section) |
| 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 Hampton 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

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 proposed regional parks system facilities in Hampton.

Transportation

Roads and Transit

Reviewer: Jonathan Ehrlich, MTS – Systems Planning (651-602-1408)

The Update conforms with the *2030 Transportation Policy Plan (TPP)* and addresses all the applicable transportation and transit requirements of a comprehensive plan.

Proposed improvements to TH 52 have been correctly addressed in the Update.

Hampton lies within Transit Market Area IV and does not receive any regular-route transit services. A car pool lot is located near the TH 52/TH 50 interchange. General public dial-a-ride service is provided by Dakota Areas Resources and Transportation for Seniors (DARTS).

Aviation

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

The Update conforms with Aviation policies in the TPP.

Water Resources Management

Wastewater Service

Reviewer: Roger Janzig, ES – Engineering Services, (651-602-1119)

The Update conforms with the *2030 Water Resources Management Policy Plan (WRMPP)*. The Update summarizes the City's vision for the next 20 years to year 2030. It includes growth forecasts that are consistent with the Council's recommended forecasts for population, households, and employment.

Current wastewater treatment services are provided by the City at a wastewater treatment plant (WWTP) owned and operated by the City. The City has identified that the capacity remaining at the WWTP is approximately 100 residential equivalent connections. Based on the projections contained in the Plan, the WWTP will reach capacity after 2030. The Plan states that the City is considering the possibility of the Metropolitan Council acquiring the WWTP in the future; however, the Plan does not make this formal request.

Hampton is currently identified as a Rural Center in the Council's Regional Development Framework. In order for the Council to consider acquisition of the City's WWTP, the City must first have its geographical planning designation changed from a Rural Center to a Rural Growth Center. This is accomplished through the City submitting a comprehensive plan amendment requesting the change, meeting established criteria, and obtaining approval by the Council. Once identified as a Rural Growth Center, a formal request for acquisition may be made to the Council. The request needs to include information regarding the current wastewater flow, current capacity of the wastewater treatment plant, and potential cost effective options for future wastewater treatment plant expansions.

The Update provides sanitary flow projections in 5-year increments. The rationale, for the projections, is given in the Update and determined appropriate for planning for local services.

The Update includes an I/I reduction plan summary that involves repair and replacement of the City's sanitary sewer system, based on a televised inspection of their system in 2000. The Plan states that rain leaders, basement sump pumps, and foundation drains are prohibited connections to the sanitary sewer system. The City has planned sump pump inspections to verify that they are disconnected from 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 Rural Center (Agricultural Area) 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 consistent with the *WRMPP* for local surface water management. Hampton lies within the Vermillion River watershed. The Vermillion River Joint Powers Board's watershed management plan was approved by the Board of Water and Soil Resources (BWSR) in 2005. Hampton was part of the Dakota County Rural Collaborative. The Dakota County Rural Collaborative was a joint partnership that prepared a local water management plan (LWMP) for 12 rural communities in the Vermillion River Watershed in 2008. Hampton adopted the Dakota County Rural Collaborative Local Water Management Plan as its required LWMP in November 2008.

The LWMP was reviewed under separate cover. The LWMP was found to be consistent with Council policy and the Council's *WRMPP*. The LWMP fulfills the Council's requirements for local surface water management plans.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

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

The Update includes both Metropolitan Council System Statement forecasts and the city's preferred forecasts (shown in the table below). The Update's 2030 household forecasts are slightly higher than Council forecasts. Because the city assumes larger households than Council forecasts, the city's population forecasts for 2010-2030 are also higher. The city's employment forecasts are lower than the original System Statement forecasts.

Forecasts are consistent throughout the Plan Update; the city consistently uses its own preferred forecasts when discussing its future growth. Council staff find the city's preferred forecasts reasonable, and recommend that the Council revise Hampton's forecasts. The city's forecasts will be officially revised upon Council approval of the Comprehensive Plan Update.

Table 1: 2005 System Statement for City of Hampton:

			Revised Development Framework		
	1990	2000	2010	2020	2030
Population	363	434	690	730	740
Households	118	156	260	290	300
Employment	100	262	280	300	350

Table 2: City of Hampton's preferred forecasts

	2010	2020	2030
Population	770	850	930
Households	260	290	330
Employment	200	250	300

2030 Regional Development Framework and Land Use

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

With the supplemental materials received on July 20 and July 28, 2009, the Update is consistent with the *RDF*, which designates the City as a Rural Center. Rural Centers are directed to accommodate growth in a flexible, connected, and efficient manner, and plan for sewerred residential development at densities of at least 3 to 5 units per acre or higher, while retaining densities of one dwelling per 40 acres in surrounding Agricultural areas.

2030 Land Use Categories and Acreages				
<u>Land Use Category</u>	<u>Gross Acres</u>	<u>Wet Acres</u>	<u>Net Acres</u>	<u>Net % of Total</u>
Agriculture	235.23	6.84	228.39	28.4%
Rural Residential	157.30	5.67	151.63	18.9%
Low Density Residential	64.42	2.15	62.27	7.7%
Low Density Reserve	139.75	13.46	126.29	15.7%
Medium Density Residential	1.36	0.00	1.36	0.2%
Medium Density Reserve	15.87	0.00	15.87	2.0%
Central Business District	6.76	0.00	6.76	0.8%
Highway Commercial	54.00	0.00	54.00	6.7%
Industrial	39.01	0.14	38.87	4.8%
Public Institutional	27.43	0.95	26.48	3.3%
Parks/Recreation	13.53	2.85	10.68	1.3%
Right-of-Way	49.26	0.60	48.66	6.1%
Wetland/Floodplain			32.66	4.0%
Total	803.92	32.66	803.92	100%

Source: Table 12, p. 21, City of Hampton 2030 Comprehensive Plan Update

Existing uses in the City are largely classified as Agriculture/Vacant, about 76% of the gross acreage of the City. Single family uses are concentrated in the east central part of the City, just to the west of U.S. Highway 52. Because of the limited capacity at the wastewater treatment facility, the City proposes to moderate growth within the City by carefully controlling connections to the facility to an average of four residential permits per year, with a maximum of 10 permits per year allowed. The Update indicates that expansions of the urban service area will require a comprehensive plan amendment (CPU) to the Update.

The Update proposes three categories that allow sanitary sewerred residential uses at densities consistent with Council policy: Low Density Residential at 3.3 to 4.0 dwelling units per acre, Medium Density Residential at 6.0 to 17.4 units per acre, and Central Business District at 6.0 to 17.4 units per acre. Not including the Central Business District, the proposed sanitary sewerred area land uses result in a minimum net density of 3.36 units per acre (Table 2 below). The Central Business District currently contains less than half an acre of vacant land and allows a variety of land uses

including retail, office, service, and multi-family residential. The City anticipates that the new housing opportunities in this district will be through redevelopment and have designated housing to occur at densities of 6.0 to 17.4 units per acre.

Table 2: 2030 Sewered Residential Land Uses

Category	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	3.3	4	62.27	205.491	249.08
Medium Density Residential	6	17.4	1.36	8.16	23.664
TOTALS			63.63	213.651	272.744
Overall Density				3.36	4.29

Outside of the urban service area, the Update proposes to maintain land uses at low densities to facilitate future urban service expansion. Areas designated for Low Density Residential Reserve and Medium Density Residential Reserve are limited to densities of one unit per 10 acres, with the possibility for consideration of a CPA to expand urban services on a case-by-case basis. Areas on the western edge of the City and in the northeast are designated as Agriculture with a maximum density of one unit per 40 acres. Rural Residential areas are located to the west of the existing developed area. These areas are intended to identify areas where existing residential uses without public utilities are located and where future low density residential development served by public utilities may occur. These areas are held at a maximum density of no more than one unit per 10 acres.

Advisory Comment

The Update indicates that the City is considering the possibility of the Metropolitan Council acquiring the City’s wastewater treatment facility in the future, but does not make a formal request. The City is advised to participate in the Council’s Plat Monitoring Program if the City requests Metropolitan Council acquisition of the City’s wastewater treatment plant.

Housing

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

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 4 units.

To provide opportunities to meet this need, the Update indicates that one acre of land will be guided for medium density residential development, with a density range of 6-17.4 units per acre. Furthermore, the Update indicates that additional housing opportunities may be obtained through redevelopment efforts in the Central Business District which is planned to allow for higher density residential development. The plan identifies the implementation programs and tools the city will use to provide opportunities for the development of affordable housing.

The Update states the city will continue to participate and work with programs offered by the Dakota County CDA and Minnesota Housing to meet local affordable housing needs.

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 there are approximately 10 ISTS remaining in operation in the City. The City has adopted Dakota County ISTS Ordinance #113, which is consistent with MPCA Rules and Council policy requirements. Dakota County maintains maintenance management recordkeeping and ISTS owner notification for the City, and the City is responsible for review, permitting, inspections of new and existing ISTS, and enforcement of maintenance management requirements. Violations, complaints, and potential system repairs are referred to the Building Official for enforcement. If the Building Official cannot remedy violations and corrections through normal enforcement procedures, the matter is turned over to the City Attorney for prosecution.

Water Supply

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

The Update is complete and consistent with the *WRMPP*. The Council encourages the city to continue to promote water conservation and invites the city to visit the water conservation toolbox on the Council's website for more conservation ideas.

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.

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 contains adequate information on aggregate resources protection as required by the MLPA.

The Update identifies, consistent with *Minnesota Geological Survey Information Circular 46* information, the presence and location of aggregate resources within the City. The majority of the resource areas are guided agricultural, which should protect them for potential extraction in the future. Some of the City's aggregate resource areas have been urbanized and others are overlain by lands identified in the Council's Natural Resource Inventory/Assessment as Regionally Significant Ecological Areas. The Council recommends the City give primary consideration for protection of the Regionally Significant Ecological Area lands from aggregate extraction.

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.

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 October 1, 2008. 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 Hampton 2030 Comprehensive Plan, dated April 2009.
- Comprehensive Plan Transmittal form.
- Supplemental Information, received July 20 and July 28, 2009.

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
Hampton

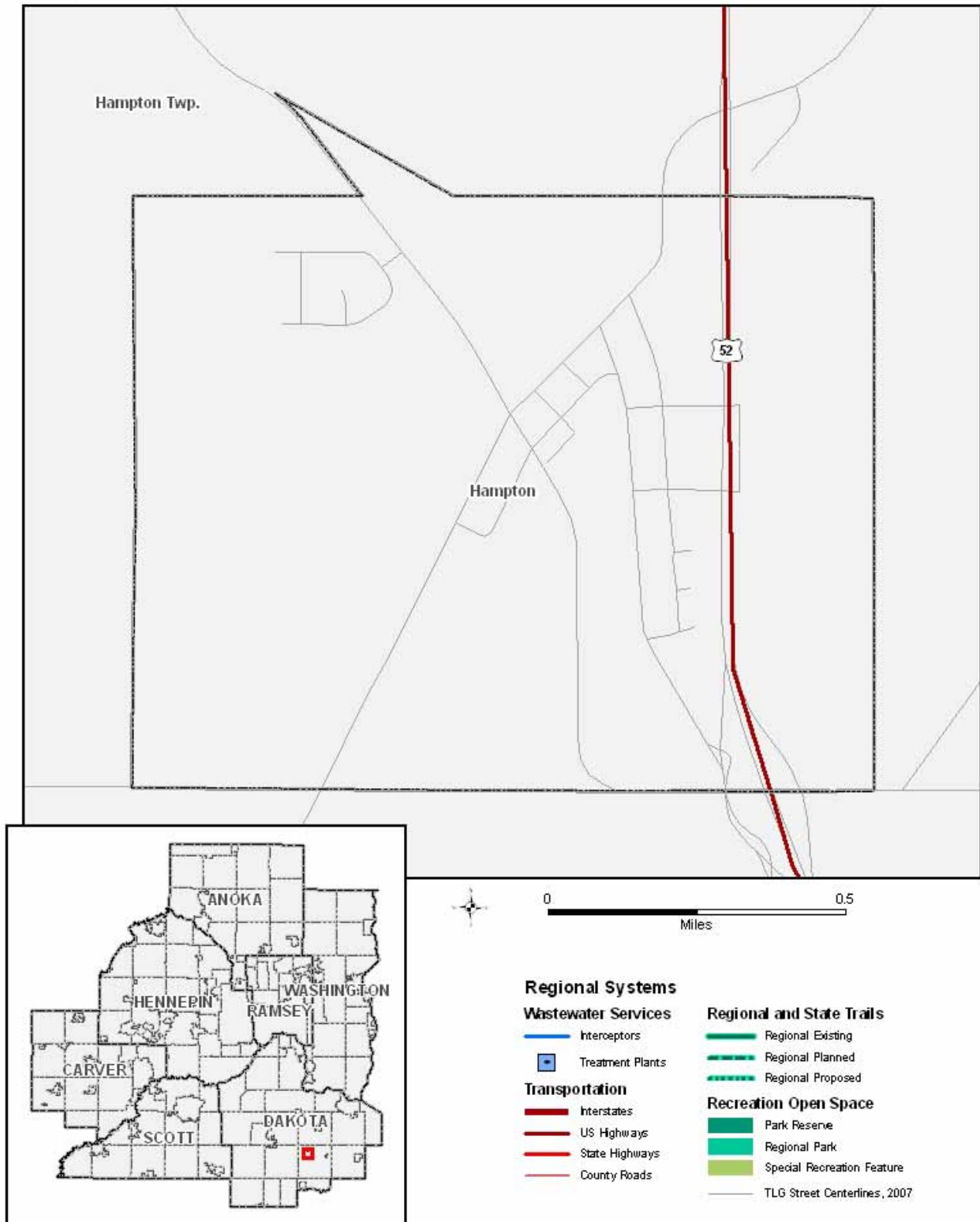


Figure 2. 2030 Regional Development Framework Planning Areas

Hampton

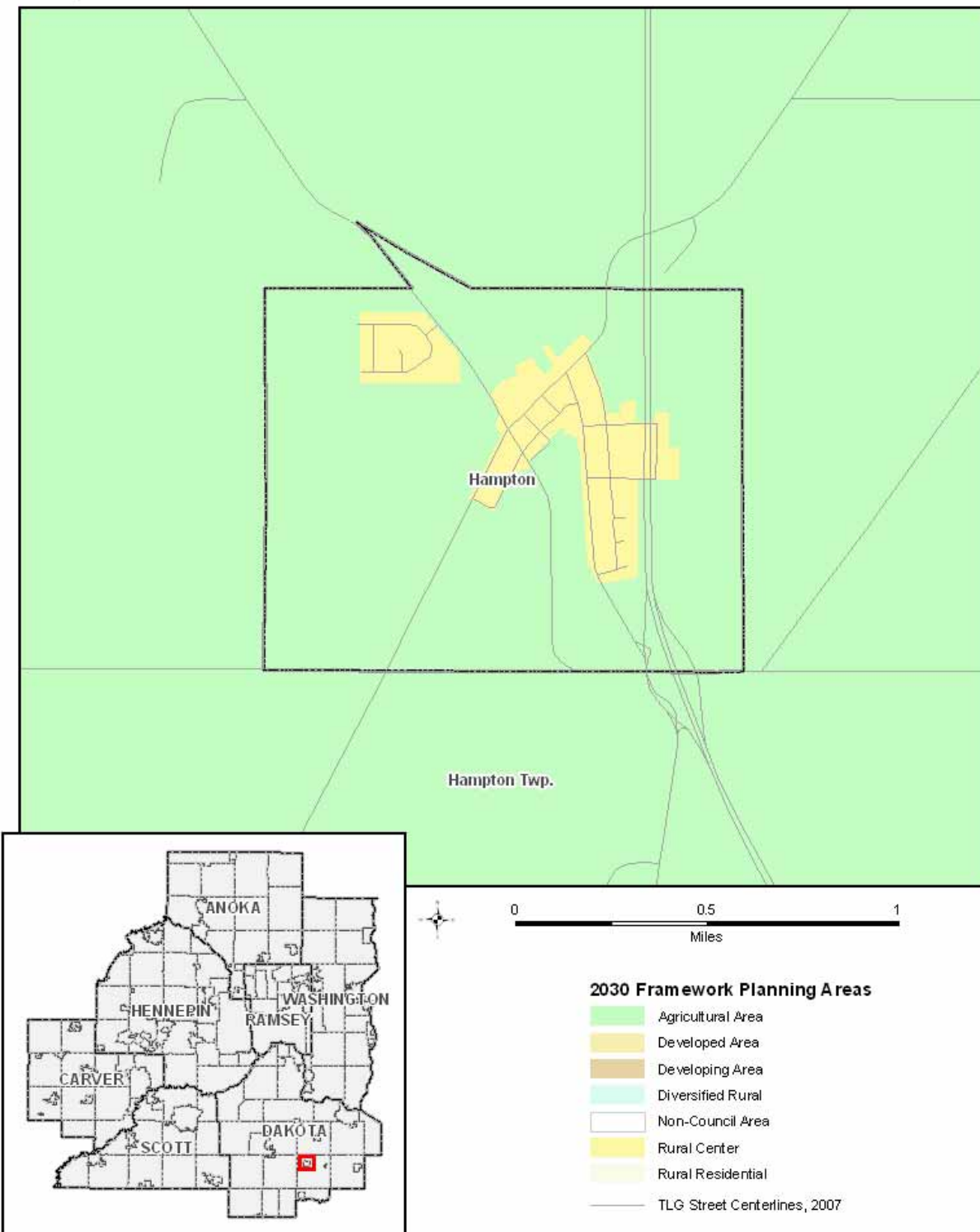


Figure 3. Existing Land Use
City of Hampton

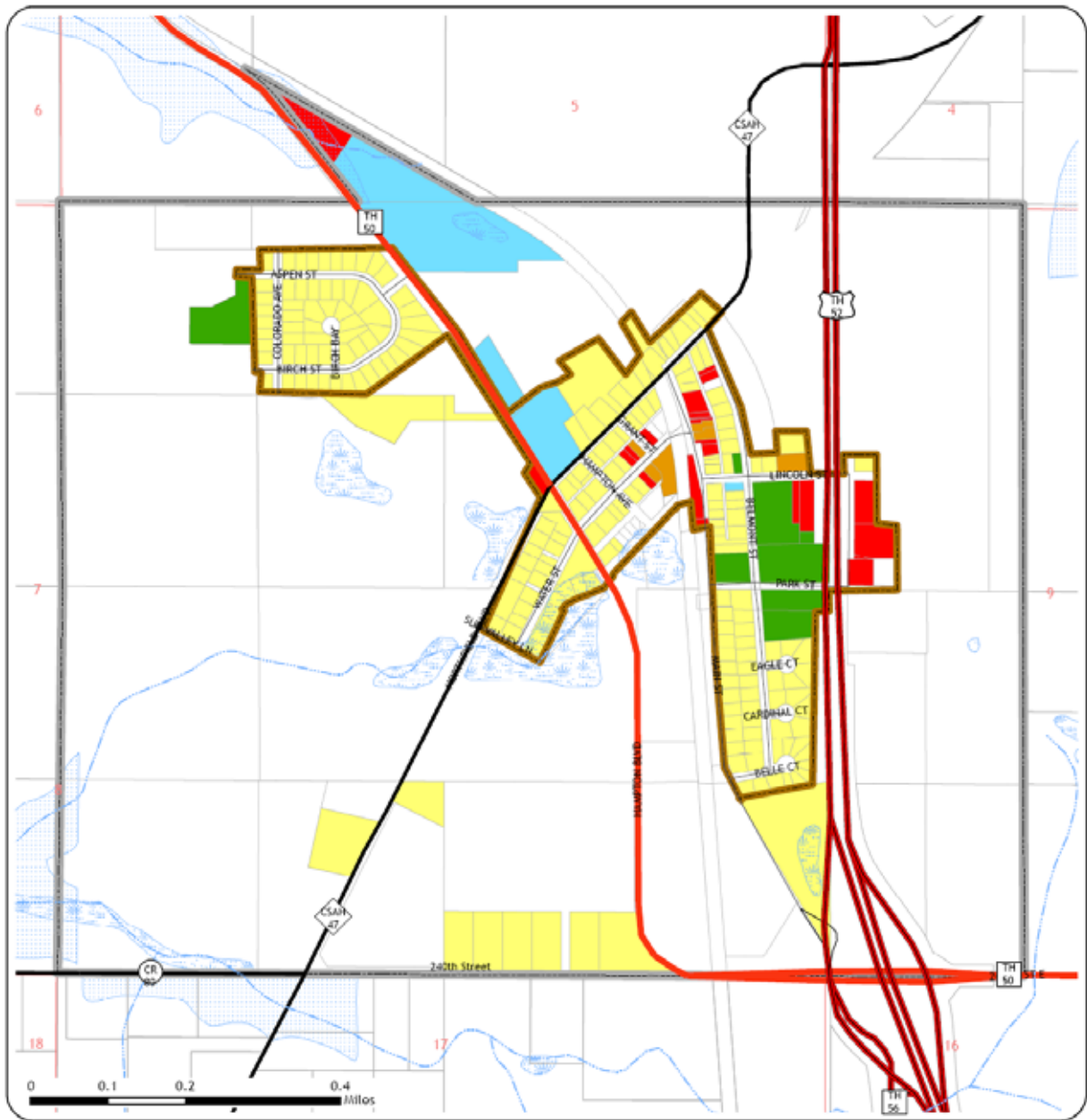


Figure 4. 2030 Planned Land Use
City of Hampton

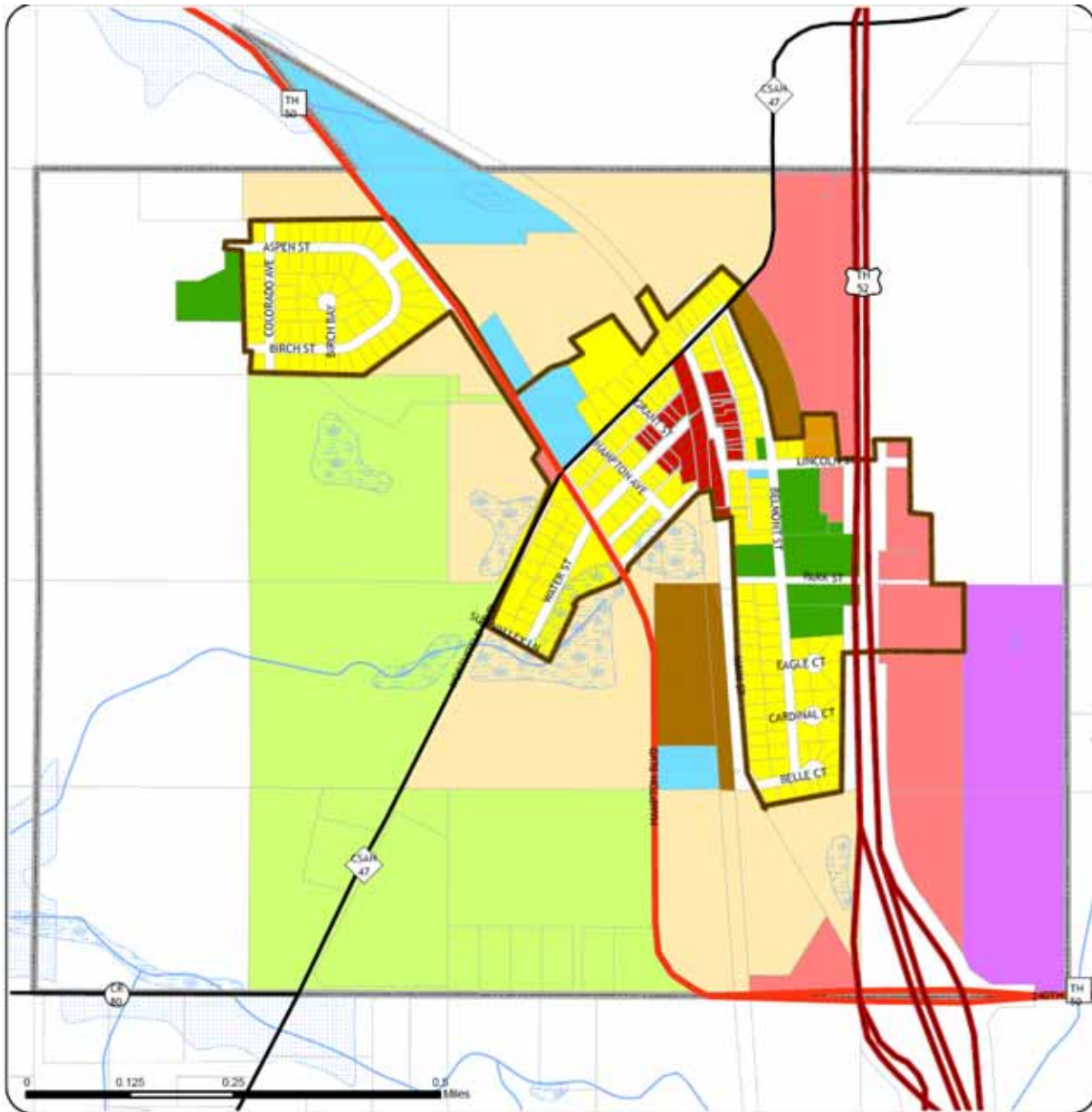


Fig. 5 - 2030 Future Land Use

Land Use Category

- | | | |
|------------------------------------|---------------------------|-----------------|
| Agriculture | Central Business District | NWI Wetlands |
| Rural Residential | Highway Commercial | Floodplain Area |
| Low Density Residential | Industrial | Streams |
| Low Density Residential Reserve | Parks and Recreation | |
| Medium Density Residential | Public/Institutional | |
| Medium Density Residential Reserve | Urban Service Area | |

City of Hampton
Dakota County, MN

Source: Dakota County GIS; City of Hampton September, 2008

