

<b>C</b>	<b>Community Development Committee</b>	<b>Item: 2007-21</b>
	Meeting date: February 5, 2007	

<b>ADVISORY INFORMATION</b>	
<b>Date</b>	UPDATED: January 26, 2007
<b>Subject</b>	Set Public Hearing City of Oak Grove; Comprehensive Plan Amendment (CPA) Gardas Grove 2 <sup>nd</sup> Addition, Review File 17096-24
<b>Districts, Members</b>	Natalie Steffen, Metropolitan Council District 9
<b>Prepared by</b>	Tori Dupre, Principal Reviewer (651-602-1621) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566) Guy Peterson, Acting Director, Community Development (651-602-1418)
<b>Division/Department</b>	Community Development / Planning and Growth Management

<b>BACKGROUND</b>
<p>The 2030 Regional Development Framework designates Oak Grove as a Diversified Rural community, and indicates that the City should support growth that is consistent with forecasts, and at densities no greater than 1 unit per 10 acres.</p> <p>The metropolitan wastewater system currently does not serve Oak Grove. However, the Council's 2005 Water Resources Management Policy Plan, and "Long-Term Service Areas" map showing northwest Anoka County as an area having "potential sewered development with rapid infiltration".</p> <p>January 26, 2000: Metropolitan Council acted on the City's Comprehensive Plan Update. Since 2000, the City has submitted 24 plan amendments (CPA) proposing land use changes from agriculture to single-family residential on 2.5-acre lots. These amendments involved over 900 acres.</p>

<b>PROPOSED ACTION</b>
<p>That the Community Development Committee recommend that the Metropolitan Council <b>schedule a public hearing</b> on the City of Oak Grove's comprehensive plan amendment at the February 5, 2007 Community Development Committee meeting.</p>

<b>PROPOSED PLAN AMENDMENTS</b>
<p>The Council received the City's proposed Gardas Grove 2<sup>nd</sup> Addition comprehensive plan amendment on November 16, 2006 regarding 20 acres from Agriculture, one unit per ten acres to Single Family Residential, one unit per 2.5 acres.</p>

## ISSUES

The Council staff finds the proposed CPA inconsistent with the 2030 Regional Development Framework policies for the Diversified Rural policy area, allowing development at a density that exceeds the Council's policies and growth forecasts. The cumulative effect of the City's past plan amendments may have a substantial impact on regional systems, and ultimately affect how metropolitan wastewater and other regional systems area planned, constructed and operated.

The Council staff also finds the proposed CPA may have a substantial impact on, or substantial departure from the 2005 Water Resources Management Policy Plan. The Policy Plan states:

*"The Metropolitan Council will use the wastewater system plan to support the orderly and economic development of the metropolitan area, including the long-term service area of communities. The long-term service area will be generally defined by a community or watershed boundary. A community's comprehensive plan and plan amendments are expected to meet the forecasts and densities specified in the Council's 2030 Regional Development Framework.*

*Inconsistencies would provide the Council a reason to find that the community's plan is more likely than not to have a substantial impact on, or contain a substantial departure from, the metropolitan system plan, thus requiring modifications to the local comprehensive plan."*

In a previous action (December 2006) on an Oak Grove amendment (*DeLong Family resubmitted, Review File 17096-22*), the Metropolitan Council recommended:

- 1) Allow the City to put the comprehensive plan amendment into effect, and
- 2) Advise the City that prior to submitting future single family residential amendments, the City must submit a CPA addressing the land use areas for the remaining 372 units based on the Metropolitan Council and the City staff meeting on June 9, 2006.

As of January 12, 2007, the City of Oak Grove has not submitted a CPA addressing this information. However, the City and Council staff had a number of meetings to discuss the City's 2008 comprehensive plan and planning for potential future sewerred areas.

The Metropolitan Land Planning Act (MLPA), Minnesota Statutes section 473.175, authorizes the Metropolitan Council to require a municipality to modify its comprehensive plan or any part thereof, if it "concludes that the plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans." It requires the Metropolitan Council to conduct a public hearing, adopt findings and approve a resolution.

The public hearing will include an overview of the proposed CPA and issues, and allow an opportunity for the City and interested parties to present comments. The issues to address include:

- Is the proposed CPA consistent with the Metropolitan Council's *2030 Regional Development Framework* policies, accommodating growth consistent with growth forecasts and densities?
- Is the proposed CPA in conformance with the *Water Resources Management Policy Plan* and the policies addressing potential future wastewater treatment systems in Anoka County?
- Does the proposed CPA represent a substantial departure from the regional wastewater system plan, or represent a substantial impact on the metropolitan wastewater treatment system?

## REVIEW SCHEDULE

The following schedule includes the statutory requirements and follows the Council's comprehensive plan review public hearing procedures.

February 5, 2007	Set public hearing schedule
February 6, 2007	Post public hearing notice on Council website
March 5, 2007	Conduct public hearing at Community Development Committee, 4:30 p.m.
March 12, 2007	Close public hearing record at 4:30 p.m.
March 19 or April 2, 2007	Community Development Committee reviews hearing record report, takes action, forwards recommendations to Metropolitan Council.
March 28 or April 11, 2007	Metropolitan Council takes formal action

Figure 1. Location Map, Showing 2030 Framework Planning Areas, Regional Systems and the Gardas CPA Site, City of Oak Grove

