

# C Community Development Committee

Meeting date: April 7, 2008

## ADVISORY INFORMATION

<b>Date:</b>	April 3, 2008
<b>Subject:</b>	City of Inver Grove Heights Hwy 52/55 MUSA Expansion Comprehensive Plan Amendment Amendment Review File No. 18495-39
<b>District(s), Member(s):</b>	District 15, Dan Wolter
<b>Policy/Legal Reference:</b>	Metropolitan Land Planning Act
<b>Staff Prepared/Presented:</b>	Patrick Boylan, Principal Reviewer (651-602-1438)
<b>Division/Department:</b>	Community Development/Planning & Growth Management

### Proposed Action

That the Metropolitan Council:

1. Allow the City of Inver Grove Heights to put the comprehensive plan amendment (CPA) into effect.
2. Require the City to address the following as a part of the 2008 Comprehensive Plan Update.
  - a. Describe activities to identify and reduce sources of excessive inflow and infiltration.
  - b. Include the 2005 Systems Statement sanitary sewer flows and flow forecasts.
3. Acknowledge that the CPA does not change the City's 2005 System Statement forecasts.

### Background

Inver Grove Heights is located in Dakota County along the Mississippi River, bordered by Sunfish Lake to the north, Eagan to the west and Rosemount to the south.

In 2000, the City had 29,751 residents, 11,257 households and 7,018 jobs. By 2030, the City is expected to have 44,200 residents, 18,000 households, and 12,100 jobs. The Council's 2030 *Regional Development Framework* identifies the City as both *Developing* (north) and *Rural Residential* (south).

The Metropolitan Council reviewed the City's 2020 Comprehensive Plan (Review No. 16750-3) on March 25, 1999. Since then, the City has submitted more than 35 plan amendments to the Council for review.

The proposed CPA expands the metropolitan urban service area (MUSA) to include 940.63 acres located south of Trunk Highway 52 to the City's southern boundary. The City proposes no land use changes.

### Rationale

The proposed CPA is in conformity with regional system plans, consistent with Council policies and compatible with the plans of other local communities and school districts.

### Funding

No Metropolitan Council funding required.

### Known Support / Opposition

No known support or opposition

<b>C</b>	<b>Community Development Committee</b>	<b>2008- 67</b>
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<b>ADVISORY INFORMATION</b>	
<b>Subject</b>	<b>City of Inver Grove Heights, Hwy 52/55 MUSA Expansion Comprehensive Plan Amendment Review File No. 18495-39</b>
<b>District</b>	District 15 - Daniel Wolter
<b>Prepared by</b>	Patrick Boylan, Principal Reviewer (651-602-1438) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566) Guy Peterson, Community Development Division Director, (651-602-1418)
<b>Division/Department</b>	Community Development/Local Planning Assistance

<b>BACKGROUND</b>
<p>The City of Inver Grove Heights (the "City") is located in Dakota County along the Mississippi River. The City of Sunfish Lake is to the north, Eagan to the west and Rosemount to the south.</p> <p>In 2000, the City had 29,751 residents, 11,257 households and 7,018 jobs. By 2030, the City is expected to have 44,200 residents, 18,000 households, and 12,100 jobs. The Council's 2030 Regional Development Framework identifies the City as both Developing (north) and Rural Residential (south).</p> <p>The Metropolitan Council reviewed the City's 2020 Comprehensive Plan (Review No. 16750-3) on March 25, 1999. Since then, the City has submitted more than 35 plan amendments to the Council for review.</p>

<b>REQUEST SUMMARY</b>
<p>The proposed CPA expands the metropolitan urban service area (MUSA) to include 940.63 acres located south of Trunk Highway 52 to the City's southern boundary. The City proposes no land use changes.</p> <p>In the City's May 2006 feasibility study ("Southern Sanitary Sewer System Improvements"), the CPA area was identified as a potential site for the extension of sanitary sewer and water.</p> <p>The CPA does not change the City's forecasts.</p>

<b>PROPOSED ACTION</b>
<ol style="list-style-type: none"> <li>1. Allow the City of Inver Grove Heights to put the comprehensive plan amendment (CPA) into effect.</li> <li>2. Require the City to address the following as a part of the 2008 Comprehensive Plan Update. <ol style="list-style-type: none"> <li>a. Describe activities to identify and reduce sources of excessive inflow and infiltration.</li> <li>b. Include the 2005 Systems Statement sanitary sewer flows and flow forecasts.</li> </ol> </li> <li>3. Acknowledge that the CPA does not change the City's 2005 System Statement forecasts.</li> </ol>

OVERVIEW	
<b>Conformity with Regional Systems</b>	The CPA conforms to the Regional System Plans for Parks, Transportation (including Aviation) and Water Resources Management, with no substantial impact on, or departure from these plans.
<b>Consistency with Council Policy</b>	The CPA is consistent with the Council's <i>2030 Regional Development Framework</i> , and water resources management, and consistent with Council forecasts.
<b>Compatibility with Adjacent Community Plans</b>	The CPA will have no impact on adjacent communities, school districts and watersheds; The City submitted the CPA to these on January 18, 2008.

PREVIOUS COUNCIL ACTIONS
<ul style="list-style-type: none"> <li>• <b>March 1999:</b> The Council acted on the City's 2020 Comprehensive Plan Update (CPU)</li> <li>• <b>March 2003 through March 2008:</b> The Council acted on 39 amendments to the comprehensive plan.</li> </ul>

ISSUES
<ol style="list-style-type: none"> <li>1. Does the amendment conform to the regional system plans?</li> <li>2. Is the amendment consistent with the <i>Development Framework</i> and other Council policies?</li> <li>3. Does the amendment change the City's forecasts?</li> <li>4. Is the amendment compatible with adjacent local governmental units?</li> </ol>

## ISSUE ANALYSIS AND FINDINGS

### I. Conformance with Regional System Plans

#### A. TRANSPORTATION SYSTEM: Mark Filipi (651-602-1725), Chauncey Case (602-1724)

The amendment is in conformance with the *Regional Transportation (and Aviation) Policy Plan* and will not impact the regional roadway system.

#### B. WATER SYSTEM

##### 1. Wastewater: Kyle Colvin (651-602-1151)

The amendment is in conformance with the *Water Resources Management Policy Plan*. The regional wastewater system has sufficient capacity to accommodate the MUSA expansion area. The City should correct the 2010, 2020, and 2030 flow projections in the City's plan to be consistent with the 2005 Systems Statement.

##### 2. Water Supply, Sara Bertelsen (651-602-1035)

The amendment is consistent with Metropolitan Council Water Supply policies.

### **3. Surface Water Management: James Larsen (651-602-1159)**

The City is located within both the Gun Club Lake and Lower Mississippi River watersheds. Both of those Watershed Management Organizations have completed their 'second-generation' watershed plan updates – the more recent of the two updates was completed in 2001. The City's current local surface water management plan was completed in September 2006.

### **C. REGIONAL PARKS SYSTEM: Jan Youngquist (651-602-1029)**

The proposed CPA is in conformance with the Regional Parks Policy Plan

## **II. Consistency with 2030 Regional Development Framework and Council policies**

### **A. 2030 REGIONAL DEVELOPMENT FRAMEWORK: Patrick Boylan (651-602-1438)**

The amendment is consistent with *2030 Development Framework* policies for Developing Area communities. The Council received the proposed CPA on February 28, 2008, and found it complete on March 17, 2008. The Council's 60 day review ends May 15, 2008.

The City participates in the Metropolitan Council's Plat Monitoring program. Since 2000, the City has platted 336 net acres and developed 1,954 housing units. This represents residential development averaging 5.82 units per net acre. The proposed CPA does not propose any new residential units.

### **MUSA Expansion Guidelines**

1. Does the City's overall residential density meet a minimum of three units per net developable acre? **Yes**, the City participates in the Council's Plat Monitoring program. The overall residential density for development since 2000 is 5.82 units per developable acre.
2. Does the City have adequate capacity, or staged capacity, to accommodate the development staging? **Yes**, the regional has adequate capacity to accommodate the 940-acre MUSA expansion.
3. Does the city have an identified inflow and infiltration (I&I) problem that currently impacts the metropolitan disposal system? **Yes**, the Council has identified the City as a community with I&I issues. In its 2008 Comprehensive Plan Update, the City shall include a description of activities that it plans to carry out aimed at identifying and reducing sources of excessive I&I.
4. Has the City addressed and fulfilled previous Council actions and negotiations regarding the City's 2020 comprehensive plan? **Yes** the City has met all actions and negotiations regarding the 2020 Comprehensive Plan Update.
5. Has the City addressed consistency between the CPA and the Council's 2030 forecasts for households and employment? **Yes**, the CPA will not change the Council's 2030 forecasts.
6. Does the City have a parks and open space system plan, strategies for implementation of best practice-storm water management plans, and natural resource protection ordinances? **Yes**, the City has open space programs, and strategies and programs that address storm water management and natural resource protection.

**B. HOUSING: Linda Milashius (651-602-1541)**

The amendment does not involve residential land uses. The city has a small number of affordable rental units left toward meeting its goal for 2010. It has a much more significant balance regarding its affordable ownership goal.

**III. Consistency with System Statement Forecasts: Todd Graham (651-602-1322)**

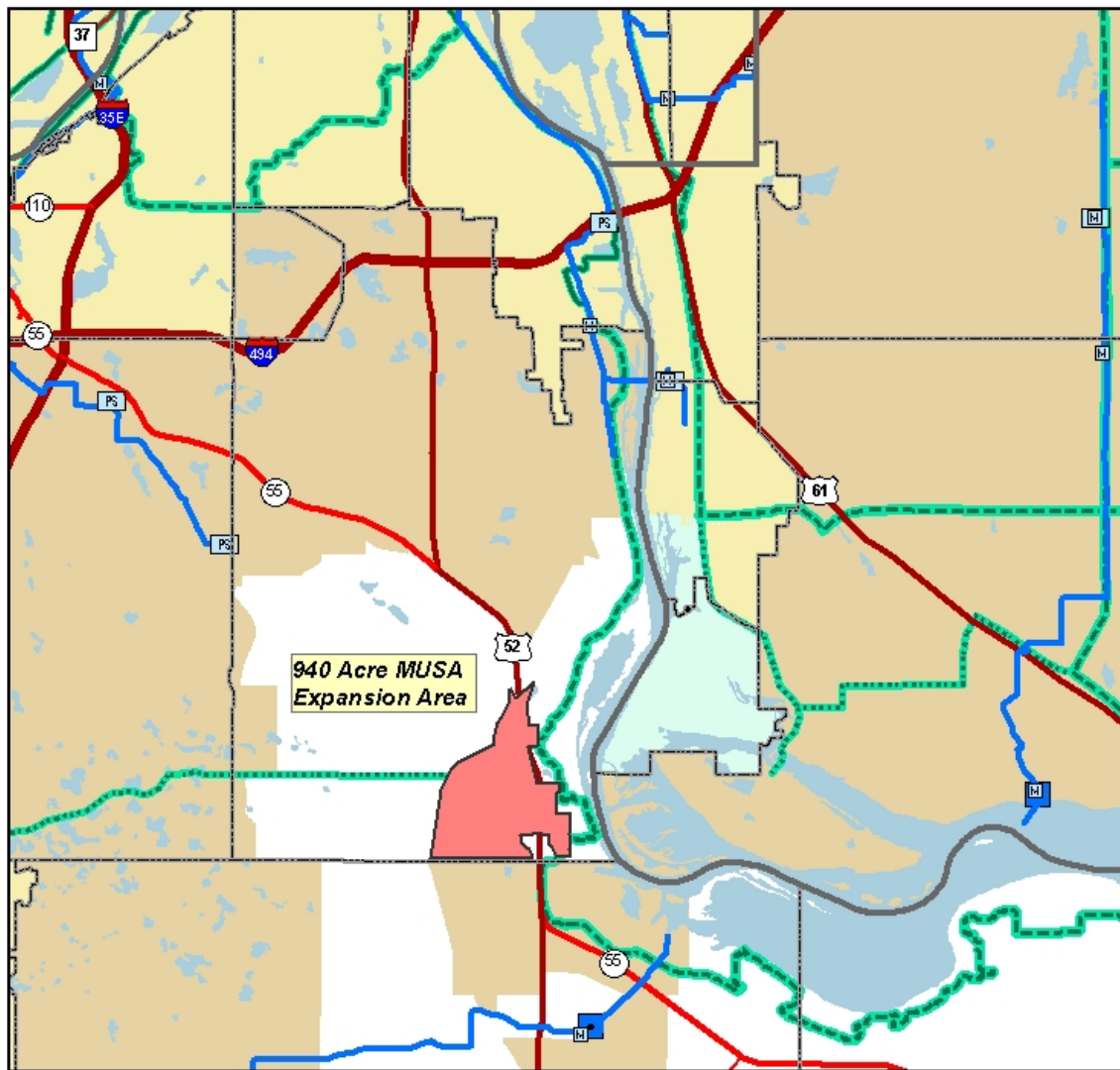
The amendment is consistent with, and does not change, the Council's System Statement forecasts.

**IV. Compatibility with Adjacent Governmental Units**

The City sent the proposed CPA to adjacent local governments, school districts and other jurisdictions on January 18, 2008.

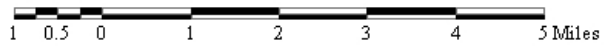
<b>ATTACHMENTS</b>
<b>Figure 1</b> – Location Map Showing Regional Systems <b>Figure 2</b> – Site map with proposed MUSA expansion

**Figure 1. Location Map, with Regional Systems**



**Regional Systems**

- |                  |                                  |                              |
|------------------|----------------------------------|------------------------------|
| Treatment Plants | <b>Transportation</b>            | <b>Recreation Open Space</b> |
| <i>Proposed</i>  | Interstates                      | Park Reserve                 |
|                  | US Highways                      | Regional Park                |
|                  | State Highways                   | Special Recreation Feature   |
|                  | County Roads                     |                              |
|                  | <b>Regional and State Trails</b> |                              |
|                  | Regional Acquisition             |                              |
|                  | Regional Existing                |                              |
|                  | Regional Planned                 |                              |
|                  | Regional Proposed                |                              |
|                  | State Existing                   |                              |



Source: Metropolitan Council GIS Files: p. boylan 3-26-08

Figure 2. Site map with proposed MUSA expansion

