



# Community Development Committee

Meeting date: August 18, 2008

Business Item

Item: 2008-204



# Environment Committee

Meeting date: August 26, 2008

## ADVISORY INFORMATION

<b>Subject:</b>	City of Long Lake 2030 <i>Comprehensive Plan</i> Update Review File No. 20279-1 Tier II Comprehensive Sewer Plan
<b>District(s), Member(s):</b>	District 3, Councilmember Mary Hill Smith, 952-475-1388
<b>Policy/Legal Reference:</b>	Minnesota Statute Section 473.175
<b>Staff Prepared/Presented:</b>	James P. Uttley, Principal Reviewer, (651-602-1361) Kyle Colvin, Engineering Services Asst. Manager, (651-602-1151)
<b>Division/Department:</b>	Community Development / Planning and Growth Management Environmental Services / Engineering Services

### Proposed Action

That the Metropolitan Council adopts the attached Review Record and takes the following actions from each committee:

#### Recommendations of the Community Development Committee

1. Authorize the City of Long Lake to put its 2030 Comprehensive Plan Update into effect without any plan modifications;
2. Remind the City that after it adopts its Water Resources Management Plan (WRMP), a final copy needs to be forwarded to the Council for Council records together with the dates that the watershed district approved the plan and the city adopted the final plan.
3. Remind the City to submit a copy of the City Council Resolution adopting its Update to the Council for its records;
4. Remind the City that Minnesota Statutes 473.864 require it to formally adopt the Comprehensive Plan, along with any required modifications, within nine months after the Council's final action and require the City to submit two copies of the adopted Plan to the Council in a timely manner; and,
5. Remind the City that it is required to submit any updated ordinances and controls intended to help implement the Plan to the Council upon adoption.

#### Recommendations of the Environment Committee:

1. Approve the City's Tier II Comprehensive Sewer Plan;

## Background

The City of Long Lake (City) is located in central Hennepin County, on the south and west side of the lake that gives the City its name. Long Lake is surrounded by the city of Orono. (See Figure 1)

The *2030 Regional Development Framework (RDF)*, as adopted by the Metropolitan Council (Council) in January 2004, identified Long Lake as a “Developed” community. Figure 2 shows the designation and regional systems in Long Lake and the 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 Plan conform to Regional Systems Plans?
2. Is the Plan consistent with Metropolitan Council policies?
3. Is the Plan 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<br>(Wastewater Services and Surface Water Management) | Yes |

### Consistent with Council Policy Requirements:

- |   |     |
|---|-----|
| 1. Forecasts  | Yes |
| 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 |
|--------------------------------|-----|

## Funding

The Council awarded Long Lake a \$20,000 planning grant (SG2007-057) to help with the preparation of its Update. Fifty percent of the grant has been paid to date; the remainder awaits Council action on the Update and City adoption of the Update following Council action.

## Known Support / Opposition

There is no known opposition.

# **REVIEW RECORD**

## **Review of the City of Long Lake 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 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 Parks Policy Plan (RPPP).

#### **Transportation**

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

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

The Update is in conformance with the Transportation Policy Plan (TPP) and addresses all the applicable transportation and transit requirements of a comprehensive plan.

TH 12 (Wayzata Blvd), a principal arterial, is a standard two-lane highway that carries about 25,000 vehicles per day through downtown Long Lake. This road is being reconstructed as a four-lane freeway on a new alignment along the BNSF railroad tracks within a five mile corridor. Two new interchanges are located at CSAH 6 (west end) in Orono and at Wayzata Blvd (east end) in Wayzata. After completion of the bypass, existing TH 12 will become a Hennepin County road known as Wayzata Blvd. The realignment of TH 12 has opened redevelopment opportunities for downtown Long Lake.

Long Lake is within Transit Market Area III and regional transit service is currently limited to bus service. A park and ride lot is planned to the west of the city at Wayzata Blvd. and CSAH 6.

##### ***Aviation***

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

The Update is in conformance with the aviation system plan and consistent with Council policy. The City is within the region's general airspace that is to be protected from potential obstructions to air navigation. The Update includes a "Notification" item for control of potential obstructions in the region's general airspace.

## **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 to year 2030. The Update includes growth forecasts that are consistent with the Council's forecasts for population, households and employment.

Current wastewater treatment services are provided to the City by the Council's Environmental Services Division. Wastewater generated within the City is conveyed to and treated at the Blue Lake Wastewater Treatment Plant located in Shakopee. The Update projects 1,100 sewer households and 2,700 sewer employees by 2030. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve these needs.

The Update provides sanitary flow projections in 10-year increments. The bases for the projections were given and determined appropriate for planning for local services.

Long Lake has been identified as a community impacted by wet weather occurrences. The City is currently on the Council's list of communities having Inflow/Infiltration (I/I) reduction goals. The City has committed to mitigate excessive I/I at levels equal to the Council's Surcharge amount. The City's I/I reduction plan includes investigative efforts for locating sources of excess I/I through system flow monitoring, sump pump inspections and system inspections. The City's I/I reduction plan also includes capital improvements aimed at removing sources of I/I through sump pump disconnections, sewer system sealing and sanitary sewer system rehabilitation and replacement.

The Plan requests that the Council acquire a segment of local trunk sewer that provides wastewater conveyance services to portions of the City as well as Orono and Medina. In 2007, the average daily flow through this trunk sewer was approximately 54,000 gallons per day. The Water Resources Management Policy Plan states that in order for a facility to be considered for regional interceptor status it must have forecasted flows of at least 500,000 gallons per day or provide service to no less than 1,000 developable acres. Neither of these conditions will be met by the trunk sewer in question. Therefore, the facility will not be considered by the Council for acquisition as a regional facility.

### ***Tier II Comments***

*Reviewer: Kyle Colvin, ES – Engineering Services, (651-602-1151)*

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 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 city of Long Lake lies within the Minnehaha Creek Watershed. The Minnehaha Creek Watershed District's watershed management plan was approved by the Board of Water and Soil Resources in 2007. The city updated its WRMP in 2008.

The Council reviewed the City of Long Lake's WRMP dated June 2008. Following are the Council's comments sent to the City under separate letter for the WRMP.

*The plan provides an overall framework for the city to manage its water resources. However, it is recommended that the city update its plan to the current situation. There are a number of references to things that were to occur in the future that have now occurred such as the completion of Hwy 12 and MCWD completion of its wetland plan. These items should be updated.*

*In addition, the plan lays out a number of potential funding options to manage storm water in the city but there is no specific funding recommendation. It is recommended that the city consider the use of a storm water utility to fund its various storm water programs and capital projects. Over 90 cities in*

*the metro area have adopted such a program and have found it is the most consistent and reliable funding source to carry out an effective storm water management program.*

After the city adopts its WRMP, a final copy needs to be forwarded to the Council for Council records together with the dates that the watershed district approved the plan and the city adopted the final plan.

## CONSISTENCY WITH COUNCIL POLICY

### Forecasts

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

The Update is consistent with Council’s forecasts and therefore consistent with regional policy.

**Table 1: Council Forecasts<sup>1</sup> as Compared to the City’s Update**

	2000		2010		2020		2030	
	Met Council	City	Met Council	City	Met Council	City	Met Council	City
<b>Population</b>	1842	1842	2100	2100	2250	2250	2450	2450
<b>Households</b>	756	756	900	900	1000	1000	1100	1100
<b>Employment</b>	2327	2327	2600	2600	2700	2700	2700	2700

\*These forecasts represent both total city forecasts and sewerage forecasts. <sup>1</sup>Council forecasts as per 2005 System Statement.

### 2030 Regional Development Framework and Land Use

*Reviewer: Jim Uttley, CD – Local Planning Assistance, (651-602-1319)*

The Update is consistent with the *Regional Development Framework (RDF)*, which designates Long Lake as “Developed.” Council policies for developed areas call for the maintenance of the current infrastructure; the renewal and improvement of infrastructure, buildings, and land to provide for additional growth, particularly at centers along transit corridors; and the support of developments that integrate land uses. The RDF sets an overall density minimum of 3 to 5 plus units per acres where urban service is located or planned. The Update reflects its Developed status.

The City’s lowest residential density allowed is 3 units per net acre. According to the planned land use and number of units (pg. 61), the City expects to have 1,100 units by 2030 at a net density of 4.2 units per acre. This density is within the Council’s range of 3-5 units per net developable acre.

The City has less than 4 vacant developable acres at the present time, and plans for that acreage to be fully developed by 2030. The Update includes a land use table by 5 year stages as required by the Metropolitan Land Planning Act (MLPA). See Table 2 at the end of this report.

### Housing

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

The Update is consistent with the Council’s housing policy and meets the affordable housing planning requirements of the MLPA. The Update acknowledges the City’s share of the region’s affordable housing need for the 2011-2020 time period of 40 affordable units. To provide opportunities to meet that need, the Update indicates approximately 18.5 acres of land will be available for medium density residential development at 7-14 acres per unit, 5.3 acres will be available for high density residential development at 14+ units per acre, with an additional 23 acres designated for high-density residential development within the city’s Downtown Village area. All of these numbers reflect “redevelopment” of existing developed properties in the City.

The Update provides the implementation tools and programs the city will use to promote opportunities to address its regional fair share housing need. The Update indicates the city will continue partnering with Hennepin County and Minnesota Housing to pursue opportunities and resources to maintain housing affordability in the community and to accommodate additional new

affordable units, citing the following programs it currently participates in: Community Fix-up Fund, Rehabilitation Loan program, Low and Moderate Income Rental Program and Section 8 Low and Moderate Income Rental Housing Program. The City is a participant in the Livable Communities Local Housing Incentives Program and in 2006 applied for and was awarded a \$575,000 grant through the Livable Communities Demonstration Account to be used for construction of stormwater improvements to facilitate downtown redevelopment, which includes a range of multifamily housing.

**Individual Sewage Treatment Systems (ISTS) Program**

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

The Update is consistent with Council policy relative to ISTS. The Update indicates there are no ISTS systems operating in the City. All structures are connected to the municipal wastewater system.

**Water Supply**

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

The Update is consistent with the policies of the Council’s WRMPP. The City’s Water Supply Plan element includes a 2030 projected water demand of 111.78 million gallons per year. The City’s current water supply is sufficient to meet its 2030 demand. The City calculated the average residential per capita demand over the past 5 years to be 66.1 gallons/day. The WSP indicates that the City has several conservation measures in place, including time-of-day watering restrictions, bill inserts, and media releases. The Council recommends the City continue to implement its existing conservation measures and to continue to assess other conservation opportunities.

**Resource Protection**

***Historic Preservation***

*Reviewer: Jim Uttley, CD – Local Planning Assistance, (651-602-1361)*

The Update contains a section on Historic Preservation as required by the MLPA.

***Solar Access Protection***

*Reviewer: Jim Uttley, CD – Local Planning Assistance, (651-602-1361)*

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 a section on aggregate resources protection. It indicates and Council data agrees that aggregate resources have not been identified in the City. The City does not need to further address the protection of these resources.

**PLAN IMPLEMENTATION**

*Reviewer: Jim Uttley, CD – Local Planning Assistance, (651-602-1361)*

The Update includes a description of:

- Capital Improvement Program Yes
- Zoning Code Yes
- Subdivision Code No (not needed, City fully developed)
- ISTS Codes No (not needed, no ISTS in the City)
- Housing Implementation Program Yes

The Update contains a 5-year CIP, a copy of the existing zoning districts and map, and a description of possible future changes. There are no specific changes in ordinances identified as needed to implement the Update; but the City intends to evaluate its land use controls following adoption of the Update. The City is reminded that it must submit copies to the Council of any changes made to any of the above noted documents within 30 days of their adoption.

## **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 in December 2007. Long Lake received responses from the Minnehaha Creek Watershed District and in response updated its Water Resources Management Plan before submitting both documents to the Council for review. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were indicated.

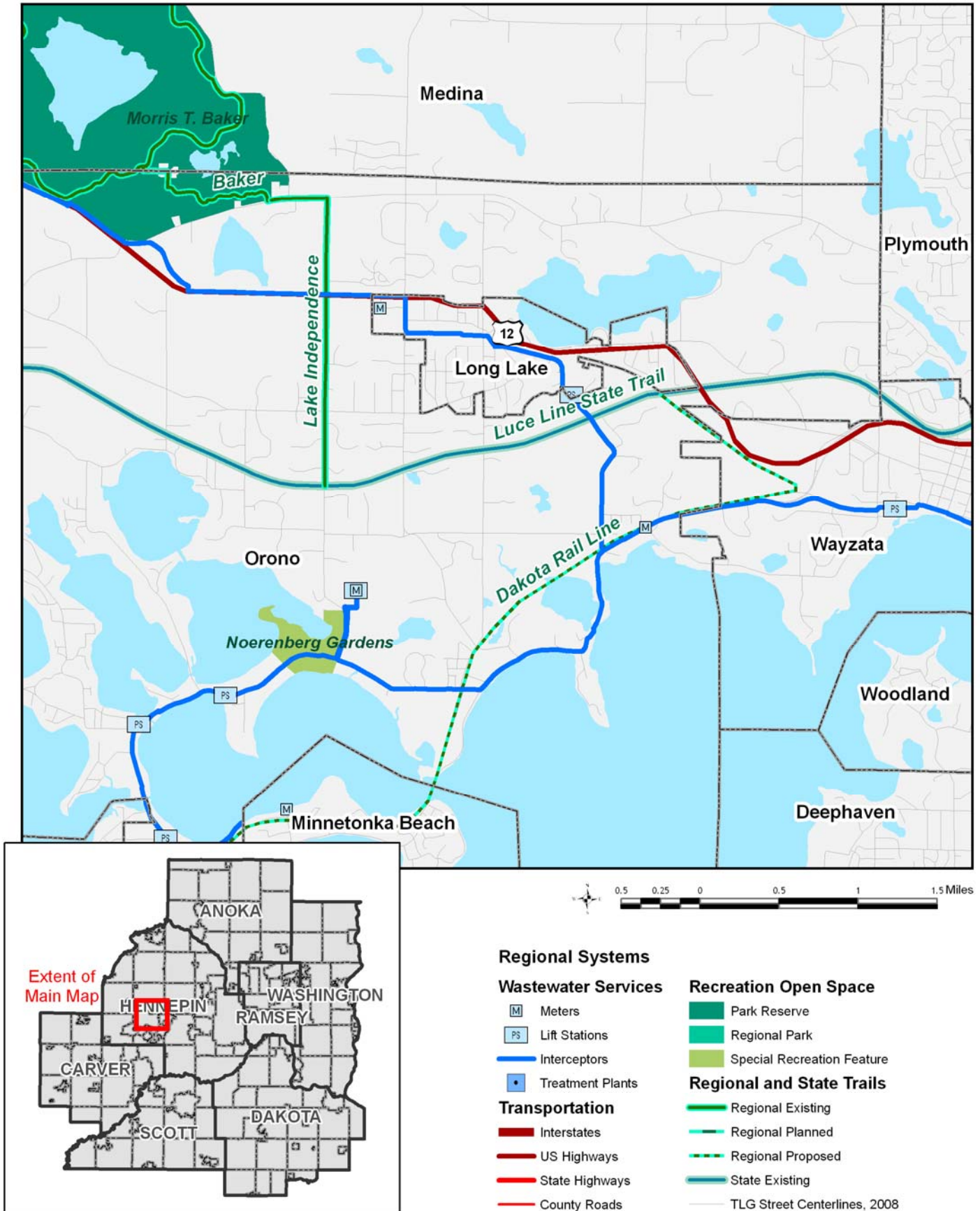
### **DOCUMENTS SUBMITTED FOR REVIEW:**

- City of Long Lake *2030 Comprehensive Plan*, dated June 30, 2008.
- City of Long Lake Water Resources Management Plan, dated June 2008
- Minutes of the City Council meeting approving the Update subject to Metropolitan Council review and planning commission hearing; and,
- Comprehensive Plan Transmittal form.

### **ATTACHMENTS**

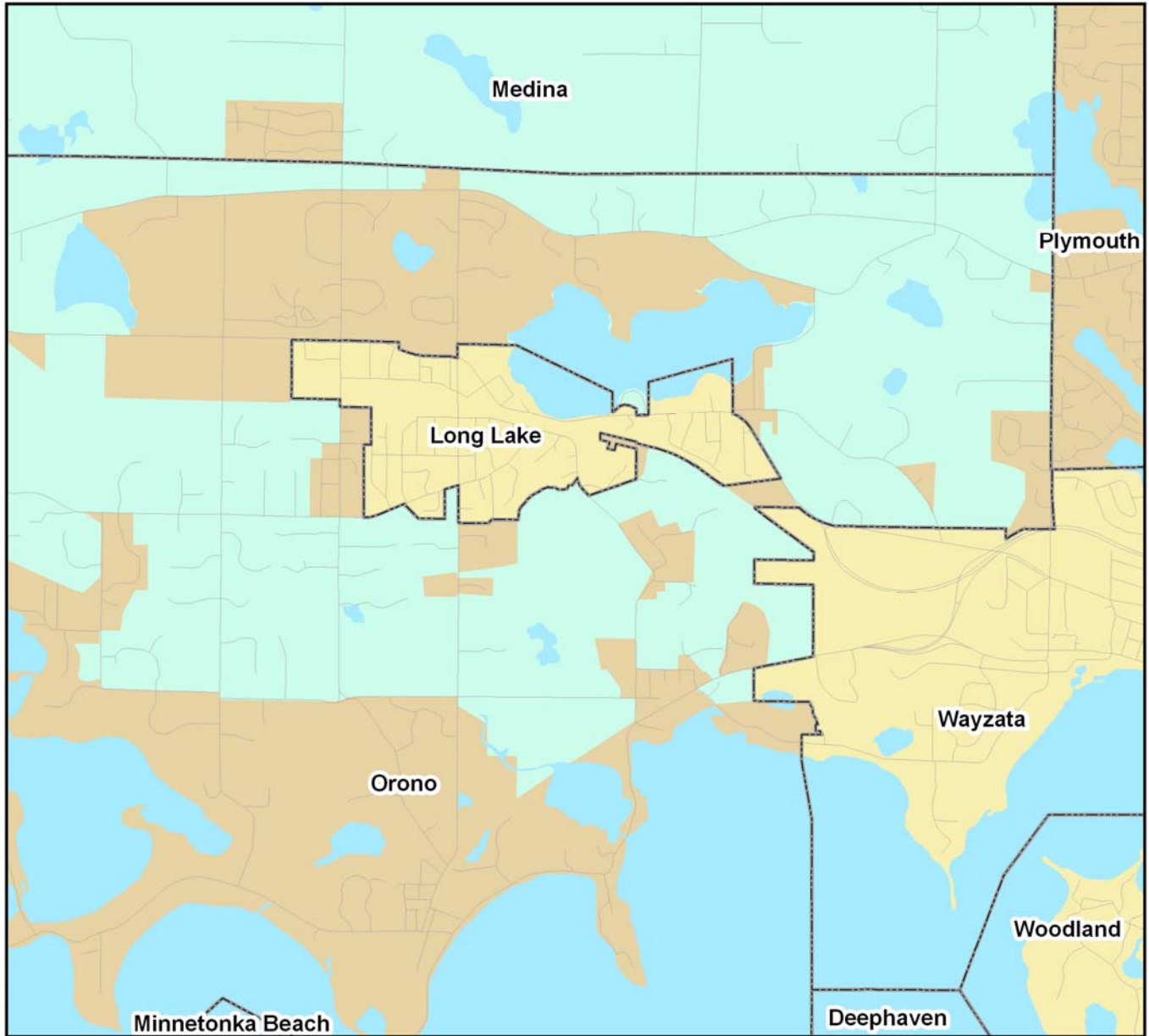
- Figure 1: Location Map with Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing Land Use Map (Figure 5, page 20 in the Update)
- Figure 4: 2030 Land Use Plan (Figure 6, page 49 in the Update)
- Table 2: Existing and Planned Land Use Table in 5-year Stages

**Figure 1. Location Map Showing Regional Systems, City of Long Lake and Surrounding Area**





**Figure 2. 2030 Regional Development Framework,  
City of Long Lake**

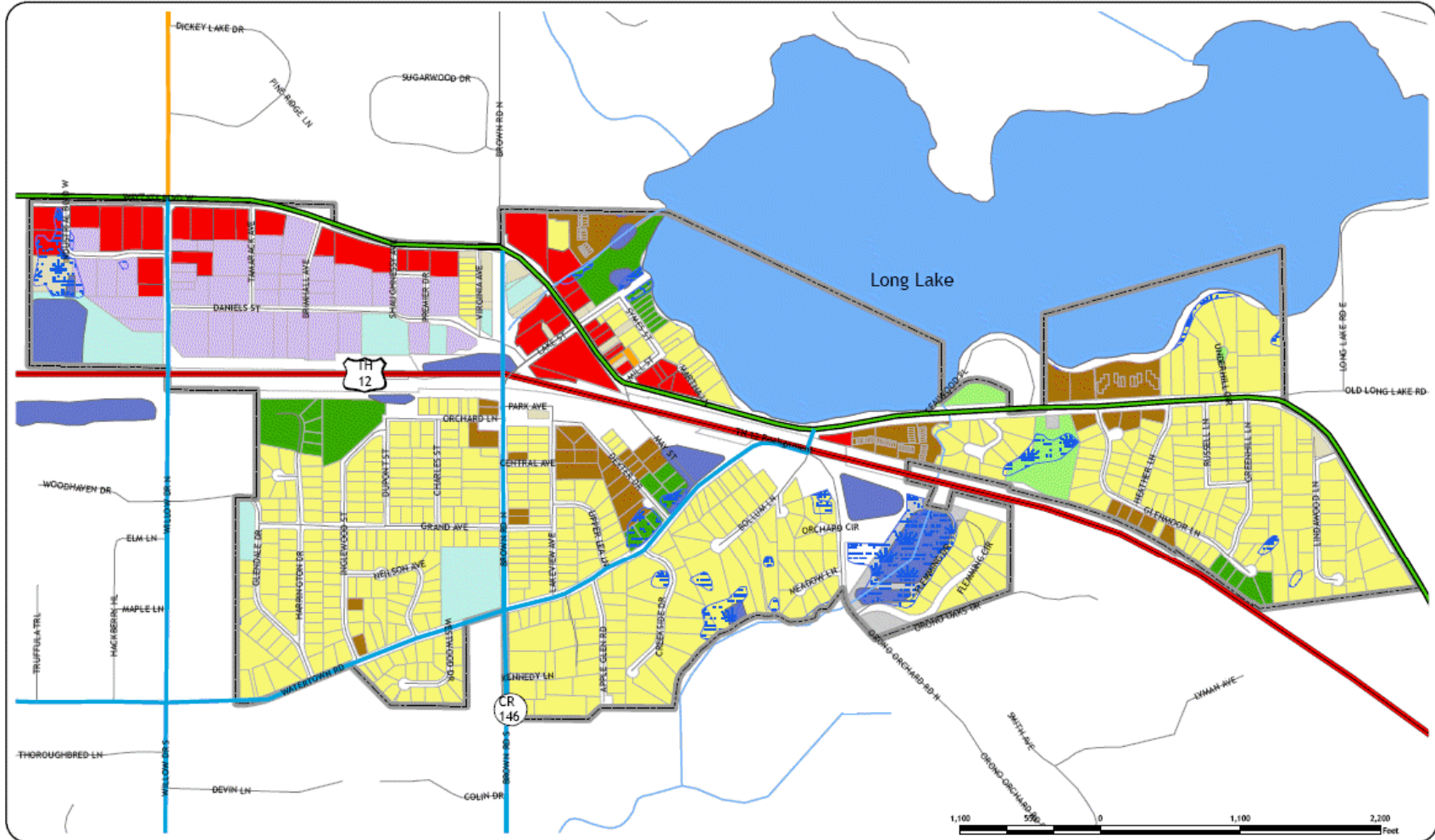


**Regional Development Framework**













**2030 Framework Planning Areas**

- Agricultural Area
- Developed Area
- Developing Area
- Diversified Rural
- Non-Council Area
- Rural Growth Center
- Rural Residential

Figure 3. Existing Land Use, City of Long Lake



**Existing Land Use**

- |   |  |   |
|---|--|---|
|  Single Family Residential   |  Industrial               |  Utility          |
|  Multiple Family Residential |  Institutional            |  Vacant           |
|  Commercial                  |  Park/Open Space (public) |  Stormwater Ponds |
|  Office                      |  Open Space (private)     |  NWI Wetlands     |

**Functional Roadway Class**

- |   |
|---|
|  New Principle Arterial                              |
|  Existing Principle Arterial, Planned Minor Arterial |
|  B Minor Arterial                                    |
|  Major Collector                                     |
|  Local Road  |



Source: Hennepin County and SEH, Inc. December 28, 2007

Figure 4. 2030 Land Use Plan, City of Long Lake

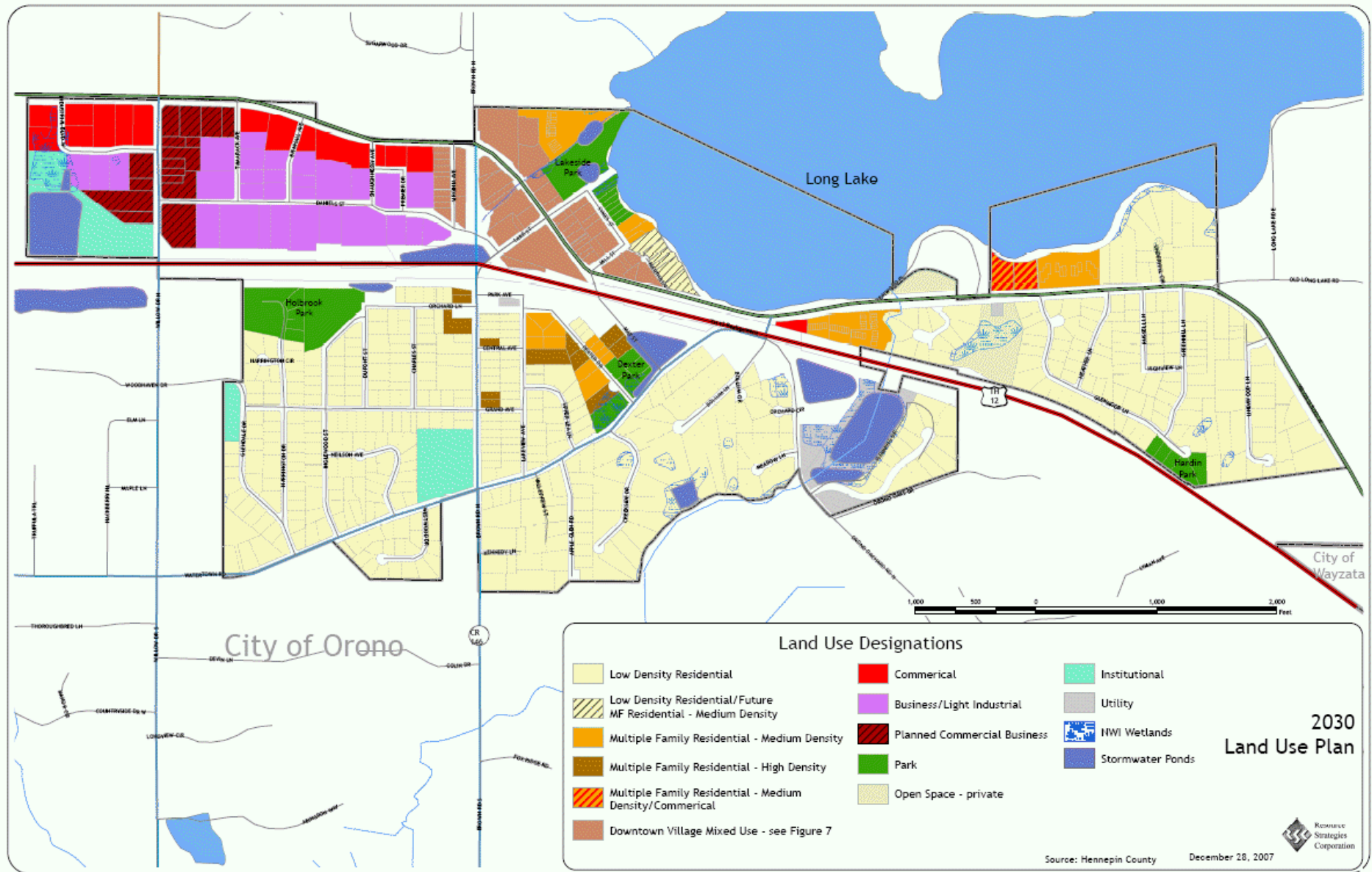


Table 2: EXISTING AND PLANNED LAND USE TABLE IN 5-YEAR STAGES  
CITY OF LONG LAKE

**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							
<b>Residential Land Uses</b>									
Low Density Residential	3	7						224	
Low Density / Future MF Residential	3	14+	228	228	228	228	227	3	-1
Medium Density Residential	7	14						19	
High Density Residential	14	14+	27	27	27	27	24	5	-3
Mixed Use Primarily Residential*	14	14+	0	2	5	7	9	11	+11
<b>C/I Land Uses</b>									
	Est. Employees/Acre								
Commercial	Avg. 35 Emp./Ac.		33	30	26	22	19	15	-18
Industrial	Avg. 35 Emp./Ac		40	38	37	36	35	33	-7
Office	Avg. 35 Emp./Ac		0	3	6	8	11	14	+14
Mixed Use Primarily C/I*	Avg. 35 Emp./Ac		0	2	5	7	9	11	+11
Extractive	NA		0	0	0	0	0	0	0
<b>Public/Semi Public Land Uses</b>									
Institutional			17	18	18	18	18	18	+1
Parks and Recreation			15	15	15	15	16	16	+1
Open Space			6	6	6	6	6	6	0
Roadway Rights of Way			146	146	146	146	146	146	0
Utility			8	4	4	4	4	4	-4
Railroad			0	0	0	0	0	0	0
Airport			0	0	0	0	0	0	0
<b>Subtotal Sewered</b>			520	519	523	524	524	525	
<b>Outside Urban Service Area</b>									
	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	NA	NA	NA	NA	NA	NA	NA
Rural Residential 2.5 -10 acres	NA	NA	NA	NA	NA	NA	NA	NA	NA
Rural Residential 10-40 acres	NA	NA	NA	NA	NA	NA	NA	NA	NA
Agricultural 40+ acres	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>Subtotal Unsewered</b>			0	0	0	0	0	0	0
<b>Undeveloped</b>									
Wetlands			23	23	23	23	23	23	0
Open Water, Rivers and Streams			66	66	66	66	66	66	0
Vacant (Developable)			4	4	3	2	1	0	-4
<b>Total</b>			613	612	615	615	614	614	0

\* For Mixed Use categories include information regarding the estimated minimum and maximum housing density ranges and acres/percentage of residential use.

\*\* Numbers vary slightly because of rounding.