

C Community Development Committee

Meeting date: January 20, 2009

E Environment Committee

Meeting date: January 27, 2009

ADVISORY INFORMATION

Subject:	City of North St. Paul Comprehensive Plan Update Review File No. 20366-1
District(s), Member(s):	District 11, Georgeanne Hilker, 651-426-1750
Policy/Legal Reference:	Minnesota Statute Section 473.175
Staff Prepared/Presented:	Lisa Barajas, Principal Reviewer, 651-602-1895 Kyle Colvin, Engineering Services Asst. Manager, 651-602-1151
Division/Department:	Community Development / Planning & Growth Management Environmental Services / Engineering Services

Proposed Action

That the Metropolitan Council adopt the attached Review Record and take the following actions from each committee:

Recommendations of the Community Development Committee:

1. Authorize the City of North St. Paul to put its Comprehensive Plan Update into effect with no plan modifications.
2. Remind the City that Minnesota Statutes 473.864 require it to formally adopt the Comprehensive Plan Update after the Council's final action and require the City to submit two copies of the adopted Update to the Council for its records.
3. Remind the City to submit a copy of the City Council resolution adopting the Update to the Council for its records.
4. Remind the City that it is required to submit to the Council upon adoption any updated ordinances and controls intended to implement the Update
5. Advise the City that once the WMP is approved, the City needs to review and update its ordinances to be consistent with the new standards and rules of the watershed districts. In addition, the ordinances need to be updated to be consistent with the NPDES construction general permit and MS4 permit requirements.
6. Advise the City that after it adopts the final version of the Water Management Plan, it needs to forward to the Council a copy of that final version along with the dates the Watershed Districts approved the plan and the date when the City adopted the final plan
7. Recommend that the City continue to implement conservation programs targeted at reducing residential water use.

Recommendations of the Environment Committee:

1. Approve the City of North Saint Paul's Tier II Comprehensive Sewer Plan.

Background

The City of North St. Paul (City) is located in northeastern Ramsey County and is surrounded by Maplewood to the north, west and south and by the City of Oakdale and the Washington County border to the east (See Figure 1).

The *2030 Regional Development Framework* (RDF), as amended in December 2006, identifies the City in the “Developed” geographic planning area (see Figure 2).

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 district 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. Forecasts | Yes |
| 2. Housing | Yes |
| 3. <i>2030 Regional Development Framework</i> and Land Use | Yes |
| 4. <i>Individual Sewage Treatment Systems</i> (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

Review of the City of North St. Paul 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 is in conformance with the *Parks Policy Plan*. Although there are no regional parks or trails in North St. Paul, the Update has adequately addressed the Gateway Trail.

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.

TH 36, a metropolitan highway principal arterial runs on a virtually east-west alignment through the middle of the City. The segment of TH 36 in North St. Paul was reconstructed in 2008 to create a diamond interchange at McKnight Road, an overpass at Margaret St. and removal of a number of at-grade intersections. The City has developed a Diversified District Guide Plan in conjunction with the reconstructed Highway 36 corridor.

North St. Paul is located within Transit Market Area II. Metro Transit runs regular route locals, all day expresses, small vehicle circulators, special needs paratransit (ADA, senior), and ridesharing.

Aviation

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

The Update is in conformance with *Aviation* policies in the TPP and is consistent with Council policy.

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 for growth for the next 20 years or to year 2030. The City's 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 Metropolitan Council Environmental Services. Wastewater generated within the City is conveyed to and treated at the Metropolitan Council's Metropolitan Wastewater Treatment Plant located in St. Paul. The majority of the City's wastewater conveyance service is provided through a single direct connection to Council interceptor 1-MW-413. However, smaller portions of the City are also provided service through indirect connections to interceptors 1-MW-414, 1-SP-215 and 1-WO-501. The City's Plan projects it will have 6,000 sewered households and 8,500 sewered employees by 2030. The Metropolitan Disposal System with its planned scheduled improvements has or will have adequate capacity to serve these needs.

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

North St. Paul is not currently a community that has been identified as a community impacted by wet weather occurrences. The Update however does include an I/I reduction plan which places emphasis on system repair and rehabilitation. The City has committed to mitigate excessive I/I to levels that equal its current peak discharge goal.

Tier II Comments

Council staff reviewed the Update's Tier II Sewer Element against the Council's requirements for Tier II Comprehensive Sewer Plans for developed communities, and found it complete and consistent with Council policies. The Council's approval of the Tier II Plan becomes effective upon the City's adoption of the Update. 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 Local Surface Water Management Plan (*WMP*) is consistent with the *Water Resources Management Policy Plan* policies. North St. Paul is in the Ramsey Washington Metro and Valley Branch Watershed Districts. The Valley Branch Watershed District's watershed plan update was approved by the Board of Water and Soil Resources (*BWSR*) in 2005. The Ramsey Washington Metro Watershed District's watershed plan update was approved by the *BWSR* in 2007. The City completed a Water Management Plan (*WMP*) and submitted it under separate cover to the Council in October 2008.

The *WMP* includes the information required by Minnesota Rules Chapter 8410 and the Council's *Water Resources Management Policy Plan* policies for local surface water management plans. The City needs to review and update its ordinances to be consistent with the new standards and rules of the watershed districts following adoption of the *WMP*. In addition the ordinances need to be updated to be consistent with the National Pollutant Discharge Elimination System (*NPDES*) construction general permit and *MS4* permit requirements.

The City is advised to forward to the Council a copy of that final *WMP* following adoption, with the Watershed Districts approval dates and the City's adoption date.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

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

The forecast-related content of the Update is consistent with Council forecasts and the *2030 Regional Development Framework* policy. The Update includes a statement that “The City accepts the Metropolitan Council’s projections but believes the households and population may be 3 percent high.”

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). The RDF designated the City of North St. Paul as “Developed”. Developed communities often have little or no developable land available, and any future growth will be accommodated through redevelopment or infill. North St. Paul, according to the Update, has very little available developable land, thus the main direction for growth is through redevelopment. North St. Paul has identified the growth area as the Highway 36 corridor and downtown. The Update states residential growth will be from “20 vacant developable lots, 976 dwelling units consisting of townhouses, condominiums and apartments in the Downtown-Highway 36 Corridor and 150 units of townhouses, apartments, condominiums and single family dwellings in selected other locations.”

The Update breaks out existing density by land use category, stating that current density for Low Single Family is 4 units per acre (910 acres in 2008), Medium Residential is 7 units per acre (32 acres in 2008), and High Residential is 20 units per acre with 50 acres in this category in 2008. From this information, the City of North St. Paul already exceeds the Council’s overall density requirement of 3 units per acre, and is approaching the 5 units per acre density.

The Update includes a description of each residential land use category along with their density ranges. Table 1-4 shows Proposed Land Uses with density ranges and acres. From this table, for the period 2008 to 2030, the City shows 1,093 acres in the Low Single Family Category (density range 3-5.5 units per acre), 70 acres in the Medium Residential Category (density range 5.6-7.3 units per acre), and 61 acres in the High Residential Category (7.4-22 units per acre). The Update states: “Residential density in single family will have an overall density of about 3.9 units per acre, townhouses about 5.0 units per acre and apartments-condominiums will be a density of about 22 units per acre.” The Table titled “The Community and the Plan 1” on page 1-20 shows slight discrepancies in densities and acreages from table 1-4.

The Update includes a land use category called “Diversified District”, which is described as for coordinated development of functionally related uses including high density residential (up to 36 units per acre), office, commercial, entertainment, recreation, quality industrial and public facilities. This district is mapped east of the urban Ecology Center between 7th Avenue and State Highway 36 with the Downtown excepted. This area consists of 134 acres and will be the main focus of the City’s redevelopment efforts.

Table 1-4 PROPOSED LAND USES					
LAND USE SUMMARY		2008 – 2030		1997 - 2020	
		ACRES	PERCENT	ACRES	PERCENT
RESIDENTIAL	Low (single family)* 3 - 5.5 units/acre	1,093	56.6	1,112	58
	Medium (single family, two family, townhouse) 5.6 – 7.3 units/acre	70	3.6	57	3
	High (apartment, condominium) 7.4 – 22 units/acre	61	3.2	61	3
COMMERCIAL	Downtown	38	2.0	38	2
	General Retail	41	2.1	41	2
DIVERSIFIED DEVELOPMENT 11-36 units/acre		131	6.8	134	7
PUBLIC FACILITIES	Park, Recreation & Open Space	187	9.7	180	9
	New Proposed Park, Recreation & Open Space	13	.7	13	1
	Other Public & Semi-Public	120	6.2	121	6
PROTECTED NATURAL ELEMENTS	Open Water	110	5.7	107	6
	Wetland	**	**	**	**
HIGHWAY 36 RIGHT-OF-WAY		66	3.4	66	3
TOTAL		1,930	100%	1,930	100%

Source: Thibault Associates

*18 acres of proposed major parkways (boulevard trails) are included in the Low (Single Family) designation.

**Total wetlands in City: 129 acres (includes open water). Almost all wetlands are in park.

***If medium density is allowed on the south side of 7th Ave. from 1st St. N. to 3rd St. N., increase acreage by 3.5 acres, reduce low density by 3.5 acres and adjust percentages. Also change Table 1-6 accordingly.

Housing

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

The Update is consistent with the Council's housing policy and fulfills the affordable housing planning requirements of the Metropolitan Land Planning Act. The plan acknowledges the City's share of the region's affordable housing need for 2011-2020 which is 115 units. To provide opportunities to meet this need the Update indicates that approximately 70 acres of land will be available for medium density residential development, at 5.6-7.3 units per acre, 61 acres are designated for high density residential development at 7.4-22 units per acre, and within the 134-acre Highway 36 Corridor, which is identified as a Diversified District, land will be available for high density residential development at 11-36 units per acre. The plan provides the implementation tools and programs the City will use to promote opportunities to address its share of the region's housing need. The City will continue to use the HRA tax levy to address housing maintenance and preservation, will explore the use of TIF in the Highway 36 Corridor, will establish a neighborhood improvement program in one or more neighborhoods, and will seek funding through Minnesota Housing, the Community Development Block Grant Program or similar programs to promote opportunities for affordable and life-cycle housing in the community.

Community and Individual Sewage Treatment Systems (ISTS)

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

The Update is consistent with ISTS policies of the *Water Resources Management Policy Plan* (WRMPP). The Update indicates that there are only two ISTS remaining in operation in the City, a residential property and the Casey Lake Park Restroom facilities. City Sewer Policy 1 requires all new development to be served by City sewer, and the Update indicates that both remaining ISTS are planned to be phased out by 2010. In the interim, City Code requires regular inspections to ensure their proper operation, and is consistent with MPCA Chapter 7080 Rules and Council policies.

Water Supply

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

The Update is consistent with the policies of the *Council’s Water Resources Management Policy Plan*. The Council recommends 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 contains policies to protect historic properties in North St. Paul as required by the MLPA. The Update also includes a description of 23 historic sites or properties in the City.

Solar Access Protection

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

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 indicates that the majority of the City has been urbanized, and that any remaining undeveloped parcels that might contain aggregate resources are too small to be viable for mining. This information is consistent with the Council’s aggregate resources inventory.

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 policies that will enable the City to successfully implement the Comprehensive Plan. These policies address citizen awareness, public facilities, official mapping, land use controls, financial assistance and joint powers. The implementation section states the City will annually prepare a Capital Improvements Program, but does not indicate that the City has done so in the past. 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 its Comprehensive Plan Update to surrounding jurisdictions in February 2008.

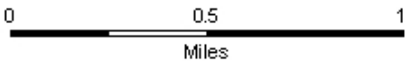
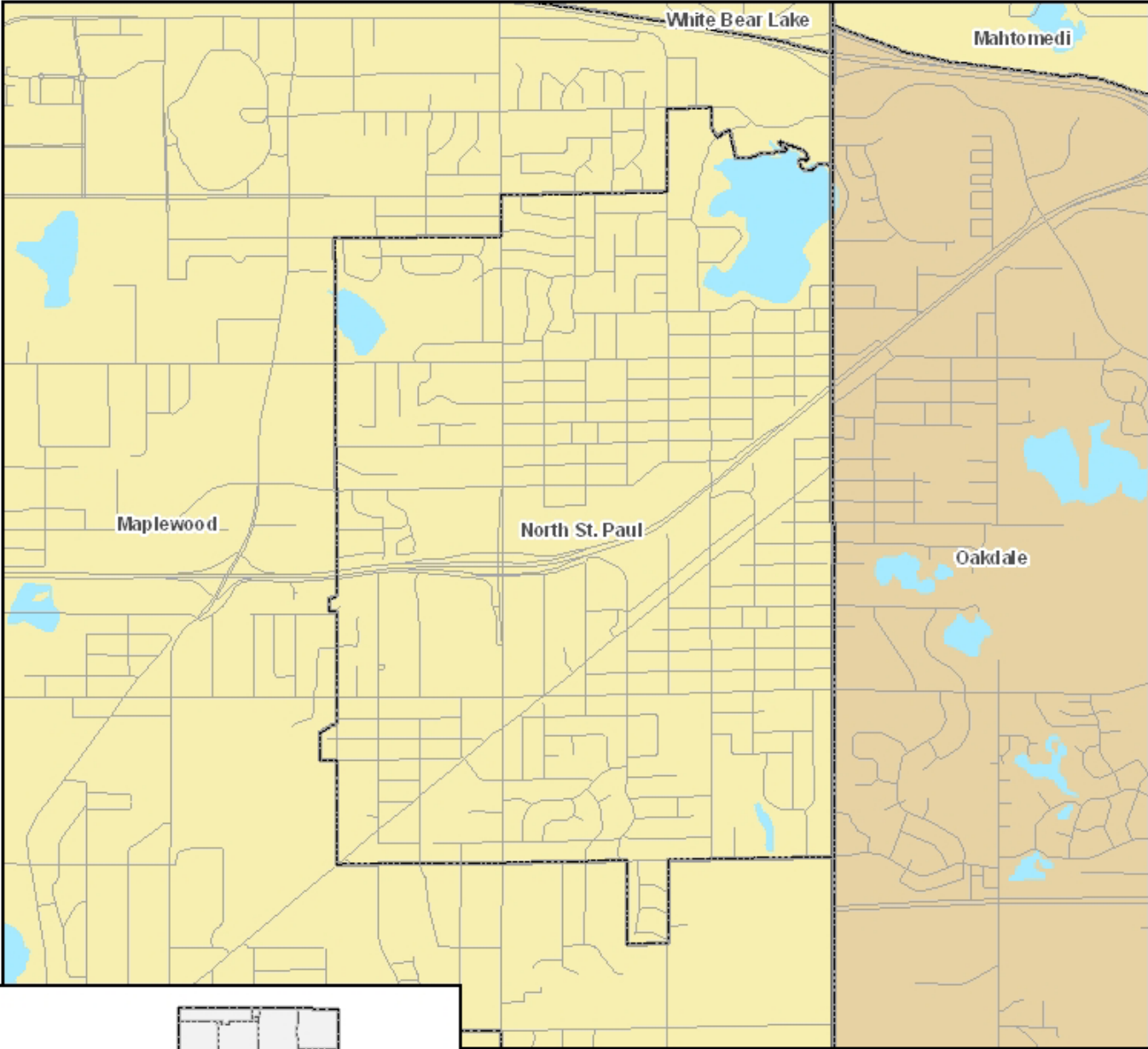
DOCUMENTS SUBMITTED FOR REVIEW

- CPU Transmittal Form
- A CD of the Plan, including full Water Management Plan
- Paper copy of the Comprehensive Plan dated October 21, 2008
- Copy of City Council Resolution 08-134 conditionally approving the Comprehensive Plan
- Copy of Memorandum dated July 22, 2008, which listed the written comments received from public agencies and the City's response
- Letter to the Metropolitan Council dated December 1, 2008 addressing items listed as incomplete in a letter to North St. Paul from the Council dated November 20, 2008
- Letter to the Metropolitan Council dated December 2, 2008 including revisions to the North St. Paul Comprehensive Plan (Update) related to transportation

ATTACHMENTS

- Figure 1: 2030 Regional Development Framework Planning Areas
- Figure 2: Location Map with Regional Systems
- Figure 3: Existing Land Use
- Figure 4: 2030 Land Use Plan

FIGURE 1: 2030 REGIONAL DEVELOPMENT FRAMEWORK PLANNING AREAS
 City of North St. Paul, Ramsey County



- 2030 Framework Planning Areas**
- Agricultural Area
 - Developed Area
 - Developing Area
 - Diversified Rural
 - Non-Council Area
 - Rural Center
 - Rural Residential
 - TLG Street Centerlines, 2007

FIGURE 2: LOCATION MAP WITH REGIONAL SYSTEMS
 City of North St. Paul, Ramsey County

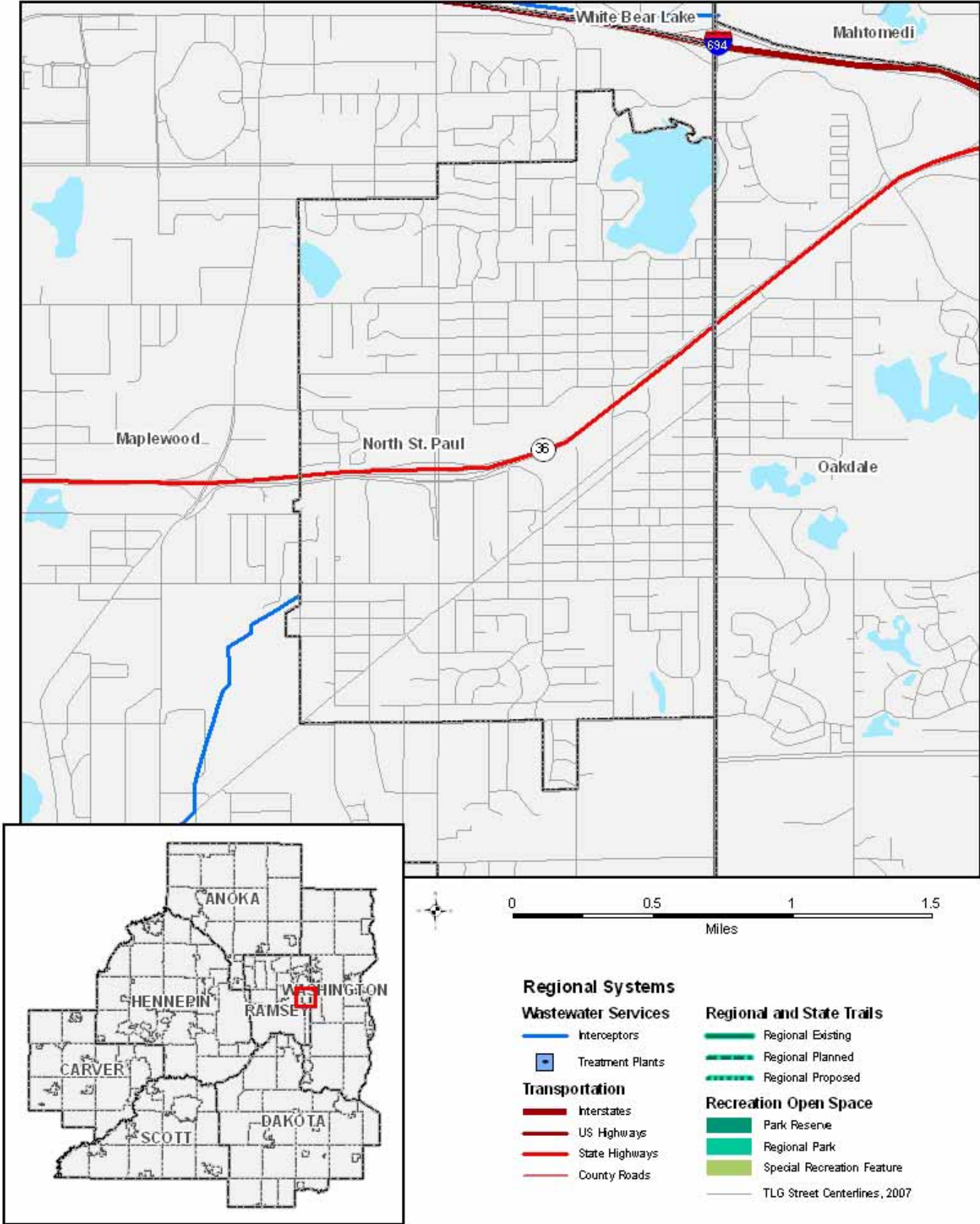


FIGURE 3: EXISTING LAND USE PLAN
 City of North St. Paul, Ramsey County

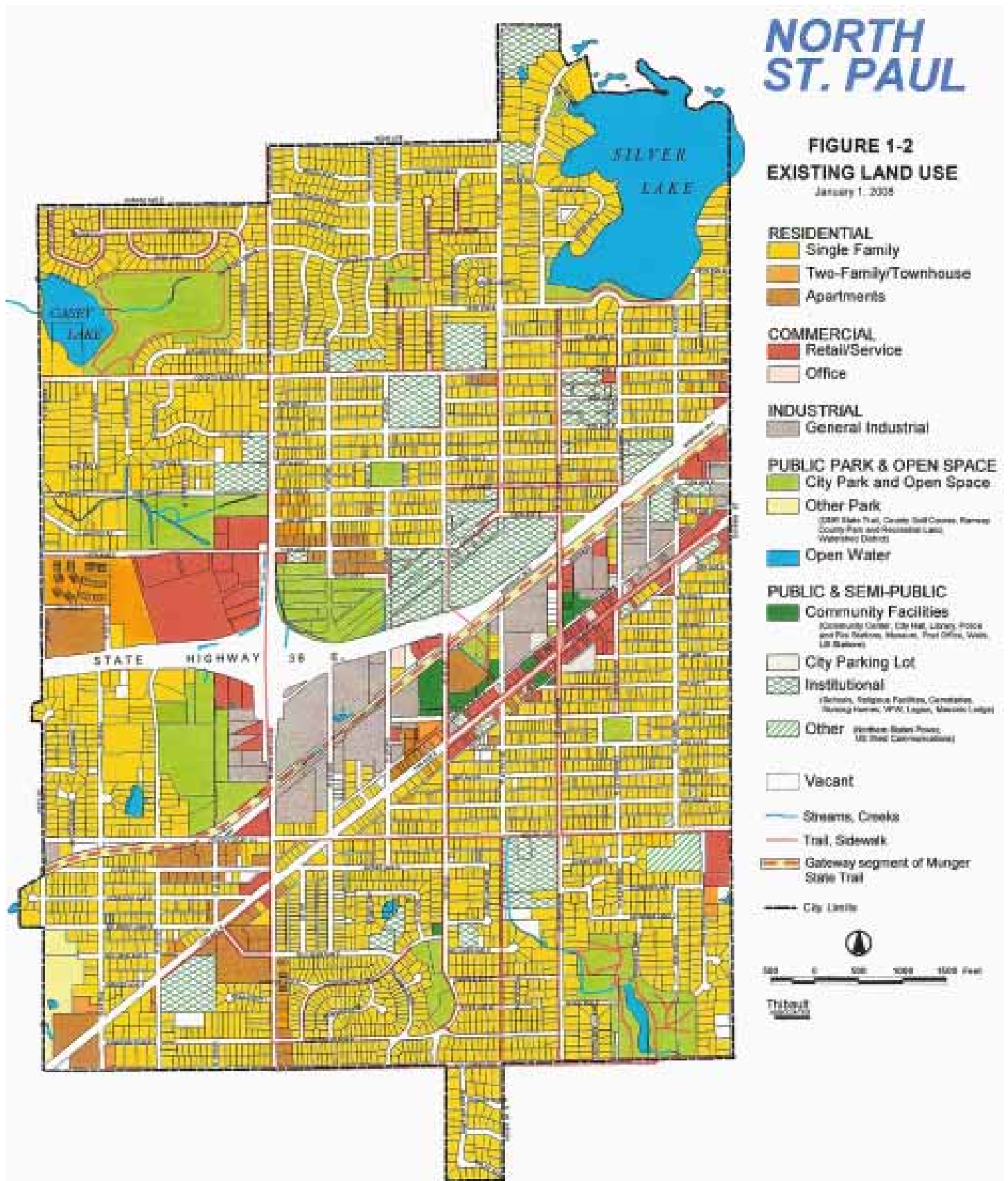


FIGURE 4: 2030 LAND USE PLAN
 City of North St. Paul, Ramsey County

