



Community Development Committee

Meeting date: January 20, 2009

Business Item

Item: 2009-2

ADVISORY INFORMATION

Subject:	City of St. Mary's Point 2030 Comprehensive Plan Update Review File No. 20383-1
District(s), Member(s):	District 12, Councilmember Sherry Broecker
Policy/Legal Reference:	Minnesota Statute Section 473.175
Staff Prepared/Presented:	Lisa Barajas, Principal Reviewer (651-602-1895)
Division/Department:	Community Development / Planning and Growth Management

Proposed Action

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

Recommendations of the Community Development Committee

1. Authorize the City of St. Mary's Point to put its 2030 Comprehensive Plan Update into effect without any plan modifications;
2. Change the planning area designation of the City from Diversified Rural to Residential Rural in the *2030 Regional Development Framework*.
3. Remind the City that it needs to forward to the Council the date when the watershed organizations approved the local surface water management plan (LSWMP).
4. Remind the City to submit a copy of the City Council Resolution adopting its Update to the Council;
5. Remind the City that Minnesota Statutes 473.864 require the City to formally adopt the Update, 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 Update to the Council in a timely manner; and,
6. Remind the City that it is required to submit any updated ordinances and controls and its Capital Improvement Plan (CIP) intended to implement the Update to the Council upon adoption.

Background

The City of St. Mary's Point (City) is located in Washington County, surrounded by the City of Lake St. Croix Beach on the north, the St. Croix River on the east and south, and the City of Afton on the west. (See Figure 1)

The *2030 Regional Development Framework (RDF)*, as adopted by the Metropolitan Council (Council) in January 2004, identified St. Mary's Point as within the "Diversified Rural" geographic planning area (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 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. 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 | N/A |

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 St. Mary's Point 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

Parks and Trails

Reviewer: Jan Youngquist, CD – Regional Parks System Planning, (651-602-1029)

The Update is in conformance with the *Regional Park's Policy Plan* (RPPP). There are no regional parks system facilities in St. Mary's Point.

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. The roadway system of St. Mary's Point consists primarily of local streets. St. Mary's Drive, the main city road, connects to Highway 18 west of the City and provides access to the City. There are no metropolitan highways in St. Mary's Point.

The City is located within market Area IV of the Transit Service Area which has the lowest concentrations of housing and jobs and hence provides limited transit service. There are no Metro Transit services provided to St. Mary's Point. HIS, Inc. operates a van service for the elderly on an on-call basis during the day. St. Mary's Point residents can utilize the park and pool lot located at I-94 and CSAH 18.

Aviation

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

The Update is in conformance with the *Aviation* policies in the *Transportation Policy Plan*.

Water Resources Management

Wastewater Service

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

The Update is in conformance with the *Water Resources Management Policy Plan* and wastewater policies. The Metropolitan Council does not provide wastewater services to St. Mary's Point, and has no plans to provide service to the community within the 2030 planning period.

Surface Water Management

Reviewer: Judy Sventek, ES – Water Resources Assessment (651-602-1156)

The Update is in conformance with the *Water Resources Management Policy Plan* for local surface water management. St. Mary's Point lies within the Middle St. Croix and Valley Branch watersheds. The Middle St. Croix Watershed Management Organization's watershed management plan was approved by the Board of Water and Soil Resources (BWSR) in 2005. Valley Branch Watershed District's watershed management plan was also approved by BWSR in 2005. St. Mary's Point prepared a local surface water management plan (LSWMP) in 2008. The City's revised LSWMP is consistent with the Council's policies.

The City provided the date that the City approved the LSWMP but not provide the dates the watershed organizations approved the LSWMP. The City needs to forward this information to the Council.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

Reviewer: Todd Graham, CD - Research, (651-602-1322)

The Update is consistent with Council forecasts, and with Council policies. The current Council-published forecast assumes that there is no developable land remaining within the City limits. Hence, no growth is expected through 2030. The Update states: "The City of St. Mary's Point is comfortable with its limited growth possibilities."

2030 Regional Development Framework and Land Use

Reviewer: Lisa Barajas, CD – Local Planning Assistance, (651-602-1319)

With the recommended change in designation, the Update will be consistent with the *Regional Development Framework* (RDF). The Update indicates that St. Mary's Point is designated by the Metropolitan Council as "Diversified Rural." Diversified Rural areas include a mix of a limited amount of large-lot residential and clustered housing with agricultural and other rural uses. Growth is to be consistent with densities of no more than one housing unit per 10 acres of land. The Update indicates this designation does not fit the existing land use or planned land use of the community, because the existing density already exceeds the prescribed density for Diversified Rural areas.

The Update makes the case for changing the designation of the community from Diversified Rural to Rural Residential. A majority of St. Mary's Point was developed in the 1950's, 1960's and 1970's on small lots with individual sewage treatment systems (ISTS) and wells. The remaining acreage (153 acres) developed into 2.5 acre lots. Although there are six parcels of five acres or greater, these parcels are limited for future development by floodplain limitations, Lower St. Croix River Bluffland Management District limitations, and zoning and subdivision requirements which limit further subdivision. The City's vision does not

include extension of regional sewer service, nor does it envision development at urban densities. The Metropolitan Council forecasts show the number of households remaining constant between 2010 and 2030 (150) and the population declining from 370 in 2010, to 340 in 2030.

For these reasons, with this Update the City requests a change in its regional designation from Diversified Rural to Rural Residential. Rural Residential areas are areas currently developed at one unit per 2.5 acres or less. These areas have no plans to provide urban infrastructure such as centralized wastewater treatment.

After review of the factors that affect the City of St. Mary's Point, it is more appropriate and accurate to designate it as Rural Residential. Changing the designation of St. Mary's Point to Rural Residential will make the Update consistent with the *Regional Development Framework* (RDF). The recommendation is to change the designation of St. Mary's Point from Diversified Rural to Rural Residential in the *2030 Regional Development Framework*.

Housing

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

The Update is consistent with the Council's policies on Housing. The Update's housing element fulfills the affordable housing planning requirements of the Metropolitan Land Planning Act. As a community without regional sanitary sewers, the City does not have a numerical share of the regional need of affordable housing. The plan provides an assessment of the housing stock, and provides goals, policies and implementation strategies the City will use to address its local affordable and life cycle housing needs. These strategies include encouraging the ongoing maintenance and improvement of older homes, and investigating opportunities for mother-in-law, granny flats and non-traditional home types within the City to address affordable and life-cycle housing needs. To strengthen the Update, the City could consider adding language that states the City will work with the Washington County HRA to identify resources to assist the community in the future to address housing needs, affordability and rehabilitation.

Individual Sewage Treatment Systems (ISTS) Program

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

The Update is consistent with the *Water Resources Management Policy Plan* for ISTS. The City has 132 households served by ISTS. The City's ISTS Code adopts by reference Washington County ISTS Development Code Chapter four, and is consistent with MPCA Chapter 2080 Rules. Washington County carries out permitting, inspection, and maintenance management services for the City. The City requires inspection or pumping of ISTS no less frequently than once every three years.

Water Supply

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

The Update is consistent with *Water Resources Management Policy Plan* for water supply. The Update indicates that nearly all of the households in St. Mary's Point receive their water from individual wells (three dwellings are hooked up to Lake St. Croix Beach's water system). Since the City does not have a municipal water supply system, no water supply plan is required.

Resource Protection

Historic Preservation

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

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

Solar Access Protection

Reviewer: Lisa Barajas, CDs – 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 contains a section on aggregate resources protection. It indicates and Council data agrees that aggregate resources have been identified in the City, but the lands have already been urbanized.

PLAN IMPLEMENTATION

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

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 its implementation actions and resources including official controls, zoning and subdivision, water resources management, floodplain management, well and drainfield management. It addresses roadway improvements and maintenance, public transit, the issue of adjacent, non-conforming lots and capital improvement planning section. It states: “The City will create a capital improvement plan and maintain and update it on an annual basis.” When that CIP is prepared, a copy must be sent to the Council.

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 April 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:

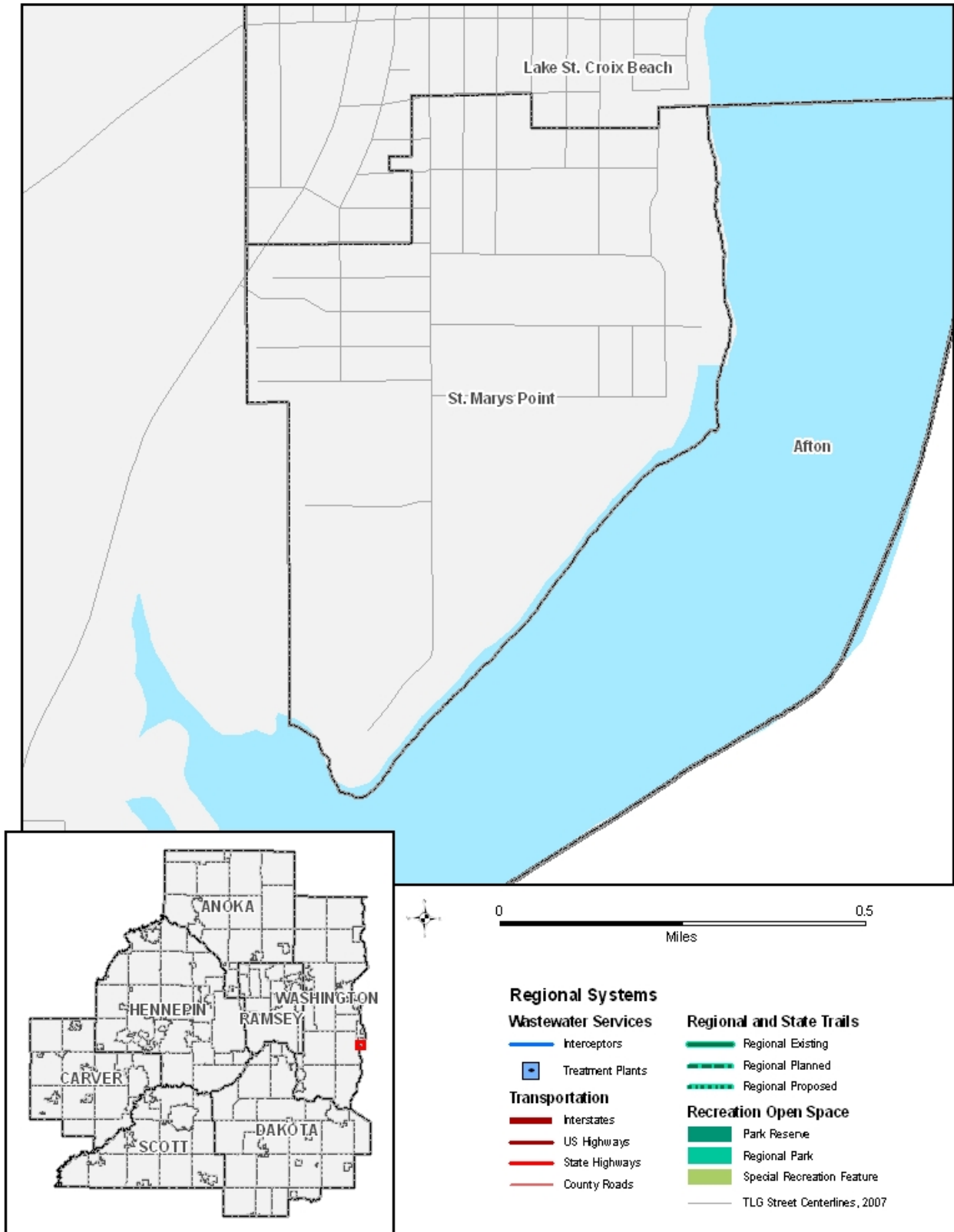
- City of St. Mary’s Point *2030 Comprehensive Plan*, dated 2008.
- Comprehensive Plan Transmittal form.
- Resolution directing the clerk to transmit the 2030 Comprehensive Plan to the Metropolitan Council, dated November 5, 2008

ATTACHMENTS

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

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Figure 1. Location Map Showing Regional Systems
St. Marys Point



**Figure 2. 2030 Regional Development Framework Planning Areas
St. Marys Point**

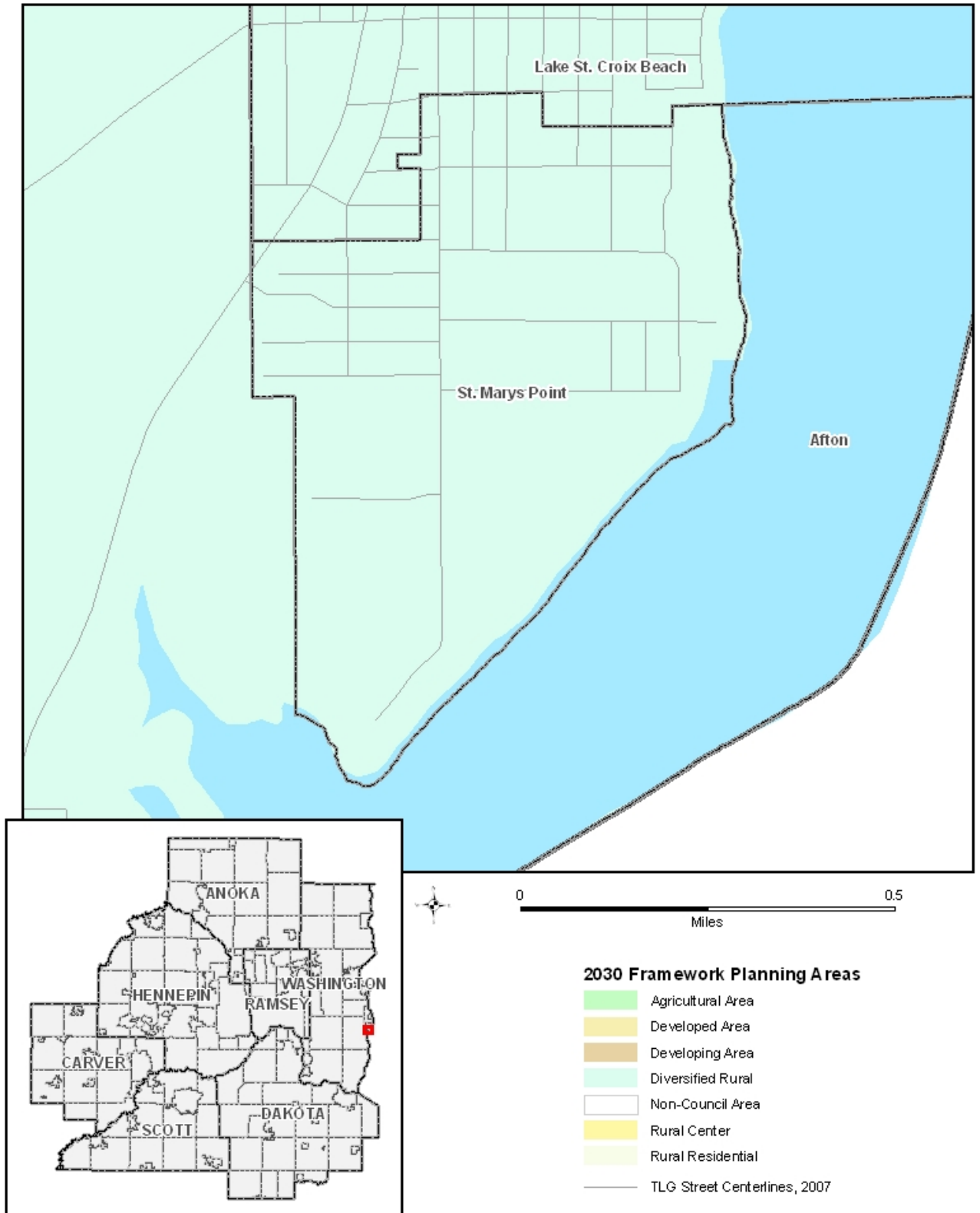


Figure 3. Existing Land Use, City of St. Mary's Point

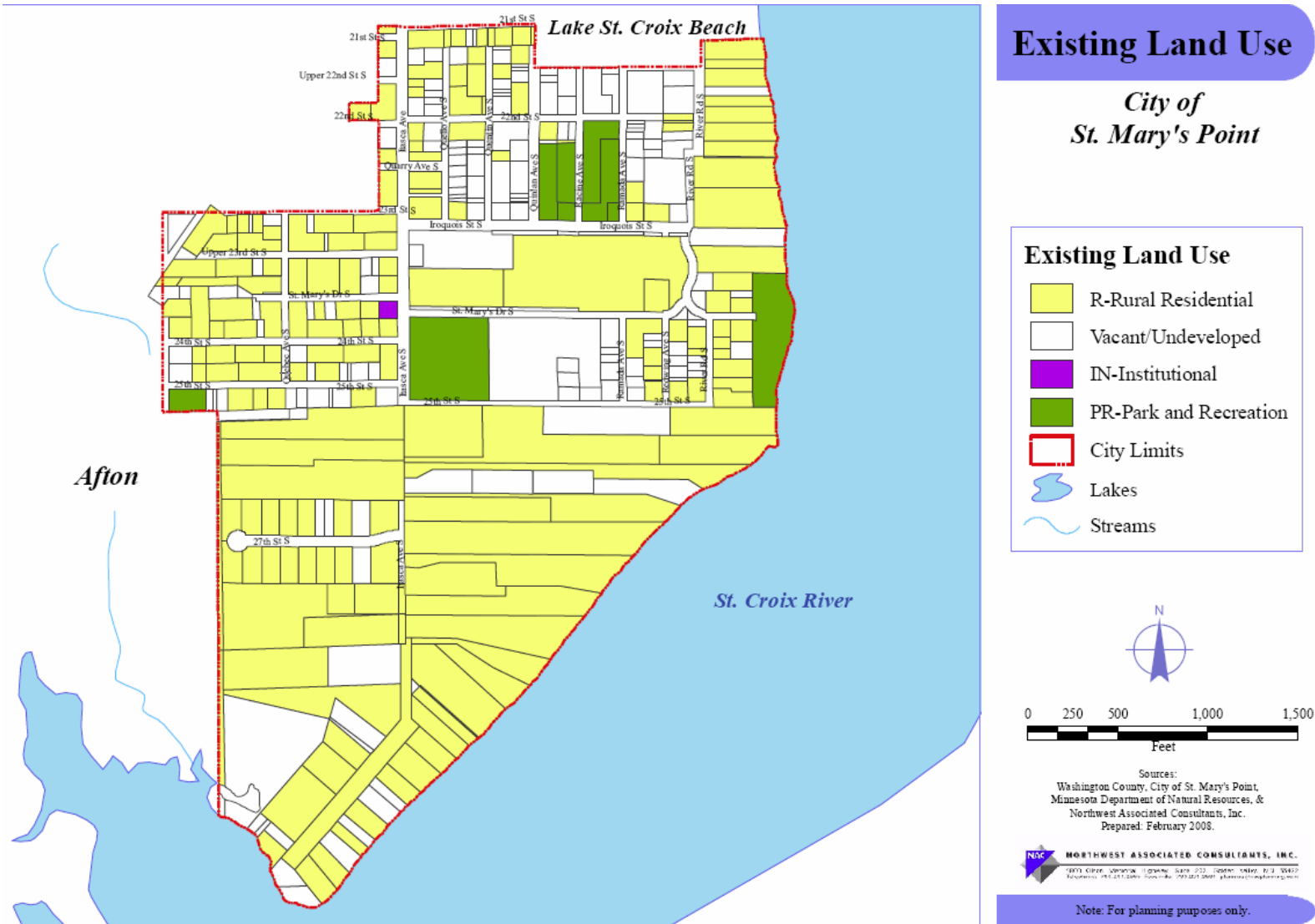


Figure 4. 2030 Land Use Plan, City of St. Mary's Point

