

C Community Development Committee
Meeting date: October 5, 2009

Item: 2009-340

E Environment Committee
Meeting date: September 22, 2009

ADVISORY INFORMATION

Subject:	City of Greenwood <i>2010 Comprehensive Plan Update</i> Review File No. 20551-1 Tier II Comprehensive Sewer Plan
District(s), Member(s):	District 3, Councilmember Bob McFarlin
Policy/Legal Reference:	Minnesota Statute Section 473.175
Staff	James P. Uttley, Principal Reviewer (651-602-1361)
Prepared/Presented:	Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566) Kyle Colvin, Engineering Services Asst. Manager (651-602-1151)
Division/Department:	Community Development / Planning and Growth Management Environmental Services / Engineering Services

Proposed Action

That the Metropolitan Council adopts the attached Advisory Comments and Review Record, and the following:

Recommendations of the Community Development Committee

1. Authorize the City of Greenwood to put its 2010 Comprehensive Plan Update into effect.
2. Adopt the advisory comments for forecasts and surface water management as presented in those sections of the review record.

Recommendations of the Environment Committee:

Approve the City of Greenwood's Tier II Comprehensive Sewer Plan.

ADVISORY COMMENTS

City of Greenwood 2010 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan

Review File No. 20551-1 - Council Business Item No. 2009-340

The following Advisory Comments are part of the Council action authorizing the City to implement its 2010 Comprehensive Plan Update ("Update") and approving the City's Tier II Comprehensive Sewer Plan:

Community Development Committee

1. The City is reminded that Minnesota Statutes 473.864 requires the City to:
 - (a) Formally adopt the Update within nine months following Council action
 - (b) Submit two copies to the Council, and
 - (c) Submit a copy of the City Council Resolution adopting the Update following final action to the Metropolitan Council.
2. Local governmental units must adopt official controls as described in their adopted comprehensive plans and must submit copies of the official controls to the Council within 30 days after official controls are adopted. (Minn. Stat. § 473.865, subd. 1).
3. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council's metropolitan system plans. (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within nine months following amendments to comprehensive plans. (Minn. Stat. § 473.865, subd. 3).

Environment Committee

1. The Council-approved Tier II Comprehensive Sewer Plan becomes effective after the Update receives final approval by the City Council. After the Tier II Sewer Plan becomes effective, the City may alter, expand or improve its sewage disposal system consistent with the Council-approved Tier II Sewer Plan and the Update.
2. A copy of the City Council Resolution adopting its Update, including the Tier II Sewer Plan, must be submitted to the Council.

Background

The City of Greenwood (City) is located in central Hennepin County, bounded by Deephaven, Excelsior and Shorewood. Figure 1 shows the general location of Greenwood and surrounding communities on the east side of Lake Minnetonka, and the Council's 2030 *Regional Development Framework* (RDF) designation, which identifies Greenwood as a "developed" community. The RDF says that developed communities should "accommodate growth forecasts through reinvestment at appropriate densities (5 units plus in developed areas and target higher density in locations with convenient access to transportation corridors and with adequate sewer capacity)." Figure 2 shows existing and planned regional systems in Greenwood and the surrounding area.

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
(Wastewater Services and Surface Water Management) | Yes |

Consistent with Council Policy Requirements:

- | | |
|---|------------------|
| 1. Forecasts
revisions) | No (see Forecast |
| 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

None

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

Review of the City of Greenwood *2010 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 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 2030 Regional Parks Policy Plan (RPPP). The Update acknowledges the Lake Minnetonka LRT Regional Trail.

Transportation

Roads and Transit

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

The Update is in conformance with the Council's *2004 Transportation Policy Plan* (TPP) and addresses all the applicable transportation and transit requirements of a comprehensive plan. TH 7, a principal arterial, runs along the City's southern border.

Greenwood is a Metropolitan Transit Capital Levy community and lies within Transit Market Area III. Service options for cities with Market Area III include peak-only express, small vehicle circulators, midday circulators, special needs paratransit (ADA, seniors) and ridesharing. The City is served by the Lake Minnetonka Area Dial-a-Ride.

Aviation

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

The Update is in conformance with the TPP and consistent with Council aviation policy.

Water Resources Management

Wastewater Service

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

The Update is in conformance with the Council's *Water Resources Management Policy Plan* (WRMPP). The Update summarizes the City's vision for the next 20 years or to year 2030. It includes growth forecasts that are consistent with the Council's recommended 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 Council's Blue Lake Wastewater Treatment Plant located in Shakopee. The City's wastewater conveyance service is provided by Council Interceptors 6-GW-649 and 7017. The City's Plan projects it will have 330 sewered households and 170 sewered employees by 2030. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's growth needs.

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

Greenwood was once on the Council's list of communities having an I/I reduction goal. However, in 2008, the City completed the Council's estimated level of work necessary to mitigate excessive I/I. The City enacted a sump pump inspection ordinance and is involved in annual inspection and maintenance of its manhole structures. The City will continue to monitor for, and mitigate, excess infiltration/inflow in the sanitary sewer system.

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.

Advisory Comment

A copy of the City Council Resolution adopting its Update needs to be submitted to the Council for its records.

Surface Water Management

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

The Update is in conformance with the WRMPP for local surface water management. The City of Greenwood is in the Minnehaha Creek Watershed. Minnehaha Creek Watershed District's most recent watershed plan was approved by the Board of Water and Soil Resources in 2007. Greenwood prepared a Storm Water Management Plan (SWMP) that was revised and submitted to the Council for review under separate cover in 2009.

The City's updated information adequately addressed the concerns raised previously in the Council's review. The Update submittal includes a copy of the SWMP. The SWMP was found to be consistent with Council policy and the WRMPP.

Advisory Comment

The City needs to send the Council the date the Watershed District approved the plan.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

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

The Update is inconsistent with the Council's 2005 System Statement forecast. However, Greenwood is fully developed and lacks vacant developable land. In response to statements within the Update indicating that there was little vacant land within Greenwood and that the City did not anticipate any changes in future land use, Council staff invited the City to request the forecast revision shown in the table below.

Table 1 - Comparison of the Council's and Greenwood's Forecasts

	Census 2000	Council 2010	City 2010	Council 2020	City 2020	Council 2030	City 2030
Population	729	760	820	770	790	780	760
Households	285	320	330	330	330	330	330
Employment	161	220	170	230	170	250	170

Advisory Comment

The Council's forecast will be officially revised, *as shown above*, effective upon Council action on the Greenwood Plan Update.

2030 Regional Development Framework and Land Use

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

The Update is consistent with the RDF, which designates the City as a "Developed" community. The RDF directs Developed communities to maintain current, renew and improve infrastructure, buildings, and land to provide for additional growth, particularly at centers along transit corridors; and support developments that integrate land uses. They need to accommodate growth forecasts through development and redevelopment at densities of 5 units per acre or more.

The City is approximately one square mile, with 234 acres of land, and the remaining area of wetlands and Lake Minnetonka. Residential uses are the predominant land use, covering 145.7 acres, with 44% of the residences having lakeshore on Lake Minnetonka. The City is considered fully developed with limited opportunities for further residential development, which may result from minor subdivision of existing lots. Most residential activity will likely be through the repair, renovation, or reconstruction of existing residential properties.

Housing

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

The Update's housing element fulfills the housing planning requirements of the MLPA. Greenwood is a community that does not have a numerical share of the regional need of affordable housing. The Update provides an assessment of the housing stock, and provides goals and policies the City will use to address its local housing needs. The Update describes the tools that the community will use to accomplish these goals including participating in programs through Hennepin County, Minnesota Housing and other agencies to address lifecycle and affordable housing needs. The City participates in the Lake Minnetonka Area Cooperating Cities (LMACC) organization to address housing related needs of the Lake Minnetonka sub-region and common housing issues identified within individual communities.

Individual Sewage Treatment Systems (ISTS) Program

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

The Update is consistent with the WRMPP for ISTS. The entire City is served by a local sanitary sewer collection system. There are no ISTS remaining in operation in the City.

Water Supply

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

Greenwood does not own or operate a water supply system and is therefore not required to complete a water supply plan. A portion of the community is served by the City of Excelsior on a retail basis, while the remainder of the community relies on private wells for drinking water supply.

Resource Protection

Historic Preservation

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

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

Solar Access Protection

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

The Update addresses the subject of solar access protection as required by the MLPA.

Aggregate Resources Protection

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

The submission indicates that there are no significant aggregate resource deposits in the community. This information is consistent with the Council’s aggregate resources inventory, which indicates only trace deposits within the community and additionally, the community is fully developed.

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 Yes
- ISTS Codes Yes
- Housing Implementation Program Yes

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 July 2008. There do not appear to be any compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts.

DOCUMENTS SUBMITTED FOR REVIEW:

The submittal is 67 pages and included:

- 2008 Comprehensive Plan Update Transmittal Form, 4 pages
- Greenwood 2010 Comprehensive Plan Update, 63 pages

ATTACHMENTS

- Figure 1: Location Map with 2030 Regional Development Framework Planning Areas
- Figure 2: Regional Systems

Figure 3: Existing Land Use Map

Figure 4: Proposed 2030 Land Use Plan

Table 2: Existing and Planned Land Use Table in 5-year Stages

Figure 1 - Location Map and 2030 Regional Development Framework Planning Area, City of Greenwood

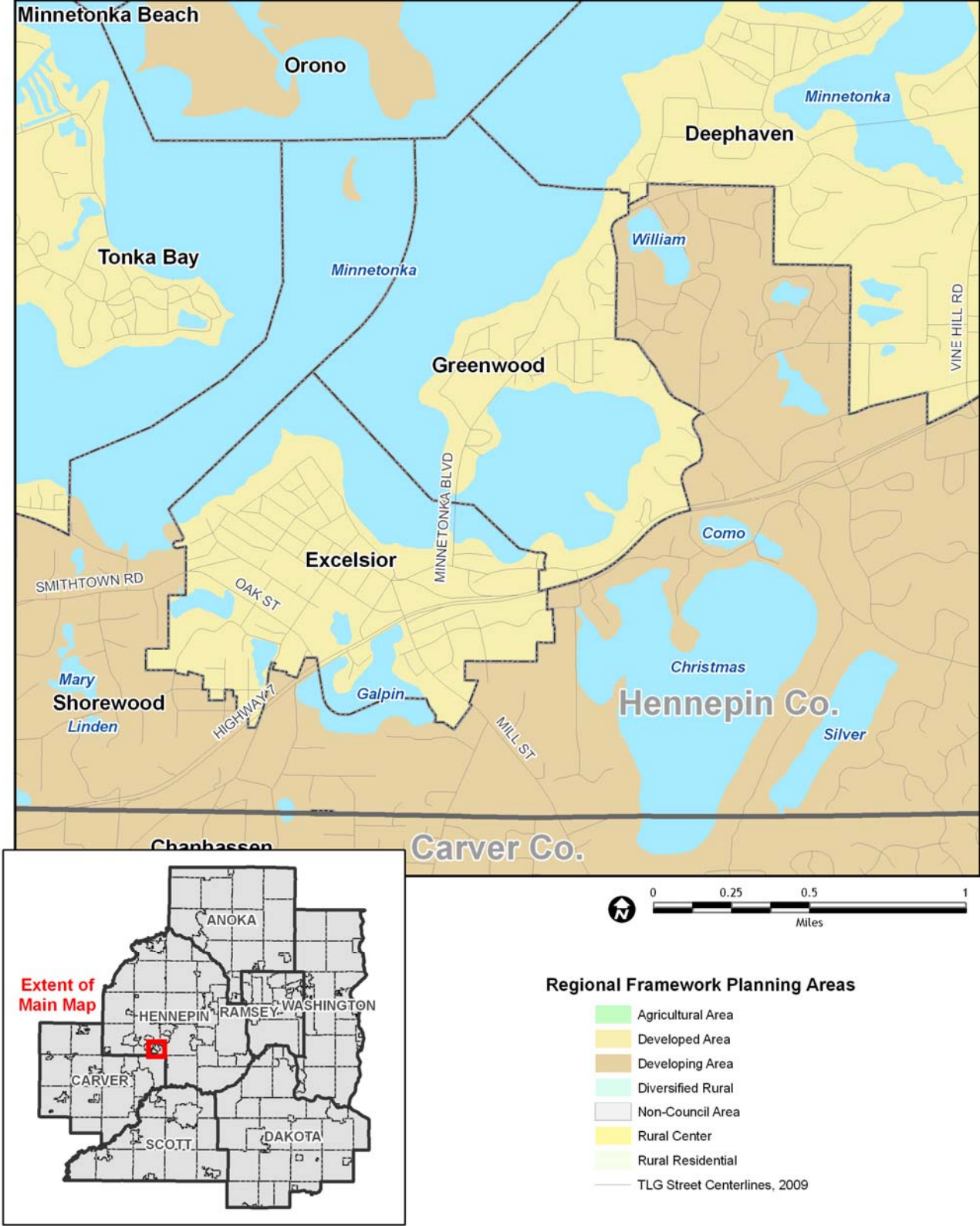


Figure 2 - Regional Systems, City of Greenwood

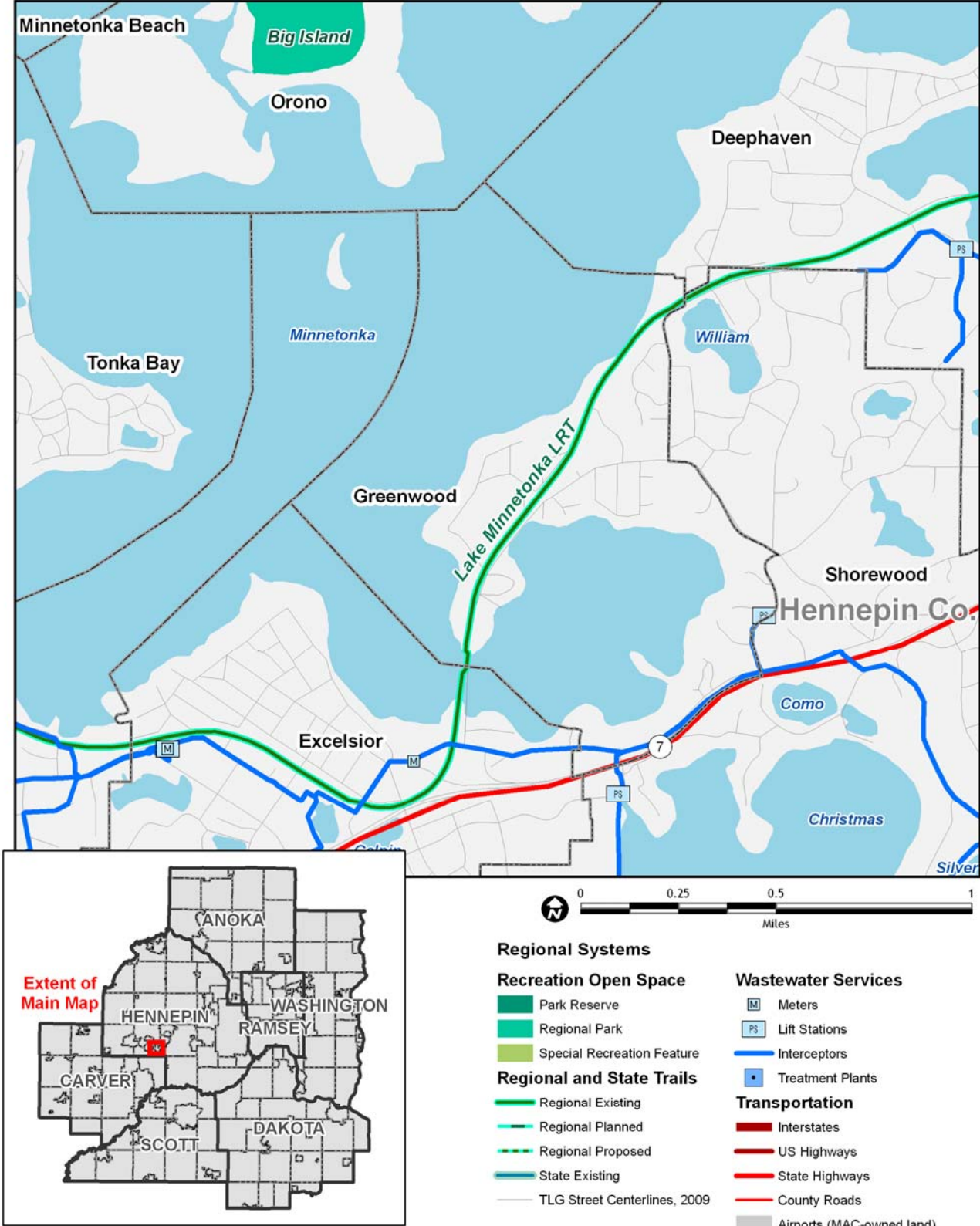


Figure 3 - Existing Land Use, City of Greenwood

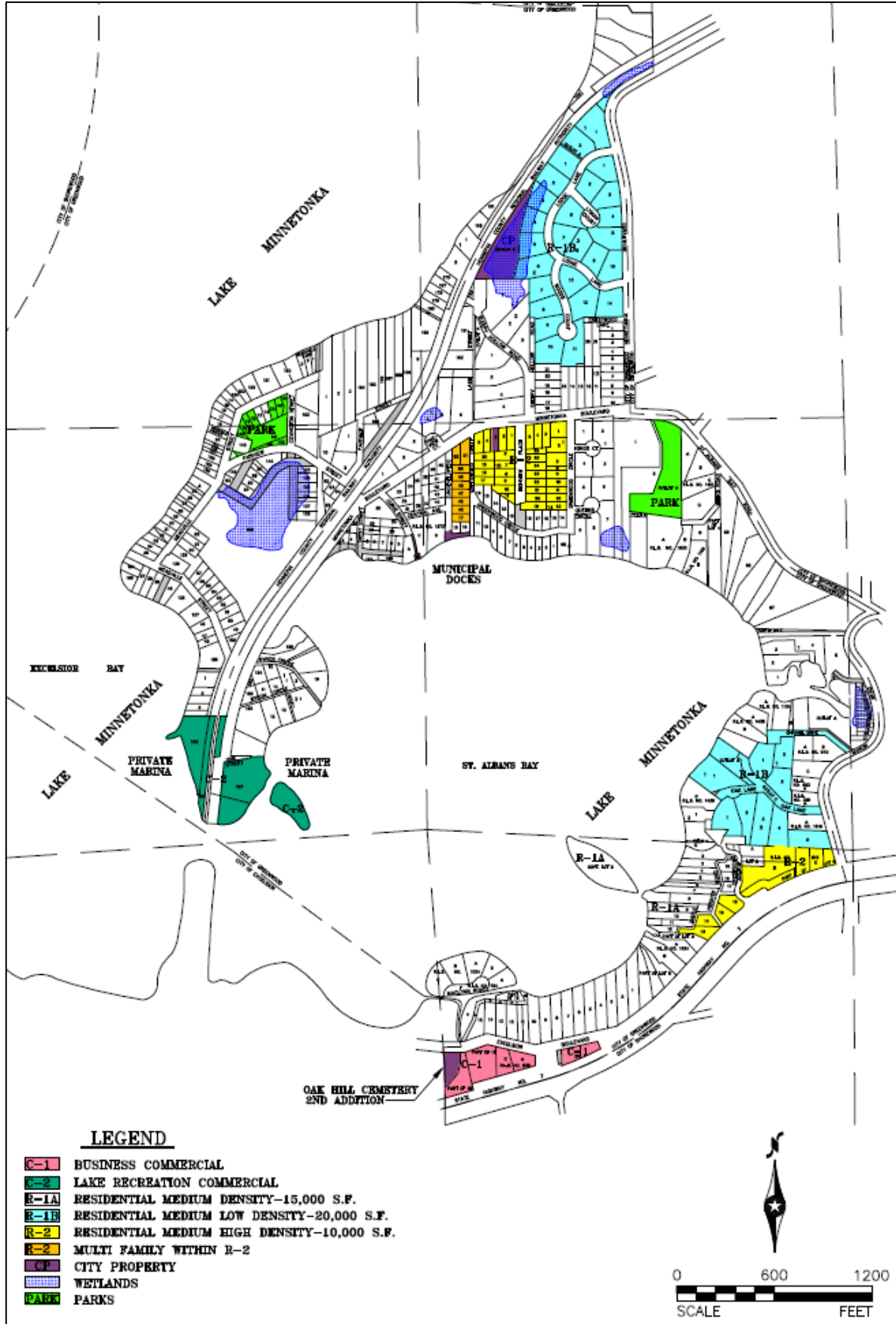


Figure 4 - Proposed 2030 Land Use Plan, City of Greenwood

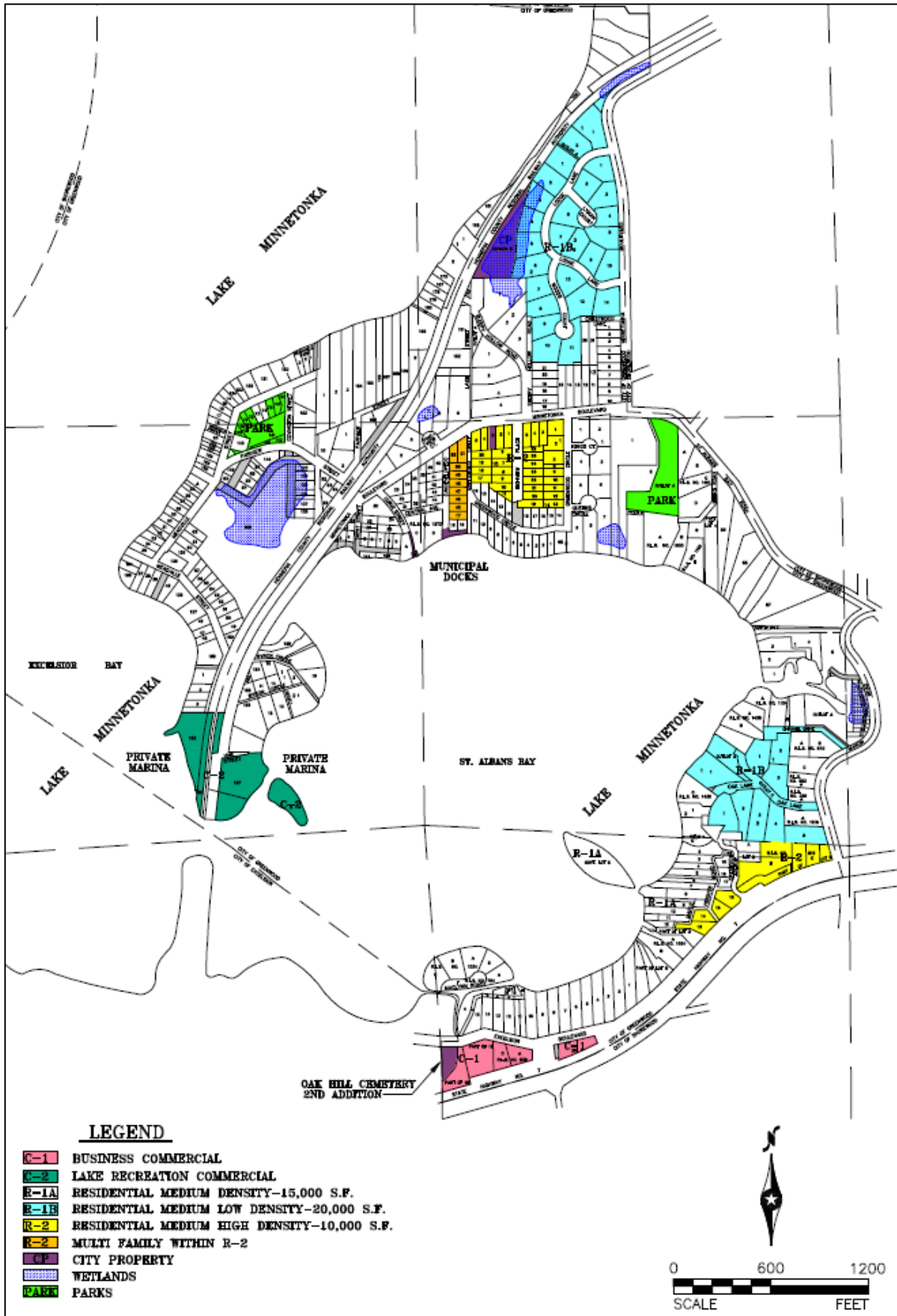


Table 2 - City of Greenwood Land Use Table in 5-Year Stages

Sewered Area	Allowed Density Range Housing Units/Acre		Existing (2000)	2010	2015	2020	2025	2030	Change 2000-2030
	Minimum	Maximum							
Residential									
Medium Low Density Residential - 20,000 s.f. lots	2.1	2.1	117.1	117.1	117.1	117.1	117.1	117.1	0
Medium Density Residential – 15,000 s.f. lots	2.8	2.8	20.2	20.2	20.2	20.2	20.2	20.2	0
Medium High Density Residential – 10,000 s.f. lots	4.2	4.2	7.2	7.2	7.2	7.2	7.2	7.2	0
Medium Density Residential – Multi Unit Developments	14.1	14.1	1.2	1.2	1.2	1.2	1.2	1.2	0
C/I Land Uses									
	Est. Employees/Acre								
Commercial	21.7		8.5	8.5	8.5	8.5	8.5	8.5	0
Industrial	0		0	0	0	0	0	0	0
Public/Semi Public Land									
Institutional			0	0	0	0	0	0	0
Parks and Rec./ Open Space									0
Roadway Rights of Way									0
Railroad			0	0	0	0	0	0	0
Airport			0	0	0	0	0	0	0
Subtotal Sewered			154.2	154.2	154.2	154.2	154.2	154.2	0
Unsewered									
	Minimum lot size	Maximum lot size	Existing (2000)	2010	2015	2020	2025	2030	Change 2000-2030
Low Density Residential 10,000 to 20,000 s.f. lots)	0	0	0	0	0	0	0	0	0
Medium Density Residential – Planned Unit Developments	0	0	0	0	0	0	0	0	0
Commercial	0	0	0	0	0	0	0	0	0
Subtotal Unsewered			0	0	0	0	0	0	0
Undeveloped									
Wetlands			8.2	8.2	8.2	8.2	8.2	8.2	0
Open Water, (Lake Minnetonka) Rivers & Streams			406	406	406	406	406	406	0
Total			568.4	568.4	568.4	568.4	568.4	568.4	