



Community Development Committee

Meeting date: March 15, 2009

**Business Item
Item: 2010-106**

ADVISORY INFORMATION

Subject:	City of Lake St. Croix Beach 2030 Comprehensive Plan Update Review File No. 20603-1
District(s), Member(s):	District 12, Council Member Sherry Broecker
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	Susan Hoyt, Principal Reviewer (651-602-1330) Phyllis Hanson, Local Planning Assistance Manager (651-602-1566)
Division/Department:	Community Development / Planning & Growth Management

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendation of the Community Development Committee:

1. Authorize the City of Lake St. Croix Beach to put its 2030 Comprehensive Plan Update into effect.
2. Change the planning area designation to Rural Residential in the *Regional Development Framework*.
3. Advise the City to implement the advisory comments under ISTS.

ADVISORY COMMENTS

City of Lake St. Croix Beach 2030 Comprehensive Plan Update and Review File No. 20575-1, Council Business Item No. 2010-106

The following Advisory Comments are part of the Council action authorizing the City to implement its 2030 Comprehensive Plan Update (Update) and approving the City's Tier II Comprehensive Sewer Plan:

Community Development Committee

1. The Council-adopted *Local Planning Handbook* states that the City must take the following steps:
 - (a) Adopt the Update in final form after considering the Council's review recommendations; and
 - (b) Submit one electronic copy and one hard copy of the Update to the Council. The electronic copy must be organized as one unified document.

A copy of the City Council resolution evidencing final approval of the Update should be submitted to the Council.

2. The Council's *Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council's final action. If the Council has recommended changes, local governments should incorporate those recommended changes into the plan or respond to the Council before "final approval" of the comprehensive plan by the governing body of the local governmental unit (Minn. Stat. § 473.858, subd. 3).
3. 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).
4. 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).

Background

The City of Lake St. Croix Beach (City) is located in Washington County adjacent to Lakeland Shores on the north, Afton on the east, and St. Mary's Point on the south (Figure 1).

The 2030 Regional Development Framework (RDF), as adopted by the Metropolitan Council (Council) in January 2004, identified the City 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 and 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 the 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 | Yes |

Compatible with the Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

Compatible with other plans	Yes
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Known Support / Opposition

There is no known opposition.

REVIEW RECORD

Review of the City of Lake St. Croix Beach 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

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

The Update conforms to the *2030 Regional Parks Policy Plan*. There are no existing or planned regional park facilities in the City.

Transportation

Roads and Transit

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

The Update conforms to the *2030 Regional Transportation Policy Plan (TPP)* and addresses all the applicable transportation and transit requirements of a comprehensive plan. The City's roadway system consists primarily of local streets. There are no metropolitan highways in the City.

The City is outside of the Metropolitan Transit Taxing District. Therefore, there is no regular route transit service existing or planned in the City. The City is in Market Area IV. Service options for Market Area IV include dial-a-ride, volunteer driver programs, and ridesharing. Rural dial-a-ride service is provided by Human Services Inc.

Aviation

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

The Update conforms to the *TPP* and is consistent with the Council's aviation policies.

Water Resources Management

Wastewater Service

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

The Update conforms to the *2030 Water Resources Management Policy Plan (WRMPP)*. The Update represents the City's guide for future growth and development through the year 2030. The City is entirely provided wastewater service through the use of private wastewater systems, or ISTS'. The Update indicates continued wastewater services will be provided through the use of ISTS' through 2030.

The City's Update does not propose nor anticipate requesting connection to the Regional Wastewater Disposal system within the 20-year planning period. Therefore the City is not required to submit for approval of a Tier II Comprehensive Sanitary Sewer Plan.

The Council does not have plans to provide wastewater services to the community within the 2030 planning period.

Surface Water Management

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

The Update conforms to the *2030 Water Resources Management Policy Plan (WRMPP)* for local surface water management. The City lies within the Middle St. Croix watershed. The Middle St. Croix Watershed Management Organization's latest watershed management plan was approved by the Board of Water and Soil Resources in 2005. The City prepared a local surface water management plan (LSWMP) in 2009 as part of the Update. The LSWMP was reviewed under separate cover. The LSWMP has been found to be consistent with Council policy and the Council's Water Resources Management Policy Plan.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

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

The Update's forecasts are consistent with the Metropolitan Council forecast for the City (See Table 1 below).

Table 1: Metropolitan Council forecasts for Lake St. Croix Beach

	2010	2020	2030
Population	1,140	1,100	1,080
Households	480	480	480
Employment	75	80	80

2030 Regional Development Framework and Land Use

Reviewer: Susan Hoyt, – Local Planning Assistance, (651-602-1330)

Regional Development Framework

The Update conforms to the *2030 Regional Development framework (RDF)*. It

identifies the City as in a “Diversified Rural” planning area. According to the *RDF*, diversified communities are expected to grow without exceeding forecasts and retain a minimum of one unit per ten acres. The City is on the rural edge of Washington County. It experienced limited growth within its nearly 1 square mile area in the past decade. It is now fully developed and is not expected to accommodate future growth. It is entirely served by ISTS. Council staff recommends that the planning designation be changed from “Diversified Rural” to “Rural Residential”.

Land Use

The City is 631 acres or nearly 1 square mile in area with a population of 1,100 people and 480 households. The community’s location along the St. Croix River Bluffs influences the land use within its borders. The major land use, 43 per cent, is the St. Croix River, which is included in the City’s eastern border. The next largest land use category is residential at 43% of the land area. This is primarily single family homes, many of which were seasonal homes and are now permanent. There is also an undeveloped park along the river’s edge and two city parks that are developed with recreation activities. There are no changes anticipated for the 2030 future land use.

Table 2: Existing and Future Land Use – Lake St. Croix Beach

Land Use	Existing Acres	Planned Acres	Per cent of Total Acres
Residential	305	303	48%
Commercial	11	13	2%
Public Semi Public	15	15	2%
Park and Recreation	26	26	4%
Water	273	273	44%
Total	630	630	100%

Residential Density

The City is not served by regional wastewater services and, therefore, is not subject to the three units per net acre density requirement. The City’s residential development density varies in each of its three residentially zoned districts from 2.7 units per acre in the older section of the community, where summer homes were converted to permanent housing, to 2.5 acres per unit in the more recent wooded developments.

Housing

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

The Update fulfills the housing planning requirements of the MLPA. The City 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. Being a small and fully developed community, the City’s primary goal is to retain and preserve its existing housing stock. It will do this through enforcement of the zoning and building codes to ensure housing quality. The Update states that the City will work with Washington County and/or the Washington County HRA to address low- and moderate-income housing needs, and to identify resources to maintain and advance housing affordability in the community where possible. The Updates states that the City will continue its participation in the Local Housing Incentives Account program of the Livable Communities Act.

Community and Individual Sewage Treatment Systems (ISTS)

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

The Update is consistent with the *WRMPP* for ISTS. It indicates that the City is entirely served by on-site septic systems, with approximately 550 in use. The City has adopted the Washington County ISTS ordinance, and the County oversees the inspection and maintenance management of systems in the City. The County's program is consistent with MPCA Rules and Council policy requirements.

The Update indicates that high nitrate levels in local individual wells and nearby contaminated groundwater plumes led to City to connect to the Lakeland/Lakeland Shores municipal water system in the 1990's. At this time, municipal water is available to all City residents, and approximately 75 per cent of residents are connected to the system. Remaining residents utilize individual water wells. The Council recommends that the City strive to completely connect all users to the municipal water system by a date certain.

The Update also indicates that a large number of properties in the City continue to utilize septic tanks followed by drywells, which are the most probable source of identified elevated groundwater nitrate levels. As stated in the Update, due to the coarse granular soils over shallow bedrock, these systems are considered 'failed' under MPCA Rules and have a high probability to contaminate local groundwater and the down-gradient Saint Croix River. The Council's *WRMPP* requires local community ordinances to repair or replace failing systems within five years.

The Update states that the County has issued septic permits for 68 percent of the parcels in the City, but the remaining 32 percent of septic systems have not yet been evaluated for compliance with the County's septic system ordinance. In a focused effort to repair or replace failing systems, the City indicates it will work with the County to develop a plan to inventory, identify, and inspect the remaining 32 percent of systems that have not been evaluated by the County in an effort to achieve full compliance within five years. This effort would be expected to significantly reduce the ongoing contamination of ground and surface waters in the City, and transmission of polluted groundwater into the adjacent Saint Croix River.

Advisory comments:

- Encourage the owners of the remaining 25 percent of residences, that are not connected to city water, to connect in the near future to minimize potential water quality problems from septic seepage into individual wells.
- Work with the County on a plan to inventory, inspect and evaluate the remaining 32 per cent of septic systems that have not been inspected.

Water Supply

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

The City does not own or operate a water supply system and, therefore, does not require a water supply plan. The City's current water needs are met through private wells and water service from the City of Lakeland.

Resource Protection

Historic Preservation

Reviewer: Susan Hoyt, CD – Local Planning Assistance, (651-602-1895)

The Update addresses historic preservation as required by the MLPA. It contains a table identifying historic properties.

Solar Access Protection

Reviewer: Susan Hoyt, CD – Local Planning Assistance, (651-602-1330)

The Update contains a section addressing solar access protection as required by the MLPA.

Aggregate Resources Protection

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

The Update does not address the presence or absence of aggregate resources in the community. The *Minnesota Geological Survey Information Circular 46* indicates that there are aggregate resources deposits in the northwest portion of the community, however, the City is fully developed and the deposits are no longer accessible.

PLAN IMPLEMENTATION

Reviewer: Susan Hoyt, CD – Local Planning Assistance, (651-602-1330)

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's implementation section contains a description of the City's official controls, including zoning and other ordinances.

COMPATIBILITY WITH PLANS OF ADJACENT GOVERNMENTAL UNITS AND PLANS OF AFFECTED SPECIAL DISTRICTS AND SCHOOL DISTRICTS

The City submitted the Update to adjacent local units of government, school districts, counties and special districts for comment on May 29, 2009. There were no compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts.

DOCUMENTS SUBMITTED FOR REVIEW:

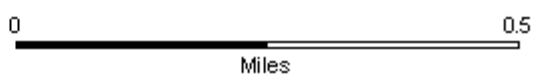
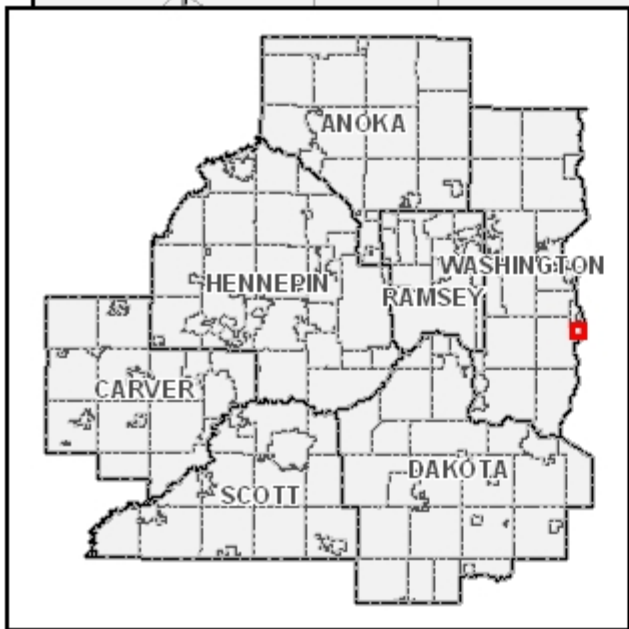
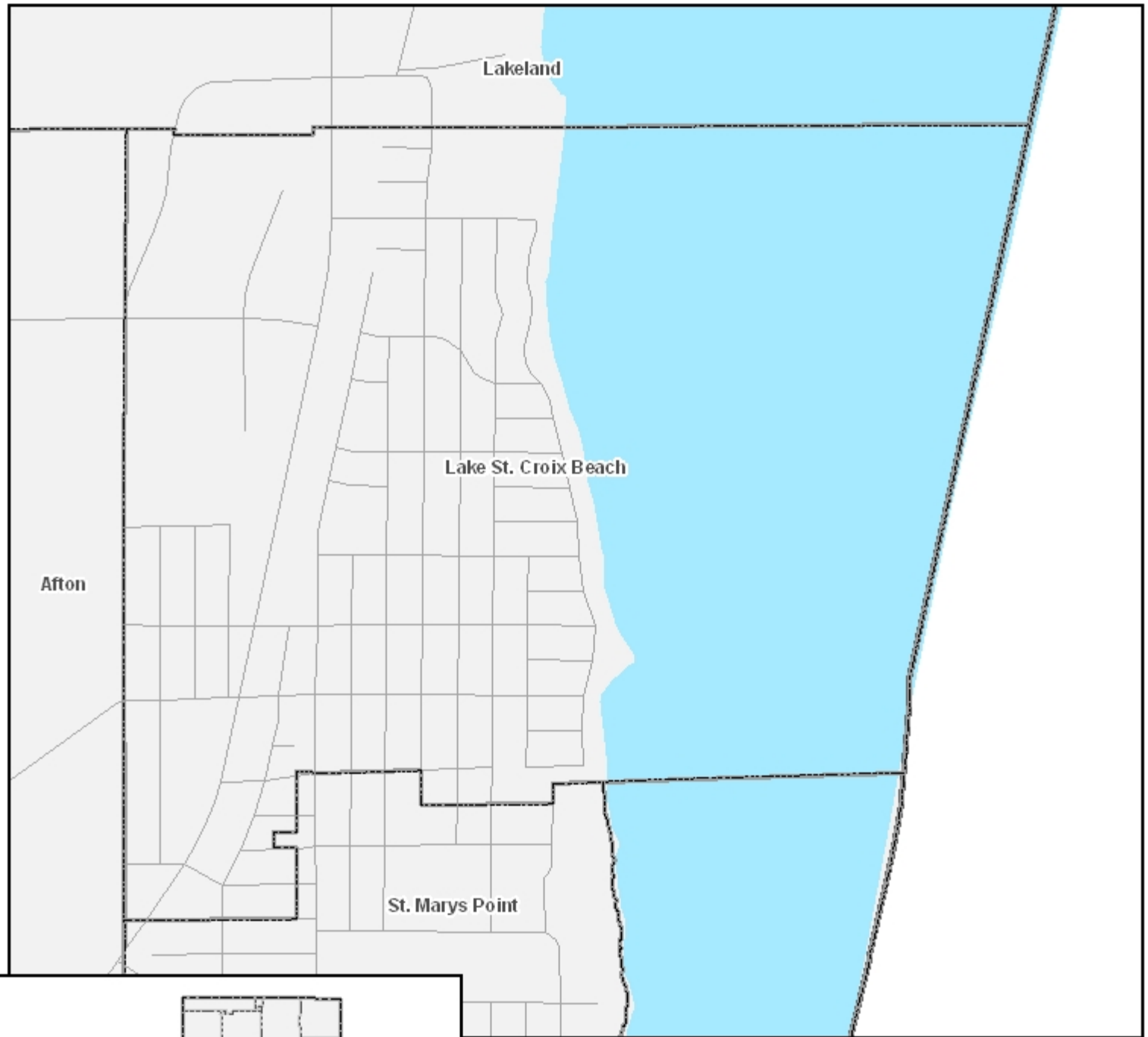
- City of Lake St. Croix Beach 2030 Comprehensive Plan Update (May 29, 2009)
- Revised 2030 Comprehensive Plan Update addressing land use, transportation, forecasts and ISTS (February 19, 2010)
- Revised Existing and Planned Land Use Maps (March 3, 2010)

ATTACHMENTS

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

Figure 1. Location Map Showing Regional Systems

Lake St. Croix Beach



Regional Systems

Wastewater Services

- Interceptors
- Treatment Plants

Transportation

- Interstates
- US Highways
- State Highways
- County Roads

Regional and State Trails

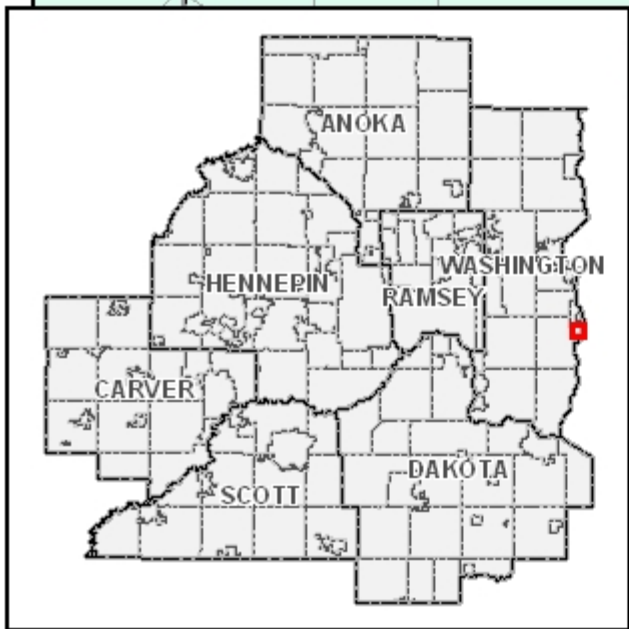
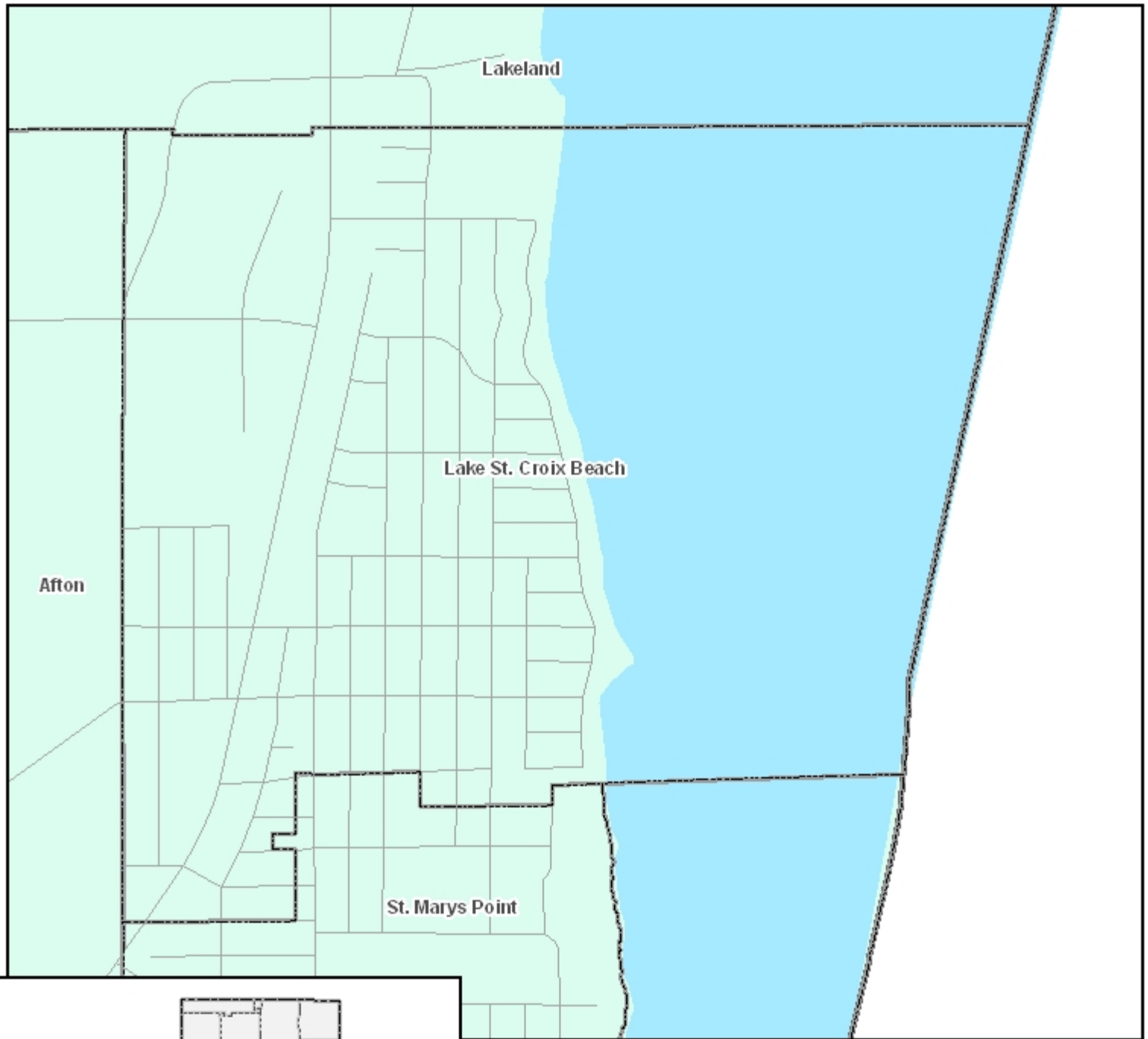
- Regional Existing
- Regional Planned
- Regional Proposed

Recreation Open Space

- Park Reserve
- Regional Park
- Special Recreation Feature
- TLG Street Centerlines, 2007

Figure 2. 2030 Regional Development Framework Planning Areas

Lake St. Croix Beach

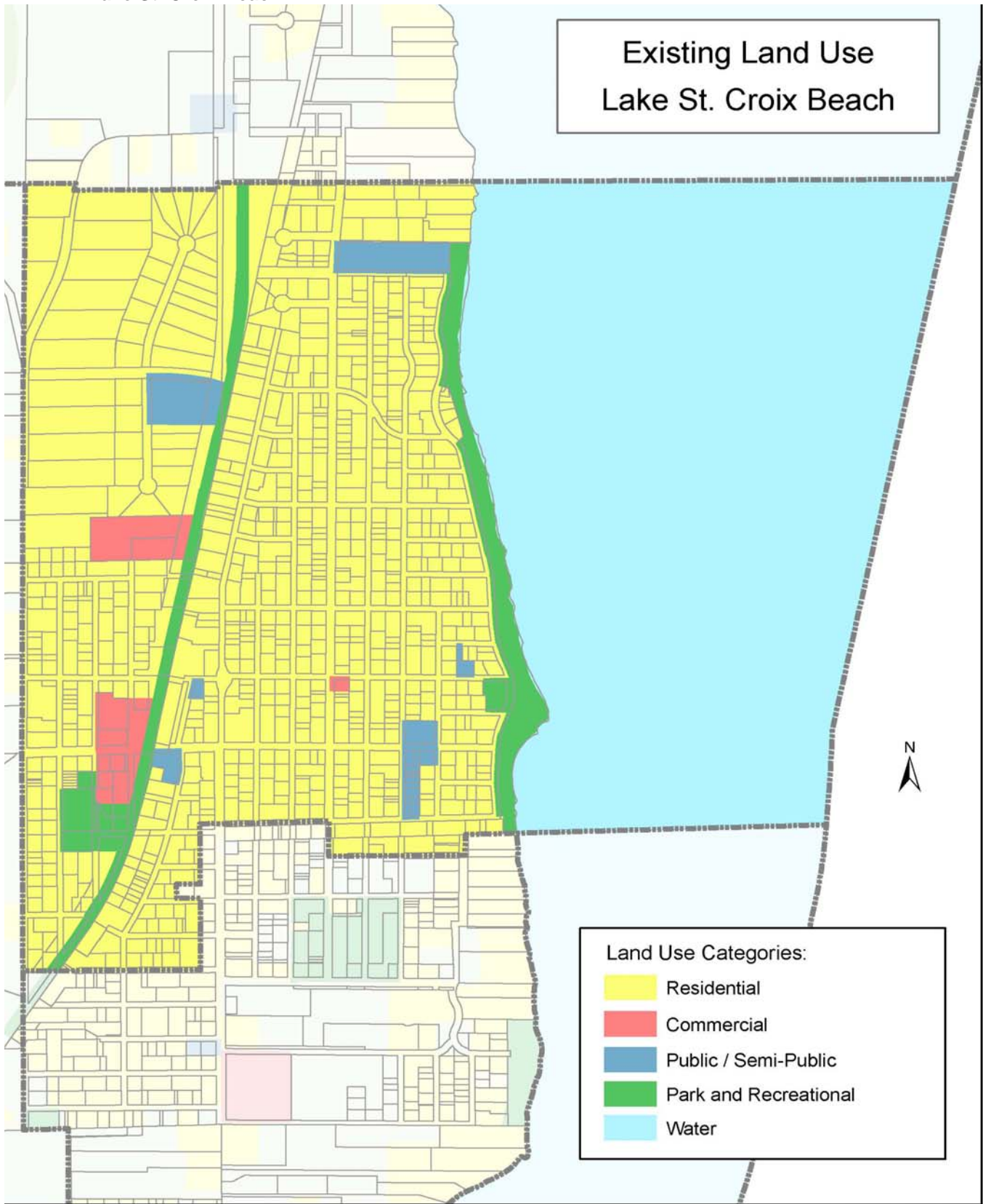


2030 Framework Planning Areas

- Agricultural Area
- Developed Area
- Developing Area
- Diversified Rural
- Non-Council Area
- Rural Center
- Rural Residential
- TLG Street Centerlines, 2007

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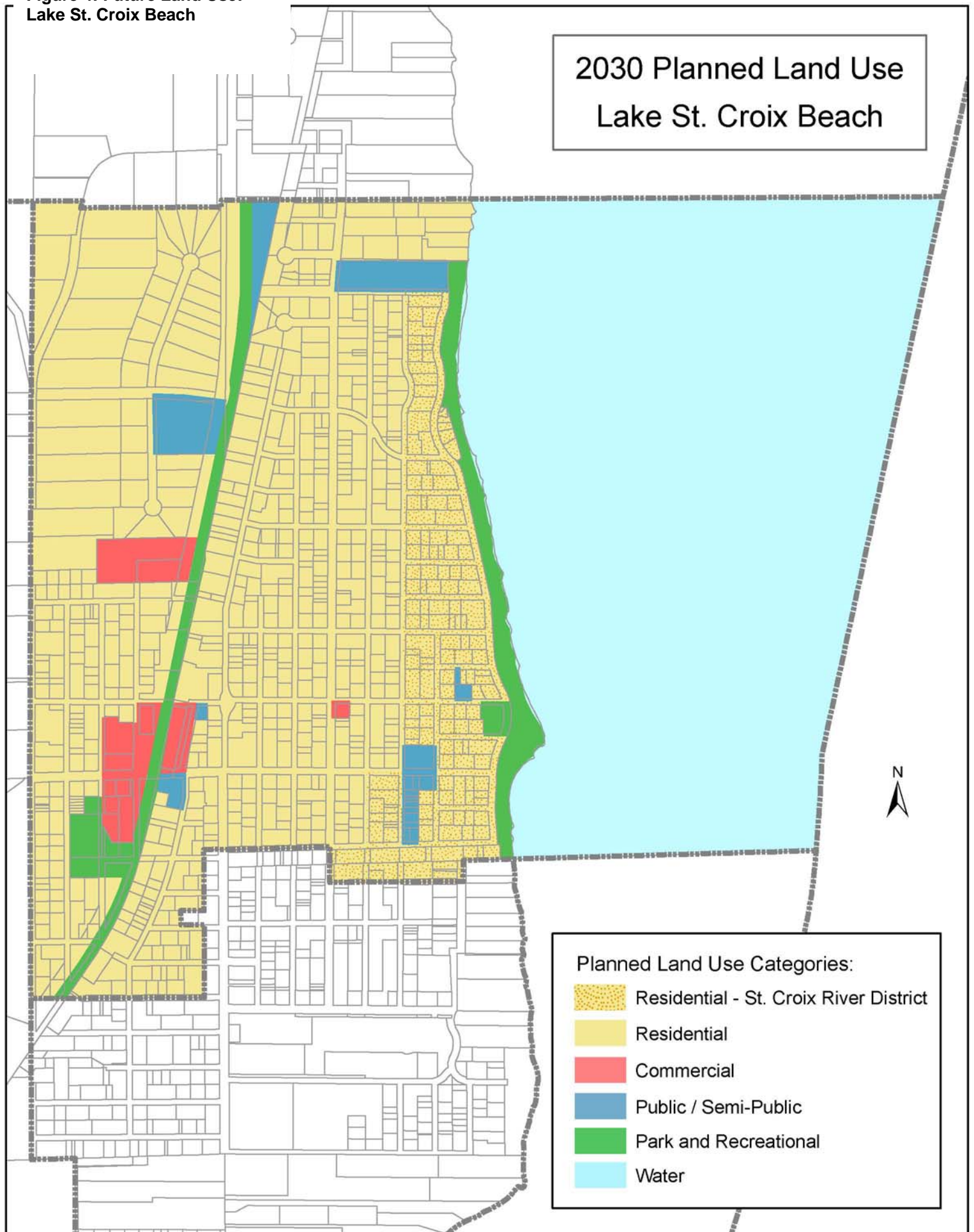
**Figure 3: Existing Land Use
Lake St. Croix Beach**



Sources: Land Use - City of Lake St. Croix and Metropolitan Council;
Parcel Boundaries - Washington County

 Metropolitan Council
Map printed March 8, 2010

Figure 4: Future Land Use:
Lake St. Croix Beach



Sources: Land Use - City of Lake St. Croix and Metropolitan Council;
Parcel Boundaries - Washington County



