

C	Community Development Committee	2007-9
	Meeting date: August 20, 2007	
	Metropolitan Council Meeting date: September 12, 2007	

ADVISORY INFORMATION

Date	July 31, 2007
Subject	City of Orono Comprehensive Plan Amendment – Myrtlewood Review No. 18392-5
Districts, Members	District 3, Mary Hill Smith
Prepared by	Jim Uttley, AICP, Principal Reviewer (651-602-1361) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566)
Division/Department	Community Development/Local Planning Assistance

BACKGROUND

- The City of Orono is a Lake Minnetonka community located in western Hennepin County, bordered by Wayzata (east), Medina (north), Independence, Mound and Minnetrista (west) and Lake Minnetonka (south).
- In 2000, the City was 15,356 acres including 1,573 acres of parks and open space. The Council estimates that in 2005, the City of Orono had 7,653 people in 2,891 households.
- Since 2000, the City has approved 905 housing units.

REQUEST SUMMARY

The City of Orono comprehensive plan amendment (CPA) proposes to extend sewer service to the 10 existing homes in the Myrtlewood subdivision to eliminate the use of failing or non-conforming septic systems.

BACKGROUND

Myrtlewood was platted in 1953 and the homes constructed between the mid-1950s to the mid-1960s. The 10 lots vary widely in size from under 1 acre to just over 7 gross acres. Three larger lots along the northern tier contain significant areas of unbuildable wetland.

The subdivision is bounded on the west by a Montessori school, on the north by the Luce Line Trail, on the east by the Wayzata Country Club and on the south by Old Wayzata Blvd and Highway 12. Directly to the north, across the Luce Line Trail, are a half-dozen historically developed large lot single-family residential lots along Old Long Lake Road that were brought into the MUSA in 2003 to solve existing individual septic system problems.

Myrtlewood is guided Single Family Rural Residential, which requires 2 acres minimum lot size (net buildable acres). Only three of the ten (10) lots meet the two-acre minimum standard, and four of the ten are less than one acre of dry buildable land.

Nearly all of the lots have limited area for septic system replacement. Wetlands and steep slopes, lot shapes and layout limit the long-term use of septic systems in the subdivision.

Current ordinances in Orono require new residential lots to have space for two Individual Sewage Treatment System (ISTS) systems. This requirement was not in effect at the time that the Myrtlewood subdivision was platted. Most of the homes in Myrtlewood with newer replacement ISTS have already used any alternate site that may have been available and do not have the possibility of an alternate site for future use. Six of the homes have a 2010 deadline for updating their older non-conforming ISTS.

In preparation for bringing the Myrtlewood subdivision into the MUSA, Orono helped Wayzata finance a sewer main that Wayzata needed to serve its new Public Works building, located a short distance southeast of the Myrtlewood subdivision.

Orono submitted extensive documentation to the Council regarding the status of the 10 ISTS systems and the difficulty of developing future legally conforming ISTS systems.

PROPOSED ACTION

That the Metropolitan Council:

1. Allow the City to put the proposed amendment into effect with the following condition:
2. Require the City of Orono to participate in the Council’s plat monitoring program and to submit annual reports to the Council as outlined on the Council’s website at the following location: <http://www.metrocouncil.org/planning/assistance/resources.htm#plat>

ISSUES

Should the Council allow 10 existing single-family homes with failing or non-conforming individual on-site treatment systems to be added to the MUSA if they do not meet the Council’s urban density guidelines?

OVERVIEW

Conformity with Regional Systems The amendment conforms to the Regional System Plans for Transportation and Parks. The amendment does not conform to the Regional System Plan for Wastewater Management. Because the proposed MUSA expansion involves an existing subdivision of 10 existing homes with failing and non-conforming septic system, the proposed amendment is not considered a substantial departure and a plan modification is not required.

Consistency with Council Policy The amendment is consistent with the Council’s forecasts, housing and water supply policies.

Compatibility with Adjacent Community Plans The amendment is compatible with the plans of adjacent communities. Local sewer service will be provided through an intercommunity agreement with the City of Wayzata.

PREVIOUS COUNCIL ACTIONS:

- October 24, 2001 Council reviewed the City’s 2020 Plan and allowed the plan to be put into effect without modification.
- September 19, 2003 Council administratively reviewed comprehensive plan amendment extending sewers to serve eight existing homes on 18 acres with failing or nonconforming septic systems.
- May 14, 2004 Council administratively reviewed comprehensive plan amendment regarding 3.69 acres from Commercial Office to Commercial Office/Retail
- March 22, 2006 Council approved the City’s Tier II Comprehensive Sewer Plan (2006-109).

ANALYSIS AND FINDINGS

Regional Systems

Following is an analysis of the City’s proposed comprehensive plan amendments analyzed against the Council’s October 13, 2004 adopted Guidelines for MUSA Expansions:

1. Residential Density

- In its review of the City’s 2000 Comprehensive Plan, the Council found that...

“Orono’s plan is consistent with Council forecasts, in conformance with the regional system plans for aviation, recreation open space, transportation and wastewater services, consistent with regional housing policy, and compatible with the plans of adjacent communities and school districts. The plan, though it is reasonable given past practice, is not technically consistent with the current Regional Growth Strategy because it is not proposing to plan for Urban Reserve. The issue of future urban reserve in the area was addressed in the late 1970’s when the Council agreed to size the interceptor serving Orono for very limited urban growth. Consequently, the interceptor does not have the capacity to serve as much expanded urban area in the city.”
- Since 2000: Orono has developed 80 net residential acres with 272 housing units, an average net density of 3.4 units per acre.
- This CPA involves 10 existing single-family homes on 15.5 net residential acres, an average net density of 0.6 units per acre.
- The following analysis results in a net overall density of 3.3 units per acre, which is consistent with the Council’s adopted MUSA Expansion guidelines.

Table 1: Residential Land Use and Density Analysis

	Net Acres	Density	Units
Developed 2000-Present (April 2007)		Developed	
Single Family Residential	50	1.6 units/acre	53
Multifamily Residential	29	7.5 units/acre	219
Developed Subtotal	80	3.4 units/acre	272
Myrtlewood CPA	15.5	0.6 units/acre	10

Total	95.5	3.0 units/acre	282
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2. Regional and Local Wastewater Systems

The local and regional system has adequate capacity to serve these additional 10 units. The City’s plan amendment notes that the Myrtlewood Neighborhood is the last older developed neighborhood, with substandard lots and/or ISTS. In this area of the City (of Orono) that is in need of sewer service as the other older developed neighborhoods already are in the MUSA and have sewer service.”

3. Inflow and Infiltration (I&I)

The City’s Plan acknowledged the Council’s I/I goal for Orono and outlined the City’s efforts to reduce its I & I to reach this goal. The City has agreed to participate in the Council’s I/I reduction program.

4. Previous Council Actions and Negotiations Fulfilled

Orono has fulfilled all of the recommendations associated with its 2020 Comprehensive Plan Update.

5. Consistent with the Council’s 2030 Forecasts

- This amendment does not change the City’s household or population forecasts because it proposed to extend sewer service to existing homes.
- Orono’s 2020 Plan forecasts 574 new housing units by 2010, which is slightly higher than the Council’s 2030 *Regional Development Framework* forecasted growth for Orono.
- Since 2000 the City has added 254 new sewer households and 14 housing units on septic systems.

Table 2: Household Forecasts

	2000	2010	2020	2030
Orono 2020 Comp Plan	2,826	3,400	3,762	NA
2030 Development Framework	2,776	3,200	3,950	4,100

6. Parks & Open Space System Plan, Stormwater Management Plans, and Natural Resource Protection

- Orono’s 2000-2020 Community Management Plan includes a Parks and Open Space Plan element that conforms to the Regional Parks Plan.
- Orono has an approved Surface Water Management Plan and a NPDES Phase II Stormwater Discharge Permit.
- The City has ordinances protecting natural resources including wetlands, shoreland and tree preservation.

ATTACHMENTS

- Figure 1 - Regional Systems and Growth Strategy Policy Areas map
- Figure 2 - 2020 Planned land use
- Figure 3 – 2020 MUSA

Figure 1. Location Map, Showing 2030 Framework Planning Areas, Regional Systems and the Myrtlewood CPA Site, City of Orono

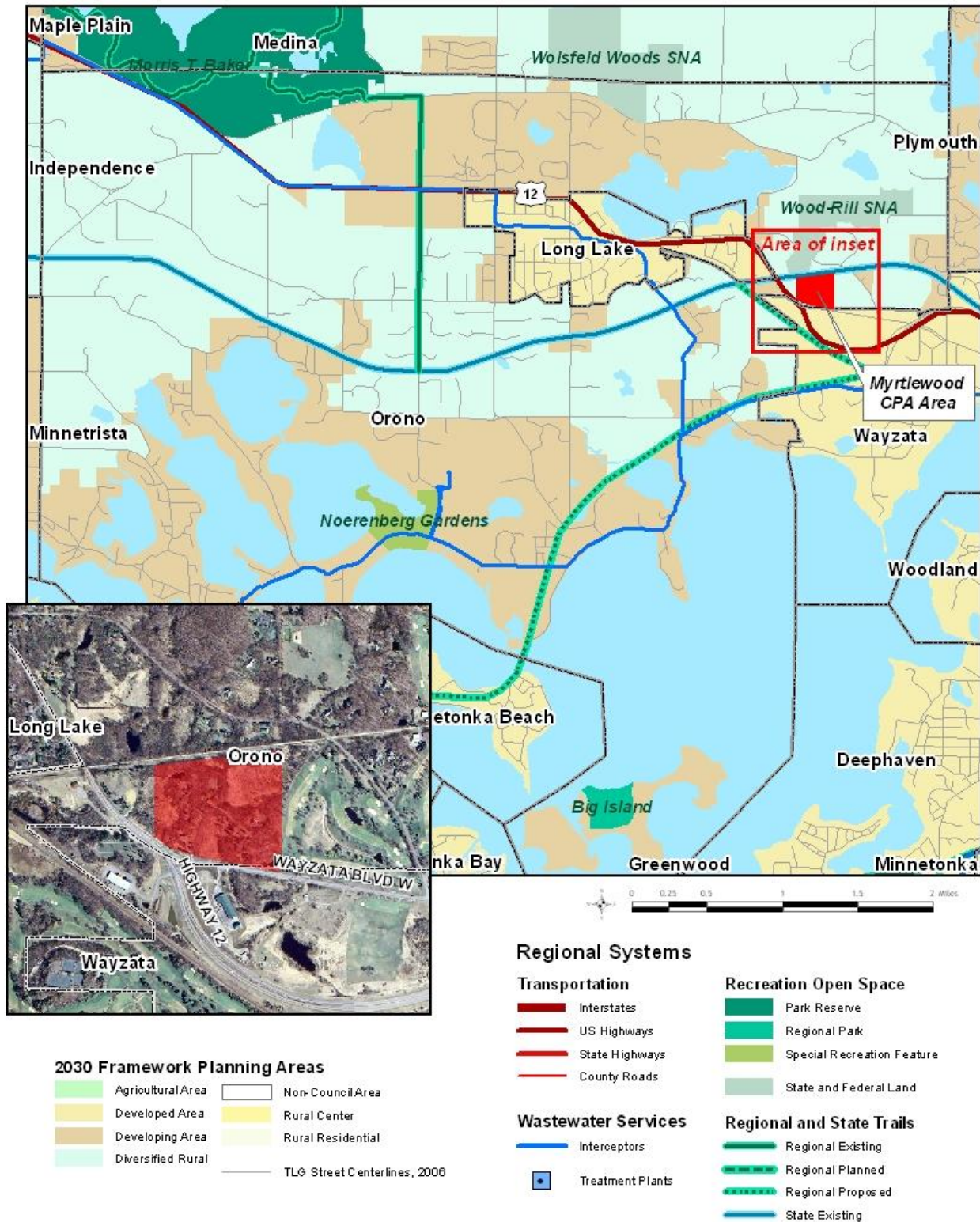


Figure 2. 2020 Planned Land Use, City of Orono

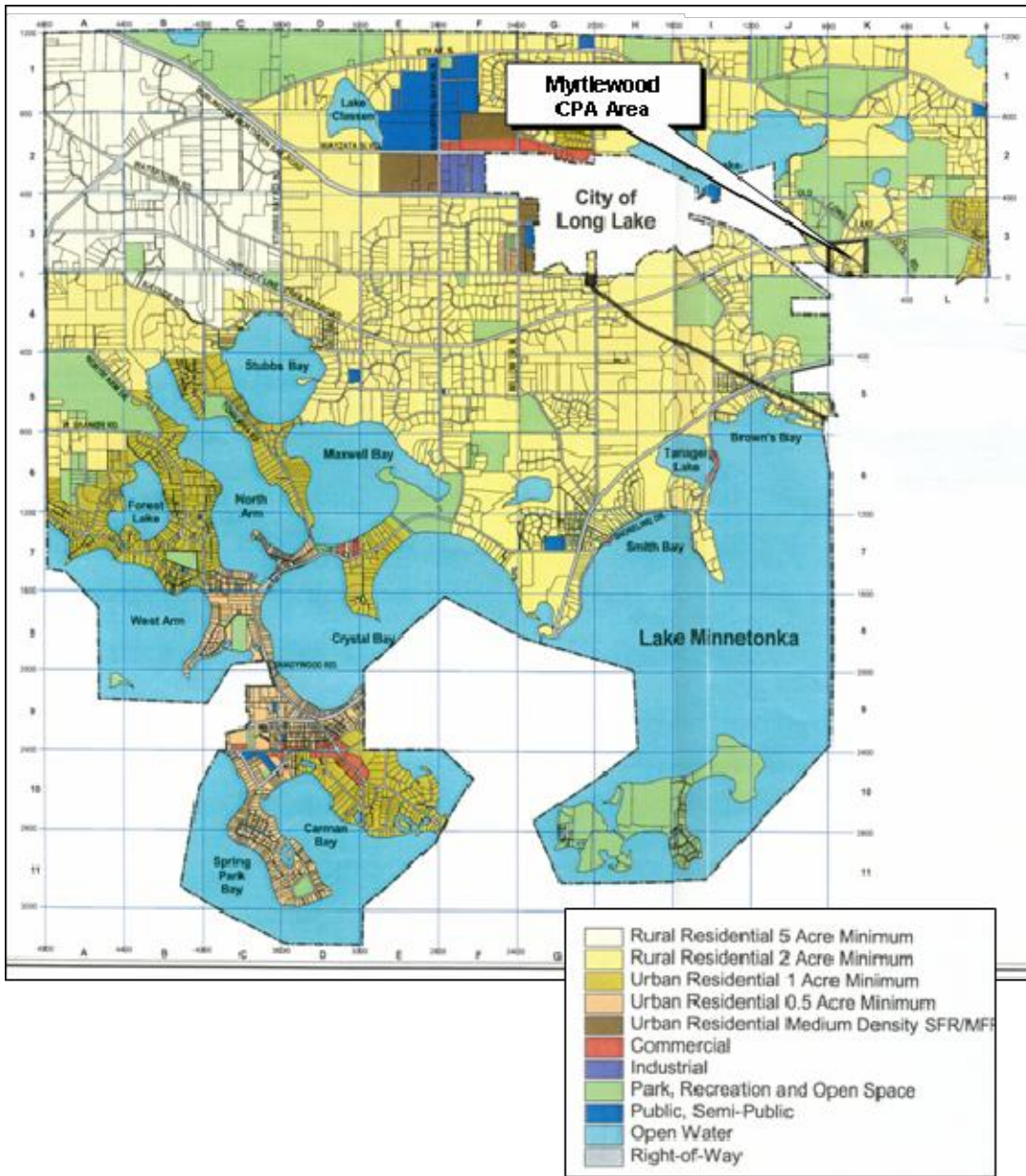


Figure 3. 2020 MUSA, City of Orono, Showing Location of the Myrtlewood CPA Area

