



Community Development Committee

Meeting date: November 17, 2008

Business Item

Item: 2008-242



Environment Committee

Special Meeting date: November 19, 2008

ADVISORY INFORMATION

| | |
|--------------------------------|---|
| Date: | October 13, 2008 |
| Subject: | City of Belle Plaine 2030 <i>Comprehensive Plan</i> Update Review File No. 20034-1 Tier II Comprehensive Sewer Plan |
| District(s), Member(s): | District 4, Councilmember Craig Peterson, 651-602-1474 |
| Policy/Legal Reference: | Minnesota Statute Section 473.175 |
| Staff | Tom Caswell, Principal Reviewer (651-602-1319) |
| Prepared/Presented: | 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 Review Record and takes the following actions from each committee:

Recommendations of the Community Development Committee:

1. Authorize the City to put its *Comprehensive Plan* Update into effect without any plan modifications.
2. Remind the City that the Scott County Watershed Management Organization (SCWMO) is in the process of updating their watershed management plan that is scheduled to be approved and adopted in 2009. The City will then have two years to update their Surface Water Management Plan (SWMP), obtain watershed approval, and adopt this SWMP.
3. Advise the City that for the areas currently not covered by orderly annexation (OA) agreements, when an OA is signed with St Lawrence Township, or land is annexed, the City will need to submit to the Council a comprehensive plan amendment.
4. Remind the City to submit a copy of the City Council Resolution adopting its Update to the Council for its records;
5. Remind the City that Minnesota Statutes 473.864 require it to formally adopt the Comprehensive Plan after the Council's final action and require the City to submit two copies of the adopted Plan to the Council in a timely manner; and,
6. Remind the City that it is required to submit any updated ordinances and controls intended to help implement the Plan to the Council upon adoption.
7. Advise the City to label the Minnesota Valley State Trail as an Existing State Trail, to include the southern Scott County Regional Trail Search Corridor on the Current and Future Greenway Trail Plan Map and the Regional Parks on the Regional Park and Trail Map.

Recommendations of the Environment Committee:

1. That the Metropolitan Council approve the City's 2008 Tier II Sanitary Sewer Plan.

Background

The City of Belle Plaine is located in Scott County, surrounded by the townships of San Francisco in Carver County, and the Scott County townships of St. Lawrence, Belle Plaine, and Blakeley, (see Figure 1).

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

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 | No – <i>While the city agrees with Council forecasts for 2010 and 2020, its forecasts for 2030 are substantially higher than the Council’s. These higher forecasts do not represent a substantial departure from or impact on regional system plans.</i> |
| 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

The City of Belle Plaine received a Local Planning Assistance Grant of \$20,000 to assist in the preparation of this update.

Known Support/Opposition

There is no known opposition.

REVIEW RECORD

Review of the City of Belle Plaine Comprehensive Plan Update (Update)

STATUTORY AUTHORITY

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plans (Plans) and plan amendments to the Metropolitan Council (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 Parks Policy Plan.

The following minor issues were identified:

- The existing Minnesota Valley State Trail is classified as a “Proposed Regional Trail” on the Current and Future Greenway Trail Plan-Local Map (Map 8-4).
- Although the Southern Scott County Regional Trail Search Corridor is shown on the Regional Park and Trail Map (Map 8-5), that map is at a county-wide scale, so the relationship of the corridor to the City of Belle Plaine is unclear.
- The Update discusses the planned connectivity of the regional trail search corridors to specific regional parks (Chapter 7). However, the locations of these regional parks are not shown on a map.

Transportation

Roads and Transit

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

The transportation element of the Update is in conformance with the 2004 Transportation Policy Plan (TPP) and addresses all the applicable transportation and transit requirements of a comprehensive plan.

Trunk Highway (TH) 169 is the only principal arterial in Belle Plaine. This four-lane expressway runs diagonally through the City. The long term improvement strategy for TH 169 is to plan for the transition of the highway to a freeway type facility from Belle Plaine to I-494. The Council's TPP does not show any overall expansion of TH 169 before 2030. A recently constructed interchange at TH 169 and CSAH 6/CR 64 (Main St.) was identified as a management project within the 2004 TPP.

The transportation chapter of the Update includes an extensive analysis of existing and future transportation deficiencies and recommends improvements to the minor arterial, major and minor collector, and local roadway networks that will be needed to support future development both within the City and in the orderly annexation area of adjacent Belle Plaine Township.

Belle Plaine lies within Transit 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 Scott County Transit.

Appendix B-1 (2030 System Statement: Transportation Analysis Zone Breakdown) dated June 13, 2008 will be used by the Metropolitan Council staff for its regional traffic forecasting. This table allocates 16,300 population, 6,500 households and 4,000 employees to the four TAZs within the community.

Aviation

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

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

The nearest metro system airport to the City of Belle Plaine is the Flying Cloud Airport. The City is not within the airport's influence area and is not affected by existing or planned development or operations at this airport. The City is affected by the region's general airspace that is to be protected from potential airspace obstructions.

The City has adopted a local ordinance for protection of the region's general airspace. The City has also acknowledged the A.R.S. airstrip located nearby in Sibley County.

Water Resources Management

Wastewater Services

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

The Update is in conformance with the Council's Water Resources Management Policy Plan.

The Update summarizes the City's vision for the next 20 years to 2030. The forecasts are presented in the City's Plan and are consistent with the Metropolitan Council forecasts through year 2020. However the Update gives population, household and employment forecasts for 2030 that are greater than the Council's. The Update included growth and development of land in Townships outside the current City limits in its growth projections. A portion of these land areas is not covered by any orderly annexation agreement between the City and effected Township (St Lawrence Twp.). Therefore, Scott County has the planning authority for this area. The County's draft plan currently designates areas outside the City as Urban Expansion and held for future urbanization. The Metropolitan Council will not include growth in the St Lawrence Township area in the projections for the City until either there is an orderly annexation agreement covering the area, or an annexation occurs. Once any annexation agreement(s) is executed, the City understands a Comprehensive Plan Amendment will be required before growth forecasts can be increased.

Current wastewater treatment services are provided by a wastewater treatment plant owned and operated by the City. The City is not requesting the Metropolitan Council to acquire the plant. Based on population projections contained in the Update, the treatment plant will exceed its capacity between the years 2010 – 2015. The City has scheduled additional treatment facility improvements in 2010 at its current site that will increase the capacity of the treatment plant to beyond year 2030 based on growth forecasts presented in the Update.

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

The Update outlines an I/I reduction program currently being implemented by the City. The program focuses on private property sources of inflow such as sump pump and passive drain connections from roof and foundation drains and other activities such as system rehabilitation projects including sewer lateral replacement and MH structure rehabilitation. The City's I/I reduction plan also includes investigative efforts including system flow monitoring to locate and quantify sources of excess I/I entering the sanitary collection system.

Tier II Comments

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

The Tier II Sewer Plan identifies the development and extension of sanitary sewer services into surrounding Township areas in which no orderly annexation agreements exist between the City and the effected Township. Before the Council can recommend approval of any Minnesota Pollution Control Agency permit applications for these extensions, the City will need to first submit, and the Council approve, a comprehensive plan amendment to include the annexation of the subject Township land into the City. With this understanding, the Sewer Element of the Update has been reviewed against the requirements for Tier II Comprehensive Sewer Plans for Rural Centers and was found to be complete and consistent with Council policies. Upon adoption of the Update by the City, the action of the Metropolitan Council to approve the Tier II Plan becomes effective. At that time the City may implement the 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 the Update needs to be submitted to the Metropolitan Council for its records.

Surface Water Management

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

Belle Plaine lies within the Scott County Watershed Management Organization (SCWMO). The SCWMO's watershed management plan was approved by the Board of Water and Soil Resources (BWSR) in 2004. The City of Belle Plaine prepared a Surface Water Management Plan (SWMP) in response to the SCWMO watershed management plan. Council staff reviewed the SWMP and found that the plan met the Council's requirements for a local surface water management plan. SCWMO approved the City's SWMP in 2006. The City adopted the final plan in 2006.

The City should be advised that the SCWMO is in the process of updating their watershed management plan. The new plan should be approved and adopted in 2009.

Consistency with Council Policy

Forecasts

Reviewer: Todd Graham, CD – Research, 651-602-1322

The forecasts are consistent with Council forecasts for 2010 and 2020 but not 2030.

Council forecasts were revised by Council action, March 8, 2006, to reflect highly aggressive growth assumptions: 6,500 households in 2030, half of which will be within the existing City boundaries and half within the expansion areas.

The City’s preferred 2030 alternative exceeds the Council’s forecasts by +1000 households and +3100 population. These higher forecasts appear throughout the document.

For transportation planning, Scott County and MnDOT are advised to plan and program using the Metropolitan Council’s forecasts: 6,500 households and 16,300 population in Belle Plaine in 2030.

The Update also includes a City-requested revision of employment forecasts (table 5.8). Council staff have agreed (letter of January 18, 2008) to recommend the employment forecast revisions in Council staff’s report and proposed action on the Plan Update. Metropolitan Council’s employment forecast will be officially revised, as shown, effective upon Council action on the Update.

Table 2: Met Council Forecasts as Compared to the City’s Plan

| | 2000 | | 2010 | | 2020 | | 2030 | |
|-------------------|-------------|-------|-------------|-------|-------------|--------|-------------|--------|
| | Met Council | City | Met Council | City | Met Council | City | Met Council | City |
| Population | 3,789 | 3,789 | 7,300 | 7,300 | 11,800 | 11,800 | 16,300 | 19,425 |
| Households | 1,396 | 1,457 | 2,900 | 2,900 | 4,700 | 4,700 | 6,500 | 7,480 |
| Employment | 1,428 | 1,469 | 2,200 | 2,220 | 3,100 | 3,100 | 4,000 | 4,000 |

2030 Regional Development Framework and Land Use

Reviewer: Tom Caswell, CD – Local Planning Assistance, (651-602-1319)

The Update is consistent with the 2030 Regional Development Framework (RDF), which designates Belle Plaine as a Rural Center. Also consistent with the RDF, the Update requests that the City be recognized as a Rural Growth Center.

Rural Growth Centers are Rural Centers interested in growing. The RDF states that “the Council will use regional investments and incentives to help Rural Centers accommodate growth as an alternative to scattered development in the rural area.” The City owns and operates its own wastewater treatment plant, and has not requested funding from the Council other than the local planning assistance grant.

The City has orderly annexation agreements with Blakeley and Belle Plaine Townships. The City is also in discussions with St Lawrence Township to the north regarding orderly annexation.

Future growth in Belle Plaine will occur both within its current corporate limits and in the orderly annexation areas. This planning is consistent with Scott County’s Comprehensive Plan for the township areas immediately surrounding Belle Plaine. The County plan identifies these areas as Urban Expansion Area, and will be limit to a density of 1/40 until urban services become available.

The Update is consistent with the Council’s land use guidelines which expect Rural Growth Centers to develop at densities of 3 to 5 units per developable acre. Table 6-4 of the Update projects residential land demand in 5-year increments and indicates the City will average 3.4 units per acre.

Housing

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

The Update is consistent with the Council's housing policy and meets the affordable housing planning requirements of the MLPA. The Update acknowledges the City's share of the region's affordable housing need of 202 affordable units for the 2011-2020 time period. To provide opportunities to meet that need, the Update indicates approximately 52 acres of land will be available through 2020 for medium and high density residential development, at 6-15 acres per unit. In addition, the City currently has preliminary plats established for 46 twinhomes and 80 apartments that may provide additional affordable housing opportunities.

The Update provides the implementation tools and programs the City will use to promote opportunities to address its regional fair share housing need. The Update indicates the City will continue working with the Scott County Community Development Agency and Minnesota Housing to pursue opportunities and resources to maintain housing affordability in the community and to accommodate additional new affordable units. Some of the programs include the Housing Rehabilitation Loan program, First Time Homebuyer Program and Conduit Bond Financing. Belle Plaine is a participant in the LCA Local Housing Incentives Program.

Individual Sewage Treatment Systems (ISTS) Program

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

The update is consistent with ISTS requirements. The Update indicates that as of May 2006 there were 20 operating ISTS within the City limits. Map 9-4 identifies the location of ISTS within the City. Responsibility for program oversight has been delegated to Scott County. The County's Individual/Community Sewage Treatment System Ordinance Number 4 and maintenance management program are 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 for water supply. The Council recommends the city continue to implement conservation programs targeted at reducing residential water use.

Resource Protection

Historic Preservation

Reviewer: Tom Caswell, CD – Local Planning Assistance, (651-602-1319)

The Update is consistent for Historic Preservation requirements by including recommended policies and ordinances.

Solar Access Protection

Reviewer: Tom Caswell, CD – Local Planning Assistance, (651-602-1319)

The Update is consistent for solar access requirements. The Update addresses the subject of solar access protection in Chapter 2 of the Plan. The City will examine the subdivision and zoning ordinance to ensure that solar energy access is available where appropriate and that the ordinance is in accordance with state statute.

Aggregate Resources Protection

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

The Update indicates that there are no known deposits of viable aggregate resources within the community. Minnesota Geological Survey Information Circular 46 concurs with the City’s determination, but does identify viable deposits within all three Townships immediately to the east and west of the City that are planned for future annexation into the City. Minnesota Statute 473.859, Subdivision 2[b] directs communities to incorporate into their land use plans their goals, intentions and priorities concerning unencumbered aggregate resources. Council policy recommends that communities plan for and establish regulatory measures to ensure that aggregate resources are extracted prior to urbanization/development of aggregate-rich sites. When the City amends its comprehensive plan to incorporate any of those aggregate-bearing annexation areas into the City, it will need to recognize the potential for application for mining of those aggregate resources in the future, and incorporate revisions to the land use element of the Update, consistent with Council policy, to minimize the potential for future land use conflicts.

Plan Implementation

Reviewer: Tom Caswell, CD – Local Planning Assistance, (651-602-1319)

The Plan includes a description of and a schedule for:

- 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 August of 2007. No comments on the Update were received.

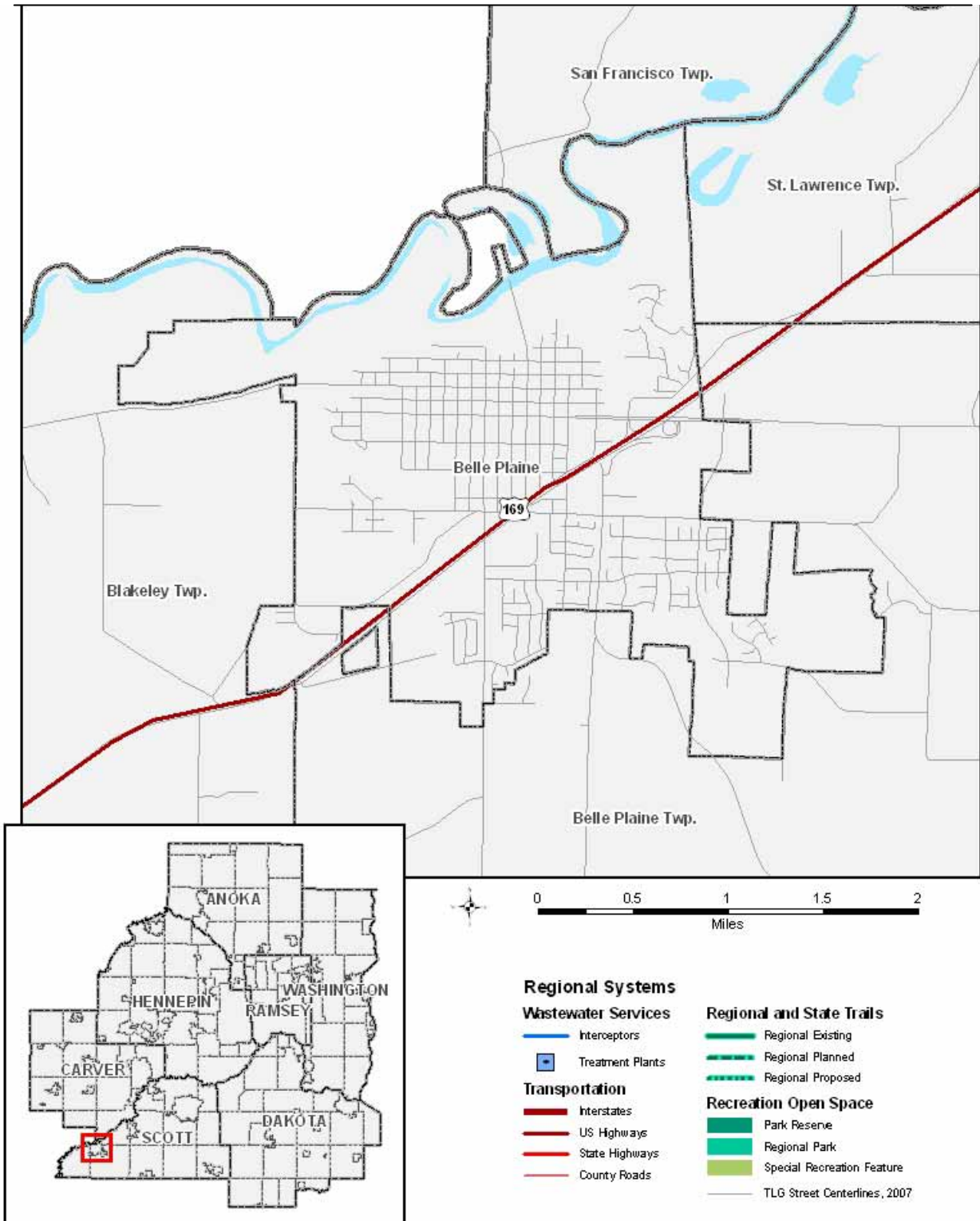
Documents Submitted for Review:

- City of Belle Plaine *Comprehensive Plan* Update.
- A compact disc received in May 2008 in response to a letter from the Council asking for additional information and clarification.
- Revised Chapters of the Update related to Housing; Transportation; Land Use; and Implementation were received August 4, 2008.

ATTACHMENTS

- Figure 1: Location Map with Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Future Guided Land Use, 2010-2030

FIGURE 1: Location Map with Regional Systems
City of Belle Plaine



**FIGURE 2: 2030 Regional Development Framework Planning Areas
City of Belle Plaine**

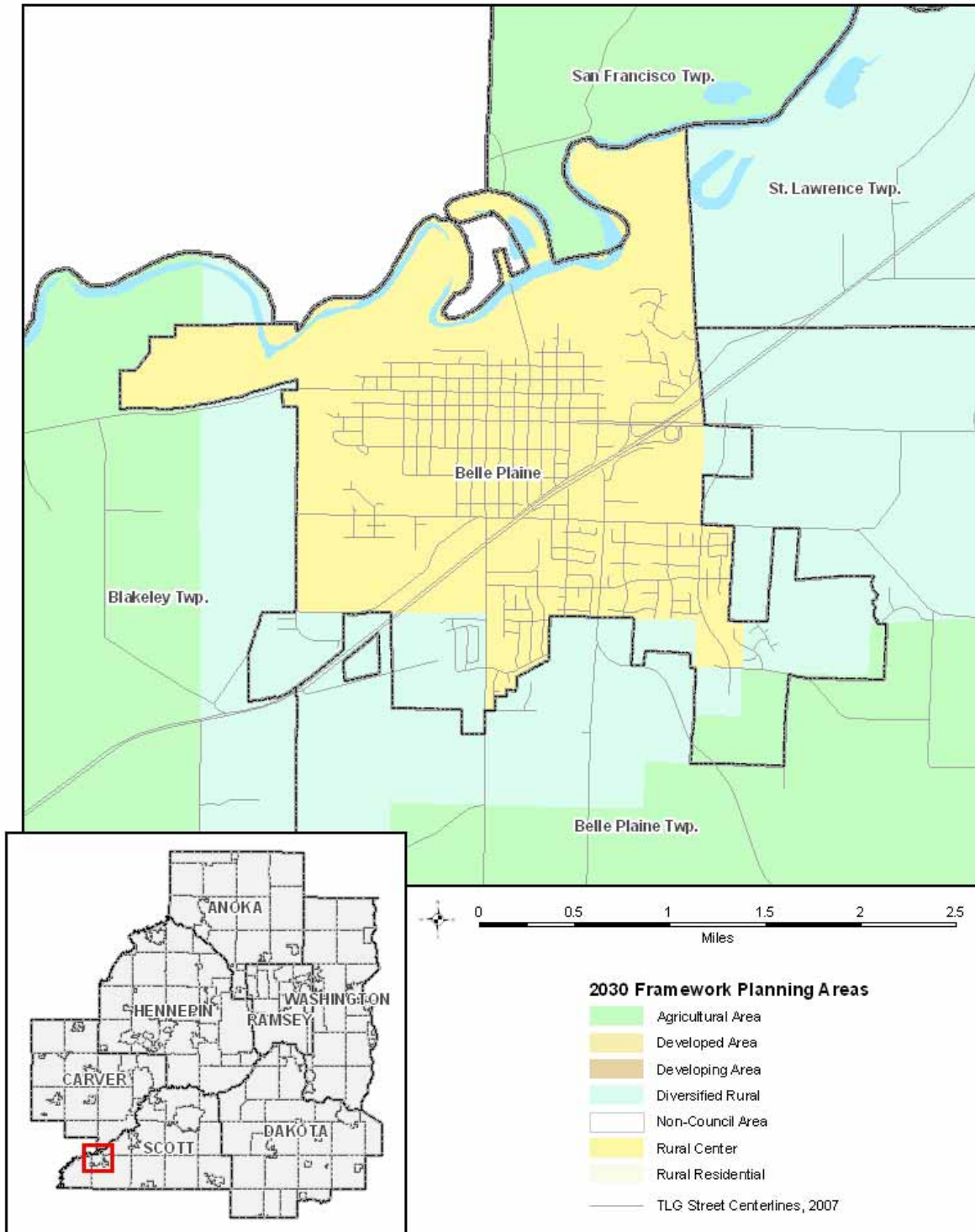


FIGURE 3: FUTURE GUIDED LAND USE, 2010-2030
City of Belle Plaine

