

**C** Community Development Committee  
Meeting date: July 20, 2009

**E** Environment Committee  
Meeting date: July 14, 2009

**ADVISORY INFORMATION**

<b>Date:</b>	June 30, 2009
<b>Subject:</b>	City of Maple Plain 2030 Comprehensive Plan Update Tier II Comprehensive Sewer Plan Review File No. 20507-1
<b>District(s), Member(s):</b>	District 1, Council Member Roger Scherer
<b>Policy/Legal Reference:</b>	Minnesota Statutes Section 473.175
<b>Staff Prepared/Presented:</b>	Freya Thamman, Principal Reviewer (651-602-1750) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566) Kyle Colvin, Asst. Manager Engineering Services (651-602-1151)
<b>Division/Department:</b>	Community Development / Planning and Growth Mgmt Environmental Services / Engineering Services

**Proposed Action**

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

**Recommendation of the Community Development Committee:**

1. Authorize the City of Maple Plain to put its 2030 Comprehensive Plan Update into effect;
2. Adopt the revised forecasts for the City, as detailed in Table 1 of the attached Review Record, along with the revised share of the region's affordable housing need of 19 units as detailed in the Housing section of the Review Record;
3. Change the planning area designation of the City from Developing to Developed in the *2030 Regional Development Framework*; and
4. Advise the City to participate in Council activities to monitor redevelopment in Developed Communities.

**Recommendation of the Environment Committee:**

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

**ADVISORY COMMENTS**  
**City of Maple Plain's 2030 Comprehensive Plan Update and**  
**Tier II Comprehensive Sewer Plan**

Review File No. 20507-1, Council Business Item No. 2009-238

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).

**Environment Committee**

1. The Council-approved Tier II Comprehensive Sewer Plan becomes effective only after the Update also receives final approval by the City's governing body. After the Update receives final approval by the City and the Tier II Sewer Plan becomes effective, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the Council-approved Tier II Sewer Plan.
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 Maple Plain is located in Hennepin County and is surrounded on three sides by the Independence and on the fourth side (east) by Baker Regional Park Reserve in Medina (see Figure 1).

The *2030 Regional Development Framework (RDF)*, as amended in December 2006, identifies the City as located within the “developing community” geographic planning area (see 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<br>(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 Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

- |                                |     |
|--------------------------------|-----|
| 1. Compatible with other plans | Yes |
|--------------------------------|-----|

## Funding

The City received a loan from the Council for \$40,000 (L-2006-15).

## Known Support / Opposition

There is no known opposition.

# **REVIEW RECORD**

## **City of Maple Plain 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 Parks Policy Plan*. There are no regional park or trail facilities in Maple Plain, although the Update includes plans for local trail connections to Baker Park Reserve and the Luce Line State Trail. It is recommended that the City coordinate with Three Rivers Park District and the Minnesota Department of Natural Resources for local trail connections to Baker Park Reserve and the Luce Line State Trail.

#### **TRANSPORTATION**

##### ***Roads and Transit***

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

The Update is in conformance with the *Transportation Policy Plan* and addresses all the applicable transportation and transit requirements.

Highway 12, a two-lane principal arterial, passes through Maple Plain and provides a connection to the Minneapolis/St. Paul metropolitan area to the east and through west central Minnesota. There are no expansion plans for Highway 12.

Maple Plain lies outside of the Metropolitan Transit Taxing District and receives no regular-route transit service. Maple Plain is in Market Area IV and is in the area of potential transit service expansion. Service options for Market Area IV include dial-a-ride, volunteer driver programs, and ridesharing. Rural dial-a-ride service is provided by Delano Dial-a-Ride.

**Aviation**

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

The Update is in conformance with the *Transportation Policy Plan* and is consistent with Council aviation policy.

**WATER RESOURCES MANAGEMENT**

**Wastewater Service**

*Reviewer: Roger Janzig, ES – Engineering Services (651-602-1151)*

The Update is in conformance with the *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 Metropolitan Council’s Blue Lake Wastewater Treatment Plant located in Shakopee. The City’s wastewater conveyance service is provided by Council Interceptor 8352. The Update projects the City will have 1,000 sewer households and 2,200 sewer 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 5-year increments. The rationale for the projections is given in the Update and appropriate for planning for local services.

Maple Plain has been identified as a community impacted by wet weather occurrences. The City is currently on the Council’s list of communities having an inflow and infiltration (I/I) reduction goal. The City has committed to mitigate excessive I/I at levels equal to the Council’s surcharge amount. The City is currently working on amending current ordinances and creating new ones to address I/I. The City’s I/I reduction plan also includes capital improvements aimed at removing sources of I/I through the implementation of an annual inspection program.

**Tier II Comments**

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. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Metropolitan 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. Maple Plain lies within the Minnehaha Creek and Pioneer Sarah Creek watersheds. The Minnehaha Creek Watershed District's latest watershed management plan was approved by the Board of Water and Soil Resources (BWSR) in 2007. The Pioneer Sarah Creek Watershed Management Commission's watershed management plan was approved by BWSR in 2004.

Maple Plain prepared a draft local surface water management plan (LSWMP) in September 2008 that was reviewed under separate cover. The LSWMP was revised in December 2008 in response to comments from the Council and watersheds. The revised LSWMP was found to be consistent with Council policy and the Council's *WRMPP*.

## **CONSISTENCY WITH COUNCIL POLICY**

### **FORECASTS**

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

The Update uses household and population forecasts which are lower than Council forecasts. These lower population and household forecasts are consistent with revisions the City discussed with Council staff in October 2007. The Update also proposes lower employment forecasts. Council staff finds these lowered employment forecasts reasonable based upon Maple Plain's recent employment trends and available land.

The Council's forecasts will be officially revised, as shown in Table 1, effective upon Council approval of the Update.

**Table 1.**  
**City of Maple Plain Revised Forecasts**

	<b>2010</b>	<b>2020</b>	<b>2030</b>
Population	2,050	2,280	2,510
Households	820	910	1,000
Employment	1,750	1,900	2,200

The revised forecasts in Table 1 replace the System Statement forecasts shown in Table 2 below.

**Table 2.**  
**City of Maple Plain System Statement Forecasts**

	<b>2010</b>	<b>2020</b>	<b>2030</b>
Population	2,550	2,570	2,600
Households	920	950	1,000
Employment	2,350	2,800	3,300

## **2030 REGIONAL DEVELOPMENT FRAMEWORK AND LAND USE**

*Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)*

With a recommended change in its regional planning designation from “developing” to “developed”, the Update is consistent with the *Regional Development Framework (RDF)*. The Update indicates that the developing community designation does not fit the City’s current land use and requested a change in the planning designation as part of the Update.

According to the RDF, developing communities are those in which more than 15% of the land is vacant or available for development. While the Update states that 20% of the land within Maple Plain is undeveloped, this is based on gross acres as opposed to acres available for development. Maple Plain is a community where more than 85% of the land is developed and infrastructure is well established. The Update identifies opportunities for redevelopment. The Update also indicates the RDF policies for developed communities and Maple Plain’s role in meeting these policies.

The RDF states that developed communities need to “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 sanitary sewer capacity).”

Therefore, Maple Plain will be expected to meet densities of at least five units an acre through reinvestment, redevelopment, planning and zoning. The Council will be monitoring redevelopment to ensure the Council’s density policies for developed communities are being met and to assess regional development and residential growth goals. Maple Plain will be encouraged to participate by providing additional information on the City’s redevelopment activities. This program will be similar to the Council’s plat monitoring program for developing areas.

The City has developed a staging plan (below, Table 2-3 of the Update) and accommodates the forecasted growth through the year 2030, based on the minimum residential density.

As shown in Table 2-3, the largest percent of residential land use change is the increase in land guided Mixed Use (General and Mixed Use). In addition, there is a decrease in low density residential. The Update targeted three areas for redevelopment: Downtown - new Town Centre, the Gateway, and Budd Avenue/Highway 12. These areas are generally along the Highway 12 corridor. The Update states these areas are guided Mixed Use to promote more compact/sustainable development patterns, reduce auto trips, increase connectivity, encourage walking and transit, and expand the supply of higher density and affordable housing near employment and activity centers.

**Table 2-3: Planned Land Use in 5-year Increments (Acres)**

Land Use Category	Allowed Density Ranges (units/acre)		Existing Land Use (acres)	Planned Land Use in 5-year Increments (acres)					Change
	Min	Max		2008	2010	2015	2020	2025	
<b>Residential &amp; Mixed Land Uses</b>									
Low Density Residential	1.0	< 4.0	199.92	191.95	183.98	176.01	168.04	160.07	- 39.85
Medium Density Residential	4.0	< 8.0	13.75	15.10	16.45	17.80	19.15	20.48	+ 6.73
High Density Residential	8.0	< 20.0	0.00	3.42	6.84	10.26	13.68	17.08	+ 17.08
Downtown Mixed Use	3.0	< 15.0	0.00	3.14	6.28	9.42	12.56	15.71	+ 15.71
General Mixed Use	5.0	< 20.0	1.85	15.18	28.71	42.24	55.77	67.63	+67.63
<b>Exclusive Commercial &amp; Industrial Land Uses</b>									
Commercial	-	-	22.96	18.37	13.78	9.19	4.60	0	- 22.96
Industrial	-	-	103.14	100.83	98.52	96.21	93.90	91.58	- 11.56
Office Park	-	-	0.00	1.63	3.26	4.89	6.52	8.13	+ 8.13
<b>Public &amp; Semi-Public Land Uses</b>									
Park / Institutional	-	-	57.43	55.26	53.09	50.92	48.75	46.58	- 10.85
Road ROW	-	-	98.57	98.57	98.57	98.57	98.57	98.57	0
Rail ROW	-	-	29.10	29.10	29.10	29.10	29.10	29.1	0
<b>Other</b>									
Wetland	-	-	116.84	116.84	116.84	116.84	116.84	116.84	0
Vacant	-	-	30.06	24.03	18.00	11.97	5.94	0	- 30.06
Unbuildable	-	-	6.94	6.94	6.94	6.94	6.94	6.94	0
<b>TOTALS:</b>	-	-	<b>680.35</b>	<b>680.35</b>	<b>680.35</b>	<b>680.35</b>	<b>680.35</b>	<b>680.35</b>	<b>0.00</b>

*Notes: The "General Mixed Use" district will allow for a wide mix of uses, but shall be a minimum of 50% residential (169 units). The "Downtown Mixed Use" district will also allow for a wide mix of uses which can integrate residential units vertically above the main level commercial uses. At a minimum, the downtown shall be a minimum of 35% residential (16 units).*

*The minimum density requirement shall only be in effect until such time that the minimum number of units in a particular district has been or will clearly be achieved given pending development or developable land remaining.*

*Planned redevelopment is shown as occurring in a steady progression over each five year increment, but the city will allow greater levels of change based on opportunity and market demand.*

Using information provided in the Update, the City's planned minimum net residential density for sewerred residential development is 5+ units per acre and is consistent with the Council's density policy for a developed community.

Change in Acres 2000-2008	Density Range		% Residential	Net Acres	Net Residential Acres	Number of Units		Density	
	MIN	MAX				MIN	MAX	MIN	MAX
Medium Density Residential	4	8	100%	6.73	6.73	27	54		
High Density Residential	8	20	100%	17.08	17.08	137	342		
Downtown Mixed Use	3	15	35%	15.71	5.50	16	82		
General Mixed Use	5	20	50%	67.63	33.82	169	676		
					63.12	<b>349</b>	<b>1154</b>	<b>5.53</b>	<b>18.29</b>

Based on the Update's Table 2-3 and 2-4.



**HOUSING**

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

The Update is consistent with the Council’s polices on housing. The housing element fulfills the affordable housing planning requirements of the MLPA. The Update acknowledges the City’s share of the region’s affordable housing need for 2011-2020 as 6 units. However, based on the growth projections shown in the submitted Update that number will increase to 19 units. The Update needs to be revised before final adoption to reflect this change. To provide opportunities to meet this need the Update indicates that approximately 10 acres of land will be available for high density residential development at 8-20 units per acre.

The Update provides the implementation tools and programs the City will use to promote opportunities to address its share of the region’s housing need. The Update indicates the City is committed to working with the Hennepin County, Minnesota Housing and other non-profit development organizations to address affordable and lifecycle housing needs within the community. Maple Plain is a participant in the Local Housing Incentives Account program of the Livable Communities Act.

**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 Update indicates that there are three ISTS in use in the City limits with no known operational issues. The Update also indicates that City ISTS Code 46 is consistent with Minnesota Pollution Control Agency rules. The City has delegated full ISTS program oversight to Hennepin County. Hennepin County is currently updating its ISTS maintenance management program.

**WATER SUPPLY**

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

The Update is consistent with the *WRMPP* for water supply. The Council recommends the City continue to implement conservation programs targeted at reducing residential water use.

**RESOURCE PROTECTION**

***Historic Preservation***

*Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)*

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

***Solar Access Protection***

*Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)*

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 indicates that there are no aggregate resources in the City. *Minnesota Geological Survey Information Circular 46* concurs with the City’s determination.

## **PLAN IMPLEMENTATION**

*Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)*

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 on June 24, 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 Maple Plain 2030 Comprehensive Plan Update, Official Submittal February 2009
- Comprehensive Plan Transmittal Form, February 2009
- Revised City of Maple Plain 2030 Comprehensive Plan Update, May 2009
- Revised Comprehensive Plan Transmittal Form, May 2009
- Revised Land Use elements/future land use map, May/July 2009

## **ATTACHMENTS**

- Figure 1: Location Map Showing Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: City of Maple Plain Existing Land Use
- Figure 4: City of Maple Plain Future Land Use

Figure 1. Location Map Showing Regional Systems  
**Maple Plain**

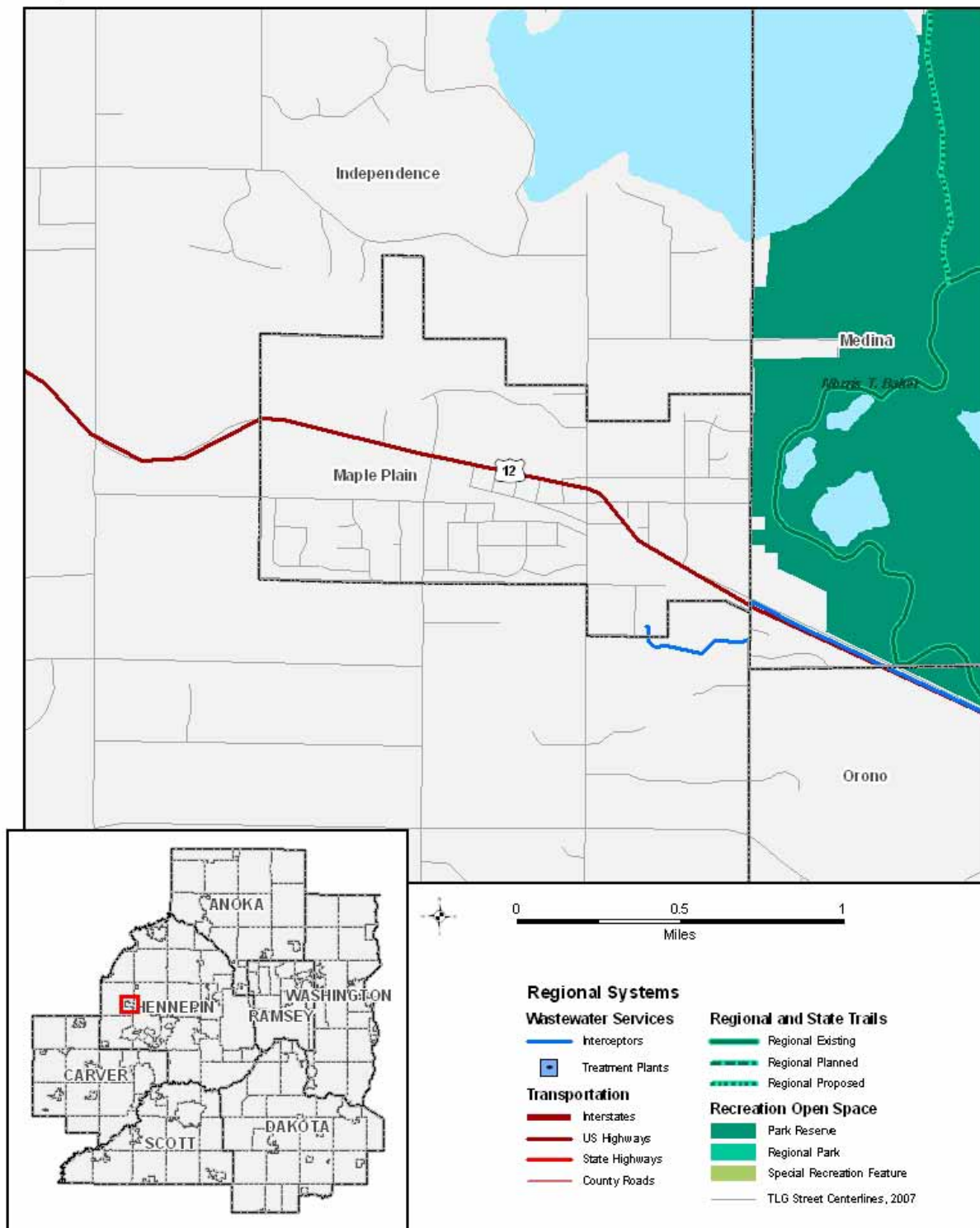
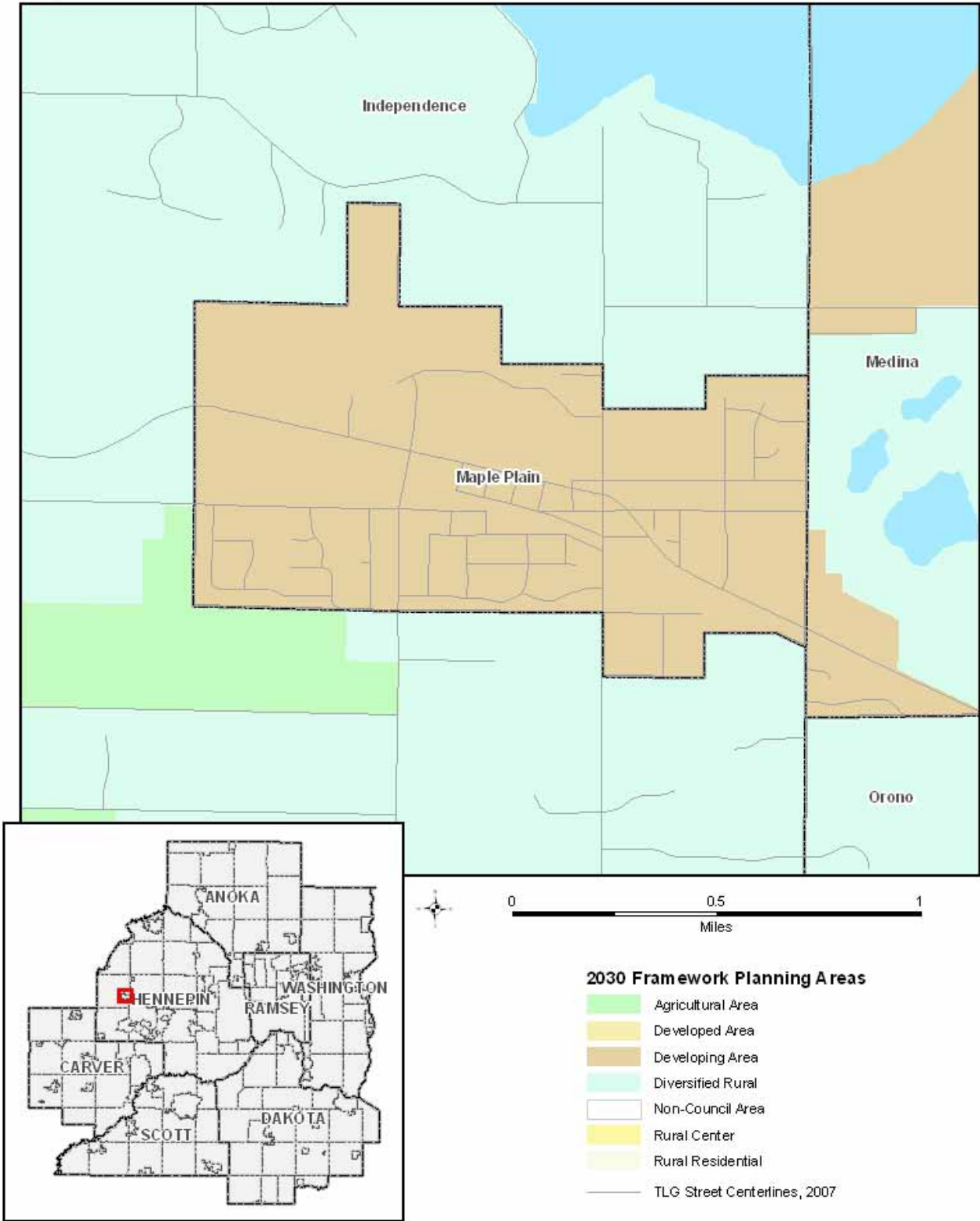


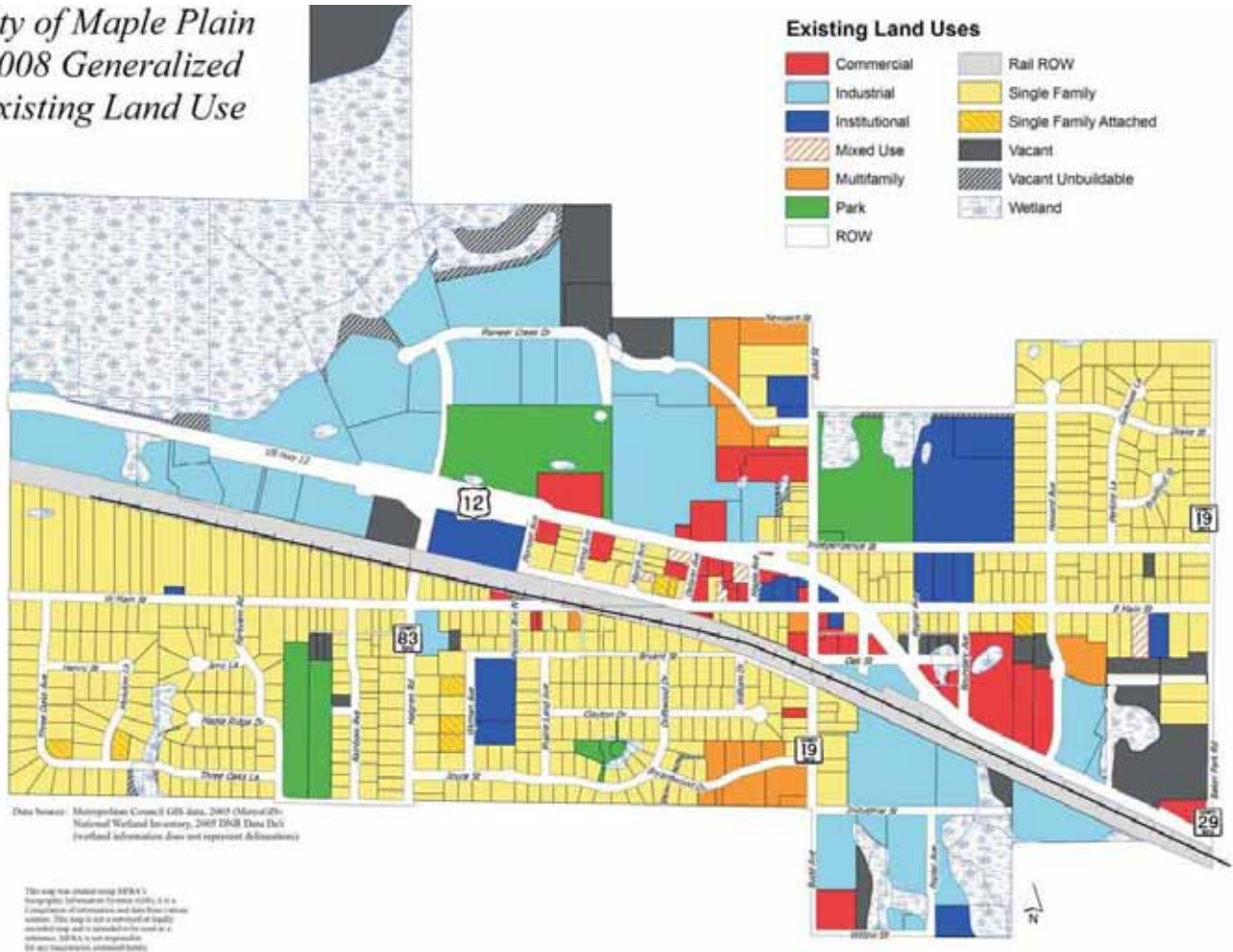
Figure 2. 2030 Regional Development Framework Planning Areas

### Maple Plain



**Figure 3. Existing Land Use**  
City of Maple Plain

*City of Maple Plain  
2008 Generalized  
Existing Land Use*





**Figure 4. 2030 Future Land Use**  
City of Maple Plain

*City of Maple Plain  
Comprehensive  
Land Use Plan*

Figure

