

Community Development Committee

For the Committee Development Committee meeting of June 16, 2014

For the Metropolitan Council meeting of June 25, 2014

Subject: Implementation of Thrive in the Review of Local Comprehensive Plan Amendments

District(s), Member(s): ALL

Policy/Legal Reference: Metropolitan Land Planning Act Minn. Stat. §§473.145, 473.146, 473.147, 473.851-871

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Division/Department: Community Development / Local Planning Assistance and Regional Policy and Research

Proposed Action

That the Metropolitan Council:

1. Issue System Statements to communities in the seven-county metropolitan area in September 2015, with local comprehensive plan updates due to the Council by December 31, 2018.
2. Accept comprehensive plan amendments to 2030 local comprehensive plans through June 30, 2018. Proposed amendments must be submitted and found complete for review by June 30, 2018, in order to be considered by the Council and authorized to be placed into effect. After June 30, 2018, the Council will no longer accept amendments to 2030 local comprehensive plans.
3. Develop 2020 and 2030 forecasts for *Thrive MSP 2040* in the summer of 2014, and revise all forecasts for inclusion with System Statements in 2015.
4. Advise communities that:
 - a. Upon issuance of System Statements, all communities must use regional policy and metropolitan system plans adopted by the Council in 2014 and 2015 for all local comprehensive plan updates and for all comprehensive plan amendments submitted to the Council for review after December 31, 2015.
 - b. For comprehensive plan amendments submitted and found complete for review before December 31, 2015, communities may choose to have those amendments reviewed under the *2030 Regional Development Framework* and its metropolitan system plans or under *Thrive MSP 2040* and its metropolitan system plans, provided that the proposed amendment is not found more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans adopted in 2014 and 2015.
 - c. For comprehensive plan amendments submitted before the issuance of System Statements, the Council will consider any requests for forecast changes in light of *Thrive MSP 2040* forecasts and modeling and consider interim revisions to those forecasts for inclusion in 2015 System Statements. Council staff will work with communities on how best to incorporate any proposed forecast changes into 2030 local comprehensive plans.

Background

On May 28, 2014, the Council adopted *Thrive MSP 2040*, with the related metropolitan system and policy plans currently under development. The *2040 Transportation Policy Plan*, the *2040 Regional Parks Policy Plan*, the *2040 Water Resources Policy Plan*, and the *Housing Policy Plan* are all scheduled for public hearings and final adoption over the remainder of 2014 and into early 2015. Similar to the process that the Council implemented for the 2008 decennial comprehensive planning process, after all of the metropolitan system and policy plans are adopted, Council staff will develop System Statements as required by Minn. Stat. §473.856. Each community will receive a System Statement which is an individualized compilation of the regional policies, forecasted growth, and systems plans that affect a community and that are determined necessary for the individual community to consider in updating its local comprehensive plan.

The Council will issue System Statements to communities in September 2015, initiating the decennial local comprehensive planning process, with local plans due to the Council on December 31, 2018. Once System Statements are issued, Minn. Stat. §473.857 allows a community to request a hearing to resolve any disagreements the community may have with the contents of the statement. As provided in statutes, hearings and resolutions are typically completed within 120 days. Disagreements notwithstanding, all communities are expected to use *Thrive MSP 2040* and its system and policy plans when they amend or update their local comprehensive plans after December 31, 2015.

Pursuant to Minn. Stat. §473.858 subd. 4, all existing 2030 local comprehensive plans remain in full force and effect until updated as part of the decennial planning process. Communities may continue to amend their 2030 local plans up until the time period when the decennial plan update is required by the Council. Consistent with the 2008 decennial planning procedures, the Council will not accept proposed comprehensive plan amendments to 2030 local plans for review and authorization after June 30, 2018. After that time, the Council will expect that communities focus on completing their local comprehensive plans and submit those updated plans to the Council for review and authorization.

Forecasts

With the adoption of *Thrive*, the Council also adopted local forecasts of population, households, and employment for 2040. The Council is using these adopted forecasts for developing the systems and policy plans and forecasting future demand for transportation, transit, and sewer service. Later in 2014, the Council will issue and adopt forecasts for 2020 and 2030 consistent with the adopted 2040 forecasts. In 2015, the Council will update regional and local forecasts to reflect current national data and the policies adopted in the Council's systems and policy plans. The System Statements issued in the fall of 2015 will include these updated forecasts.

Communities may continue to implement and amend their local comprehensive plans which extend through the year 2030 using *Framework* forecasts. In the time period before System Statements are issued in 2015, the Council will consider revisions to the *Thrive* forecasts as part of its review of comprehensive plan amendments. Examples of plan changes that could result in a revision to *Thrive* forecasts include:

- Substantial changes in land supply, planned land uses, and/or allowable density ranges
- Substantial changes in the extent of staging of MUSA (or comparable municipal service area)

As included in *Thrive MSP 2040*, where *Thrive 2040* sewer-serviced households or sewer-serviced employment are lower than the *Framework 2030* forecasts, communities may continue to plan for urban

services in those areas that are authorized in their local comprehensive plans as reviewed and approved by the Council.

Through comprehensive plan amendments, communities have an opportunity to begin using *Thrive* forecasts. The Council encourages this where *Thrive* forecasts (adopted or amended) are higher than the *Framework*-vintage forecasts now in comprehensive plans. Otherwise, communities do not need to amend their plans to include upward forecast revisions.

Rationale

As directed by Minn. Stat. §473.854, the Council shall prepare guidelines and procedures that assist communities in accomplishing local planning requirements and provisions. The process proposed in this report is similar to the process implemented for the 2008 decennial comprehensive planning process.

Funding

No additional funding. Implementation of the Metropolitan Land Planning Act through review of local comprehensive plans and amendments thereto is a regular part of the Council's work plan.

Known Support / Opposition

There is no known support or opposition.

Attachment

Figure 1. Summary of Local Comprehensive Plan Transition Schedule

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