

Community Development Committee

Meeting date: October 19, 2015

Environment Committee

Meeting date: October 27, 2015

For the Metropolitan Council meeting of October 28, 2015

Subject: City of Landfall Village Comprehensive Plan Update, Review File No. 20781-1
Tier II Comprehensive Sewer Plan

District(s), Member(s): District 11, Sandy Rummel

Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175)

Staff Prepared/Presented: Michael Larson, AICP, Principal Reviewer (651-602-1407)
LisaBeth Barajas, Local Planning Assistance Manager (651-602-1895)
Kyle Colvin, Planning and Programs, Asst. Manager (651-602-1151)

Division/Department: Community Development / Regional Planning

Proposed Action

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

Recommendations of the Community Development Committee:

1. Authorize the City of Landfall Village to put its 2030 Comprehensive Plan Update into effect.
2. Advise the City to implement advisory comments in the Review Record for Forecasts and Transit.

Recommendation of the Environment Committee:

1. Approve the City of Landfall's Tier II Comprehensive Sewer Plan.

Advisory Comments

City of Landfall Village 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan Review File No. 20781-1 - Council Business Item No. 2015-250

The following Advisory Comments are part of the Council action authorizing the City of Landfall Village (City) to implement its 2030 Comprehensive Plan Update (Update):

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.
 - c. Submit to the Council a copy of the City Council resolution evidencing final approval of the Update.
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 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 Landfall Village is located in west central Washington County and is surrounded on all sides by the City of Oakdale. It lies near the border with Maplewood on the west and Woodbury to the south and Lake Elmo to the east.

The City submitted its *2030 Comprehensive Plan Update* (Update) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. 473.175) and the Council's 2005 System Statement requirements.

Rationale

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. Community and Subsurface Sewage Treatment Systems (SSTS) | Yes |
| 5. Water Supply | Yes |

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

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

Funding

None.

Known Support / Opposition

None known.

Review Record

City of Landfall Village 2030 Comprehensive Plan Update

Review File No. 20781-1, Council Business Item No. 2015-250

STATUTORY AUTHORITY

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plans (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 Comprehensive Plan Update (Update) 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).

ISSUES ANALYSIS AND FINDINGS

Conformance with Regional Systems

Regional Parks

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

The Update conforms to the *2030 Regional Parks Policy Plan*. There are no existing or planned regional parks system facilities within the City, which is acknowledged in the Update.

Transportation

The Update conforms to the *2030 Transportation Policy Plan (TPP)* and is consistent with Council policy for Transit.

Roads and Transit

Reviewers: Russ Owen, MTS – Systems Planning (651-602-1724) and Steve Baisden, Metro Transit – Route and System Planning (612-349-7361)

The Update conforms to the *2030 Transportation Policy Plan (TPP)* and is consistent with Council policy for transit. The Update recognizes its designation in the TPP as being part of Transit Market III, identifies existing service on Route 219, acknowledges Transit Link and Metro Mobility. The Update also includes a policy in support of improved transit, and mentions its role as ex-officio member of the Gateway Corridor Commission.

Advisory Comments

The Update includes a typographical error in Chapter 6, Section G that makes a reference to Transit Market Area II, which is inconsistent with the previous and correct reference to Transit Market Area III.

Aviation

Reviewer: Russ Owen, MTS – Systems Planning (651-602-1724)

The Update conforms to the TPP for policies on the region's aviation system plan. The Update acknowledges the aviation system need to control heights of structures, including communication towers. However, given the size of the community and its planned land uses, construction of new towers is unlikely.

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 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 forecasts for population, households, and employment, which shows little to no growth in population and employment through the year 2030.

Metropolitan Council Environmental Services currently provides wastewater treatment services to the City through interceptor 1-WO-501. Wastewater generated within the City is conveyed to and treated at the Metropolitan Council's Metropolitan Wastewater Treatment Plant in St. Paul. The Update projects that the City will have 300 sewer households and 90 sewer employees by 2030. The Metropolitan Disposal System with its planned scheduled improvements has or will have adequate capacity to serve the City's growth needs as identified in the Plan.

Landfall is not currently identified as a community impacted by wet weather occurrences. The Update however does include an I/I reduction plan which includes the adoption of a Storm Water Management Plan to address the issues of Inflow and Infiltration in its sanitary sewer. The Plan, enacted as an ordinance, prohibits the connection of sump pumps, rain leaders, and passive drain tile to the sanitary system. The City also intends to televise the sanitary sewer system in an effort to reduce inflow and infiltration.

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 (651-602-1407)

The Update is consistent with the policies of the WRMPP for local surface water management. The City lies within the Ramsey Washington Metro Watershed District (RWMWD). The Update includes language that incorporates and adopts the RWMWD Watershed Management Plan by reference (adopted June 6, 2007). The submission also a memorandum from the RWMWD that language and

procedures identified by the City that are acceptable to the RWMWD to meet the requirements for the City to adopt the Watershed Management Plan by reference.

Advisory Comments

The Ramsey County Metro Watershed District will be completing and adopting a next generation watershed management plan no later than 2017. The City should work with the RWMWD prior to its submission of its 2040 Comprehensive Plan Update to ensure that the Update is complete and consistent with the policies of the updated watershed management plan.

Consistency with Council Policy

Forecasts

Reviewer: Todd Graham, CD - Regional Policy and Research (651-602-1322)

The Update’s forecast-related content is consistent with regional policy. The Metropolitan Council’s Regional Development Framework forecast included a forecast that Landfall will experience no households growth and no population growth by 2030. The City will have 300 households and 700 population in 2030. Employment will grow to 90 jobs in 2030.

Table 1. 2030 Regional Development Framework Forecasts

	2000	2010	2020	2030
Population	700	700	700	700
Households	292	300	300	300
Employment	50	60	70	90

Advisory Comments

There is a typographical error in the Plan’s forecast table in Chapter 2, Section B. The Employment figures are followed by a percent sign. The percent sign should be removed.

The Metropolitan Council in May 2014 replaced the Regional Development Framework forecast with the *Thrive MSP 2040* forecast. This updated forecast, to be used in the next planning cycle, expects 260 households in Landfall, 640 population, and 30 jobs in year 2030. Metropolitan Council staff considers use of either forecast acceptable for this Plan Update. In recent years, Landfall’s households count has varied in the range 257 to 291 households.

2030 Regional Development Framework and Land Use

Reviewer: Michael Larson, CD - Local Planning Assistance (651-602-1407)

The CPA is consistent with 2030 *Regional Development Framework* (RDF) policies for Developed communities, which directs communities to accommodate forecasted growth at an overall residential density of at least five units per acre and to target higher densities in locations with convenient access to transportation corridors and with adequate sewer capacity. Landfall is not projected to grow; and the City guides its existing manufactured housing lots as *Residential*. Existing public and commercial uses are designated as *Public* and *Commercial*, respectively. There are no other land use designations.

Therefore, Landfall's planned land uses are consistent with the Council's policies for Developed communities.

Housing

Reviewer: Michael Larson, CD – Local Planning Assistance (651-602-1407)

The Update is consistent with affordable housing planning requirements of the Metropolitan Land Planning Act. Landfall does not have an Allocation of Affordable Housing Need for the 2011-2020 decade.

Consistent with the Metropolitan Land Planning Act requirements, the Update provides an assessment of the housing stock and includes goals and policies that the City will use to address its local housing needs. The Washington County Housing and Redevelopment Authority holds title to all of the residential land within its borders, which includes lots for manufactured homes.

Community and Subsurface Sewage Treatment Systems (SSTS)

Reviewer: Jim Larsen, CD – Regional Parks and Natural Resources (651-602-1159)

The Update is consistent with the policies of the WRMPP for community and subsurface sewage treatment systems. The community is entirely served by a local sanitary sewer collection system which directs flow into the MCES interceptor system for ultimate treatment at the Metropolitan Wastewater Treatment Plant.

Water Supply

Reviewer: Lanya Ross, ES – Water Supply

The Update conforms to the 2030 Water Resources Management Policy Plan. The City does not have a municipal water supply, as it is served by the City of Oakdale. Therefore, a local water supply plan is not a required component of the comprehensive plan.

Advisory Comments

The Twin Cities Metropolitan Area Master Water Supply Plan (Water Supply Plan), adopted in September 2015, identifies regional water supply planning issues including the preservation and protection of groundwater resources. Landfall is part of a Vulnerable Drinking Water Supply Management Area, a Special Well and Boring Construction Area, and a Groundwater Management Area. The City should consult the Water Supply Plan, which identifies various actions that the City can take to promote the conservation of water resources and reduce the likelihood of groundwater contamination.

Special Resources Protection

Historic Preservation

Reviewer: Michael Larson, CD – Local Planning Assistance, (651-602-1407)

The Update indicates that there are no known historical sites located in the community.

Solar Access Protection

Reviewer: Michael Larson, CD – Local Planning Assistance, (651-602-1407)

The Update contains a section addressing Solar Access Protection as required by the MLPA. The City indicates that it will review and revise, as necessary and where permitted, the Zoning and Subdivision Ordinances to ensure the protection of solar access.

Aggregate Resources Protection

Reviewer: Jim Larsen, Regional Parks Planning, (651-602-1159)

The Update does not address aggregate resources. However, Minnesota Geological Survey Information Circular 46 data indicates that there are no viable aggregate resource deposits within this fully developed community.

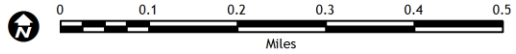
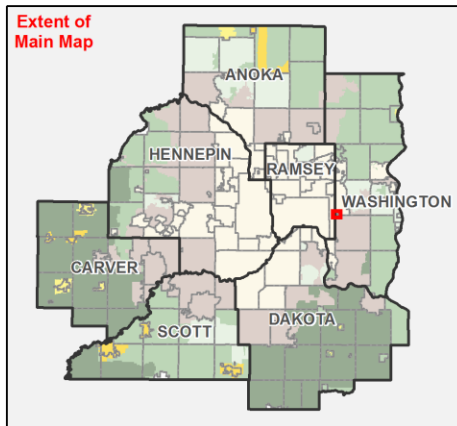
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

The proposed CPU is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

- Figure 1: Location Map Showing Regional Planning Areas
- Figure 2: Location Map Showing Regional Systems
- Figure 3: Existing Land Use and Guided Land Use

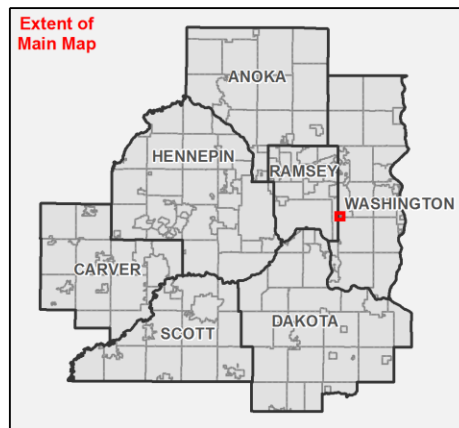
Figure 1: Location Map Showing 2030 Regional Planning Areas



2030 Framework Planning Areas

- Developed
- Developing
- Rural Center
- Rural Growth Center
- Diversified Rural
- Rural Residential
- Agricultural
- Non Region
- NCompass Street Centerlines

Figure 2: Location Map Showing Regional Systems



Regional Systems

Wastewater Treatment

- MCES Interceptors
- Meters
- MCES Treatment Plants

Transportation

- Interstates
- US Highways
- State Highways
- County Roads

Recreation Open Space

- Park Reserve
- Regional Park
- Special Recreation Feature

Regional Trails

- Existing
- Planned
- NCompass Street Centerlines
- Airports

Figure 3: Existing and Guided Land Use

