

## Environment Committee

Meeting date: July 12, 2016

## Community Development Committee

Meeting date: July 18, 2016

For the Metropolitan Council meeting of July 27, 2016

**Subject:** City of Lexington 2030 Comprehensive Plan Update, Tier II Comprehensive Sewer Plan, Review File No. 20486-1

**District(s), Member(s):** 10, Marie McCarthy

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

**Staff Prepared/Presented:** Patrick Boylan, AICP, Principal Reviewer (651-602-1438)  
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  
Environmental Services / Technical Services

### 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 Lexington to put its 2030 Comprehensive Plan Update into effect.
2. Advise the City to implement advisory comments in the Review Record for Surface Water Management.

#### Recommendation of the Environment Committee:

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

## Advisory Comments

*City of Lexington 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan  
Review File No. 20486-1  
Business Item No. 2016-142*

The following Advisory Comments are part of the Council action authorizing the City of Lexington (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 Lexington is located in Anoka County, surrounded by the cities of Blaine and Circle Pines (see Figure 1). The *2030 Regional Development Framework* (RDF), as amended in December 2006, identifies the City as located within the “Developed” geographic planning area, (see Figure 2).

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. The City originally submitted their Update in 2009 with supplemental information submitted in 2010, 2012, and 2015. There has been several changes to City staff including two different City Managers that worked with Local Planning Assistance Staff to complete this plan.

## 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<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. 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 Lexington

### 2030 Comprehensive Plan Update & Tier II Comprehensive Sewer Plan

Review File No. 20486-1, Council Business Item No. 2016-142

## 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); 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 and Transit Market IV, identifies existing service on Route 262. The Update acknowledges Transit Link and Metro Mobility.

#### *Aviation*

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

The Update conforms to the TPP for policies regarding the region’s aviation system plan. The Update acknowledges the proximity to Anoka County–Blaine Airport. The Update also acknowledges the aviation system need to control heights of structures, including communication towers. 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 4-NS-523. 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 1,000 sewered households and 1,120 sewered 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.

Lexington is not currently identified as a community impacted by wet weather occurrences. The Update however does include an Inflow and Infiltration (I/I) reduction plan. The City’s plan states that it will monitor its system for potential sources of inflow and infiltration (I/I) and work to remediate any I/I problems. Assessment of problems may include a seasonal analysis of wastewater flows, identification of illegal sump pump connections to the sanitary sewer system, and a program involving the visual monitoring of sewer pipes. Activities that the City may undertake to reduce I/I include joint sealing, relining, and repair or replacement of existing sewer lines.

**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.

*Table 1. Metropolitan Council Sewer Flow Forecasts as Compared to the City’s Plan*

	2010		2020		2030	
	Council	City	Council	City	Council	City
<b>Sewered Population</b>	2,250	2,250	2,250	2,250	2,300	2,300
<b>Sewered Households</b>	910	910	950	950	1,000	1,000
<b>Sewered Employment</b>	880	880	1,050	1,050	1,120	1,120
<b>Average Annual Wastewater Flow (MGD)</b>	0.3	0.3	0.3	0.3	0.3	0.3
<b>Allowable Peak Hourly Flow (MGD)</b>	1.08	1.08	1.08	1.08	1.08	1.08

## Surface Water Management

Reviewer: Judy Sventek, ES - Water Resources Assessment (651-602-1407)

The Update is consistent with Council policy and the WRMPP for surface water management. The Update satisfies the requirements for 2030 comprehensive plans.

### Advisory Comments

The City need should be advised that it will need to update its local water plan as part of the 2040 Comprehensive Plan Update. Since the 2030 Comprehensive Plan Update, the Board of Water and Soil Resources updated Minnesota Rules Chapter 8410 which now requires all communities to update their local water plans in between January 1, 2017 and December 31, 2018. The local water plan needs to be submitted to the Council for review at the same time it is submitted to the Rice Creek Watershed District for approval. The 2040 Comprehensive Plan Update will not be determined to be complete for review without this update.

## Consistency with Council Policy

### Forecasts

Reviewer: Dennis Farmer, CD - Regional Policy and Research (651-602-1552)

The Update's forecast-related content is consistent with regional policy. The Council's *2030 Regional Development Framework* forecast included a forecast that Lexington will experience moderate household and population growth by 2030. The City will have 1,000 households and 2,300 population in 2030. Employment will grow to 1,120 jobs in 2030.

Table 2. 2030 Regional Development Framework Forecasts

	2000	2010	2020	2030
Population	2,142	2,250	2,250	2,300
Households	819	910	950	1,000
Employment	634	880	1,050	1,120

## 2030 Regional Development Framework and Land Use

Reviewer: Patrick Boylan, CD - Local Planning Assistance (651-602-1438)

The Update 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.

The Update contains density ranges for both medium- and high-density residential which will provide guidance for redevelopment efforts. Lexington is projected to grow at a very modest rate. The City has residential land use categories that will support expected growth. Within areas guided Low Density Residential, the City has identified areas of lot splits and infill opportunities. The City has also identified areas guided Medium- and High Density Residential for future growth as well as acknowledging vacant parcels and for redevelopment which will also support growth. The City has specifically developed residential infill policies to facilitate redevelopment and new opportunities to utilize vacant land.

Regarding future commercial activity, Lexington has similar policies for commercial infill which will support redevelopment in the areas adjacent to and along Lake Drive in the "Central Business District"

as shown in Figure 3 below. Goals include strengthening the long-term commercial viability of the City's retail activity.

The City has guided single family, multi-family and mixed-use residential areas which will accommodate future growth. Therefore, Lexington's planned land uses are consistent with the Council's policies for Developed communities. The City's planned residential density exceeds the Council's policy of at least 5 units per acre as shown in Table 3 below.

*Table 3. Planned Residential Density*

2010-2030 Change					
Category	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
Low Density	3.5	4.5	9	31.5	40.5
Medium Density	4.5	10	12.8	57.6	128
High Density	10	20	6.9	69	138
TOTALS			28.7	158.1	306.5
<b>Overall Density</b>				<b>5.51</b>	<b>10.68</b>

## Housing

*Reviewer: Patrick Boylan, CD – Local Planning Assistance, (651-602-1438)*

The Update is consistent with affordable housing planning requirements of the Metropolitan Land Planning Act. For the 2011-2020 timeframe, the City's share of the region's affordable housing need is 8 units. The City expects to accommodate this need through redevelopment in the Central Business District land use category, as described in the Land Use section above. 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 plan provides the implementation tools and programs the city will use to promote opportunities to address its regional fair share housing need. The City will continue partnering with Anoka County, Minnesota Housing, the Metropolitan Council and other non-profit housing organizations to pursue opportunities and resources to maintain housing affordability in the community and to accommodate additional new affordable units.

## 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 WRMP 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 is consistent with the WRMP requirements for water supply planning. The Update contains a water supply worksheet and supportive policies to be used for future resource needs.

## **Special Resources Protection**

### *Historic Preservation*

Reviewer: Patrick Boylan, CD – Local Planning Assistance, (651-602-1438)

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

### *Solar Access Protection*

Reviewer: Patrick Boylan, CD – Local Planning Assistance, (651-602-1438)

The Update contains a section addressing solar access protection as required by the Metropolitan Land Planning Act. The City indicates that it will review and revise, as necessary and where permitted, its 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*

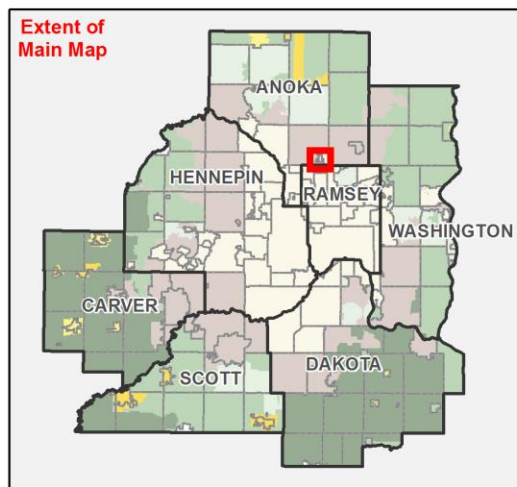
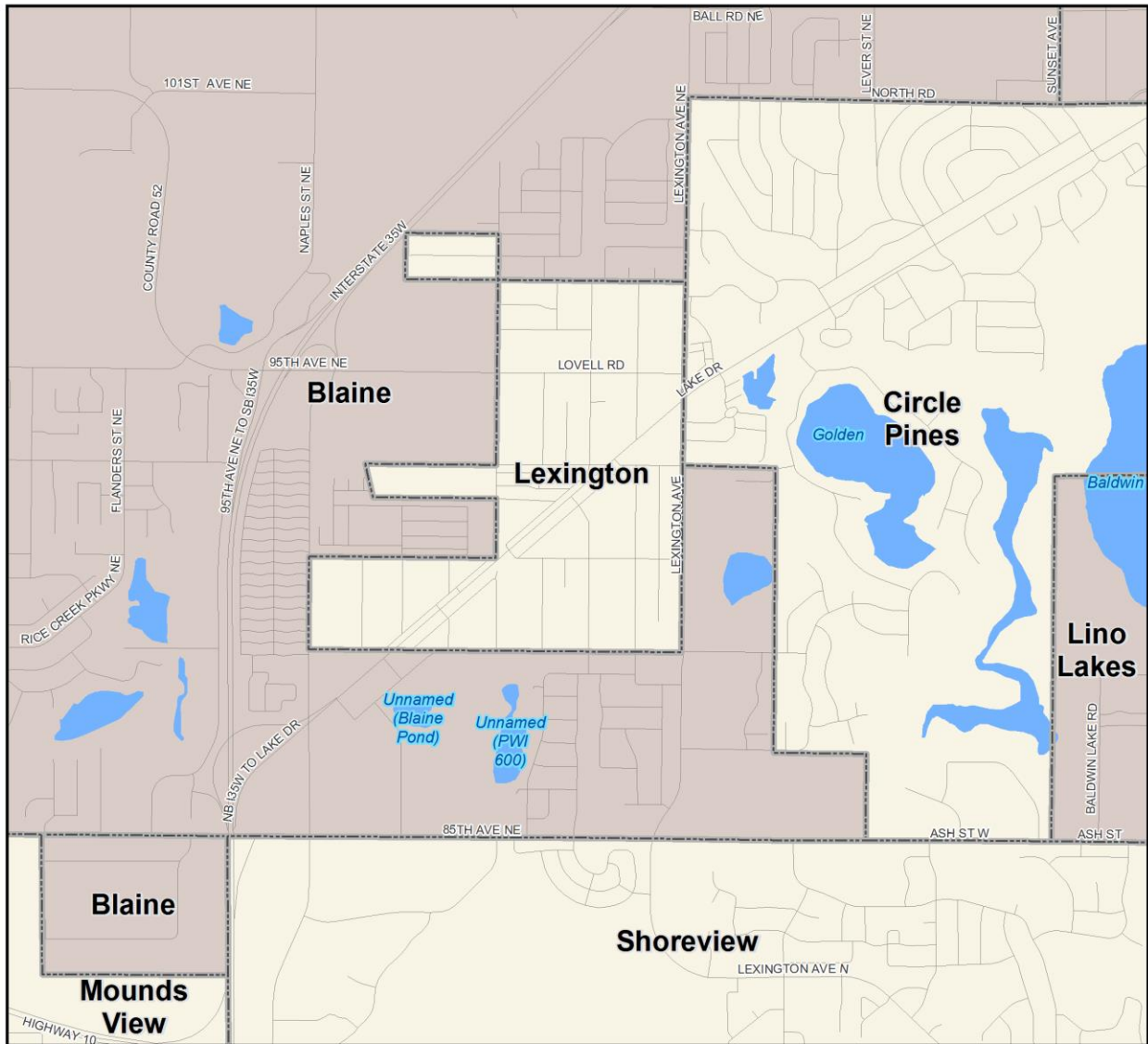
The proposed CPU is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

## **ATTACHMENTS**

- Figure 1: Location Map Showing Regional Planning Areas
- Figure 2: Location Map Showing Regional Systems
- Figure 3: 2030 Planned Land Use



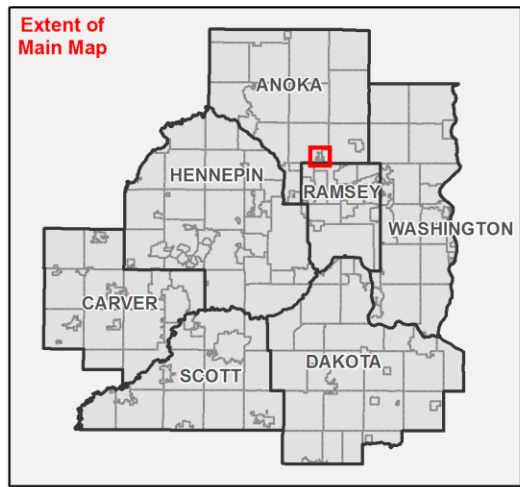
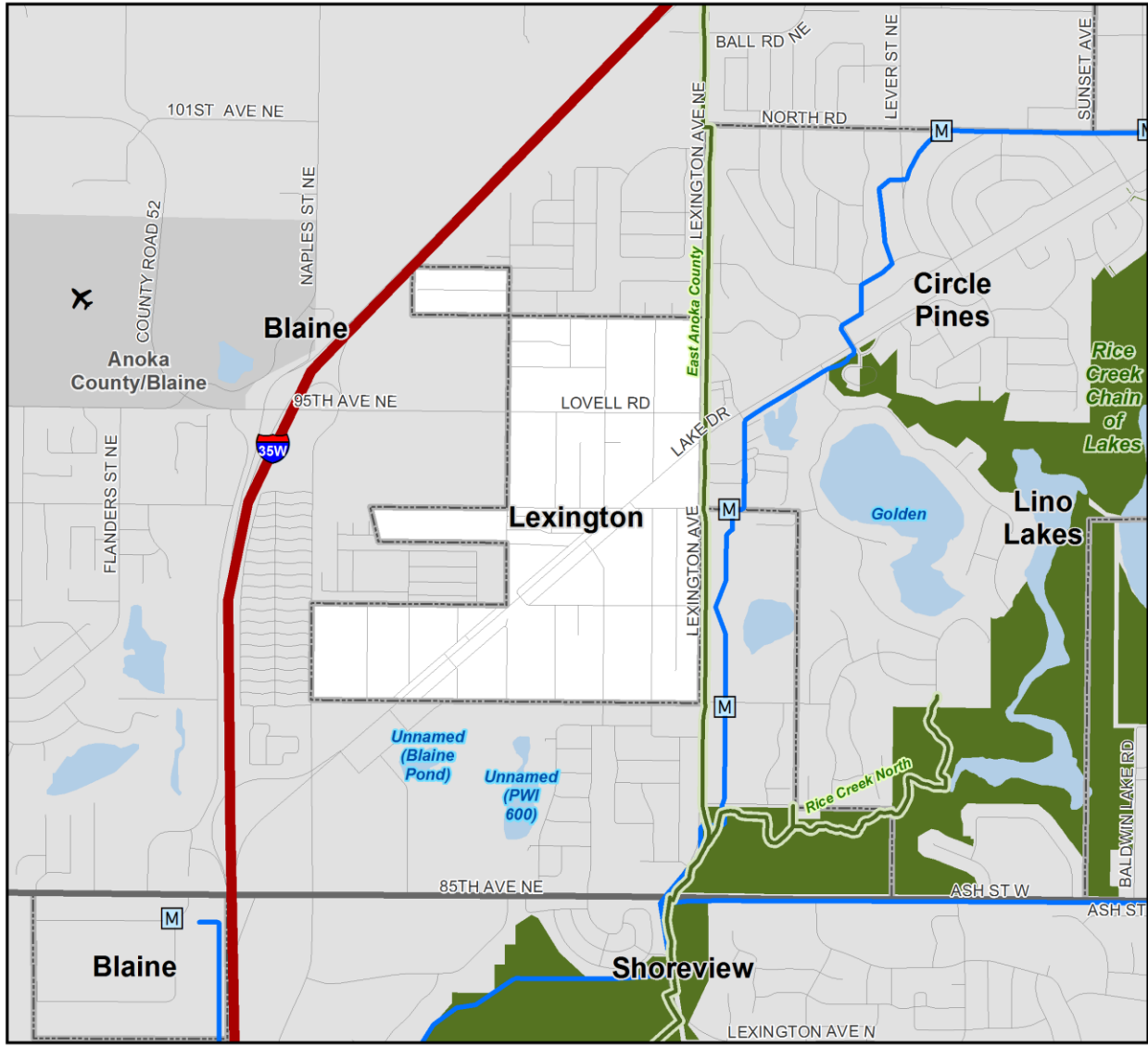
Figure 1: Location Map Showing 2030 Regional Planning Areas



**2030 Framework Planning Areas**

- Developed
- Developing
- Rural Center
- Rural Growth Center
- Diversified Rural
- Rural Residential
- Agricultural
- Non Region
- NCompass Roads - 2013

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: 2030 Planned Land Use

