

## Environment Committee

Meeting date: July 9, 2019

## Community Development Committee

Meeting date: July 15, 2019

For the Metropolitan Council meeting of July 24, 2019

**Subject:** City of Minnetrista 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21758-1

### 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 Minnetrista to place its 2040 Comprehensive Plan into effect.
2. Revise the City's employment forecasts upward as shown in Table 1 of the attached Review Record.
3. Advise the City to:
  - a. Provide the Council with the date the City adopted its final Local Water Management Plan (LWMP) and a copy of the final adopted LWMP that will be included in the final Plan document if it differs from the Plan submitted to the Council on March 28, 2019.
  - b. Implement the advisory comments in the Review Record for Transportation, Land Use, and Water Supply.

### Recommendations of the Environment Committee

1. Approve the City of Minnetrista's Comprehensive Sewer Plan.
2. Advise that City that any increase in service area to LS4 and the associated increase in flow, will need to be accommodated through LS4 without the need for improvements that enhance its capacity or hydraulic system curve. In the future event that flow to LS4 exceeds its capacity, the City will need to divert areas served through LS4 to other parts of the City's service area or provide means to store and attenuate flow to LS4. The City submitted supplemental information that confirms that the revised service area to LS4 can be served without capacity improvements to the lift station.

### Summary of Committee Discussion/Questions

#### *Environment Committee*

No comments or questions. The Environment Committee approved the proposed action on consent agenda at its meeting on July 9, 2019.

After action was taken on the consent business items Councilmember Wulff cited the wastewater section of the staff report where a common statement is made that the Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's forecasted growth. She requested that in those instances where a community's plan would require an improvement, that it be specifically stated. Staff responded that the staff report would identify any improvements that would be required to accommodate growth reflected in any individual City Plan. This rarely occurs,

except in those instances where a community is connecting to the regional system for the first time. In these instances, the staff report would specify the regional improvements necessary to provide service to the community.

*Community Development Committee*

## Environment Committee

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**Subject:** City of Minnetrista 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21758-1

**District(s), Member(s):** District 3, Council Member Chris Ferguson

**Policy/Legal Reference:** Metropolitan Land Planning Act (Minn. Stat. § 473.175), Minn. Stat. § 473.513

**Staff Prepared/Presented:** Freya Thamman, Planning Analyst (651-602-1750)  
Angela R. Torres, Local Planning Assistance Manager (651-602-1566)  
Kyle Colvin, Engineering Programs, 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

4. Authorize the City of Minnetrista to place its 2040 Comprehensive Plan into effect.
5. Revise the City's employment forecasts upward as shown in Table 1 of the attached Review Record.
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  - a. Provide the Council with the date the City adopted its final Local Water Management Plan (LWMP) and a copy of the final adopted LWMP that will be included in the final Plan document if it differs from the Plan submitted to the Council on March 28, 2019.
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## *Advisory Comments*

The following Advisory Comments are part of the Council action authorizing the City of Minnetrista to implement its 2040 Comprehensive Plan (Plan).

### **Community Development Committee**

1. As stated in the *Local Planning Handbook*, the City must take the following steps:
  - a. Adopt the Plan in final form after considering the Council's review recommendations as contained in the body of this report.
  - b. Submit one hard copy and one electronic copy of the Plan to the Council. The electronic copy must be submitted as one unified file.
  - c. Submit to the Council a copy of the (City Council/Town Board/County Board) resolution evidencing final adoption of the Plan.
2. The *Local Planning 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 to the Plan, local governments should incorporate those recommended changes into the Plan or respond to the Council before "final adoption" of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3)
3. Local governments must adopt official controls as identified in their 2040 comprehensive plans and must submit copies of the official controls to the Council within 30 days after the 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. Stats. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within 9 months following amendments to comprehensive plans (Minn. Stat. § 473.865, subd. 3).

### **Environment Committee**

1. The Council-approved Comprehensive Sewer Plan becomes effective only after the Plan receives final approval from the local governmental unit's governing body. After the Plan receives final approval from the City and the Comprehensive Sewer Plan becomes effective, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the Council-approved Comprehensive Sewer Plan.
2. A copy of the City Council resolution adopting its 2040 comprehensive plan, including its Comprehensive Sewer Plan, must be submitted to the Council.

## Background

The City of Minnetrista is in western Hennepin County. It is surrounded by the communities of Independence, Mound, Orono, Shorewood, Victoria, and Watertown and Laketown Townships. The City of St. Bonifacius is located entirely within Minnetrista's boundaries (Figure 1 and 2).

The City's 2030 Plan included agreements that were made as part of a 2006 Comprehensive Plan amendment to meet density and minimum number of household units needed by regional wastewater plans. The City's 2040 Plan provides a new starting point and will have the effect of setting aside the earlier agreements.

The City submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stats. §§ 473.851 to 473.871) and the Council's 2015 System Statement requirements.

## Review Authority & Rationale

Minn. Stat. § 473.175 directs the Metropolitan Council to review a local government's comprehensive plan and provide a written statement to the local government regarding the Plan's:

- **Conformance** with metropolitan system plans
- **Consistency** with the adopted plans and policies of the Council
- **Compatibility** with the plans of adjacent governmental units and plans of affected special districts and school districts

By resolution, the Council may require a local government to modify its comprehensive plan if the Council determines 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 (Minn. Stat. § 473.513).

The attached Review Record details the Council's assessment of the Plan's conformance, consistency, and compatibility, and is summarized below.

Review Standard	Review Area	Plan Status
Conformance	<i>2040 Regional Parks Policy Plan</i>	Conforms
Conformance	<i>2040 Transportation Policy Plan</i> , including Aviation	Conforms
Conformance	<i>2040 Water Resources Policy Plan</i> (Wastewater Services and Surface Water Management)	Conforms
Consistency with Council Policy	Forecasts	Consistent
Consistency with Council Policy	<i>2040 Housing Policy Plan</i>	Consistent
Consistency with Council Policy	<i>Thrive MSP 2040</i> and Land Use	Consistent
Consistency with Council Policy	Water Supply	Consistent
Consistency with Council Policy	Community and Subsurface Sewage Treatment Systems (SSTS)	Consistent
Compatibility	Compatible with the plans of adjacent and affected governmental districts	Compatible

## Thrive Lens Analysis

The proposed 2040 comprehensive plan is reviewed against the land use policies in *Thrive MSP 2040*. To achieve the outcomes identified in Thrive, the metropolitan development guide defines the Land Use

Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and, taken together, serve to achieve the outcomes identified in Thrive.

**Funding**

None.

**Known Support / Opposition**

There is no known opposition to the 2040 comprehensive plan.

# REVIEW RECORD

## City of Minnetrista 2040 Comprehensive Plan

### Review File No. 21758-1, Business Item No. 2019-174 JT

The following Review Record documents how the proposed Plan meets the requirements of the Metropolitan Land Planning Act and conforms to regional system plans, is consistent with regional policies, and is compatible with the plans of adjacent and affected jurisdictions.

### Conformance with Regional Systems

The Council reviews plans to determine conformance with metropolitan system plans. The Council has reviewed the City's Plan and finds that it conforms to the Council's regional system plans for Regional Parks, Transportation (including Aviation), and Water Resources.

#### *Regional Parks and Trails*

*Reviewer: Colin Kelly, Community Development (CD) - Regional Parks (651-602-1361)*

The Plan conforms to the 2040 *Regional Parks Policy Plan* (RPPP) for the Regional Parks System element. Three Rivers Park District is the Park implementing agency for the Regional Parks System components in Minnetrista, for which the Plan accurately describes the Regional Parks System components.

Regional Parks, Park Reserves, or Special Recreation Features located within the City (Figure 1) include Lake Minnetonka Regional Park, Carver Park Reserve, Gale Woods Farm Special Recreation Feature, and Kingswood Special Recreation Feature. Regional Trails located within the City include the Dakota Rail Regional Trail and the Baker-Carver Regional Trail (previously known as the Minnetrista Regional Trail). The City also appropriately acknowledges State lands within the community, including the Luce Line State Trail.

#### *Regional Transportation, Transit, and Aviation*

*Reviewer: Russ Owen, Metropolitan Transportation Services (MTS) (651-602-1724)*

The Plan conforms to the 2040 *Transportation Policy Plan* (TPP) adopted in 2015. It accurately reflects transportation system components of the TPP as well as applicable land use policies for regional transitways. The Plan is also consistent with Council policies regarding community roles, the needs of non-automobile transportation, access to job concentrations, and the needs of freight. The Plan is compatible with the plans of adjacent and affected governmental units.

#### **Roadways**

The Plan conforms to the Highways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials, including Trunk Highway 7. The Plan accurately reflects the regional functional classification map of A-minor arterials and has delineated major and minor collectors.

The Plan identifies all the required characteristics of the community's roadways, including existing and future functional class, right-of-way preservation needs, and existing and forecasted traffic volumes for principal and A-minor arterials. Forecasting was done consistent with regional methodology. The Plan also includes guidelines on how access will be managed for principal and A-minor arterials.

The Plan identifies roadway and corridor studies that include recommendations regarding alignments, changes in access, and/or changes in land use. They include the Trunk Highway 7 Corridor Study and the Hennepin County

Transportation Plan. The Plan accurately describes the status of such facilities, including needs for right-of-way and the likelihood and timing of funding.

## **Transit**

The Plan conforms to the Transit system element of the TPP. It shows the location of existing transit routes and facilities and acknowledges the City is within Transit Market Area V.

The Plan is consistent with the policies of the Transit system element of the TPP. The Plan addresses community roles related to its Community Designations, as well as the opportunities and challenges related to its Transit Market Area.

## **Aviation**

The Plan conforms to Aviation system element of the TPP. The Plan includes policies that protect regional airspace from obstructions and addresses seaplane use.

The Plan identifies the Flying Cloud and Crystal airports as the nearest airports to the city. The Plan addresses protection of airspace from obstructions.

## **Bicycling and Walking**

The Plan is consistent with the Bicycling and Pedestrian chapter of the TPP. The Plan identifies existing and future segments of, and connections to, the Regional Bicycle Transportation Network (RBTN) and regional trails. (For other comments regarding regional trails, see the Regional Parks section of this Review Record.) The Plan proposes a preferred Tier 2 alignment for an RBTN corridor, and clearly identifies the alignment as “proposed for the RBTN.”

The Plan is also consistent with Bicycle and Pedestrian policies of the TPP by planning for local pedestrian and bicycle connections to transit, regional trails, regional job concentrations, and other regional destinations as identified on the RBTN map.

## **Freight**

The Plan is consistent with Freight policies of the TPP. The Plan identifies the needs of freight movement in and through the community, including accessibility to freight terminals and facilities.

## **Transportation Analysis Zones (TAZs)**

The Plan conforms to the TPP regarding TAZ allocations. The City’s TAZ allocations for employment, households and population appropriately sum to the Metropolitan Council’s citywide forecast totals for all forecast years.

The City’s planned land uses and areas identified for development and redevelopment can accommodate the TAZ forecasted allocations in the Plan, and at densities consistent with the community’s Thrive designation.

## **Advisory Comments**

For the Final Plan submittal, change “B” minor arterial to “other” arterial, in the roadway section, as B minor arterials are no longer used to describe these roadways.

## **Water Resources**

### **Wastewater Service**

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

The Plan conforms to the 2040 Water Resources Policy Plan (2040 WRPP). The Plan represents the City’s guide for future growth and development through the year 2040. It includes growth forecasts that are consistent with the Council’s forecasts for population, households, and employment.



Current wastewater treatment services are provided to the City by Metropolitan Council Environmental Services. All wastewater generated within the City is conveyed through the following Council Interceptors; 7020, 7021, 802828, 6-MT-647, and 6-MO-651. All flow generated within the City is treated at the Council's Blue Lake Wastewater Treatment Plant in Shakopee. The Plan projects that the City will have 3,850 sewer households and 680 sewer employees by 2040. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's forecasted growth.

The Land Use Plan reflects an overall minimum residential sewer density guiding that satisfies the Council's policy for future sewer residential densities for Emerging Suburban Edge communities.

The Plan provides total City sanitary flow projections in 10-year increments. The rationale for the projections is given in the Plan and determined appropriate for planning local services. The Metropolitan Council is committing to provide the level of wastewater service based on the sewer forecasts as stated in the sewer element of the Plan.

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal (city) and private (private property) sanitary sewer systems; including a summary of activities or programs intended to mitigate I/I from both public and private property sources. In addition to investigative and corrective work on the City owned local system, the Plan also summarizes activities on the private system that includes a sump pump inspection program and a process of identifying service connections with continuous flow during televised inspection of the municipal system. Appropriate corrective measures are then initiated with the affected property owner having a leaking private service.

The Plan describes the requirements and standards for minimizing I/I and references City code (710.13) that prohibits discharge from sump pumps, foundation drains, and/or rain leaders to the sanitary sewer system. The code also requires the disconnection of any existing prohibited discharges.

The Plan describes the sources, extent, and significance of existing I/I within the combined municipal and private collection systems; and provides a description of an implementation plan for preventing and eliminating excessive I/I from entering both the public and private collection systems. The Plan identifies a specific portion of the City's Capital Improvement Plan that is dedicated for I/I mitigation efforts and reflects an on-going annual budget of \$100,000 for manhole I/I work and pipe lining related to the City's pavement management program.

### *Comprehensive Sewer Element Comments*

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Emerging Suburban Edge communities. It was found to be complete and consistent with Council policies and the regional wastewater system plan. Upon adoption of the Plan by the City, the action of the Council to approve the Sewer Plan becomes effective. At that time, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the approved Comprehensive Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Council for its records.

### *Advisory Comments*

The Plan identifies additional land areas from the City's current approved wastewater plan that are proposed to be served through the City's Lift Station No. 4 (LS4) that reflect an increase in the total service area to LS4. During multiple reviews of the Woodland Cove (and Park Cove AUAR's, and the City's 2011 amendment), the City was informed that the capacity and hydraulic characteristics (peak gallons per minutes and total dynamic head) could not be enhanced due to the potential capacity impact to the Council's forcemain (7020) located along Highway 7. This resulted in the City limiting the size of the service area of LS4. The Plan reflects an increase to LS4's service area. Any increase in service area to LS4 and the associated increase in flow, will need to be accommodated through LS4 without the need for improvements that enhance its capacity or hydraulic system curve. In the future

event that flow to LS4 exceeds its capacity, the City will need to divert areas served through LS4 to other parts of the City’s service area or provide means to store and attenuate flow to LS4. The City submitted supplemental information that confirms that the revised service area to LS4 can be served without capacity improvements to the lift station.

### Surface Water Management

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

The Plan is consistent with Council policy requirements and in conforms to the 2040 WRPP for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans.

The City lies within the oversight boundaries of the Minnehaha Creek Watershed District and Pioneer-Sarah Creek Watershed Management Commission. The Metropolitan Council received the Minnetrista draft LWMP for review in June 2017. Council staff reviewed and commented on the draft LWMP to the City and Watersheds on July 17, 2017. The LWMP was approved by the Minnehaha Creek Watershed District on September 27, 2018 and the Pioneer-Sarah Creek Watershed Management Commission on October 18, 2018. The Plan incorporates the April 2018 final draft LWMP as Plan Chapter 7.

### Advisory Comments

When available, it is requested that the City provide the Council with the date the City adopted its final LWMP, and a copy of the final adopted LWMP that will be included in the final Plan document if it differs from the April 2018 final draft version in the Plan submitted to the Council on March 28, 2019.

### Consistency with Council Policies

The Council reviews plans to evaluate their apparent consistency with the adopted plans of the Council. Council staff have reviewed the City’s Plan and find that it is consistent with the Council’s policies, as detailed below.

### Forecasts

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

The Plan includes revised employment forecasts agreed to by City and Council staff in October 2018 (Tables 2.3, 4A.3, 6A.4, and 9.1). This reflects the potential for expanded commercial activity and employment. The agreed-upon forecast is presented in the Plan (pages 1.4, 1.11, 1.26, 3.14 and 5.10) and shown below in Table 1.

**Table 1. City of Minnetrista Forecasts**

	Census	Revised Forecasts		
	2010	2020	2030	2040
<b>Population</b>	<b>6,384</b>	<b>8,000</b>	<b>9,800</b>	<b>12,000</b>
Metro Sewered	4,770	5,950	7,400	9,250
Unserviced	1,614	2,050	2,400	2,750
<b>Households</b>	<b>2,176</b>	<b>2,900</b>	<b>3,870</b>	<b>5,000</b>
Metro Sewered	1,626	2,150	2,920	3,850
Unserviced	550	750	950	1,150
<b>Employment</b>	<b>665</b>	<b>720</b>	<b>870</b>	<b>1,020</b>
Metro Sewered	360	390	530	680
Unserviced	305	330	340	340

Metropolitan Council will approve the revised employment forecast simultaneous with action on the Plan Update.

Council staff find that the land supply and development staging in Chapter 3 (Table 3.6) adequately accommodate forecasted households and employment growth.

## ***Thrive MSP 2040 and Land Use***

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

The Plan is consistent with *Thrive MSP 2040* (Thrive) and its land use policies. Thrive designates the City in three Community Designations: Agricultural, Diversified Rural, and Emerging Suburban Edge. The Agricultural designation is generally applied to the areas in the western portion of the city, the Diversified Rural to the central portion, and the Emerging Suburban Edge designation to eastern portion of the city near Lake Minnetonka as well as in areas around the City of St. Bonifacius (Figure 2).

The existing land uses in the City are predominantly agriculture and undeveloped (60%); residential uses make up about 14%, open water is 16%, park and recreation land are about seven percent, and commercial and industrial each are less than one percent of the land (Figure 3). The Plan's vision statement describes the desire to maintain the City's rural character and preserving areas for farmland while protecting and improving natural resources.

### **Agricultural**

The Plan is consistent with Thrive policies for the Agricultural designation. As indicated in Thrive, Agricultural areas are to maintain agricultural land uses through at least 2040 as a primary long-term use to preserve prime agricultural lands and to preserve land for efficient expansion of post-2040 regional infrastructure where appropriate. Residential densities in these areas are not to exceed one housing unit per 40 acres and support enrollment in the Agricultural Preserves and Green Acres programs to preserve prime agricultural soils and agricultural land uses. The western portion of the City (3,908 gross acres) is guided as Permanent Agriculture with density of one unit per 40 acres (Figure 4).

#### ***Agricultural Preserves***

The Plan is consistent with Council policy for lands enrolled in the Agricultural Preserve Program. Areas enrolled in the Agricultural Preserve Program are guided Permanent Agricultural on the Future Land Use map, with density of one unit per 40 acres, which is consistent with Minn. Stat. § 473H.02, subd. 7.

### **Diversified Rural**

The Plan is consistent with Thrive policies for the Diversified Rural designation. The Council encourages Diversified Rural communities to plan for growth not to exceed forecasts in patterns that do not exceed 4 units per 40 acres and preserve areas where post-2040 growth can be provided with cost-effective and efficient urban infrastructure. Council policies in Thrive direct communities to manage land uses to prevent the premature demand for extension of urban services. In addition, Diversified Rural areas are to have development patterns that incorporate the protection of natural resources.

The Plan indicates that the areas guided Rural will retain a traditional rural atmosphere and preserve valuable environmental resources. There are 6,950 gross acres, or 35% of total gross acres, guided as Rural at a density of one unit per 10 acres. The Plan indicates that within the Rural area, the City's Planned Unit Developments (PUD) Flexible Development ordinance may be considered to allow additional densities to preserve natural resources. The Plan's Implementation section indicates that the City's PUD Flexible Development ordinance will comply the Council's Flexible Development guidelines.

The Plan also has four areas designated as Urban Reserve. These areas are outside the 2040 Metropolitan Urban Service Area (MUSA), but adjacent to or near existing service. The Plan proposes to preserve these areas for future urban uses by using interim agricultural land uses at density of one unit per 10 acres to accommodate future subdivision in the event of potential future MUSA expansion. The Plan states that no PUD may be approved in an Urban Reserve area that would preclude the ability of the City to develop the area at urban densities in the future.

## Emerging Suburban Edge

The Plan is consistent with Thrive policies for the Emerging Suburban Edge designation. Emerging Suburban Edge areas are transitioning into urbanized levels of development and are expected to accommodate sewer residential growth with overall average net densities of 3 to 5 dwelling units per acre.

Much of the residential growth in the City during the planning period will occur the eastern portion of the City and around St. Bonifacius (Figure 4). Some new Commercial-Retail uses are guided along the Highway 7 corridor and new St. Bonifacius.

The Plan identifies areas available to develop or redevelop within the planning horizon, detailing such information on a development and growth figure and a table. The Plan designates areas of new residential growth within the MUSA and identifies the developable land by land use category and development decade (Figure 5). These include areas guided as Residential Low (214 acres), Residential Medium (43 acres), Residential High (44 acres). As shown below in Table 2, the planned minimum net residential density for new sewer residential development, is 3.43 units per acre.

**Table 2. City of Minnetrista Planned Residential Density**

Land Use Category	Density		Net Acres	Min Units	Max Units
	Min	Max			
Residential Low	1.15	4	214	246	855
Residential Medium	6	12	43	259	517
Residential High	12	30	44	528	1320
	<b>TOTALS</b>		<b>301</b>	<b>1032</b>	<b>2692</b>
			<b>Overall Density</b>	<b>3.43</b>	<b>8.95</b>

*Calculation is based on the Plan's Tables 3.5 and 3.6; Figure 3.4 (4/29/19) of lands available to develop or redevelop and uses the Council's Revised MUSA Guidelines. Development within Woodland Cove/Other Platted Unbuilt was part of the 2030 Comprehensive Plan approval process and, as such, is not included in the above calculations.*

In addition to the areas identified in Table 2 above, residential growth in the area guided Mixed Residential, which is referred to as Woodland Cove. The Woodland Cove area met the conditions of a 2006 comprehensive plan amendment and agreement, which required providing a minimum of 1,071 units in this area. This Plan continues to meet this requirement and is the starting point for future planning. The allowable density within the Mixed Residential land use category is 2.55 to 3.0 units per net acre.

## Advisory Comments

If parcels in the Agricultural Preserve Program expire and are no longer guided at one unit per 40 acres, then a comprehensive plan amendment will be required.

## Housing

*Reviewer: Tara Beard, CD – Housing (651-602-1051)*

The Plan is consistent with the *2040 Housing Policy Plan*. The City is a maturing suburb with a wide variety of housing types. The City's growth took off in the 1970s, primarily in the form of single-family homes – today approximately 99% of its existing housing stock is single-family. The Plan notes that, in 2014, the median estimated market value for the City's single-family homes was \$317,000, much higher than the regional average.

The City currently has 2,623 housing units. Council data show that only 13% of those units are affordable to households earning 80% of the Area Median Income (AMI) or less (or \$68,000 for a family of four), and there are no publicly subsidized housing units in the City. Roughly 14% of Minnetrista households earning 80% AMI or less are currently housing cost burdened. The Plan identifies cost-burdened households as an existing housing need that they will address through their implementation

plan by referring those residents to existing external programs and by considering applications for funding such as Community Development Block Grants to create new affordable housing.

The Plan acknowledges the City's share of the region's need for affordable housing in the 2021-2030 decade, which is 318 units. With 34 acres of land guided for higher density residential development in that time period (Figure 6), the Plan sufficiently promotes the availability of land to support that share.

The Plan identifies multiple tools to address future affordable housing needs beyond guiding sufficient higher density land. The Plan notes that the City will consider using Tax Increment Financing, applying to Hennepin County's Affordable Housing Incentive Fund, and supporting applications to Minnesota Housing's Consolidated Request for Proposals to address projected affordable housing needs. The Plan indicates that the City will periodically evaluate participation in the Livable Communities Act programs and partnership with West Hennepin Affordable Housing Land Trust to address housing needs, but does not currently take advantage of either. The Plan describes that the City would support resources via Hennepin County's Housing and Redevelopment Authority, including issuing housing bonds to support affordable housing, but is not likely to utilize a local Housing and Redevelopment Authority or issue housing bonds independently to help fund affordable housing.

The Plan is fully consistent with Council housing policy as it acknowledges and considers all widely recognized tools that can be used to address the Plan's stated housing needs. However, staff encourage the City to consider the lack of publicly subsidized affordable housing and affordable housing options in general as a significant need, and to explore a more proactive local role in the use of widely used tools to support affordable housing.

## **Water Supply**

*Reviewer: John Clark, ES – Water Supply Planning (651-602-1803)*

The Plan is consistent with the 2040 WRPP policies related to water supply, including policies on sustainable water supplies, assessing and protecting regional water resources, and water conservation and reuse. The City prepared and submitted a Local Water Supply Plan to the Minnesota Department of Natural Resources (MN DNR) in 2018, that was reviewed separately by the Metropolitan Council.

### **Advisory Comments**

If changes are made to the Local Water Supply Plan based on the MN DNR review, the City will need to submit a copy of the revised Water Supply Plan to the Metropolitan Council to ensure consistency with the City's 2040 Plan.

## **Community and Subsurface Sewage Treatment Systems (SSTS)**

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

The Plan indicates that there are approximately 656 individual SSTS and no public or privately-owned Community Wastewater Treatment Systems in operation in the City. The City has delegated responsibility of SSTS inspections, operation and maintenance tracking, homeowner notification, and enforcement to Hennepin County. Minnetrista City Code (Planning and Land Use Chapter 5) language with respect to SSTS is consistent with Minnesota Pollution Control Agency Chapter 7080-7083 Rules and 2040 WRPP requirements.

## **Special Resource Protection**

### **Solar Access Protection**

*Reviewer: Cameran Bailey, CD – Local Planning Assistance (651-602-1212)*

The Plan is consistent with statutory requirements (Minn. Stat. 473.859) and Council policy regarding planning for the protection and development of access to direct sunlight for solar energy systems as required by the Metropolitan Land Planning Act (MLPA). The Plan includes the four required solar planning elements.

## Aggregate Resource Protection

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

The Plan identifies, consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, that there are a few small natural aggregate deposits in the City, but that they do not meet current industry standards and are unlikely to be mined. The City does not currently permit mining or extraction in any of its zoning districts.

## Historic Preservation

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

The Plan addresses historic and cultural resources as required by the Metropolitan Land Planning Act. The Plan indicates that it is the City's policy to preserve historic amenities to the furthest extent practical. The Plan lists and maps known historic sites in the City and states that the City has worked in coordination with the State Archaeologists Office and other agencies to ensure all applicable standards are met.

## Plan Implementation

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

The Plan includes a description of the zoning, subdivision, SSTS codes, and the housing implementation program. The Plan fulfills requirements for a capital improvement program and describes official controls and fiscal devices that the City will employ to implement the Plan.

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

The proposed Plan 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.

## Documents Submitted for Review

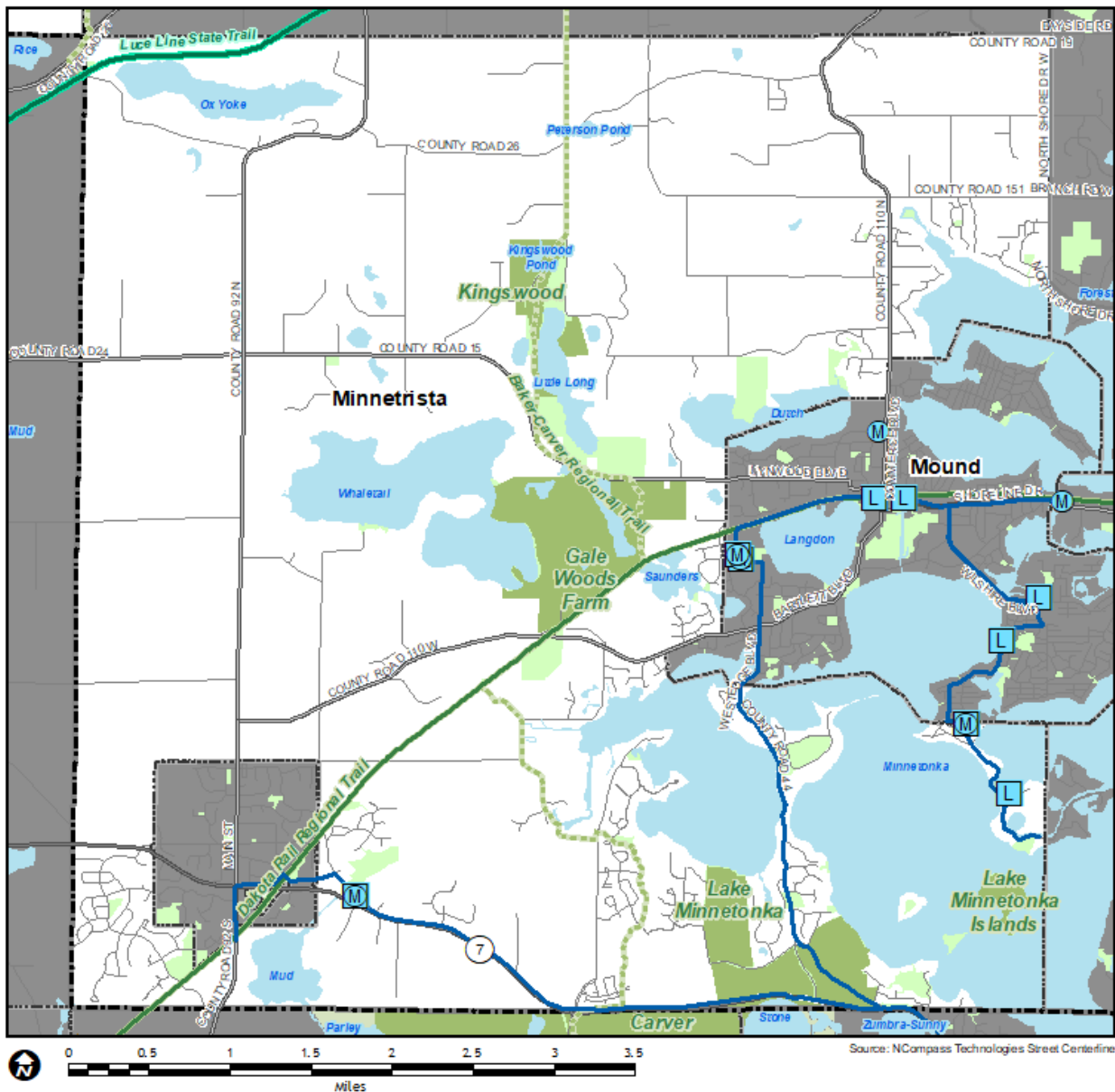
In response to the 2015 System Statement, the City submitted the following documents for review:

- June 26, 2017: City of Minnetrista Preliminary Plan
- June 30, 2017: Surface Water Management Plan
- January 29, 2018: Wastewater GIS Files
- March 29, 2018: Water Supply Plan
- April 16, 2018: City of Minnetrista 2040 Plan
- February 13, 2019: 2040 Plan Resubmittal addressing: regional parks and trails, wastewater, forecasts, housing, land use, solar, and adjacent jurisdiction review
- March 28, 2019: Revised 2040 Plan Resubmittal addressing regional parks and trails, wastewater, forecasts, housing, land use, and adjacent jurisdiction review.
- April 8, 2019: Updated Background Chapter and TAZ Table
- April 29, 2019: Resubmittal of Land Use Chapter with Mixed Residential Text Update
- June 6, 2019: Additional Information for Lift Station 4
- June 18, 2019: Calculation of Projected Flow to local Lift Station 4

## Attachments

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Existing Land Use
- Figure 4: 2040 Future Land Use
- Figure 5: Development Staging Map
- Figure 6: Land Guided for Affordable Housing

Figure 1. Location Map with Regional Systems



### Regional Systems

#### Transportation

##### Transitways

2040 Transportation System Policy - adopted January 2015

- Existing
- - - Planned Current Revenue Scenario
- - - Planned Current Revenue Scenario - CTIB\* Phase 1 Projects
- Potential Increased Revenue Scenario

##### Regional Highway System

- Existing Principal Arterials
- - - Planned Principal Arterials
- Existing Minor Arterials
- - - Planned Minor Arterials
- Existing Other Arterials
- - - Planned Other Arterials

#### Recreation Open Space

##### Regional Parks

- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- - - Planned Units

##### Regional Trails

- Existing (Open to Public)
- - - Existing (Not Open to Public)
- - - Planned

#### Wastewater

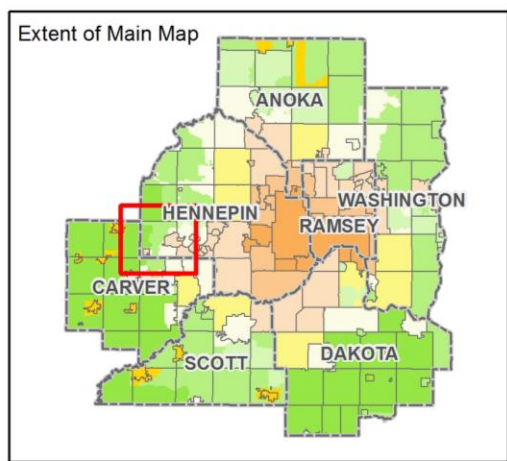
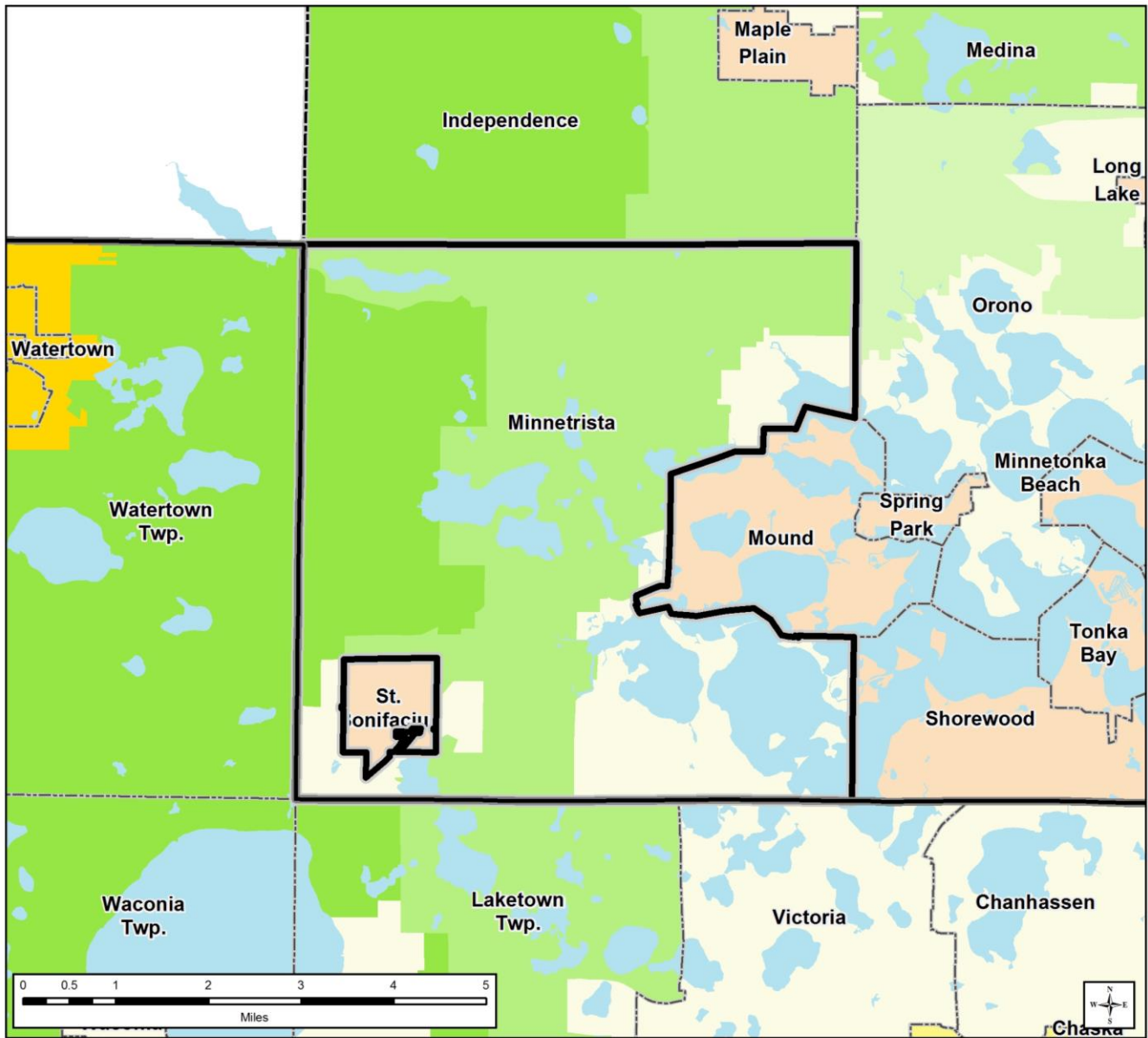
- M Meters
- L Lift Stations
- MCES Interceptors
- MCES Treatment Plants

#### Regional Park Search Areas and Regional Trail Search Corridors

- Boundary Adjustment
- Search Area
- Regional Trail Search Corridors
- Local Streets
- Existing State Trails
- Other Parks, Preserves, Refuges and Natural Areas

\* Counties Transit Improvement Board (CTIB)

Figure 2. Thrive MSP 2040 Community Designations



**Community Designations**

- |                                    |                        |
|------------------------------------|------------------------|
| Outside Council planning authority | Emerging Suburban Edge |
| Agricultural                       | Suburban Edge          |
| Rural Residential                  | Suburban               |
| Diversified Rural                  | Urban                  |
| Rural Center                       | Urban Center           |
- 
- |                              |
|------------------------------|
| County Boundaries            |
| City and Township Boundaries |
| Lakes and Major Rivers       |



Figure 3. Existing Land Use

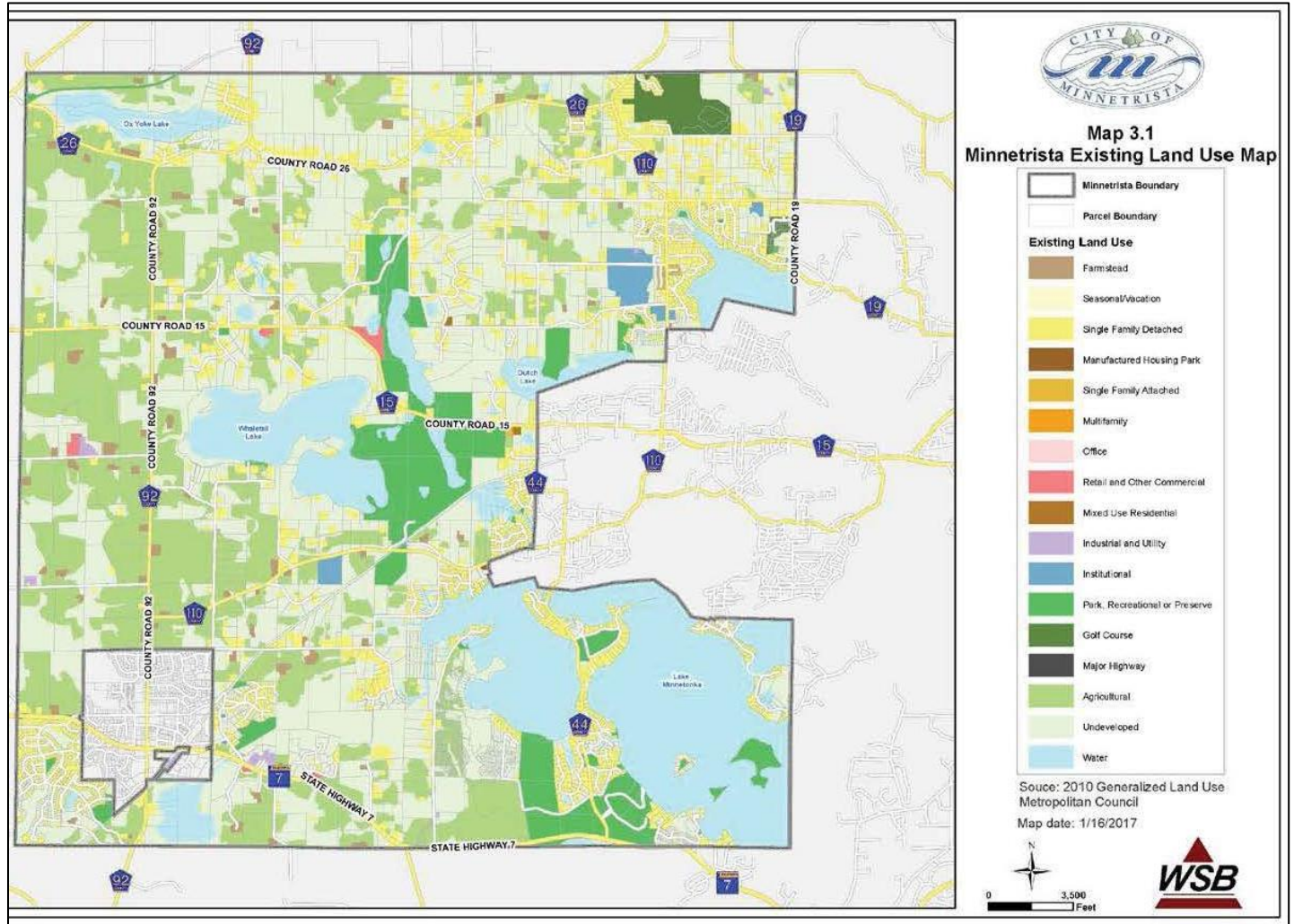


Figure 4. 2040 Future Land Use

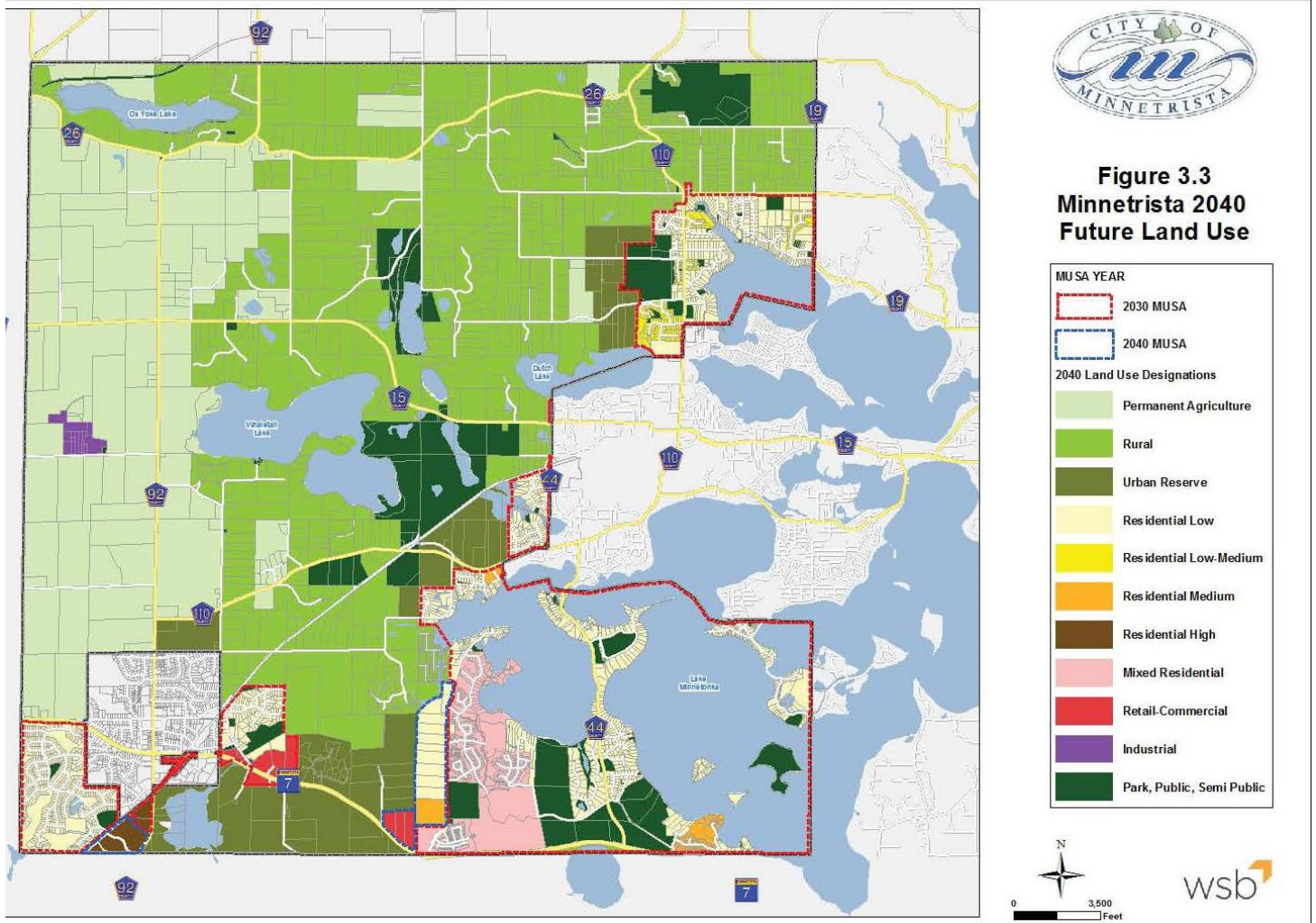


Figure 5. Development Staging

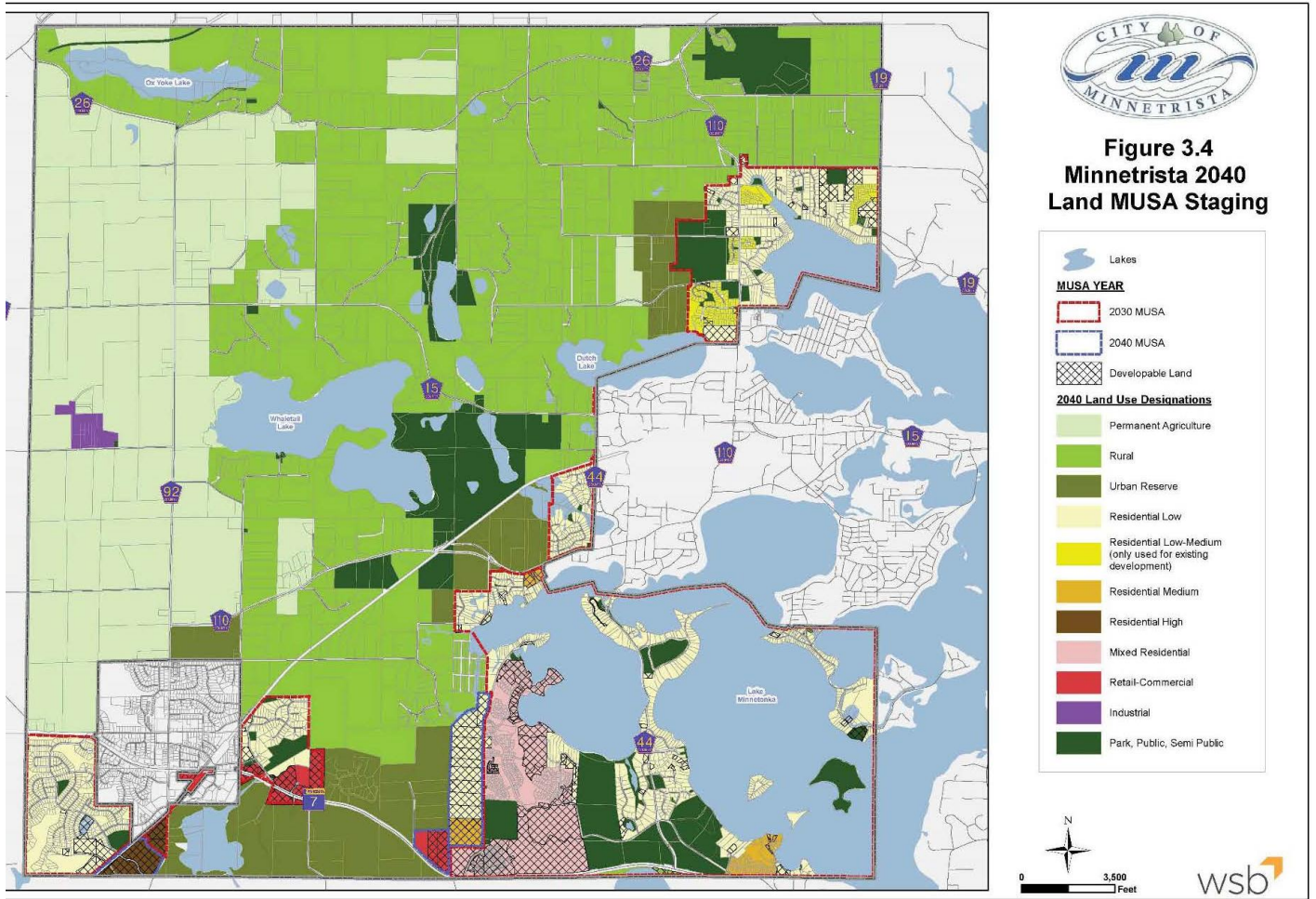


Figure 3.4  
Minnetrista 2040  
Land MUSA Staging

Lakes

**MUSA YEAR**

- 2030 MUSA
- 2040 MUSA
- Developable Land

**2040 Land Use Designations**

- Permanent Agriculture
- Rural
- Urban Reserve
- Residential Low
- Residential Low-Medium (only used for existing development)
- Residential Medium
- Residential High
- Mixed Residential
- Retail-Commercial
- Industrial
- Park, Public, Semi Public



Table 3.6: Summary of Developable Land and Forecasted Units by Land Use category, Development Decade (MUSA), and Density Threshold

Land Use Type	Net Developable Acres			Density Range (du/acre)				Units (Minimum)		
	2011 - 2020	2021-2030	2031-2040	Min	Avg	Max	Yield %	2011 - 2020	2021-2030	2031-2040
<b>Residential Land Use Districts (MUSA)</b>										
Residential Low		126.4	87.3	1.15	2		100%	0	145	100
Residential Medium		14.3	28.8	6	7.5		100%	0	86	173
Residential High		13.3	30.7	12	15		100%	0	160	368
<b>Additional Developable Land (MUSA)</b>										
Woodland Cove* (Mixed Residential)										
Low and Medium Density	234.6	178.6						545 <sup>a</sup>	415	
High Density		6.4							111	
Other platted unbuild* (low density)	45.7							112		
<b>TOTAL DEVELOPABLE RESIDENTIAL (MUSA)</b>	<b>280.3</b>	<b>339.0</b>	<b>152.8</b>					<b>657</b>	<b>917</b>	<b>641</b>
<small>*Total platted acreage for Woodland Cove and other platted unbuild lots is 278 acres</small>										

April 29, 2019

### Figure 6. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing at 50% AMI and Below:	<b>263 units</b>
2021-2030 share of regional need for Affordable Housing between 51 to 80% AMI:	<b>55 units</b>
TOTAL 2021-2030 share of regional need for Affordable Housing:	<b>318 units</b>
2021-2030 total regional need for Affordable Housing:	<b>37,900 units</b>

	<b>Available Acres</b>	<b>×</b>	<b>Minimum Density</b> <i>(units per acre)</i>	<b>×</b>	<b>Expected % Residential</b> <i>(if mixed use)</i>	<b>=</b>	<b>Minimum Units Possible</b>
<b>High Density Residential</b>	13.3		12		100%		160
<b>Woodland Cove</b>	6.4		17		100%		109
<b>Medium Density Residential</b>	14.3		6		100%		86
<b>Total</b>	<b>34.0</b>						<b>355</b>

Sufficient/(insufficient) units affordable at 50% AMI and below possible in areas with ≥12 units per acre minimum against share of regional need: **6**

Sufficient/(insufficient) total units affordable between 51 to 80% AMI possible in areas with ≥6 units per acre minimum possible against share of regional need: **31**

Sufficient/(insufficient) total units possible against share of regional need: **37**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **37**

Number of Comp Plan Amendments approved since Comp Plan Update: **0**

