

Community Development Committee

Meeting date: December 21, 2020

Environment Committee

Meeting date: December 22, 2020

For the Metropolitan Council meeting of December 23, 2020

Subject: City of White Bear Lake 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22494-1

District(s), Member(s): District 11, Susan Vento

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

Staff Prepared/Presented: Raya Esmaeili, Senior Planner (651-602-1616)
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

1. Authorize the City of White Bear Lake to place its 2040 Comprehensive Plan into effect.
2. Revise the City's sewer-serviced forecasts upward as shown in Table 2.
3. Advise the City that:
 - a. The MPCA re-issued the MS4 General Permit to the City on November 16, 2020. The City's Stormwater Pollution Prevention Program and the Surface Water Management Plan need to be reviewed to determine if any changes are needed to meet the conditions of the reissued permit.
 - b. The City's adopted engineering design standards for stormwater management (or a summary of them) need to be included in the Surface Water Management Plan.
 - c. The City needs to add the projects listed in the 5-year (2019-2023) Capital Improvement Program (CIP) under the heading "Surface Water Fund" as well as the highest priority implementation actions for the subsequent five years, to the Surface Water Management Plan to form the CIP required by Minnesota Rules.
 - d. The recommended actions as fully described within this report for the Surface Water Management Plan must be complete prior to final 2040 Plan submittal to the Council.
4. Advise the City to implement the advisory comments in the Review Record for Forecasts, Land Use, and Water Supply.

Recommendation of the Environment Committee

1. Approve the City of White Bear Lake's Comprehensive Sewer Plan.
2. Advise the City that:
 - a. The Plan states that the City is considering a project that would enable the phase-out of its existing lift station No. 13 that would result in a redirection of flow to a different location of the regional

wastewater system. Prior to project implementation, the City will need to submit to the Council for further review and evaluation, additional information and data related to the project.

- b. Once the City amends and adopts Ordinances 402 to require the disconnection of existing clear water connections to the sanitary sewer system, the City shall submit a copy of the ordinance and adopting resolution to the Council for the Council's records.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of White Bear Lake 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 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. Stat. §§ 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 White Bear Lake is located in the northeastern corner of Ramsey County. It is surrounded by the communities of White Bear Township, Dellwood, Birchwood Village, Mahtomedi, Oakdale, Maplewood, Vadnais Heights, and Gem Lake.

The City submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. §§ 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	Regional system plan for Parks	Conforms
Conformance	Regional system plan for Transportation, including Aviation	Conforms
Conformance	Water Resources (Wastewater Services and Surface Water Management)	Conforms
Consistency with Council Policy	<i>Thrive MSP 2040</i> and Land Use	Consistent
Consistency with Council Policy	Forecasts	Consistent, with changes to sewer-serviced forecasts
Consistency with Council Policy	<i>2040 Housing Policy Plan</i>	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 local opposition to the 2040 comprehensive plan.

REVIEW RECORD

City of White Bear Lake 2040 Comprehensive Plan

Review File No. 22494-1, Business Item No. 2020-341 JT SW

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. Ramsey County is the Park Implementing Agency for Regional Parks System components in the City of White Bear Lake, for which the Plan accurately describes the Regional Parks System components (Figure 1). Regional Trails located within the City include the Birch Lake, Highway 96, Bruce Vento, and Lake Links regional trails. There are no State or Federal recreation lands within the City.

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, except for Transit, which conforms to the 2040 TPP update adopted in 2018, as detailed below. 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 City roles, the needs of non-automobile transportation, access to job concentrations, and the needs of freight.

Roadways

The Plan conforms to the Roadways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials, including planned additions and improvements identified in the Current Revenue Scenario, and any right-of-way preservation needs.

The Plan identifies all the required characteristics of the City'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 is 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.

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 III with Emerging Market Areas II or III.

The Plan incorporates existing and future transitways that are part of the Current Revenue Scenario in the 2040 TPP update adopted in 2018, which includes the Rush Line. (For other comments regarding station area planning, see the Land Use section of this Review Record.)

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

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.

Bicycling and Walking

The Plan is consistent with the Bicycle 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.

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 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 City's Thrive designation and applicable TPP policies for transit station areas.

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 (WRPP)*. It 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 assigned forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by the Metropolitan Council Environmental Services (MCES). Wastewater generated within the City is conveyed by Council Interceptors 7122, 6901, 1-WL-416, 1-WL-417, 1-MA-418, and 7121 to the Council's Metropolitan Wastewater Treatment Plant in St. Paul for treatment. The Plan projects that the City will have 11,700 sewer households and 12,500 sewer employees by 2040. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's growth forecasts.

The Plan provides sanitary flow projections in 10-year increments. The rationale for the average day flow projections is given in the Plan and determined appropriate for planning local services. The 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 Land Use Plan reflects an overall minimum residential sewered density that is consistent with Council policy for future sewered residential growth for Suburban communities.

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in both the local municipal (city) and private property sanitary sewer systems. The Plan identifies previous projects including pipe lining, maintenance hole rehabilitation or replacement, and private service connection sealing. It outlines future projects reflecting a continuation of these types of projects as well as a public education program for residents on private property sources of I/I. The Plan states that much of the improvements made to both the public infrastructure and private property service improvements are coordinated with the City's street reconstruction program. The Plan states that the City has budgeted approximately \$360,000 annually in its Capital Improvement Program for system repair, pipe lining, and service wye replacement. The City currently partners with private property owners by sharing in the cost of improvements to their private services and will explore grants and other financial assistance programs to aid additional private property owners wishing to repair or replace their private service connections.

The Plan describes the requirements and standards for minimizing I/I and references City Code of Ordinances (Chapter 402, Section 402.040, Subd. 14) which states that it is unlawful to discharge, or cause to be discharged, any storm water, surface water, ground water, roof runoff, subsurface drainage to any sanitary sewers via sump pumps or foundation drains. The Plan states that the Ordinance will be revised within six months of the adoption of the Plan to require the disconnection of such connections once discovered.

The Plan describes the sources, extent, and significance of existing I/I within the entire public and private wastewater collection system and provides a description of an implementation plan for preventing and eliminating excessive I/I from entering the combined public and private property collection systems. The Plan indicates that approximately 46% of the homes were built before 1970 when services were predominately made of clay tile pipe. The significance of clay tile pipe is that as it ages it can become more susceptible to I/I. Using wastewater flow data between 2013 through 2017 to determine base dry weather, average daily, and peak monthly flow, the Plan states that the City's annual I/I averages approximately 6%, and annual peak month I/I averages about 16%.

Comprehensive Sewer Plan Comments

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Suburban 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 Comprehensive 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 Metropolitan Council for its records.

Advisory Comments

The Plan states that the City is considering a project that would enable the phase-out of its existing lift station No. 13. Flow as a result of this project would be redirected away from the interceptor 7122 service district and be added to the interceptor 6901 service district. This would result in flow from the City, to be co-mingled with flow from White Bear Township and recorded at MCES meter M039 which is used to allocate Municipal Wastewater Charges (MWC) to the Town. The size of the service area and amount of flow through the proposed redirection appears to be insufficient to accurately measure with any level of reliability. The Council will need to review and further evaluate this proposed redirection of service to determine its potential impact on the ability to accurately allocate MWC's between the two communities.

The Plan states that the City will amend Ordinance 402 to require the disconnection of existing clear water connections to the sanitary sewer system within six months of the adoption of the Plan. Once

adopted, a copy of the ordinance and resolution adopting the Ordinance needs to be submitted to MCES for filing with the City's comprehensive sewer plan on record at the Council.

Surface Water Management

Reviewer: Judy Sventek, ES – Water Resources (651-602-1156)

The Plan is consistent with Council policy requirements and in conformance with the Council's 2040 WRPP for local surface water management. The City is fully developed and nearly the entire City lies within a drinking water supply management area. The City is in four watersheds: Rice Creek Watershed District (RCWD), Ramsey-Washington Metro Watershed District (RWMWD), Valley Branch Watershed District (VBWD), and Vadnais Lake Area Watershed Management Organization (VLAWMO). The City has delegated wetland regulation to the watersheds which function as the local government units for the Wetland Conservation Act. RCWD, RWMWD, and VBWD also implement rules and regulations and issue permits within their areas of the City.

Advisory Comments

Council staff advise that the City will need to update its SWMP to incorporate the following items prior to final adoption of its 2040 Plan.

- According to section 1.1, *“this [Surface Water Management Plan] SWMP serves to further define the goals of the City’s NPDES MS4 Permit and associated Stormwater Pollution Prevention Program (SWPPP) by merging these similar yet separate programs into one document.”* The MPCA re-issued the MS4 General Permit on November 16, 2020. The City's SWPPP and this plan need to be reviewed to determine if any changes are needed to meet the conditions of the reissued permit.
- Section 5.2.6, *Regulatory Program*, states that the City has adopted engineering design standards for stormwater management. These standards (or a summary of them) need to be included in the SWMP.
- Table 24, *Implementation Table*, (p. 108) includes actions corresponding to the objectives identified in Chapter 4. (*Issues, Goals, and Objectives*). According to the SWMP, the table is a comprehensive list of implementation activities that may or may not be budgeted, depending on available funding. This table provides a good foundation for plan implementation, but Minnesota Rules Chapter 8410 requires a capital improvement program in local water plans that extends through the term of the SWMP. The 2040 Plan includes a 5-year (2019-2023) Capital Improvement Program (CIP). This CIP includes projects listed under the heading “Surface Water Fund.” The City needs to add these projects, and the highest priority implementation actions for the subsequent five years, to the plan to form the CIP required for this SWMP as required by the Rule. High priority projects included in the CIP, even if funding has not been approved or identified for them, likely have a better chance of being implemented if additional funds become available at some point.

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 provides the Council's forecast (tables 1.1 and 2.3 of the Plan; and Water Supply Plan table 1) for population, households, and employment. For reference, the forecast is shown below in Table 1.

Table 1. City of White Bear Lake Forecasts

	Census	Estimated	Council Forecasts		
	2010	2019	2020	2030	2040
Population	23,797	25,752	24,300	25,000	25,800
Households	9,945	10,613	10,500	11,200	11,700
Employment	11,269	13,317	12,000	12,300	12,500

Chapter 8 of the Plan includes a sewer-serviced forecast table (table 8.3). All of the City is served before 2030. Previously, the Council’s 2015 System Statement indicated an expectation that a small area remained unserved. The Council will revise its sewer-serviced forecast simultaneous with action on the Plan. Revisions are underlined in Table 2 below.

Table 2. Sewer-Serviced Forecast: White Bear Lake (served by Metro Plant)

	Census	City’s Forecast Request		
	2010	2020	2030	2040
Population	<u>23,750</u>	<u>24,258</u>	25,000	25,800
Households	<u>9,925</u>	<u>10,482</u>	11,200	11,700
Employment	<u>11,269</u>	<u>12,000</u>	<u>12,300</u>	<u>12,500</u>

Chapter 2 of the Plan describes land supply for future development and redevelopment. There are 123.7 acres in the City that could be redeveloped during 2016-2040. If all of this land supply is developed and absorbed, the housing capacity added will be 902 (minimum) to 1,974 (maximum density) housing units (table 2.5 of the Plan). This land supply accommodates the growth forecast.

Advisory Comments

Household sizes (people per household) have not declined as was previously forecasted at the time of the issuance of System Statements. The City can request that the population numbers be revised upward, by +1,400 for each timepoint in the forecast. Council staff advise no change to the households’ numbers, only population. This adjustment can be made with an amendment at a later date.

Thrive MSP 2040 and Land Use

Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)

The Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the Thrive community designation of Suburban (Figure 2). Thrive describes Suburban communities as communities that have experienced continued growth and expansion during the 1980s and early 1990s, and typically have automobile-oriented development patterns at significantly lower densities than in previous eras.

The existing land uses in the City of White Bear Lake are predominately residential (about 45%), most of the existing commercial (5.6%) and industrial (3.3%) areas are located near main transportation corridors, such as Interstate 35E and U.S. Highway 61. Approximately 5.4% of the City is parks and recreation, with 1.4% vacant land (Figure 3).

The future land use plan maintains mostly single-family residential characteristics of the City, encouraging higher residential densities and a mix of uses along the main transportation corridors (Figure 4). The Plan continues Downtown and Lake Village mixed land use categories from the 2030 Plan, and adds new categories of Arts and Culture Mixed Use, TOD Mixed Use, and Neighborhood Mixed Use. These categories provide a range of densities with various residential shares, in order to provide more flexibility for future transit investments and better respond to market conditions.

The Plan is consistent with Thrive for land use and residential density policies for a Suburban community designation. Thrive calls for Suburban communities to plan for forecasted population and

household growth at overall average densities of at least five units per acre and target opportunities for more intensive development near regional transit investments at densities and in a manner articulated in the TPP. As shown in Table 2 below, the City’s overall planned density is between 8.4 and 18.3 units per acre, which is consistent with the Council’s land use policies.

Table 2. Planned Residential Density, City of White Bear Lake

Category	Density		Net Acres	2020-2040 Change	
	Min	Max		Min Units	Max Units
Low Density Residential	3	9	21.8	65	196
Medium Density Residential	8	14	30.7	246	430
High Density Residential	12	34	8.0	96	271
Downtown*	12	50	6.8	16	68
Lake Village**	25	60	8.9	112	268
TOD Mixed Use**	25	50	25.7	322	643
Neighborhood Mixed Use**	16	34	5.9	47	100
TOTALS			107.8	903	1,976
Overall Density				8.4	18.3

*20% residential
 **50% residential

Station Area Planning

The Plan recognizes that the future Rush Line Corridor Bus Rapid Transit (BRT) will extend from downtown St. Paul to White Bear Lake. It acknowledges the four stations planned within the City of White Bear Lake: Downtown White Bear Lake, Whitaker Street, Cedar Avenue, and Buerkle Road. While the Plan is supportive of the regional transit investment and directs higher density developments along the future transitway corridor (Highway 61), at the time of the issuance of 2015 system statements, the Rush Line BRT was part of TPP’s Increased Revenue Scenario. As such, the Plan did not need to directly address density requirements around station areas. Therefore, the Plan remains consistent with requirements for station area planning. The Rush Line BRT has since become a part of the Current Revenue Scenario in the 2018 update to the TPP, adopted on October 24, 2018.

Advisory Comments

Since the Rush Line BRT is a planned dedicated transitway within the City, the Plan will need to be amended in the future, when updated systems statements are issued. At that time, the amendment needs to provide specific information about minimum average net densities near the transit stations, which must meet an average minimum density of 20 units per acre (<https://metro council.org/Handbook/Files/Resources/Fact-Sheet/LAND-USE/Density-and-Activity-Near-Transit.aspx>).

Housing

Reviewer: Hilary Lovelace, CD – Housing (651-602-1555)

The Plan is consistent with the 2040 Housing Policy Plan (HPP). As of 2016, the City has more than 10,700 homes including nearly 3,000 multifamily units and nearly 7,700 single-family homes. Approximately 3,500 homes are rented. About 8,700 housing units are currently affordable to households earning under 80% of Area Median Income (AMI), however, about 2,800 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are about 560 units affordable to households with income at or below 30% AMI and more than 700 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including the need for affordable housing, the need to preserve currently unsubsidized or naturally occurring affordable housing, redevelopment to increase density, need for a wider variety of housing options and need for maintenance and reinvestment in existing housing stock. The City has more than 400 units of publicly subsidized housing, including 45 age-restricted for seniors and 60 specifically for people with disabilities.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 200 units, 113 of which are needed at prices affordable to households earning 30% of AMI or less, 71 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 16 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 5, the Plan guides sufficient land expected to develop in the 2021-2030 time period at a minimum of eight units per acre to allow for development of at least 339 new housing units.

The housing implementation plan component of the Plan describes that the City will consider TIF, housing bonds and tax abatement for projects that offer affordable units. The Plan also indicates that the City will consider the creation of a local community land trust by 2025, explore a local just cause for eviction policy and tenant protection ordinance, and explore the use of 4d tax incentives as part of a local program along transit. The City states that they will partner with Ramsey County to preserve affordable units with expiring tax credits.

Water Supply

Reviewer: Lanya Ross, ES – Water Supply Planning (651-602-1803)

The Plan is consistent with WRPP policies related to water supply, including the policy on sustainable water supplies, the policy on assessing and protecting regional water resources, and the policy on water conservation and reuse. Since the City has a municipal public water supply system, the Local Water Supply Plan (LWSP) is included as part of the Plan received on November 25, 2020.

The City prepared a LWSP in 2017 that was submitted to both the Minnesota Department of Natural Resources (DNR) and the Council and reviewed under separate cover. The initial LWSP was considered incomplete by the Council and a review letter was sent to the DNR on June 30, 2017.

On February 12, 2020, the Council received an updated LWSP which addressed DNR and Council's comments from June 2017. This update was considered complete by the DNR. However, the Council found the revised LWSP incomplete for required water supply content, including required appendices with CIP, ordinances, and monitoring plan, and a review letter was sent to the DNR on April 13, 2020, and subsequently to the City.

On September 25, 2020, the Council received a correspondence from the City that the LWSP was being revised in response to Council comments. DNR approved the revised LWSP (received by them on October 30, 2020) in a letter to the City dated November 5, 2020. The revised LWSP (including required appendices) was attached as Appendix D of the Plan received by the Council on November 25, 2020.

Advisory Comments

If changes are made to the LWSP resulting from changes during a comprehensive plan amendment, the City will need to provide the Council and the DNR with the updated information.

Community and Individual Subsurface Sewage Treatment Systems (SSTS)

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

The Plan indicates that there are no public or privately-owned Community SSTS within the City, and that there are 20 known properties served by SSTS within the City. All new residential and commercial uses are required by Code to be connected to the local sanitary sewer system. The City updated its SSTS Ordinance in 2014 and adopts by reference Minnesota Rule Chapter 7080, 7081, and 7082

regarding the installation and use of SSTS. The City is responsible for administering the SSTS Program. Owners of SSTS are responsible for having their systems pumped and inspected every three years and report this activity to the City.

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 required solar planning elements.

Aggregate Resource Protection

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

The Plan does not address the presence or absence of aggregate resources in the community. However, the Council's aggregate resources inventory contained in *Minnesota Geological Survey Information Circular 46* does not indicate the presence of aggregate resources available for extraction and the City is nearly fully developed, preventing any resources from being mined.

Historic Preservation

Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)

The Plan addresses the historic resources requirements of the MLPA as it includes policies and initiatives to preserve the City's history and sense of place. It discusses the City's history in detail and mentions five distinct structures with unique history and prominence. These structures include: Fillebrown House, Civil War Monument, First National Bank of White Bear, White Bear Armory, and Soldier's Memorial Flagpole.

Plan Implementation

Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)

The Plan includes a description of and schedule for any necessary changes to the capital improvement program, the zoning code, the subdivision code, the SSTS code, and the housing implementation program.

The Plan, with supplemental materials, describes the official controls and fiscal devices that the City will employ to implement the Plan. Specific implementation strategies are summarized in the implementation chapter of the Plan, with capital improvements planning detailed in Appendix A of 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:

- September 23, 2020: White Bear Lake 2040 Comprehensive Plan
- September 25, 2020: Draft Local Surface Water Management Plan and Draft Water Supply Plan
- November 4, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Regional Parks and Trails, Wastewater, Transportation, Forecasts, Land Use, Surface Water Management, and Implementation.

- November 9, 2020: Updated 2040 Traffic Volumes Information
- November 12, 2020: Resolution for Local Surface Water Management Plan
- November 13, 2020: Local Surface Water Management Plan

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: Land Guided for Affordable Housing

Figure 1. Location Map with Regional Systems

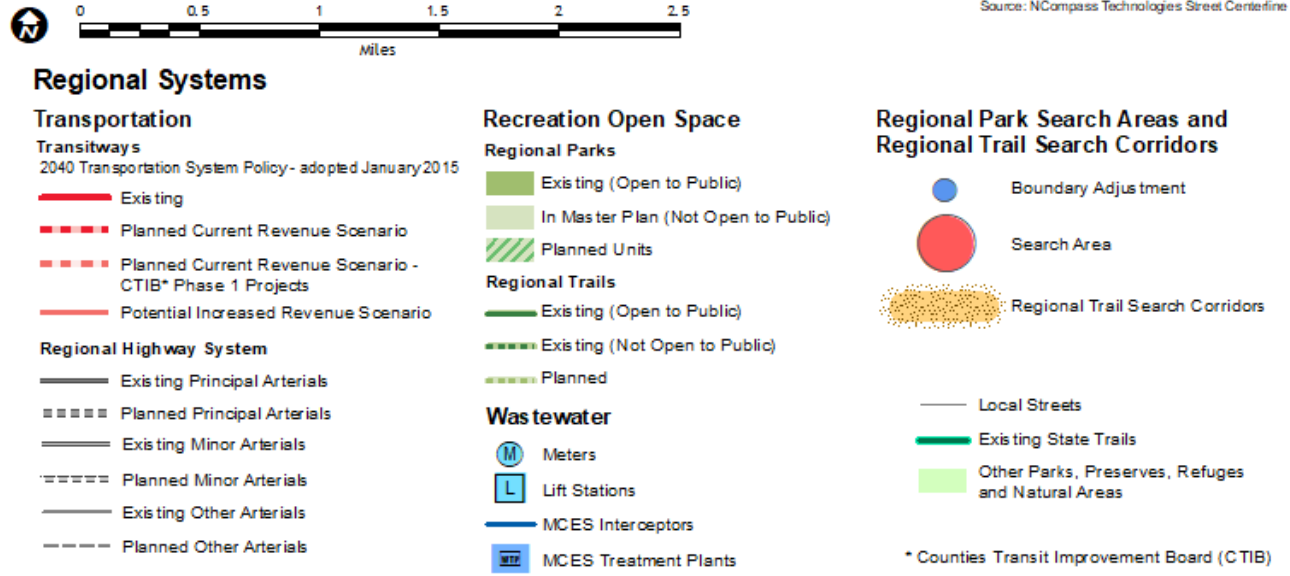
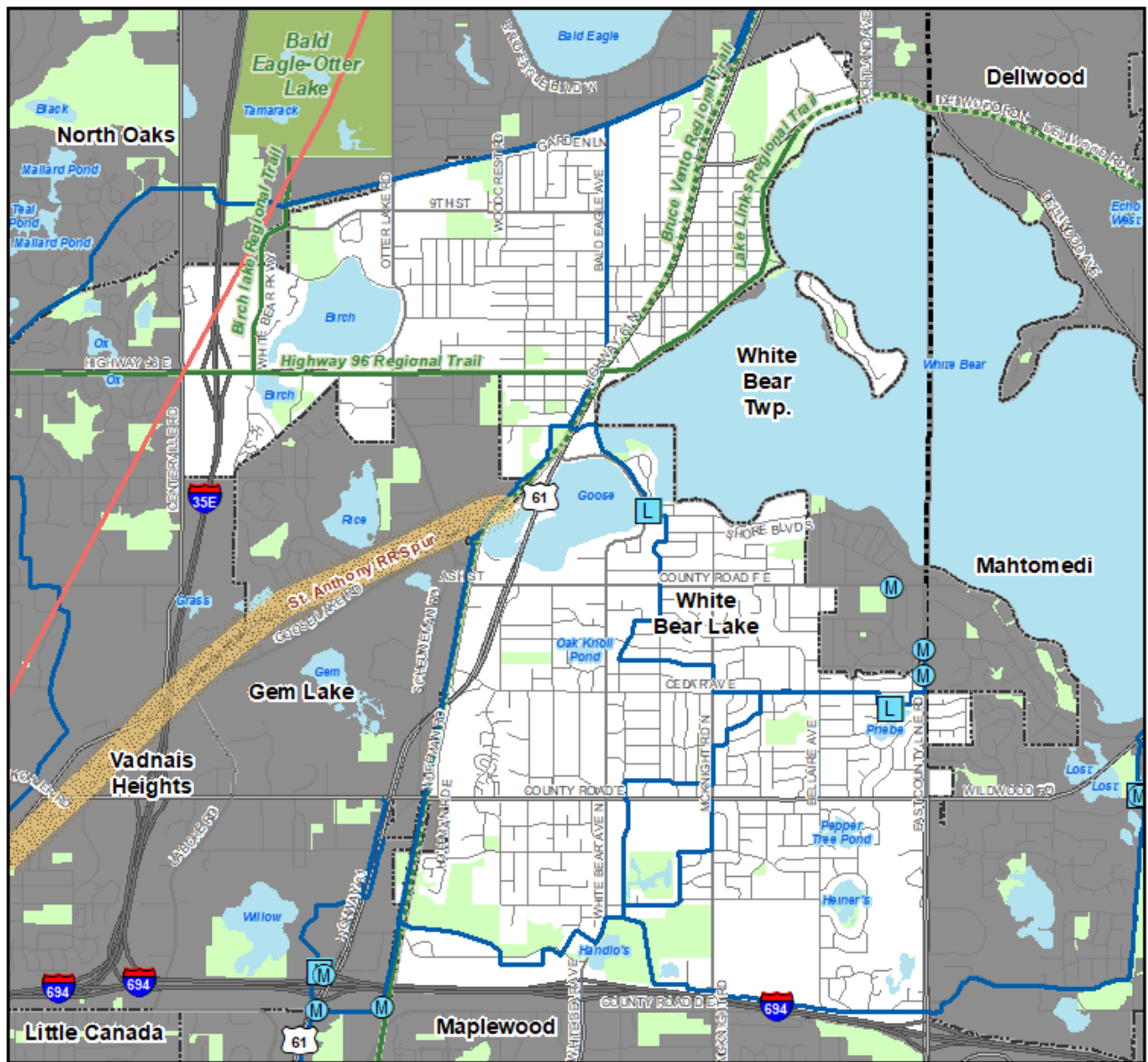
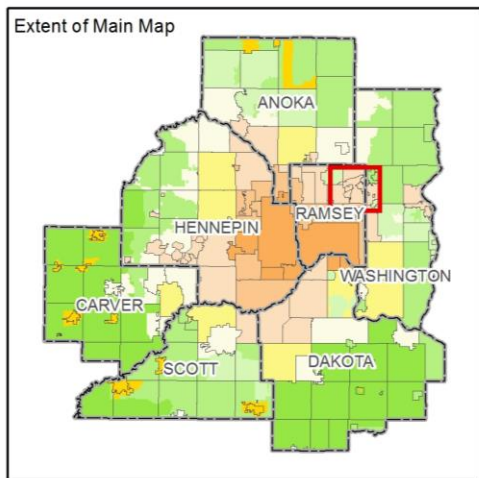
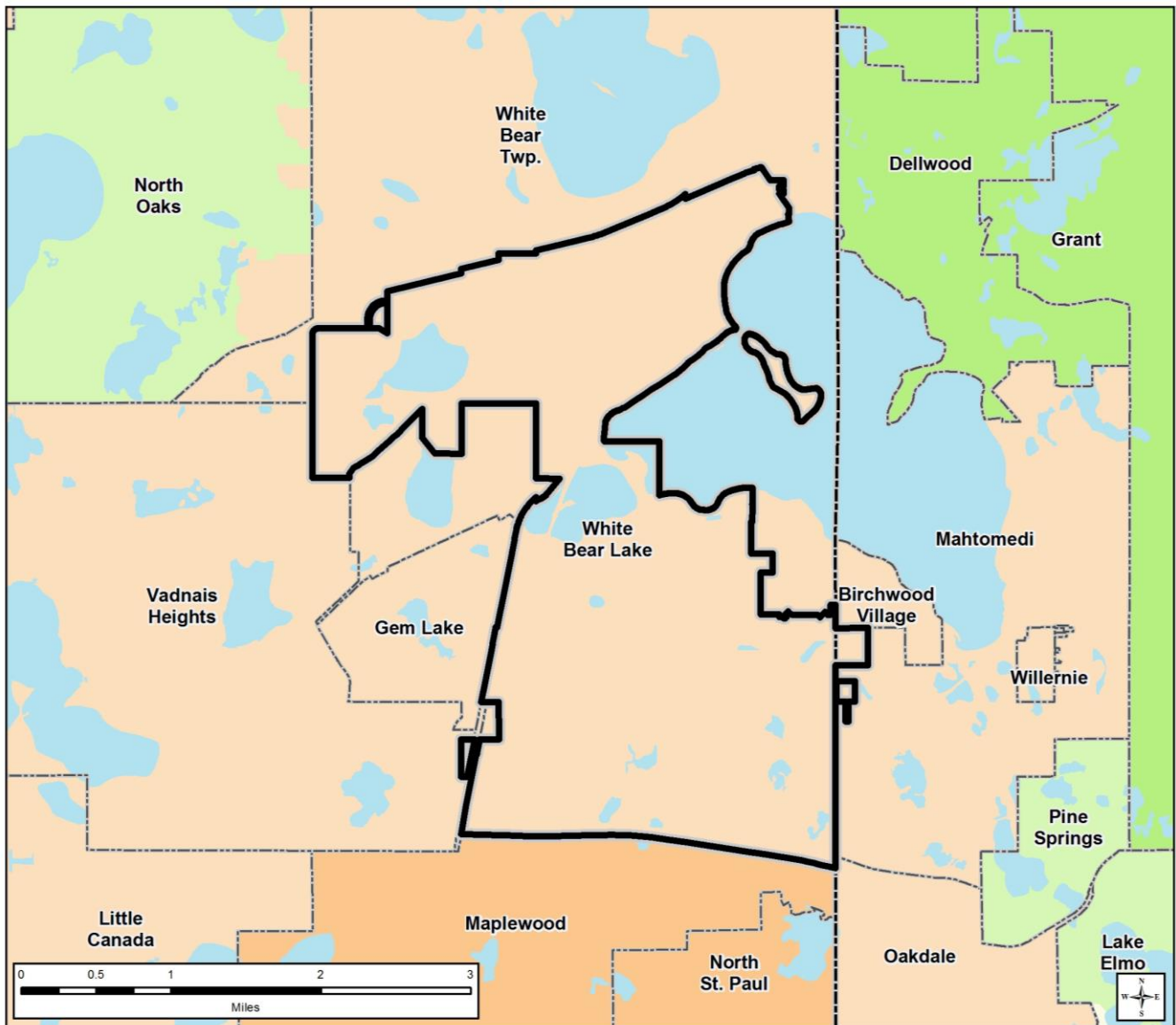


Figure 2. Thrive MSP 2040 Community Designations



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

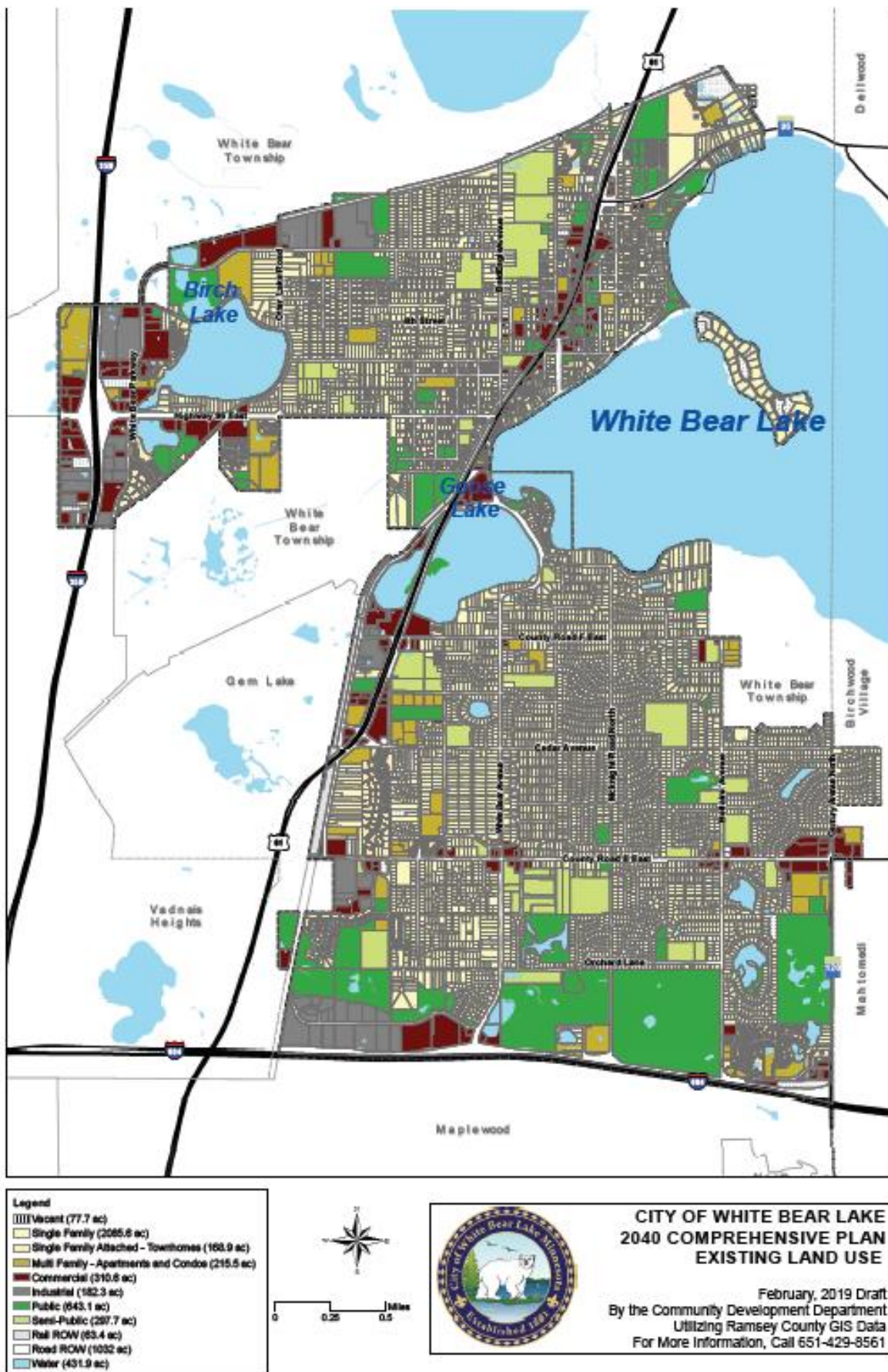


Figure 4. 2040 Future Land Use

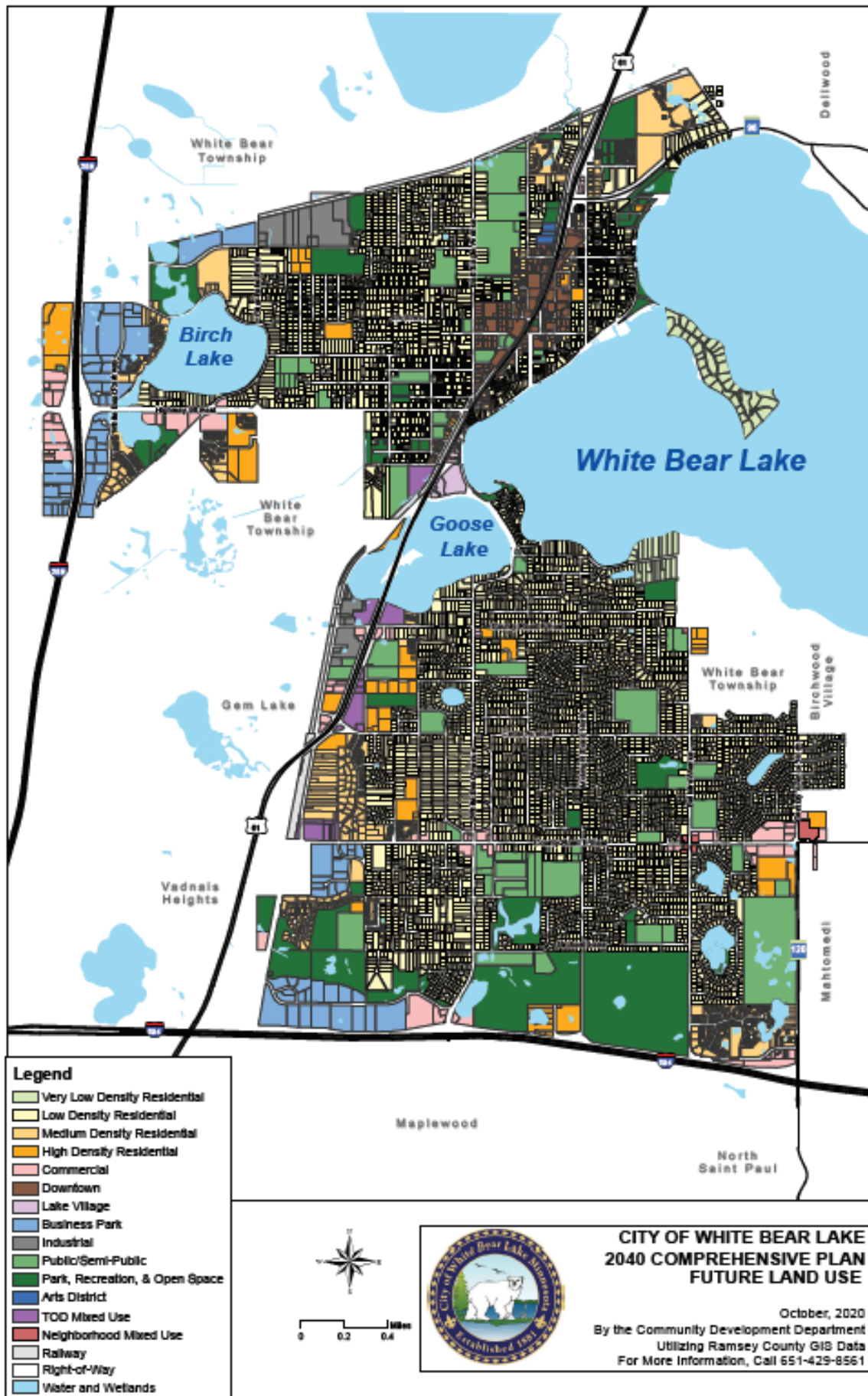


Figure 5. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **200 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	Available Acres	X	Minimum Density <i>(units per acre)</i>	X	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
Medium Density Residential	11		8		100%		90
High Density Residential	1		12		100%		16
Downtown	5		12		20%		11
Lake Village	7		25		50%		87
TOD Mixed Use	8		25		50%		106
Neighborhood Mixed Use	4		16		50%		29
Total	36						339

Sufficient/*(insufficient)* units possible against share of regional need: **139**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **139**

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

