

Community Development Committee

Meeting date: November 1, 2021

For the Metropolitan Council meeting of November 10, 2021

Subject: City of Hamburg Annexation Comprehensive Plan Amendment, Review File 22097-2

District(s), Member(s): District 4, Deb Barber

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

Staff Prepared/Presented: Raya Esmaeili, Senior Planner (651-602-1616)
Angela R. Torres, Local Planning Assistance Manager (651-602-1566)

Division/Department: Community Development / Regional Planning

Proposed Action

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

1. Authorize the City of Hamburg to place its comprehensive plan amendment into effect.
2. Revise the *Thrive MSP 2040* Community Designation of the newly annexed areas from Agricultural to Rural Center as shown in Figure 2 of the Review Record.
3. Find that the amendment does not change the City's forecasts.
4. Advise the City to implement the advisory comments in the Review Record for water supply.

Background

The City submitted the Annexation comprehensive plan amendment on September 14, 2021. The amendment proposes to assign the Industrial land use designation to a one-acre property and the Parks, Recreation, or Preserve land use designation to a 1.3-acre property, both of which have been newly annexed in the northeastern part of the city from Young America Township. Moreover, the amendment changes the land use designation of a 0.8-acre property from Railway to Parks, Recreation, or Preserve. This site is located along Railroad Street. This is the City's first amendment to its 2040 Comprehensive Plan.

Rationale

The proposed amendment conforms to regional system plans, is consistent with Council policies with the proposed Community Designation change, and is compatible with the plans of other local communities and school districts.

Thrive Lens Analysis

The proposed amendment 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.

REVIEW RECORD

City of Hamburg

Annexation Comprehensive Plan Amendment

Review File No. 22097-2, Business Item No. 2021-293

BACKGROUND

The City of Hamburg is located in southwestern Carver County. It is completely surrounded by Young America Township.

Thrive MSP 2040 (Thrive) designates Hamburg with a “Rural Center” community designation. The Council forecasts from 2020 to 2040 that the City will grow from 510 to 600 population and 210 to 250 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 130 to 150 jobs.

The Metropolitan Council reviewed the City of Hamburg’s 2040 Comprehensive Plan ([Business Item 2020-85 JT](#), Review File No. 22097-1) on April 8, 2020. This is the first comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment proposes to revise the 2040 Plan to assign the Industrial land use designation to a one-acre property and the Parks, Recreation, or Preserve land use designation to a 1.3-acre property, both of which have been newly annexed in the northeastern part of the city from Young America Township. The amendment also changes the land use designation of a 0.8-acre property located along Railroad Street from Railway to Parks, Recreation, or Preserve.

OVERVIEW

Conformance with Regional Systems

The amendment conforms to the Regional System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans.

Consistency with Council Policies

The amendment is consistent with the *Thrive MSP 2040* with the proposed Community Designation change, consistent with the *Housing Policy Plan*, with water resources management, and is consistent with Council forecasts.

Compatibility with Plans of Adjacent Jurisdictions

The amendment will not have an impact on adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

PREVIOUS COUNCIL ACTIONS

- The Council acted on the 2040 Plan on April 8, 2020 ([Business Item 2020-85 JT](#), Review File No. 22097-1).

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with *Thrive MSP 2040* and other Council policies?
- III. Does the amendment change the City’s forecasts?

- IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

ISSUES ANALYSIS AND FINDINGS

Conformance with Regional Systems

The amendment conforms to the regional system plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Additional review comments are included below.

Wastewater Service

*Reviewer: Roger Janzig, Environmental Services (ES) – Engineering Programs
(roger.janzig@metc.state.mn.us)*

The proposed amendment conforms to the *2040 Water Resources Policy Plan* (WRPP). The amendment is driven by a land use change and recent annexation of two parcels. The City provides its own wastewater treatment services, and is not included in the Metropolitan Council's long-term wastewater service area. Therefore, this project does not have an impact on the Metropolitan Disposal System.

Consistency with Council Policy

The amendment is consistent with Council policies for forecasts, land use, housing, sub-surface sewage treatment systems, and water supply. Additional review comments are detailed below.

Forecasts

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

The City indicates that the amendment does not affect the communitywide forecast. Council staff agree with this determination. The addition to the employment-bearing land supply is one acre. However, employment has not grown in Hamburg during the past decade. A forecast increase is not needed.

Thrive MSP 2040 and Land Use

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

Thrive MSP 2040 identifies the City as a Rural Center community (see Figure 2). Rural Center communities are expected to plan for forecasted growth at average densities of at least 3-5 units per acre for new development and redevelopment.

The purpose of the amendment is to assign the Industrial land use designation to a one-acre property and the Parks, Recreation, or Preserve land use designation to a 1.3-acre property, both of which have been newly annexed in the northeastern part of the city from Young America Township. The amendment also changes the land use designation of a 0.8-acre property from Railway to Parks, Recreation, or Preserve. The proposed changes do not impact the overall density of development in Hamburg and the Plan remains consistent with the Council's land use policies.

The newly annexed parcels have a community designation of Agricultural which is reflective of the designation when they were within Young America Township. As stated in *Thrive* (p. 110), the Council discourages urban levels of development in areas with Agricultural community designation to avoid the premature demand for expansion of metropolitan systems. Meanwhile, Rural Centers have wastewater treatment services and provide a range of services appropriate to serve a limited population. In order for these annexed parcels to be consistent with Council policy for areas served by the (municipally-owned) wastewater system, the community designation needs to be changed. Council staff recommend revising the community designation of the subject properties to Rural Center consistent with the community designation for the remainder of the City (see Figure 2).

Housing

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

The amendment is consistent with the Council's *Housing Policy Plan*. The City's share of the region's affordable housing need from 2021-2030 is four units. With this amendment, the City has 1.3 acres available guided at densities high enough to support this need. This amendment does not change the City's acres of land guided to support the development of low- and moderate-income housing for the 2021-2030 decade.

Water Supply

Reviewer: John Clark, ES - Water Supply (651-602-1452)

The amendment does not impact the City's Local Water Supply Plan (LWSP), including drinking water services, future water demand, and water resource impacts. The LWSP remains consistent with the WRPP policies regarding water supply.

Advisory Comments

If City water services are going to be provided to these parcels, the City should consider potential impacts to drinking water resources, current and future water demand, and the City's water supply treatment and distribution system.

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

The proposed amendment 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 Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Current Land Use Guiding
- Figure 4: Proposed Land Use Guiding

Figure 1. Location Map Showing Regional Systems

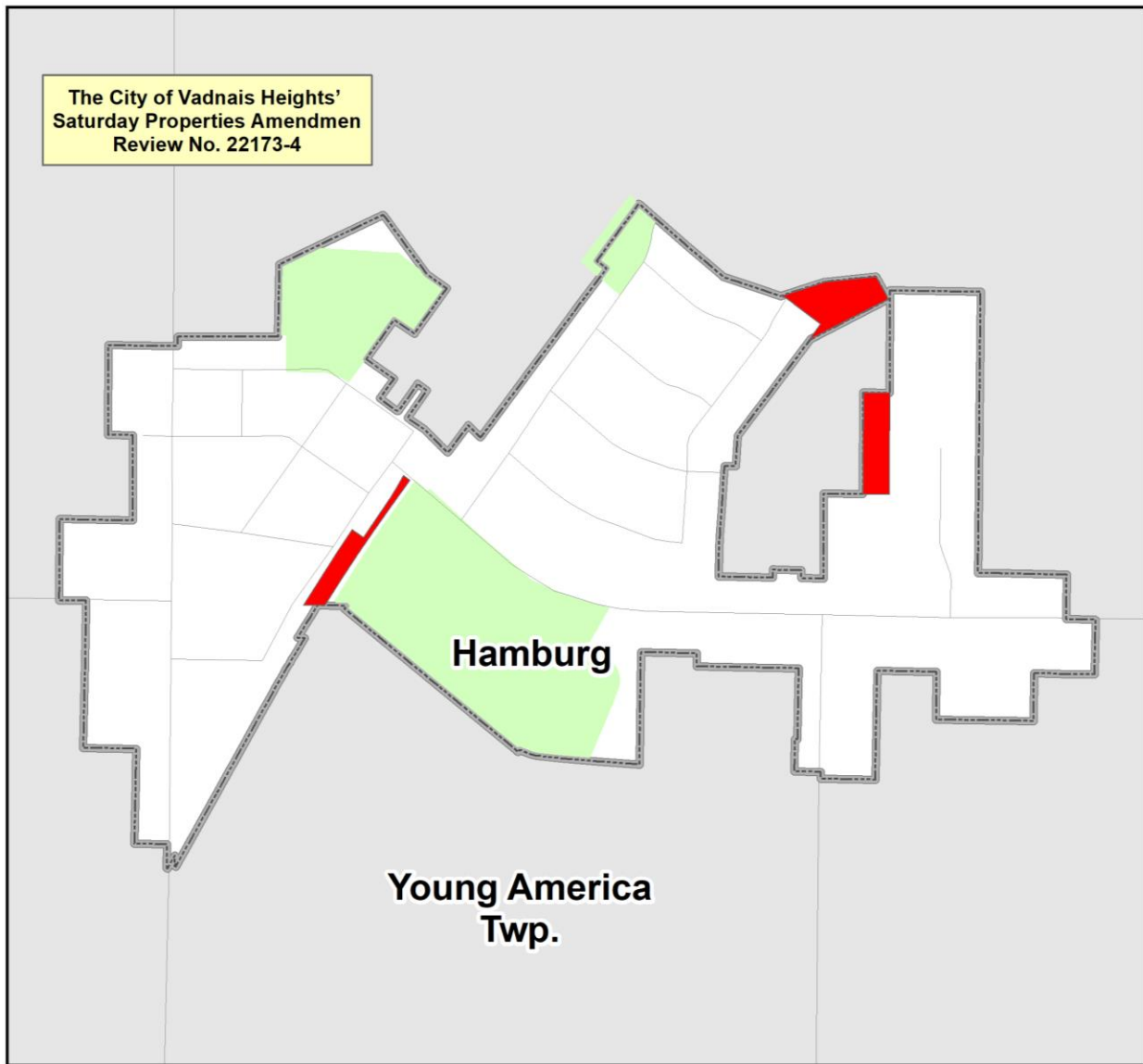
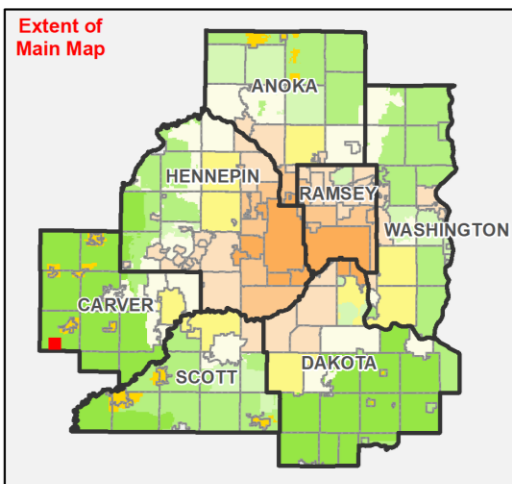


Figure 2. Location Map Showing Community Designations



ThriveMSP 2040 Community Designations

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center
- Ncompass Street Centerlines

Figure 3. Current Land Use Guiding

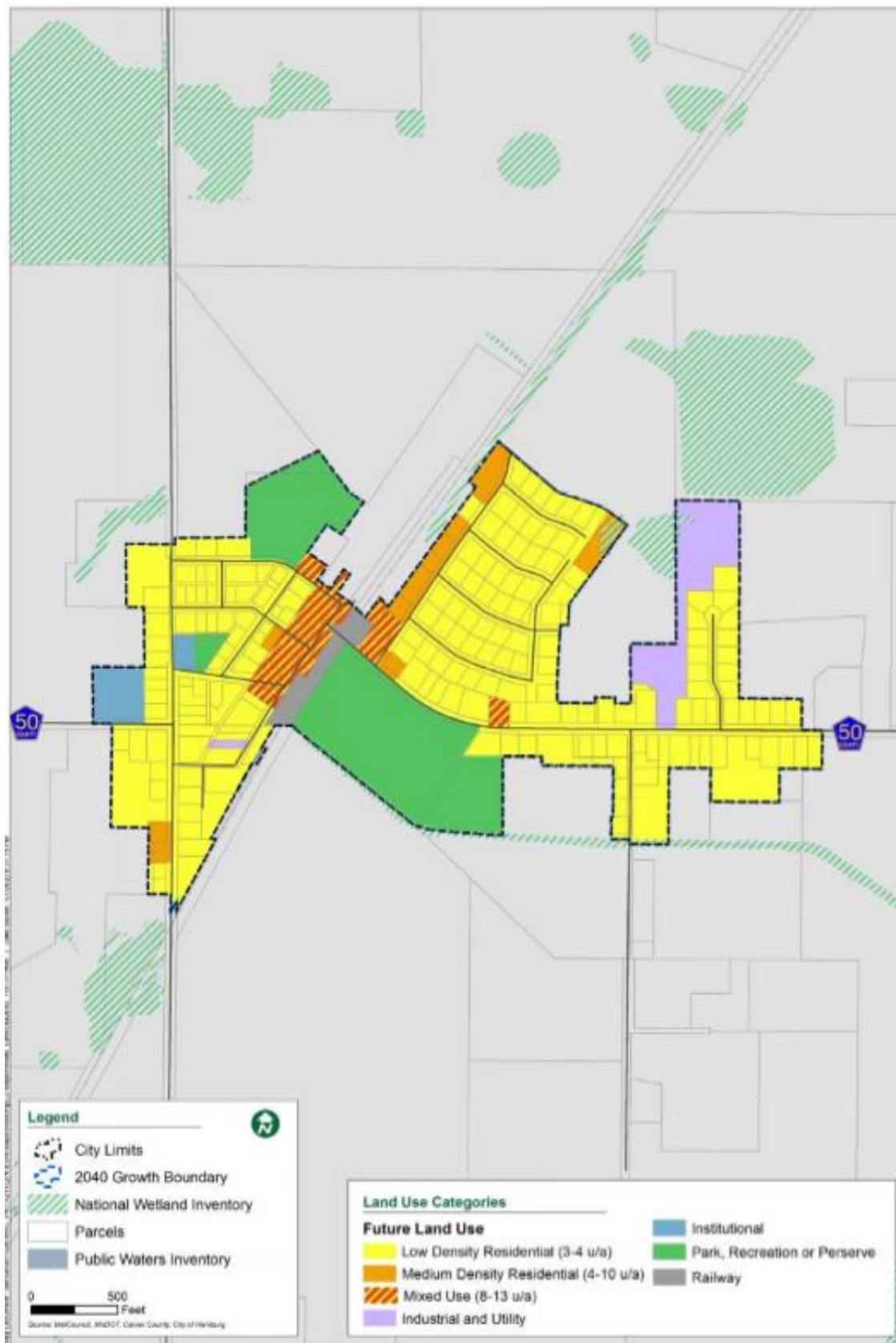


Figure 4. Proposed Land Use Guiding

