

Environment Committee

Meeting date: November 10, 2015

For the Metropolitan Council meeting of November 18, 2015

Subject: Authorization to Approve the City of Afton Historic Village Sewage Treatment Area Comprehensive Sewer Plan Amendment, Review File No. 20736-3

District(s), Member(s): District 12, Harry Melander

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

Staff Prepared/Presented: Kyle Colvin, 651-602-1151

Division/Department: MCES c/c Leisa Thompson, 651-602-8101

Proposed Action

That the Metropolitan Council adopt the attached Review Record and approve the City of Afton's amended comprehensive sewer plan which outlines the provision of locally provided wastewater services for the *Historic Village area*.

Background

The Council reviewed the City's Update (Business Item 2011-106, Review File No. 20736-1) on April 27, 2011. This amendment updates the City's Comprehensive Sewer Plan to include provisions for providing local wastewater services through a locally owned and maintained wastewater treatment facility.

The purpose of the CPA is to incorporate the Historic Village Area wastewater collection and treatment system into the Comprehensive Plan. The proposed wastewater facilities covered under the amendment addresses long-term wastewater treatment and other water quality issues within the Old Village district of Afton.

The amendment does not revise the City's 2030 forecasts for population, households or employment.

Rationale

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

Funding

None

Known Support / Opposition

No known opposition

Review Record

City of Afton Historic Village Sewage Treatment Area Comprehensive Plan Amendment

Review File No. 20736-3, Council Business Item No. 2015-289

BACKGROUND

The City of Afton (City) is a Washington County community of approximately 25 square miles, bordered by the City of Lakeland Shores, the City of St. Marys Point, and the St. Croix River to the east, West Lakeland Township to the north, the City of Woodbury to the west, and Denmark Township to the south.

Consistent with the policies adopted by the Council in June 2014 (Business Item 2014-143) regarding review of local comprehensive plans, this amendment is being reviewed under the 2030 Regional Development Framework (RDF) and its policy plans.

The RDF identifies the City as a Diversified Rural community. The Council forecasted that between 2010 and 2030 the City will grow from 2,950 to 3,200 people, from 1,100 to 1,250 households, and that employment will grow from 450 to 630 jobs.

The Council reviewed the City's Comprehensive Plan Update (Business Item 2011-106, Review File No. 20736-1) on April 27, 2011. This is the City's second CPA since the review of the Update.

REQUEST SUMMARY

The CPA proposes to amend the local comprehensive plan to incorporate the Historic Village Area wastewater collection system into the Comprehensive Plan and alleviate long-term wastewater treatment and other water quality issues within the "Old Village" district of Afton. Ultimately, this system is proposed to provide municipal wastewater services to 77 households and 22 commercial properties. Afton is not currently provided regional wastewater services nor does the Council's long term regional wastewater System Plan include service to Afton.

OVERVIEW

Conformance with Regional Systems

The CPA 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 CPA is consistent with the 2030 Regional Development Framework, with water resources management, and is consistent with Council forecasts.

Compatibility with Plans of Adjacent Jurisdictions

The CPA 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 City’s Update on April 27, 2011 (Review File No. 20736-1).
- The Council administratively approved the City’s *2011 Text Amendments CPA* on September 13, 2011 (Review File No. 20736-2).

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with the RDF 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 CPA conforms to the regional system plans for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans.

Consistency with Council Policy

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

Forecasts

Reviewer: Todd Graham (651-602-1322)

Metropolitan Council staff finds this amendment would impact the City’s sewer-serviced forecast as the City adds a municipal treatment facility that will ultimately serve over 70 households and worksites with an estimated 100 jobs. The City indicates that the new facility will serve half of its service area by 2020 and all of its service area by 2030 (question 22 of CPA submittal form). Sewer-serviced forecasts at municipal plants are not approved or adopted by Metropolitan Council, but should be included in the City’s comprehensive plan.

	Census 2010	Revised Council 2020 Forecast	Revised Council 2030 Forecast	Revised Council 2040 Forecast
Population	2,886	3,070	3,120	3,140
Municipal Sewer	0	110	180	180
Metro Sewer	0	0	0	0
Households	1,081	1,200	1,260	1,300
Municipal Sewer	0	40	70	70
Metro Sewer	0	0	0	0
Employment	411	510	530	550

Municipal Sewer	0	50	100	100
Metro Sewer	0	0	0	0

Timing of Connections to SSTS

Reviewer: Jim Larsen (651-602-1159)

There appears to be an inconsistency in the draft plan amendment, relative to the amount of time that will be afforded property owners with code-compliant individual sewage treatment systems to continue to utilize those systems before being required to retire them and connect to the new wastewater collection system. Page 47 of the submission indicates that Appendix J (the updated Sanitary Sewer Code for the City of Afton), which was not included in the submission to the Council for review, 'will require hook-up to the system within eight years of construction completion.' Page 25 of the submission states that 'the system will be constructed between 2015 and 2017 and all homes within the service area will be required to hook-up to the system by 2023', or within six years following construction completion. Metropolitan Council staff recommends that the City include 'commercial connections' in the latter plan text reference, and revise the plan to be consistent with its Sanitary Sewer Code for the final required hook-up date for all current septic system owners within the Old Village district.

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

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

ATTACHMENTS

- Figure 1: Location Map Showing Regional Planning Areas
- Figure 2: Location Map showing Regional Systems
- Figure 3: Sanitary ERU Map
- Figure 4: Conceptual Sanitary Sewer Layout

Figure 1: Location Map Showing Regional Planning Areas

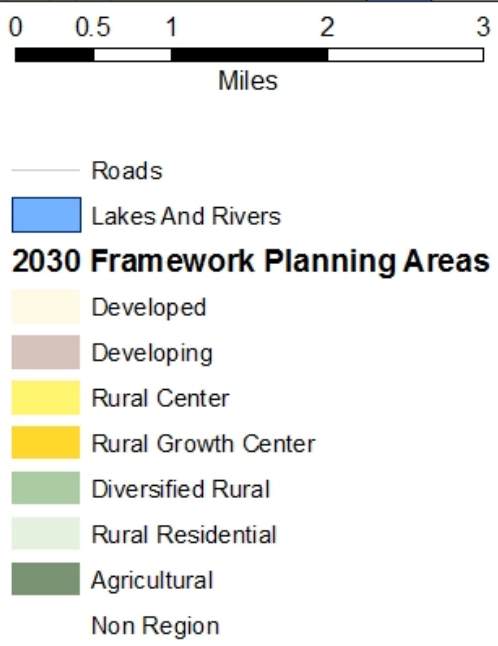
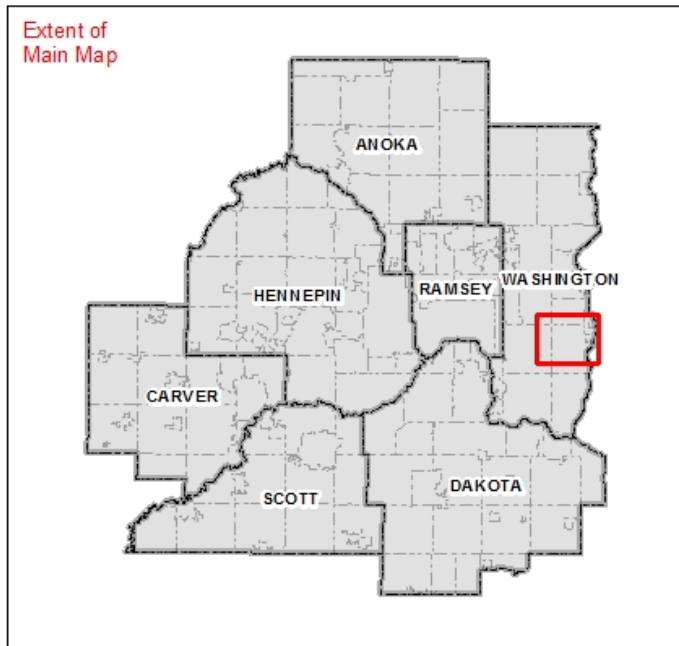
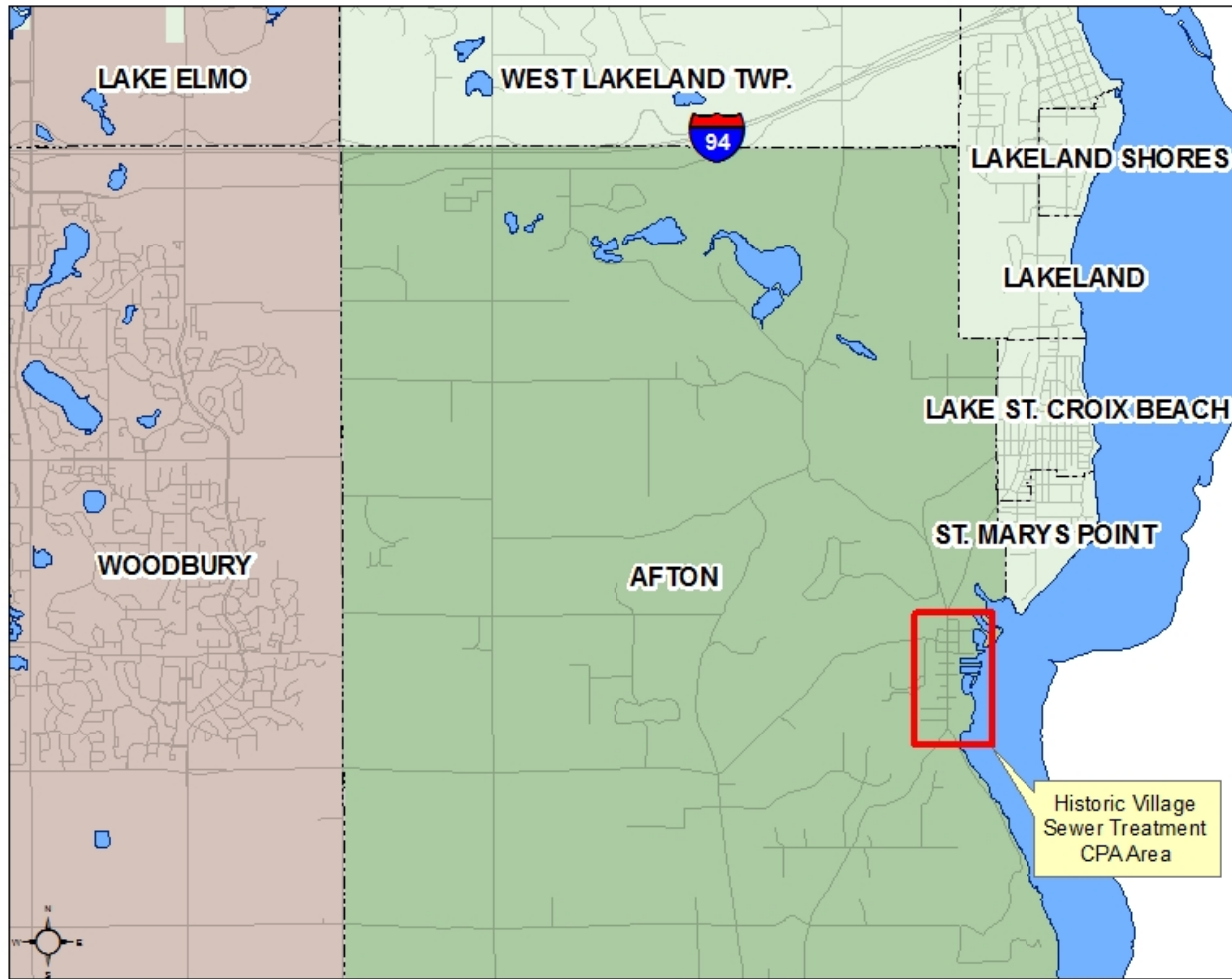
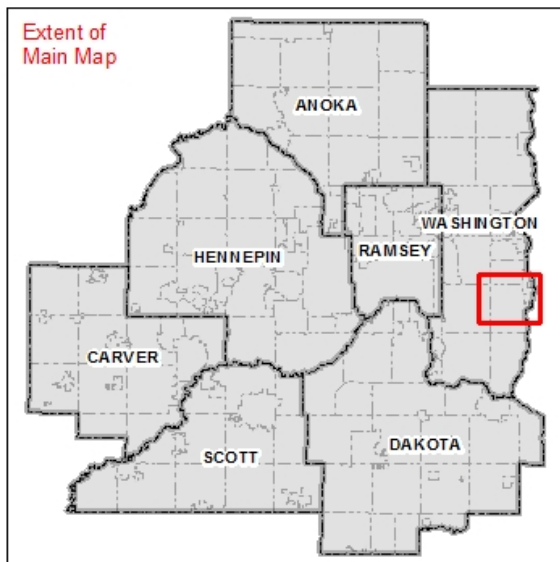
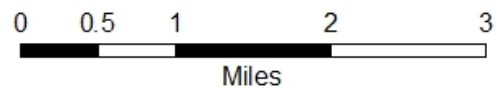
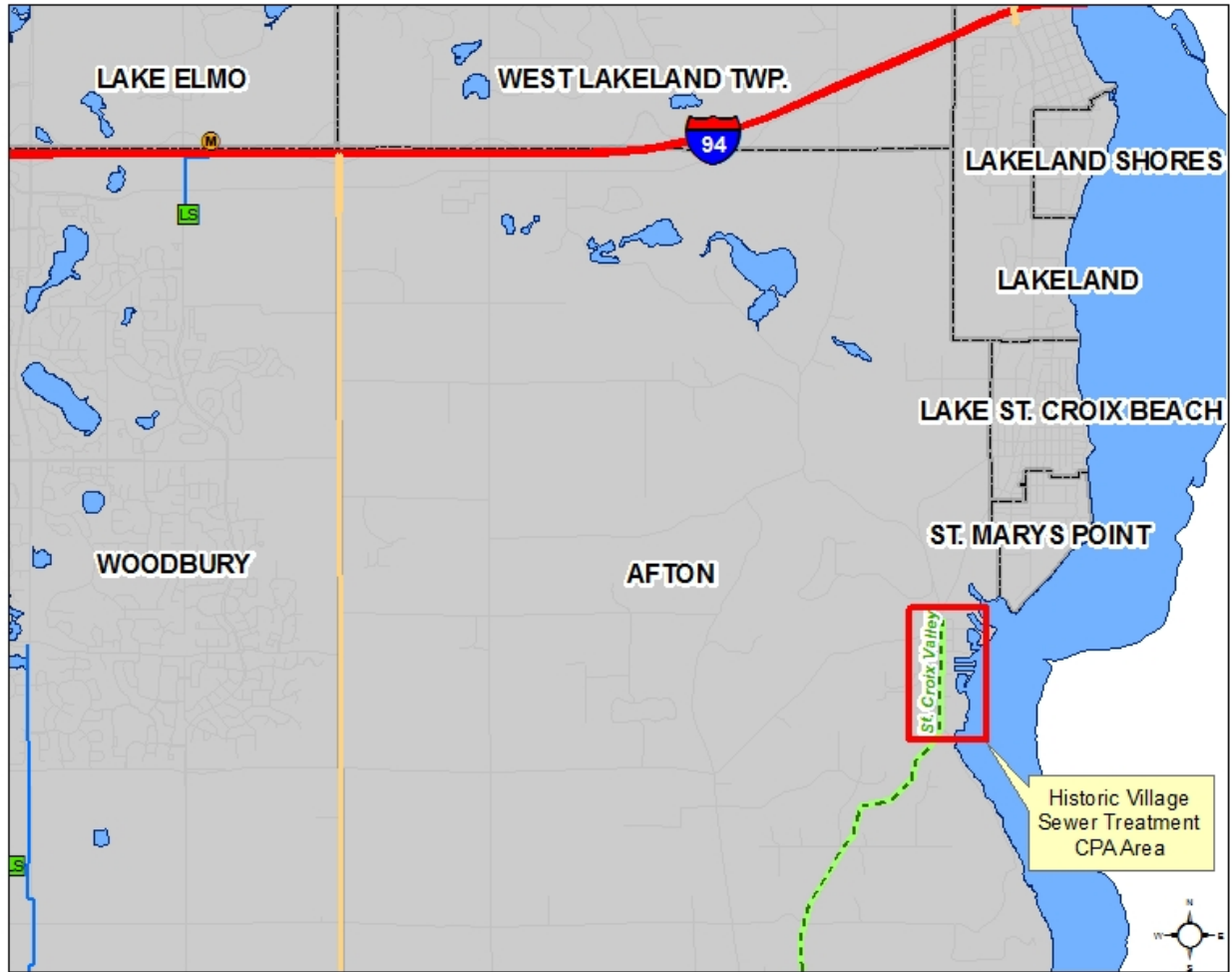


Figure 2: Location Map Showing Regional Systems



- | | |
|-----------------------------|------------------------------|
| Lift Station | Regional Trails |
| City/Local LS | Existing |
| Meters | Planned |
| Wastewater Treatment Plants | Recreation Open Space |
| Interstates | Park Reserve |
| US Highways | Regional Park |
| State Highways | Special Recreation Feature |
| Interceptors | Lift Station |
| Roads | City/Local LS |

Figure 3: Sanitary ERU Map

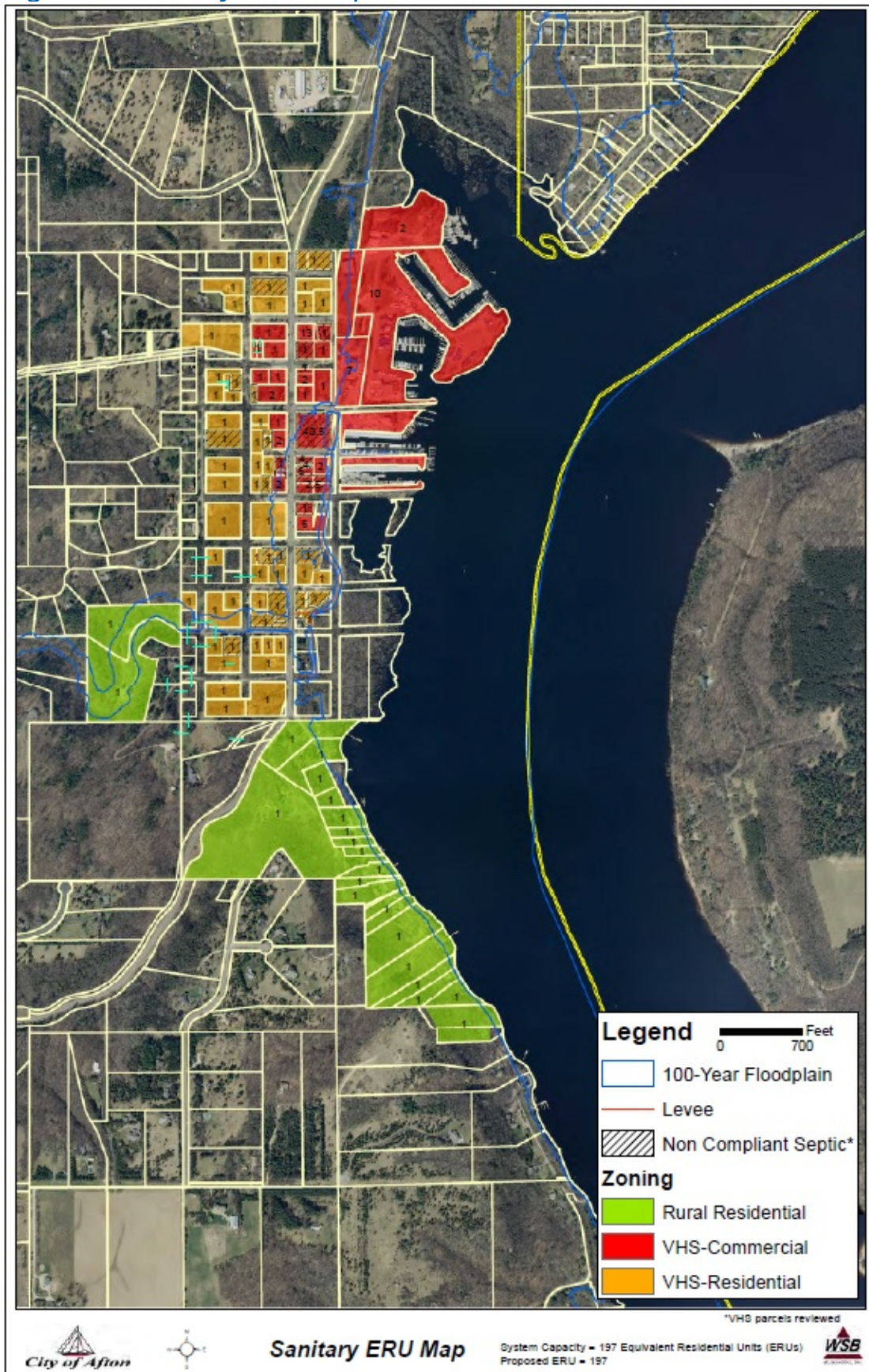


Figure 4: Conceptual Sanitary Sewer Layout

