

Community Development Committee

Meeting date: September 16, 2019

Environment Committee

Meeting date: September 24, 2019

For the Metropolitan Council meeting of October 9, 2019

Subject: City of Inver Grove Heights 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21996-1

District(s), Member(s): District 15, Phillip Sterner

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

Staff Prepared/Presented: Patrick Boylan, Planning Analyst (651-602-1438)
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 Inver Grove Heights to place its 2040 Comprehensive Plan into effect.
2. Advise the City to adopt the MRCCA Plan within 60 days after receiving final DNR approval, and submit a copy of the final adopted plan and evidence of adoption to the DNR, Council, and National Park Service within 10 days after the adoption.

Recommendation of the Environment Committee

1. Approve the City of Inver Grove Heights's Comprehensive Sewer Plan.
2. Require the City to submit to the Council, capacity and design flow information for its lift stations, and each trunk sewer that connect to the regional system after completion of its evaluation of system capacity of its trunk system using projected design flow information. Implement the advisory comments in the Review Record for Wastewater.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Inver Grove Heights 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 Inver Grove Heights is located in northern Dakota County. It is surrounded by the communities of West St. Paul, South St. Paul, Newport, St. Paul Park, Grey Cloud Island Township, Rosemount, Eagan, Mendota Heights, and Sunfish 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
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

The Metropolitan Council awarded the City a Planning Assistance Grant of \$32,000 to complete its 2040 comprehensive plan. The first half of this grant was paid to initiate the local planning process. The second half of the grant will be paid after Council authorization of the City's plan, local adoption, and the City's submittal of final reporting requirements.

Known Support / Opposition

There is no known local opposition to the 2040 comprehensive plan.

REVIEW RECORD

City of Inver Grove Heights 2040 Comprehensive Plan

Review File No. 21996-1, Business Item No. 2019-255JT

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. Dakota County is the park implementing agency for Regional Parks System components in Inver Grove Heights, for which the Plan accurately describes the Regional Parks System components. Regional Trails located within the City include the Mississippi River and Mendota-Lebanon Hills Greenway regional trails, and the Lebanon Hills-Mississippi Regional Trail Search Corridor (Figure 1). The Plan also appropriately acknowledges State lands within the community, including Pine Bend Bluffs Scientific and Natural Area.

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.

Roadways

The Plan conforms to the Roadways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials. The Plan identifies a proposed new interchange at I-494 and County State Aid Highway (CSAH) 63 that has been reviewed and approved by the MnDOT/Metropolitan Council joint interchange committee, but has not yet been funded and therefore is not identified in the Current Revenue Scenario of the TPP. However, the Plan does acknowledge that this interchange is not currently funded for construction prior to 2040.

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 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.

Transit

The Plan conforms to and is consistent with the policies of 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 Areas II, III, IV, and V.

The Plan incorporates the Robert Street arterial bus rapid transit (ABRT) corridor, a transitway that ends at its border. The Plan acknowledges this transitway as having potential for extension along the western boundary of Inver Grove Heights. The Plan's maps and narrative acknowledge the uncertainty of this transitway.

Aviation

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

The Plan identifies the South St. Paul Municipal Airport and addresses elements of its layout plan. The Plan addresses issues including land use compatibility, noise sensitivity, and the protection of airspace from obstructions.

Bicycling and Walking

The Plan is consistent with the Bicycling and Pedestrian chapter of the TPP. The Plan identifies segments of and connections to the Regional Bicycle Transportation Network (RBTN) and regional trails.

The Plan is consistent with Bicycle and Pedestrian policies of the TPP by addressing needs for local pedestrian and bicycle connections to transit and regional trails

Freight

The Plan is consistent with Freight policies of the TPP. The Plan identifies the needs of freight movement in and through the City, including accessibility to freight terminals and facilities. These specific needs include both heavy commercial truck traffic and rail traffic.

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 community designations of Suburban Edge and Rural Residential.

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)*. 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. Wastewater generated within the City is conveyed through the following Council Interceptors; 7111-1&2, and 3-ET-37. The majority of flow generated within the City is conveyed to and treated at the Council's Metropolitan Wastewater Treatment Plant in St. Paul. However, a small area located in the west-central portion of the City is provided treatment services at the Seneca Wastewater Treatment Plant in Eagan. The Plan projects that the City will have 17,890 sewered households and 13,500

sewered employees by 2040. The Metropolitan Disposal System (MDS) with its scheduled improvements has or will have adequate capacity to serve the City's growth forecasts.

The City is designated as both Rural Residential and Suburban Edge. Rural Residential areas are not served with regional sewer and the Plan holds residential density at appropriate levels. The Land Use Plan reflects an overall minimum residential sewer density guiding consistent with the Council's policy for future sewer residential densities for Suburban Edge communities.

The Plan provides 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 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 (public) and private property sanitary sewer systems; including a summary of activities and programs intended to identify and mitigate I/I from the public portion of the collection system. These activities include system pipeline televising, manhole rehabilitation, and a sewer lining program. The City televises between 20% and 25% of its entire system annually. It has included \$50,000 per year in its current capital improvement program for sanitary sewer inspection, lining, grouting, and manhole repair work. The Plan also identifies additional strategies for reducing I/I through a public educational program of posted information, email blasts, and community newspapers focused toward private property owners, and to explore grants or other financial assistance programs to provide assistance to private property owners wishing to repair or replace private service laterals.

The Plan describes the sources, extent, and significance of existing I/I within the total sanitary sewer collection system. The Plan states that less than 2% of the City's total average flow is attributable to I/I, and approximately 11.5% of the City's peak, wet weather, monthly flow is from I/I. The Plan states that the majority of the City's I/I comes from the River Road and Doffing Avenue area. The City has worked in this area to focus work on sewer lining, rehabilitation of manholes, and removal of homes within flood prone areas and the sealing or plugging of private services of demolished homes. Less than 20% of the residential housing in the City was constructed prior to 1970 when clay tile pipe was the primary material for home services. Most of these homes are located within the River Road and Doffing Avenue area.

The Plan describes the requirements and standards for minimizing I/I and references (Title 8, Section 8-4-7) of the Municipal Code that prohibits connection of sump pump, foundation drains, and other surface water connections to the sewer system. However, the Code does not require the disconnection of said connections if discovered, but rather relies on voluntary compliance.

Sewer Element Comments

The City has two *Thrive MSP 2040* community designations: Rural Residential and Suburban Edge. That portion of the City that is serviced through the MDS is identified in the Suburban Edge area and therefore the Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for 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

1. The City has indicated that it will be developing a hydraulic model of its wastewater system to evaluate system capacity of its trunk system using projected design flow information. The City estimates the "study" should be completed by the end of 2020. Once completed, the City shall

submit to the Council, capacity and design flow information for its lift stations, and each trunk sewer that connect to the regional system.

2. The City acknowledges that it does not have an ordinance that requires the disconnection of sump pumps, foundation drains, and rain leaders from the sanitary sewer system if discovered. The Council strongly encourages the City to develop such an ordinance to support the enforcement of these prohibited connections. In addition to providing educational information to its residents regarding the impacts on cost and potential future capacity issues, the City may want to consider utilizing activities such as an on-going pavement management and street reconstruction program to investigate the presence of clear water connections to the wastewater system and develop a more formal approach to address these potential connections.

Surface Water Management

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

The Plan is consistent with Council policy requirements and in conformance with the Council’s 2040 WRPP for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. Inver Grove Heights lies within the oversight boundaries of the Lower Mississippi River and Eagan – Inver Grove Heights Watershed Management Organizations (WMOs). The City submitted a draft Local Water Management Plan (LWMP) to the Council in August 2018. Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watersheds in a letter dated September 27, 2018. The LWMP was approved by the Lower Mississippi River WMO on December 12, 2018, and by the Eagan – Inver Grove Heights WMO on December 4, 2018. The City adopted the final LWMP on December 10, 2018. The Plan incorporates the City’s final LWMP as Supplemental Report C.

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: Paul Hanson, CD – Research (651-602-1642)

The Plan is consistent with Council requirements for the forecast element. All forecasts tables throughout the Plan are consistent and the City has enough land guided to accommodate future household growth.

Table 1. City of Inver Grove Heights Forecasts

	Census	Estimated	Council Forecasts		
	2010	2017	2020	2030	2040
Population	33,880	35,106	37,300	42,000	46,700
Households	13,476	14,154	15,400	17,600	19,800
Employment	9,442	10,651	11,400	12,400	14,000

Based on Table 2.6 in Chapter 2, Council staff has determined that if all identified lands (2,435 acres) were developed at the mid-point of allowable densities, the City could accommodate more than 10,000 new housing units by 2040.

Thrive MSP 2040 and Land Use

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

The 2040 comprehensive plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the *Thrive* community designations of Suburban Edge and Rural Residential (Figure 2).

The existing land uses in Inver Grove Heights are predominantly residential, as shown in Figure 3. There are a significant number of natural resources in the City, and the Plan includes goals and policies for protection. About 28% of the existing uses in the City are residential uses, 27% is commercial or industrial, and about 7.4% is parks. The majority of existing commercial and industrial development is alongside or near I-494, US Highway 52, or Minnesota Highways 3 (South Robert Street) and 55.

Suburban Edge

The Plan is consistent with Thrive policies for the Suburban Edge community designation. Suburban Edge communities are expected to plan and stage development for forecasted growth through 2040 and beyond at overall average net densities of at least 3 to 5 units per acre and target higher-intensity developments in areas with better access to regional services.

The Plan includes a development and growth plan and indicates areas of new residential growth within the Metropolitan Urban Service Area (MUSA), identifying development in ten-year increments. The Plan identifies development and re-development opportunities and guides future residential sewered growth between 4.4 and 10.4 units per acre. See Table 2 below.

The City’s future residential growth as well as commercial and business development is planned to expand near Highway 55 and South Robert Street. Particular planning has gone into the “Northwest Area,” which is along the north side of Highway 55 between Argenta Trail and South Robert Street. This area is conveniently accessible to major highways and will serve future residential and commercial development.

Table 2. Planned Residential Density, City of Inver Grove Heights

Category	2018-2040 Change				
	Density Min	Density Max	Net Acres	Min Units	Max Units
Low Density Residential	1	4	272	272	1,088
Low-Medium Density Residential	4	8	219	876	1,752
Medium Density Residential	8	12	108	864	1,296
High Density Residential	12	35	34	408	1,190
Mixed Use *	12	35	50.7	608	1,774
TOTALS			684	3,028	7,100
Overall Density				4.4	10.4

*Mixed Use allows 2/3 to be residential. Net acres above were multiplied by 0.667.

Rural Residential

The Plan is consistent with Thrive policies for the Rural Residential designation. Rural Residential communities have existing residential patterns characterized by large lots and do not have plans to provide urban infrastructure including regional wastewater treatment. Many of these communities have topographical development limitations and a development pattern with lot sizes. Rural Residential communities are expected to discourage future development of rural residential patterns and where opportunities exist, and to plan for rural development at densities that are not greater than 1 unit per 10 acres.

The central and south western portion of Inver Grove Heights is guided appropriately at densities consistent with the Rural Residential designation. The topography and existing large lot development preclude urbanized development in these areas, and the City and Council agreed to this designation during the 2008 decennial comprehensive planning process. Further, the City has adequate land within the MUSA to support its forecasted growth; the rural residential areas are not planned for growth.

Housing

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

The Plan is consistent with the *2040 Housing Policy Plan*. As of 2016, the City has more than 14,400 homes including roughly 3,600 multifamily units, more than 800 manufactured homes, and nearly 10,000 single-family homes. Roughly 4,600 homes are rented. More than 9,500 housing units are affordable to households earning under 80% of Area Median Income (AMI). However, nearly 2,000 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are 1,275 units affordable to households with income at or below 30% AMI and more than 1,170 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including preservation of unsubsidized affordable housing, senior housing, multi-family housing, and housing for those with disabilities. The City has more than 400 publicly subsidized units, including nearly 100 units for seniors.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 591 units; 274 of which are needed at prices affordable to households earning 30% of AMI or less, 157 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 160 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 6, 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 935 new housing units.

The housing implementation plan component of the Plan describes that the City will create a detailed housing action plan, which will include conducting an education campaign to help dispel myths of affordable housing and recognize the community benefits. The Plan also indicates that the City will designate a Housing Improvement Area (HIA) in the South Grove Neighborhood to further housing preservation, and explore the possibility of creating a local 4d Tax program. The City states that they will partner with Dakota County CDA to meet many of their housing needs, including weatherization programs and foreclosure counseling.

Water Supply

Reviewer: Brian Davis, ES – Water Supply Planning (651-602-1519)

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.

The community prepared a Local Water Supply Plan in 2017 that was submitted to both the Minnesota Department of Natural Resources and the Council.

Community and Subsurface Sewage Treatment Systems (SSTS)

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

The Plan indicates there are 1,668 SSTS and no public or privately-owned Community Wastewater Treatment Systems in operation in the City. The City administrates its own SSTS oversight program for permits, inspections, and code enforcement and utilizes the Dakota County SSTS tracking and database information system to ensure that all systems are properly maintained as required. City Code Title 8 Chapter 5 SSTS standards are available on the City's website. The City Code is consistent with Dakota County SSTS Ordinance No. 113, Minnesota Pollution Control Agency Chapter 7080-7083 Rules, and Council 2040 Water Resources Policy Plan requirements.

Special Resource Protection

Mississippi River Corridor Critical Area (MRCCA)

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

The Plan includes a Mississippi River Corridor Critical Area Plan (MRCCA Plan) component that was reviewed by Minnesota Department of Natural Resources (DNR) staff and found to be substantially consistent with Minnesota Statutes 116G and Minnesota Rules Chapter 6106. Council staff also find the MRCCA Plan component to be consistent with *Thrive MSP 2040* land use policies, and Minnesota Rules Chapter 6106. The DNR's January 11, 2019 conditional approval letter is attached to the Council staff report as Figure 5. Final DNR approval of the MRCCA Plan will be sent to the City after the Council authorizes local adoption of the Plan.

Advisory Comments

Within 60 days after receiving final DNR approval, the City must adopt the MRCCA Plan, and submit a copy of the final adopted plan and evidence of adoption to the DNR, Council, and National Park Service within 10 days after the adoption.

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

The Plan indicates, consistent with the Council's aggregate resources inventory information presented in *Minnesota Geological Survey Information Circular 46*, that there are several aggregate resource deposits dispersed throughout the City. The City indicates it will explore the feasibility of resource extraction with individual property owners prior to development of land where the resources are present in rural and un-urbanized portions of the City. The remainder of the identified aggregate resource deposit areas have either already been urbanized or are located in areas along the Mississippi River bluffs that are overlain with regionally significant natural resources that are not considered viable for extraction.

Historic Preservation

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

The Plan addresses historic and cultural resources as required by the Metropolitan Land Planning Act, in a section titled Historic Preservation. The Freeman Reuben house is identified in the Plan as an architectural example from the late 19th century. The structure is significant both as a unique architectural design and as a rare example of coursed fieldstone construction in Minnesota. The Plan indicates that the City will partner with organizations like the State Historic Preservation Office (SHPO) to preserve other historically significant structures and sites in the City.

Plan Implementation

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

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 contained in individual chapters of the Plan, with capital improvements planning detailed in the appendix.

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

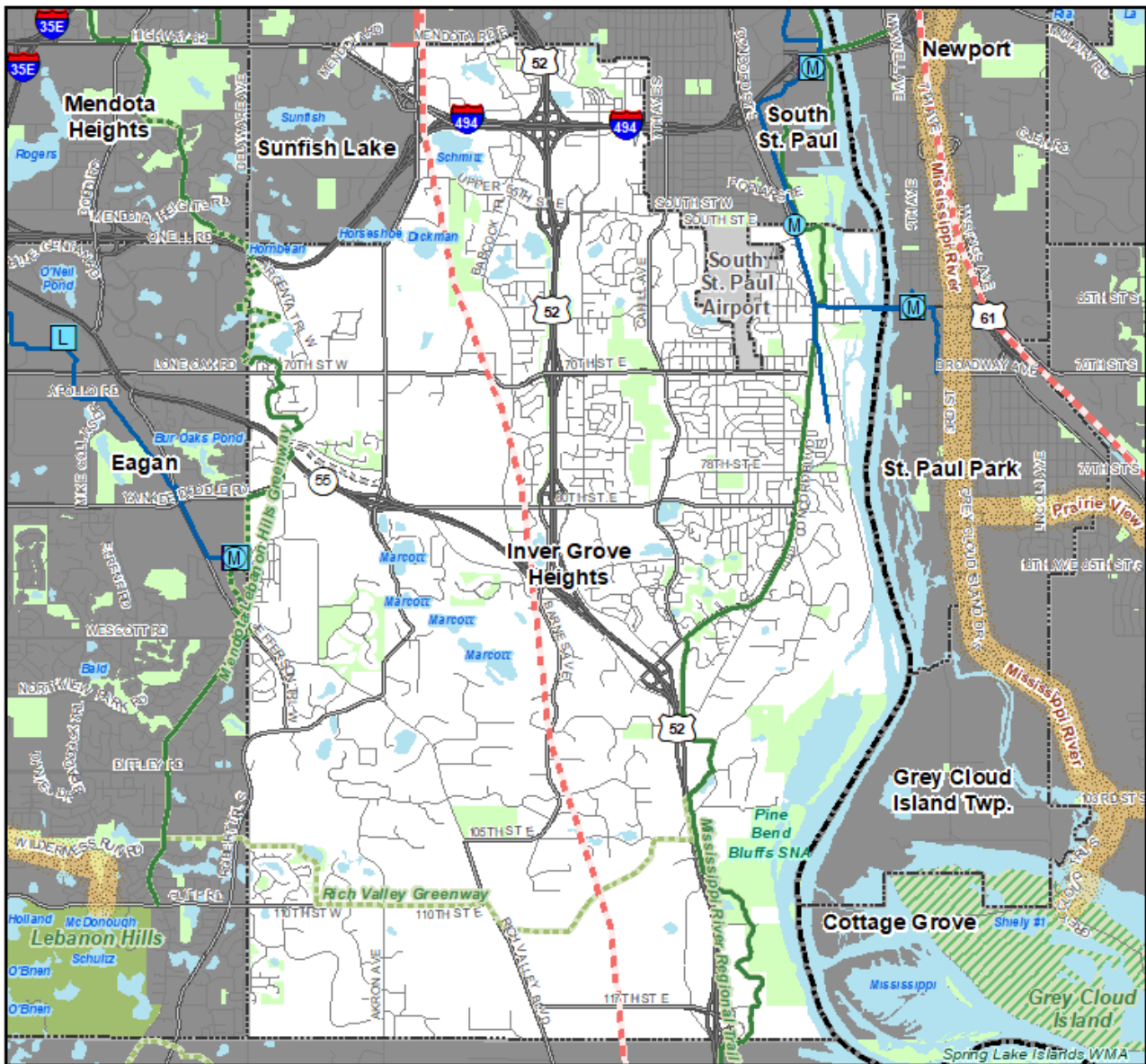
In response to the 2015 System Statement, the City submitted the following documents for review:

- June 27, 2018: Inver Grove Heights 2040 Preliminary Plan
- December 28, 2018: Inver Grove Heights 2040 Comprehensive Plan
- March 20, 2019: Local Water Supply Plan
- March 27, 2019: Revisions to wastewater plan, surface water management plan, and land use, housing, transportation, and regional parks and trails sections
- July 8, 2019: Revisions to sanitary sewer section

Attachments

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Existing Land Use
- Figure 4: 2040 Planned Land Use
- Figure 5: Mississippi River Corridor Critical Area Review
- Figure 6: Land Guided for Affordable Housing

Figure 1. Location Map with Regional Systems



Source: NCompass Technologies Street Centerline

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

Regional Park Search Areas and Regional Trail Search Corridors

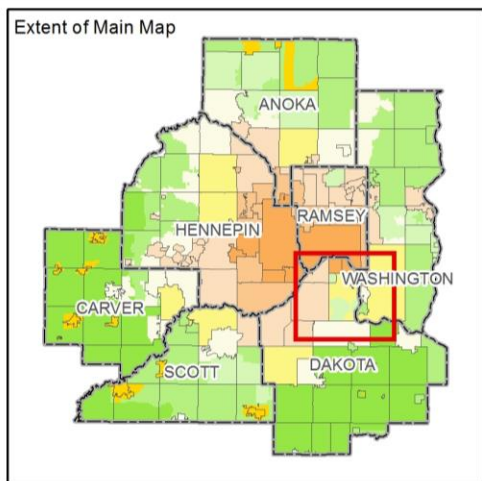
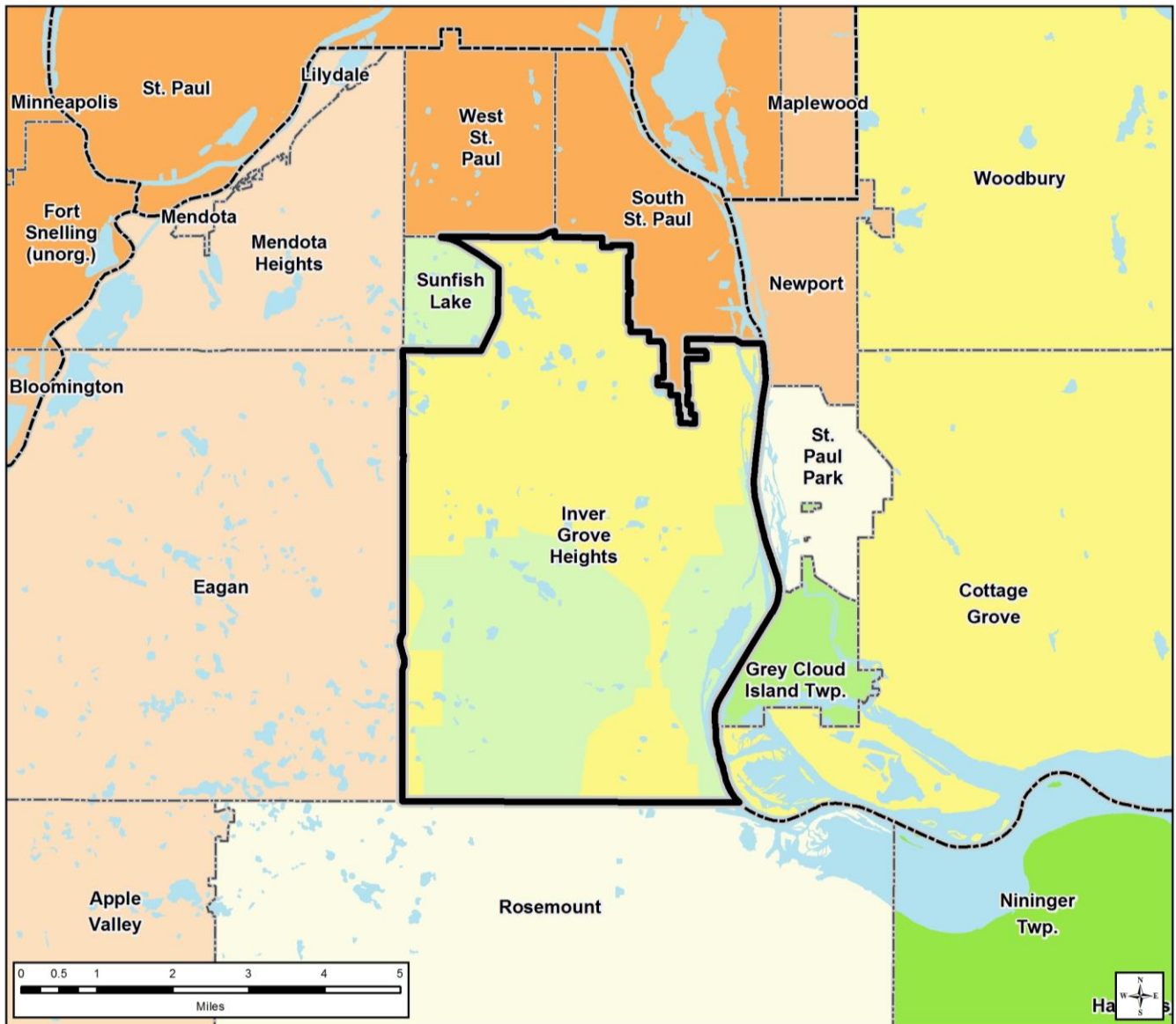
- Boundary Adjustment
- Search Area
- ▨ Regional Trail Search Corridors
- Local Streets
- Existing State Trails
- Other Parks, Preserves, Refuges and Natural Areas

Wastewater

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

* Counties Transit Improvement Board (CTIB)

Figure 2. Thrive MSP 2040 Community Designations



Community Designations

- Outside Council planning authority
- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center

- County Boundaries
- City and Township Boundaries
- Lakes and Major Rivers

Figure 3. Existing Land Use

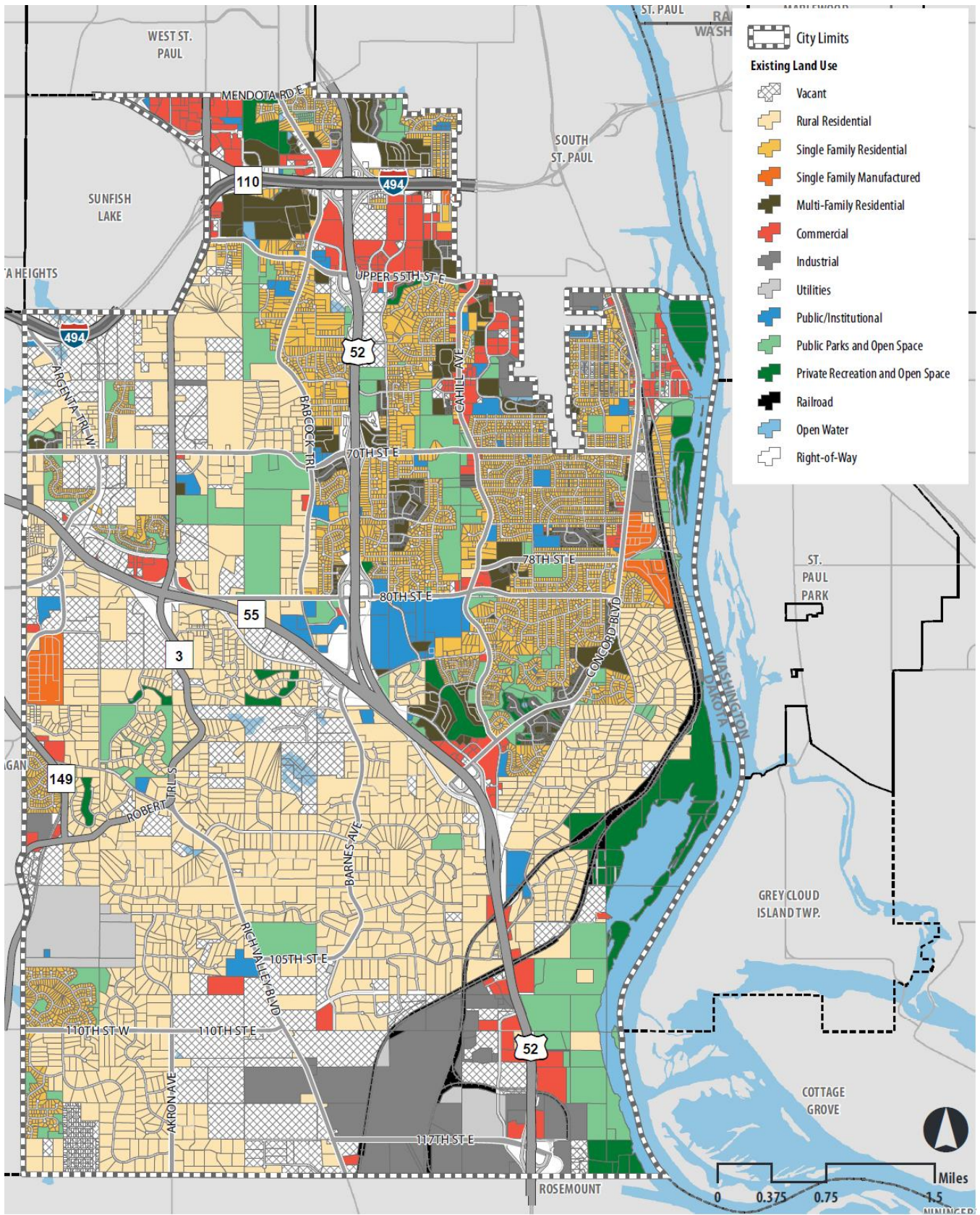


Figure 4. 2040 Planned Land Use

Figure 2-2: Land Use Plan

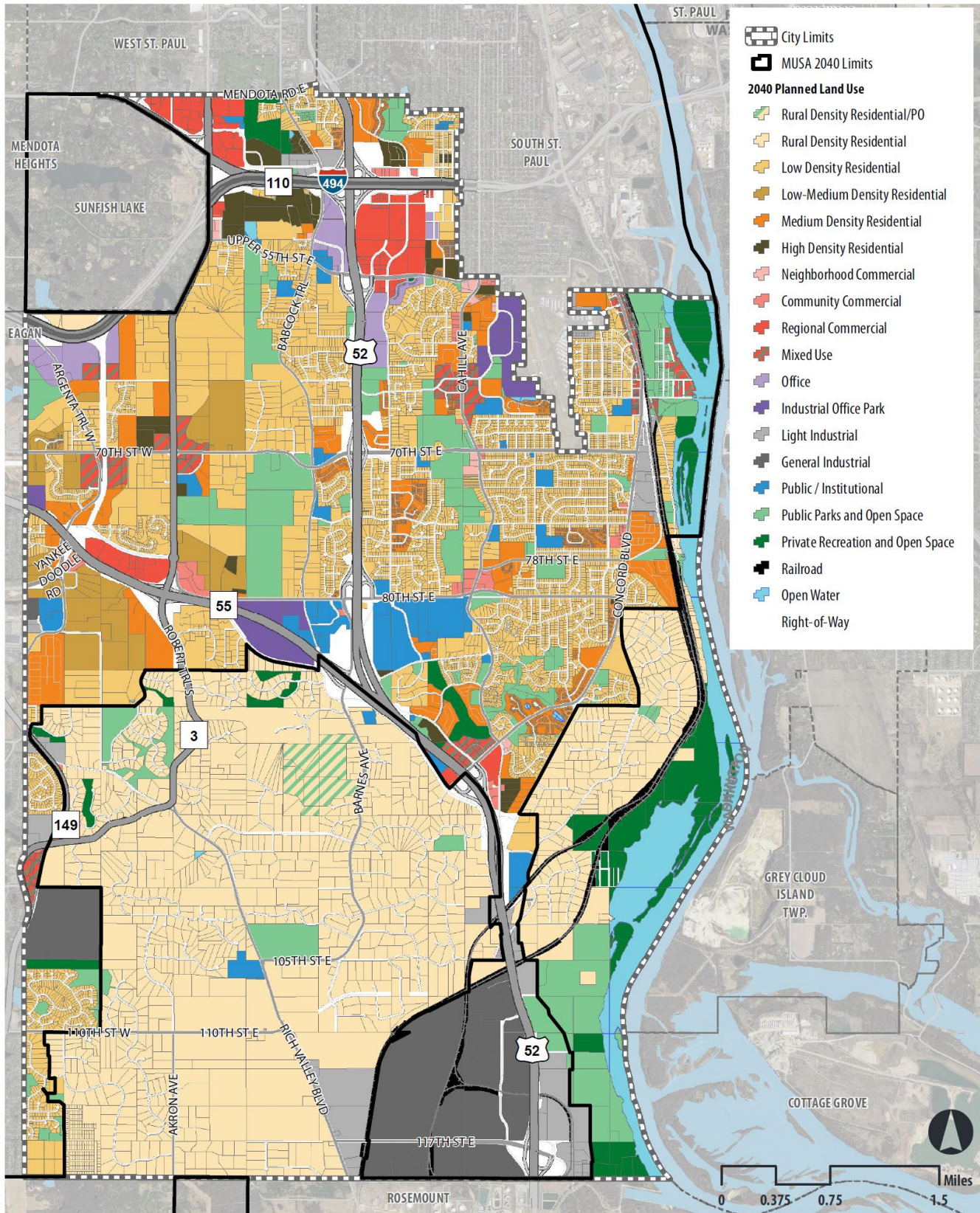


Figure 5. Mississippi River Corridor Critical Area



January 11, 2019

Allan Hunting
City of Inver Grove Heights
8150 Barbara Ave
Inver Grove Heights, MN 55077

Re: Conditional Approval of Inver Grove Heights MRCCA Plan

Dear Mr. Hunting:

I am pleased to inform you that the Minnesota Department of Natural Resources (DNR) conditionally approves the City of Inver Grove Heights Mississippi River Corridor Critical Area (MRCCA) plan.

We reviewed the MRCCA plan chapter of your 2040 Comprehensive Plan submitted to the Metropolitan Council on December 28, 2018. We have found that the MRCCA plan is substantially consistent with Minnesota Statutes, §116G and Minnesota Rules, chapter 6106. We will send final approval of your MRCCA plan after the Metropolitan Council authorizes the City to put the Comprehensive Plan into effect. Within 60 days of receiving DNR final approval, the City must adopt the MRCCA plan. The City must then submit a copy of the final adopted plan, with evidence of adoption, to the DNR, the Metropolitan Council, and the National Park Service within ten days of the adoption.

Only MRCCA plans and plan amendments approved by the DNR have the force and effect of law. Once in effect, local governments must implement and enforce the DNR-approved plans.

We appreciate your efforts to develop and adopt the MRCCA plan, which provides a solid basis for future ordinance amendments and MRCCA management. Please contact Dan Petrik at 651-259-5697 or at daniel.petrik@state.mn.us, if you have any questions about next steps.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jennifer Shillcox', is written over a light blue circular stamp.

Jennifer Shillcox
Land Use Unit Supervisor

c: Raya Esmaeili, Metropolitan Council
Rory Stierler, National Park Service
Jennie Skancke, DNR Region 3 Area Hydrologist
Dan Petrik, DNR Land Use Unit

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Figure 6. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **591 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	26.00		8		100%		208
High Density Residential	21.00		12		100%		252
Mixed Use	59.00		12		67%		475
Total	106						935

Sufficient/(insufficient) units possible against share of regional need: **344**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **344**

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

