

Community Development Committee

Meeting date: September 21, 2020

Environment Committee

Meeting date: October 13, 2020

For the Metropolitan Council meeting of October 28, 2020

Subject: City of Lino Lakes 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22387-1

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: Jake Reilly, Senior Planner (651-602-1822)
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 Lino Lakes to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts downward as shown in Table 1 of the attached Review Record.
3. Advise the City:
 - a. Prior to Final Plan adoption, to revise the following Tables in the Plan: 1.1, 2.1, 4.1, 5.1, 6.4, and 9.1 to reflect forecast numbers provided in August 2020 supplemental material.
 - b. That authorization of the City's 2040 Comprehensive Plan does not confer approval of the proposed post-2040 improvement to CSAH 14 (Main Street), extending the road east of Lake Drive (CSAH 23) on new alignment across the north portion of Peltier Lake to 80th Street, with new interchanges constructed at both I-35W and I-35E. This road is not in the Council's *2040 Transportation Policy Plan*.
 - c. To Implement the advisory comments in the Review Record for Regional Parks, Transportation, Forecasts, and Water Supply.

Recommendation of the Environment Committee

1. Approve the City of Lino Lake's Comprehensive Sewer Plan.
2. Advise the City that the Wastewater Plan contains two sets of forecasted sewer growth that are inconsistent with each other. One set is consistent with the Council's total assigned growth forecasts, and the other, uses assumed land use densities for residential development and arrives at growth forecasts that are inconsistent with other forecast figures within the Plan. The Council will base its level of wastewater service commitment on those growth forecasts shown in Table 8-1A, that are consistent with Council forecasts and other growth forecasts within the Plan.
3. Require the City to contact the Council at the time that local planning activities are initiated for the following projects:

- a. The future trunk sewer improvement project called “West Side Relief Sewer” within local service District 2. The Council has identified a potential future capacity improvement project to provide additional regional capacity for this area and will need to coordinate the timing of that improvement with the City’s service level needs and improvements.
 - b. The construction of a future trunk sewer within local service District 5. This project will require the connection to, and service through interceptor 802325. A new regional wastewater flow metering facility will need to be coordinated with the City’s design and construction of their trunk sewer facility.
4. Require the City to submit to the Council a copy of the executed intercommunity service agreement with White Bear Township for use of a trunk sewer facility located along Centerville Road in the Township. Use of the Township’s trunk sewer will provide service to City’s service District 4.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Lino Lakes 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 Lino Lakes is located in the southeast corner of Anoka County. It is surrounded by the communities of Columbus, Forest Lake, Hugo, White Bear Township, North Oaks, Shoreview, Circle Pines, Blaine, and Ham Lake. The City also completely surrounds the City of Centerville.

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 proposed revisions |
| 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

List any known local opposition/support if applicable.

REVIEW RECORD

City of Lino Lakes 2040 Comprehensive Plan

Review File No. 22387-1, Business Item No. 2020-239 JT

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

Conformance with Regional Systems

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

Regional Parks and Trails

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

The Plan conforms to the *2040 Regional Parks Policy Plan (RPPP)*. Anoka County is the Park Implementing Agency for Regional Parks System components in Lino Lakes, for which the Plan accurately describes the Regional Parks System components. Regional Parks, Park Reserves or Special Recreation Features in the City include Rice Creek Chain of Lakes Park Reserve. Regional Trails located within the City include the Bunker Hills-Chain of Lakes, Central Anoka and Rice Creek North regional trails and the Chain of Lakes-Otter Lake Regional Trail Search Corridor (Figure 1). There are no State or Federal recreation lands within the City.

Advisory Comment

The Plan shows a post-2040 improvement to CSAH 14 (Main St), extending the road east of Lake Drive (CSAH 23) on new alignment across the north portion of Peltier Lake to 80th Street, with new interchanges constructed at both I-35W and I-35E. The images in the Plan suggest a potential impact to Rice Creek Chain of Lakes Regional Park Reserve, which is managed by Anoka County Parks. Any future development of this type that might impact the Park Reserve must be approved by the Metropolitan Council and Anoka County Parks and included in any Park Master Planning documents as well as the Transportation Policy Plan in place at the time.

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)*. It accurately reflects transportation system components of the TPP and is consistent with Council policies regarding transit market roles, the needs of non-automobile transportation, access to job concentrations, and the needs of freight. The Plan is compatible with the transportation plans of adjacent and affected governmental units.

Roadways

The Plan conforms to the highway system element of the TPP. The Plan reflects I-35W I-35E, and CSAH 14, which are the metropolitan highways within the City's boundaries. There are no planned mobility improvements for these roads identified in the Current Revenue Scenario of the 2040 TPP adopted in 2015. The Plan does suggest a post 2040 improvement to CSAH 14 (Main Street), extending the road east of Lake Dr (CSAH 23) on new alignment across the north portion of Peltier Lake to 80th Street, with new interchanges constructed at both I-35W and I-35E.

This road is not identified in the Council's 2040 TPP, which is why the City's elected to identify it as post-2040 in their Plan, since any alignment change for a

metropolitan highway, as well as new freeway interchanges, must be approved by the Metropolitan Council and included in the TPP before they are constructed.

The Plan accurately reflects the regional functional classification map of A-minor arterials and has delineated major and minor collectors. The Plan does suggest a few changes to be made to A minor arterials in the future and acknowledges these must be approved by the Council's Transportation Advisory Board before they can be put into effect.

The Plan identifies all the required characteristics of the City's roadways, including existing and future functional class, methods for right-of-way preservation needs, and existing and forecasted traffic volumes for principal and A-minor arterials. Forecasting is consistent with regional methodology. There is also a section analyzing roadway safety. The Plan references the MnDOT and Anoka County guidelines on how access will be managed for principal and A-minor arterials.

Transit

The Plan shows the location of existing transit routes and facilities within the City limits, including the park and ride facilities at CR 14 and I-35E and at St. Joseph's church, and acknowledges the City is within Transit Market Areas IV and V. The Plan also reflects the large park-and-ride at I-35W and 95th in the adjacent community of Blaine, which provides good access to the 35W express bus service for residents of Lino Lakes. It also describes the available demand responsive transit service.

Aviation

The Plan conforms to the Aviation system element of the TPP. There is one seaplane base, and several lakes that allow seaplane use, but there is no airport within Lino Lakes. The Plan acknowledges the nearby Anoka Blaine and Forest Lake airports; the City is located outside of the defined airport influence area for both airports. There is one tall radio tower in the City and the Plan includes policies that protect regional airspace from future obstructions.

Bicycling and Walking

The Plan is consistent with the Bicycling and Pedestrian chapter of the TPP. Figure 6-16 identifies the existing and planned on and off road trails within the City. The Plan also identifies existing and future segments of the both the Regional Bicycle Transportation Network (RBTN) and regional trails, on Figure 6-15.

Freight

The Plan is consistent with the Freight policies of the TPP. There are no railroads within the City. The Plan includes heavy commercial vehicle traffic counts (Figure 6.17) and references the Regional Truck Highway Corridor Study completed by the Council in 2017, including the study's findings as they relate to the City. It discusses freight movement in and through the community, including locations of commercial and industrial land uses near CSAH 23 and Apollo Drive that generate freight.

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 city-wide forecast totals for all forecast years.

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

Advisory Comments

The Plan suggests a post-2040 improvement to CSAH 14 (Main Street), extending the road east of Lake Drive (CSAH 23) on new alignment across the north portion of Peltier Lake to 80th Street, with

new interchanges constructed at both I-35W and I-35E. This road is not in the Council's 2040 TPP. Any alignment change for a metropolitan highway, as well as new freeway interchanges, must be approved by the Metropolitan Council and included in the TPP before they are constructed. This proposal may also impact the Rice Creek Chain of Lakes Regional Park Reserve, a component of the regional park system managed by Anoka County Parks and could represent a system impact.

Water Resources

Wastewater Service

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

The Plan conforms with 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 2040 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 9106, 9708, and 8361 with treatment at the Metropolitan Council's Metropolitan Wastewater Treatment Plant in St. Paul. The Plan projects that the City will have 9,000 sewered households and 6,000 sewered employees by 2040 as stated in Table 8-1A in the Plan. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve these growth forecasts. The Plan includes an alternative set of sewered forecasts based on assumed development densities that are not consistent with those forecasts in Table 8-1A, or other forecasted growth figures stated elsewhere in the Plan. Since the figures in Table 8-1A are consistent with other growth forecast figures in the Plan, those will be the basis for the level of wastewater service commitment by the Council.

The Plan identifies local system capacity improvements within local wastewater service District 2 (Figure 7) which reflects potential added service capacity needs to interceptor 8361. The Plan correctly identifies a previous interceptor improvement project (2004-05) that would have provided additional regional capacity to the western portion of the City. However, due to the economic downturn in 2008 and the elimination of growth within this service District at that time, the interceptor capacity project was never built. The Council will initiate discussions with the City to determine the growth expectations within this area and begin planning activities for providing additional regional capacity for this area of the City.

The Plan identifies local wastewater system improvements within local wastewater service District 5 which reflects potential added service to the northeastern portion of the City. The Plan identifies a new trunk sewer that will provide service to this area of the City through a new connection to interceptor 802325. Interceptor 802325 was constructed in 2005 in collaboration with Washington County, and improvements related to County Road 8 (Frenchman Road). The City shall coordinate the design of the local proposed trunk sewer, and the connection of said trunk sewer, to the interceptor with the Council. The Council will need to plan for and construct a wastewater flow meter facility in order to measure and allocate regional municipal wastewater flow, and associated charges to the City. The City shall contact the Council when planning activities for the design of the trunk sewer begin.

The Plan provides sanitary flow projections in 5-year increments, and an estimated full build-out scenario. The rationale for the projections is given in the Plan and determined appropriate for planning local services. The Metropolitan Council is committing to provide the level of wastewater service based on the 2040 sewered forecasts as stated in Table 8-1A 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 Emerging Suburban Edge communities.

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal (city) sanitary sewer system. The Plan references a 1998 and 2000 I/I study that formed the basis of maintenance and capital improvement projects. The City has performed numerous I/I reduction improvements within the City and continues to monitor I/I levels. The Plan references two recent I/I related projects in 2015 and 2018 that reflect \$580,000 of work. The City's 5-year Capital Improvement Program (2019-2023) reflects an average annual spending on pipe lining of approximately \$61,000. The Plan does not identify any strategy or activities that address I/I mitigation from private property sources.

The Plan describes the requirements and standards for minimizing I/I and references City Code of Ordinances (Chapter 402, Section 08(2)) stating that it is unlawful to direct into, or allow, any storm water, surface water, ground water, well water or water from industrial or commercial air conditioning systems to the sanitary sewer. It also specifies that no rain spout or other form of surface drainage, foundation drainage, or sump pump shall be connected to or discharged to any sanitary sewer. The Plan does not state that such prohibited connections are required to be disconnected after discovery.

The Plan describes the sources, extent, and significance of existing I/I within the entire City wastewater collection system and provides a description of an implementation plan for preventing and eliminating excessive I/I from entering the public collection system. The Plan states that public sewer was not available in the City until after 1973, and that it is not known whether new private services, that were once connected to septic systems, were required to be replaced when connection to the public sewer was made. It is assumed that most services that existed prior to 1970 are 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 MCES wastewater flow data between 2012 and 2017 to estimate average and base flow levels and peak month wastewater flow, the Plan suggests that the City's average annual I/I is approximately 3%, and peak month average I/I is approximately 8%.

Sewer Element Comments

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Emerging Suburban Edge communities. It was found to be complete and consistent with Council policies. 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 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

1. The Wastewater Plan contains two sets of forecasted sewer growth that are inconsistent with each other. One set is consistent with the Council's total assigned growth forecasts, and the other, uses assumed land use densities for residential development and arrives at growth forecasts that are inconsistent with other forecast figures within the Plan. The Council will base its level of wastewater service commitment on those growth forecasts shown in Table 8-1A, that are consistent with Council forecasts and other growth forecasts within the Plan.
2. The Plan identifies a future trunk sewer improvement project "West Side Relief Sewer" within local service District 2. The City shall contact the Council at the time that local planning activities for this improvement are initiated. The Council has identified a potential future capacity improvement project to provide additional regional capacity for this area and will need to coordinate the timing of that improvement with the City's service level needs and improvements.
3. The Plan identifies construction of a future trunk sewer within local service District 5. This project will require the connection to, and service through interceptor 802325. The City shall contact the Council at the time that local planning activities for this improvement are initiated. A new regional wastewater flow metering facility will need to be coordinated with the City's design and construction of their trunk sewer facility.

4. The Plan identifies a future intercommunity service agreement with White Bear Township for use of a trunk sewer facility located along Centerville Road in the Township. Use of the Township’s trunk sewer will provide service to City’s service District 4. A copy of the executed agreement shall be submitted to the Council so that the terms of reimbursement billing of treatment costs are understood.

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 WRPP for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. Lino Lakes lies within the oversight boundaries of the Rice Creek Watershed District (WD) and Vadnais Lake Area Watershed Management Organization (WMO). The City submitted a draft Local Water Management Plan (LWMP) update to the Metropolitan Council (Council) on July 16, 2018. Council staff reviewed and commented on the draft LWMP to the City and Watersheds in a letter dated August 27, 2018. The LWMP received conditional approval from the Vadnais Lake Area WMO on August 22, 2018 and approval by the Rice Creek WD on December 12, 2018. The City adopted the final LWMP on March 25, 2019. The Plan incorporates the November 2018 LWMP version in Appendix A.

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)

Council and City of Lino Lakes staff have discussed and agreed on a revision of the communitywide 2020 and 2030 forecasts to better align with recent observed data. The 2040 numbers are unchanged. The community-wide forecast is proposed to change as shown below in Table 1 with changes underlined.

Table 1. City of Lino Lakes Forecasts

| | Census 2010 | Estimated 2019 | Previous Council Forecasts | | | Requested Forecast Adjustment | | |
|-------------------|----------------|-------------------|-------------------------------|--------|--------|----------------------------------|---------------|--------|
| | | | 2020 | 2030 | 2040 | 2020 | 2030 | 2040 |
| Population | 20,216 | 21,995 | 22,800 | 26,900 | 31,100 | <u>22,300</u> | <u>26,100</u> | 31,100 |
| Households | 6,174 | 6,908 | 7,300 | 9,000 | 10,600 | <u>7,000</u> | <u>8,600</u> | 10,600 |
| Employment | 3,313 | 4,674 | 4,700 | 5,300 | 6,000 | <u>4,700</u> | <u>5,300</u> | 6,000 |

An Excel workbook submitted August 2020 includes forecast revisions that will be made in the Plan, specifically to the following Tables in the Plan: 1.1, 2.1, 4.1, 5.1, 6.4, and 9.1.

The City is requesting revision of the sewer-serviced forecast as well. The City's consultant has provided this as revised table 8.1A. The revisions that the Council will approve are underlined in Table 2 below.

Table 2. City of Lino Lakes Metropolitan Council Revised Sewer-Serviced Forecast (served by Metro Plant)

| | Census | Council Forecasts | | |
|-------------------|--------|-------------------|---------------|---------------|
| | 2010 | 2020 | 2030 | 2040 |
| Population | 13,926 | <u>17,300</u> | <u>21,300</u> | <u>26,500</u> |
| Households | 4,253 | <u>5,300</u> | <u>6,900</u> | <u>9,000</u> |
| Employment | 3,313 | 4,420 | <u>5,040</u> | 6,000 |

The Council will approve the community-wide and sewer-serviced forecast revisions simultaneous with action on the Plan. The Affordable Housing Need assignment for Lino Lakes is not affected by this action because the increment of household growth for the 2021-2030 decade remains the same.

Supplemental information in August 2020 includes a table 9.1 and figure 9.2 with different population numbers for years 2020 and 2030. Council staff expect this is an error or oversight. The error in Figure 9.2 must be corrected or the discrepancy explained with narrative that accompanies the figure.

Advisory Comments

An additional, alternative TAZ allocation is found in table 6.5 with “post 2040” build-out totals significantly higher than the Council’s approved 2040 forecast. Metropolitan Council staff will advise the City, Anoka County, and MnDOT that the approved table 6.4 is the allocation that will be used for transportation planning over the coming decade.

The 2030 and 2040 households numbers presented in tables 8.4-8.7 exceed the communitywide forecast of all households and population. Chapter 8 narrative explains that this represents a hypothetical scenario of full build-out and absorption in the City’s staging districts. The Metropolitan Council has not committed to this volume of service; there is not demonstrable residential demand to revise the Lino Lakes forecast higher than is described above. The Council can consider this in the future should circumstances warrant.

Thrive MSP 2040 and Land Use

Reviewer: Jake Reilly, CD – Local Planning Assistance (651-602-1822)

The Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the Thrive community designation of Emerging Suburban Edge (Figure 2). Thrive describes Emerging Suburban Edge communities as those that are in the early stages of transitioning into urbanized levels of development. Emerging Suburban Edge communities are expected to plan for forecasted population and household growth at overall average densities of at least 3 to 5 units per acre. Emerging Suburban Edge communities should target higher-intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, and recreational amenities.

The existing land uses in Lino Lakes are predominately agricultural and rural residential (48%). Another 13.5% of the City’s area is single family residential uses. The small amount of existing commercial/office/industrial areas (3%) are near transportation corridors (Figure 3).

Lino Lakes’ mix of land uses is defined both by the intentionally residential nature of the City as well as the Rice Creek Chain of Lakes Park Reserve. Approximately 45% of the City’s area is made up of lakes, wetlands, and protected open spaces. The pattern of development in Lino Lakes is, naturally, affected by the Park Reserve.

The City’s goals and policies for the 2040 planning horizon were established in the 2030 Comprehensive Plan and reaffirmed in the 2040 Plan. Lino Lakes introduces new, more specific mixed use land use categories in the 2040 plan to accommodate forecasted growth. Most of the changes between 2030 and 2040 are described in the Plan as responding to patterns of market-driven development. Areas of change from 2030 to 2040 are shown on Figures 5 and 6. Some areas are

developing faster than previously anticipated and therefore will need to take advantage of the regional wastewater system. Some areas are developing with more commercial areas or more appropriately for higher-density residential/mixed-uses than anticipated during the 2030 planning horizon. The Plan states that the City’s priorities include efficient planning for growth that does not negatively impact natural resources in the city. Growth management in Lino Lakes is effected by controlling the available of infrastructure, specifically sewer service.

The Plan is consistent with Thrive for land use and residential density policies for an Emerging Suburban Edge community designation. TAs shown in Table 3 below, the City’s planned residential density for the identified areas of change results in a overall planned net density of 3.1 units per acre, consistent with Council policy.

Table 3. Planned Residential Density, City of Lino Lakes

| Category | 2030-2040 Change | | | | |
|---------------------------------|------------------------|-----|-------------|-------------|-------------|
| | Density | | Net Acres | Units | |
| | Min | Max | | Min Units | Max Units |
| Low Density Residential | 1.6 | 3 | 651 | 1041 | 1953 |
| Medium Density Residential | 4 | 6 | 119 | 476 | 714 |
| High Density Residential | 6 | 8 | 54 | 324 | 432 |
| Planned Residential/Commercial* | 8 | 10 | 58 | 464 | 580 |
| Office Residential** | 4 | 6 | 46 | 184 | 276 |
| Plat Monitoring Data | | | 464 | 1765 | 1765 |
| | TOTALS | | 1392 | 4254 | 5720 |
| | Overall Density | | | 3.1 | 4.1 |

*80% residential
 **75% residential

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 6,600 homes including nearly 280 multifamily units and more than 6,200 single-family homes. About 600 homes are rented. More than 3,300 housing units are currently affordable to households earning under 80% of Area Median Income (AMI), however, more than 850 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are 160 units affordable to households with income at or below 30% AMI and more than 330 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including maintenance and reinvestment in existing housing stock, improving availability of affordable and life-cycle homes, and enhancing opportunities for senior housing. The City has 60 units of publicly subsidized housing, all age-restricted for seniors.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 515 units; 284 of which are needed at prices affordable to households earning 30% of AMI or less, 197 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 34 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 8, 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 544 new housing units.

The housing implementation plan component of the Plan describes that the City will consider all widely accepted tools, such as locally issued housing bonds, tax abatement, site assembly, and participating in funding opportunities like the Livable Communities Act program as well as tools that preserve private unsubsidized affordable housing.

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.

Because the City has a municipal public water supply system, the Local Water Supply Plan (LWSP) must be – and is – included as part of the 2040 Plan submittal. The City prepared a LWSP that was submitted to both the DNR and the Council (received December 19, 2018) and reviewed under separate cover. The initial LWSP was considered complete by the Council for minimum water supply requirements and a review letter was sent to the DNR on June, 25, 2018. The DNR shared Council comments along with their own in a letter to the City on September 7, 2018; DNR asked for two changes to the LWSP (data submittal and revisions to Table 10) before it could be approved. After conversation with the City, the DNR approved the LWSP without changes to Table 10; an approval letter was sent to the City on January 2, 2019.

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 DNR with the updated information.

Community and Subsurface Sewage Treatment Systems (SSTS)

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

The Plan indicates that there are 1,705 individual SSTS and no public or privately-owned Community Wastewater Treatment Facilities in operation in the City. The City's Chapter 403 SSTS Ordinance and maintenance management program are consistent with MPCA Chapter 7080-7083 Rules and Council 2040 Water Resources Policy Plan requirements.

Special Resource Protection

Solar Access Protection

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

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

Aggregate Resource Protection

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

The Plan indicates, consistent with the Council's aggregate resources inventory included in *Minnesota Geological Survey Information Circular 46*, that there are no known deposits of viable aggregate resources available for mining within the community.

Historic Preservation

Reviewer: Jake Reilly, CD – Local Planning Assistance (651-602-1822)

The Plan includes a Historic Preservation section that identifies that there are not yet any properties in the City of Lino Lakes on the National or State Registers of Historic Places, and none with local designation. The section includes commitment to the preservation of any historical features, structures, or landscapes including burial mounds, artifacts, and/or other potential historic and cultural resources.

Plan Implementation

Reviewer: Jake Reilly, CD – Local Planning Assistance (651-602-1822)

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

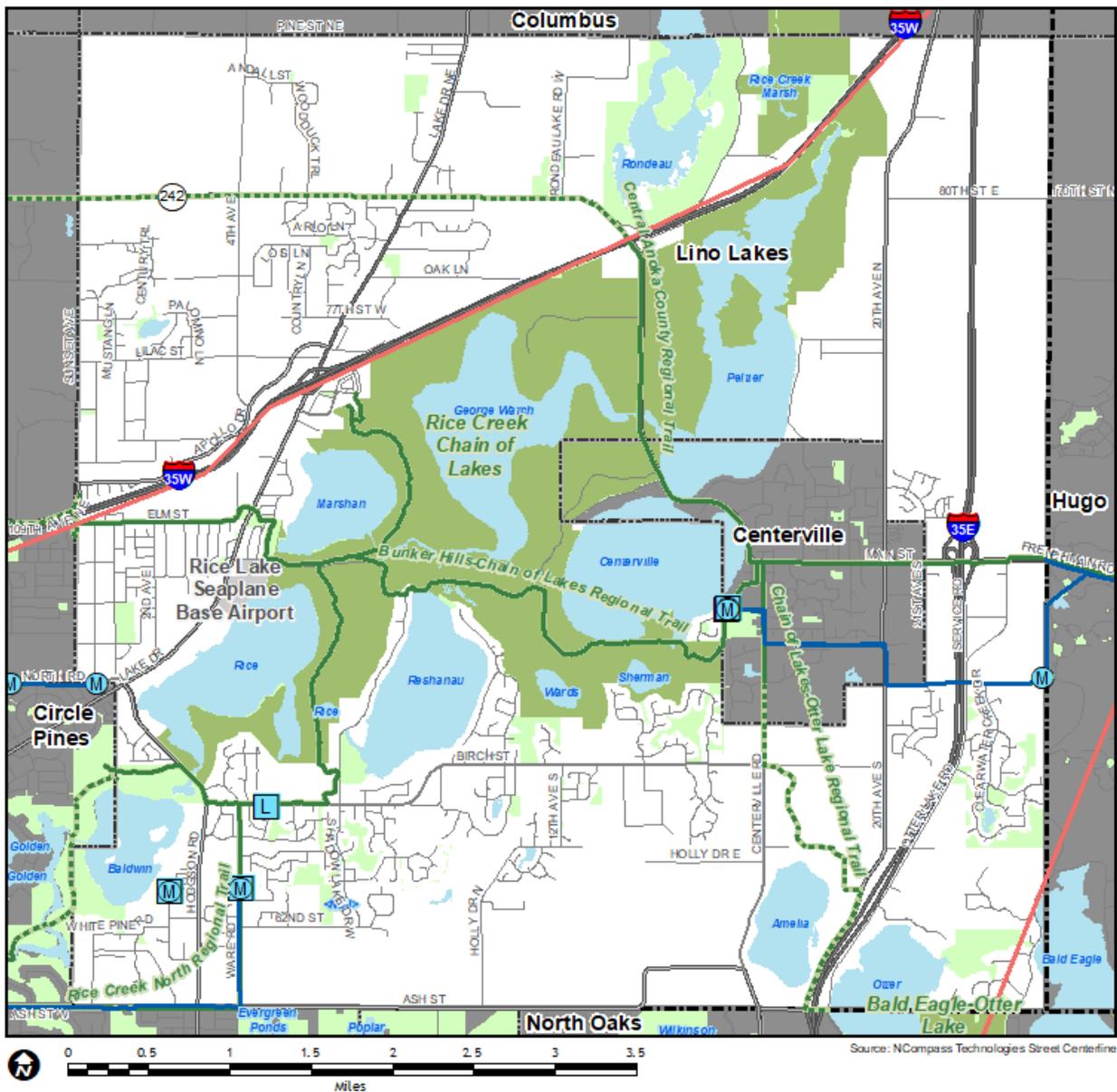
In response to the 2015 System Statement, the City submitted the following documents for review:

- November 27, 2019: Lino Lakes 2040 Comprehensive Plan
- March 24, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Wastewater, Transportation, Land Use, Forecasts, Housing, and Implementation.
- April 14, 2020: Updated Functional Classification System and Roadway System Maps
- May 4, 2020: Revised Sewered Forecasts Table
- May 15, 2020: Revised Comprehensive Plan
- June 8, 2020: Revised Sewered Forecasts Table
- June 26, 2020: Revised Sewered Forecasts Table
- July 9, 2020: Revised Housing Chapter
- July 30, 2020: Revised Sewered Forecasts Table
- August 10, 2020: Revised Sewered Forecasts Tables

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 Use Changes 2030 to 2040
- Figure 6: Utility Staging Map
- Figure 7: Sanitary Sewer Districts
- Figure 8: Land Guided for Affordable Housing

Figure 1. Location Map with Regional Systems



Regional Systems

Transportation

- Transitways**
2040 Transportation System Policy - adopted January 2015
- Existing
 - - - Planned Current Revenue Scenario
 - - - - Planned Current Revenue Scenario - CTIB* Phase 1 Projects
 - Potential Increased Revenue Scenario
- Regional Highway System**
- Existing Principal Arterials
 - - - - Planned Principal Arterials
 - Existing Minor Arterials
 - - - - Planned Minor Arterials
 - Existing Other Arterials
 - - - - Planned Other Arterials

Recreation Open Space

- Regional Parks**
- Existing (Open to Public)
 - In Master Plan (Not Open to Public)
 - - - Planned Units
- Regional Trails**
- Existing (Open to Public)
 - - - Existing (Not Open to Public)
 - - - - Planned

Wastewater

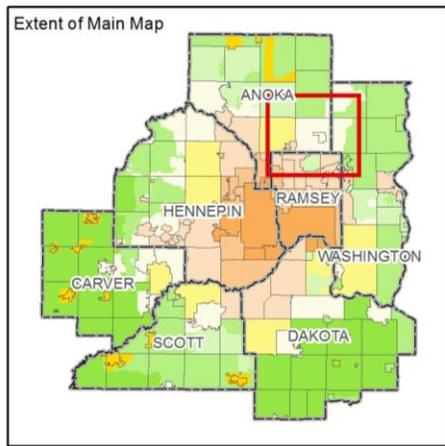
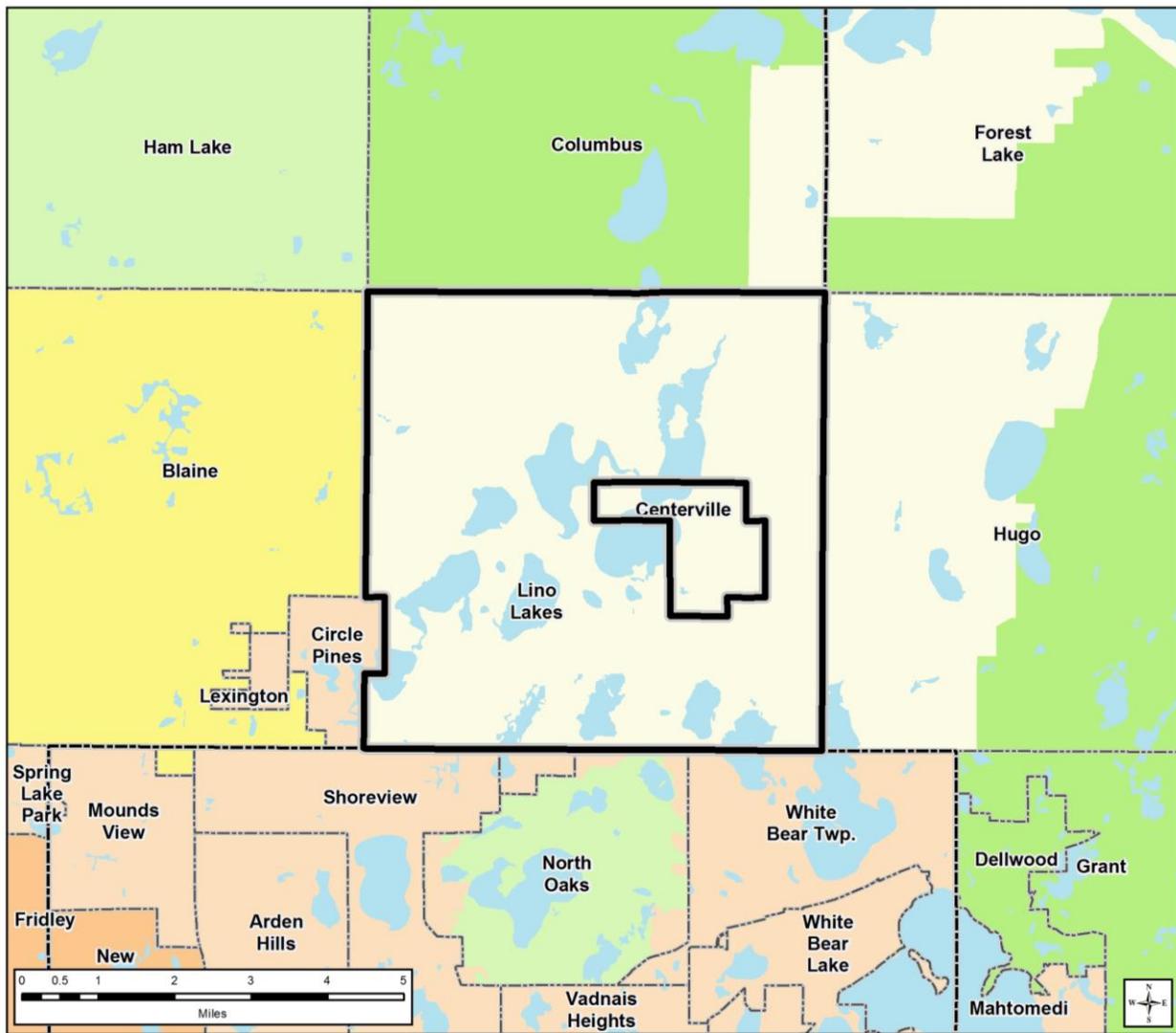
- M Meters
- L Lift Stations
- MCES Interceptors
- MCES Treatment Plants

Regional Park Search Areas and Regional Trail Search Corridors

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

* Counties Transit Improvement Board (CTIB)

Figure 2. Thrive MSP 2040 Community Designations



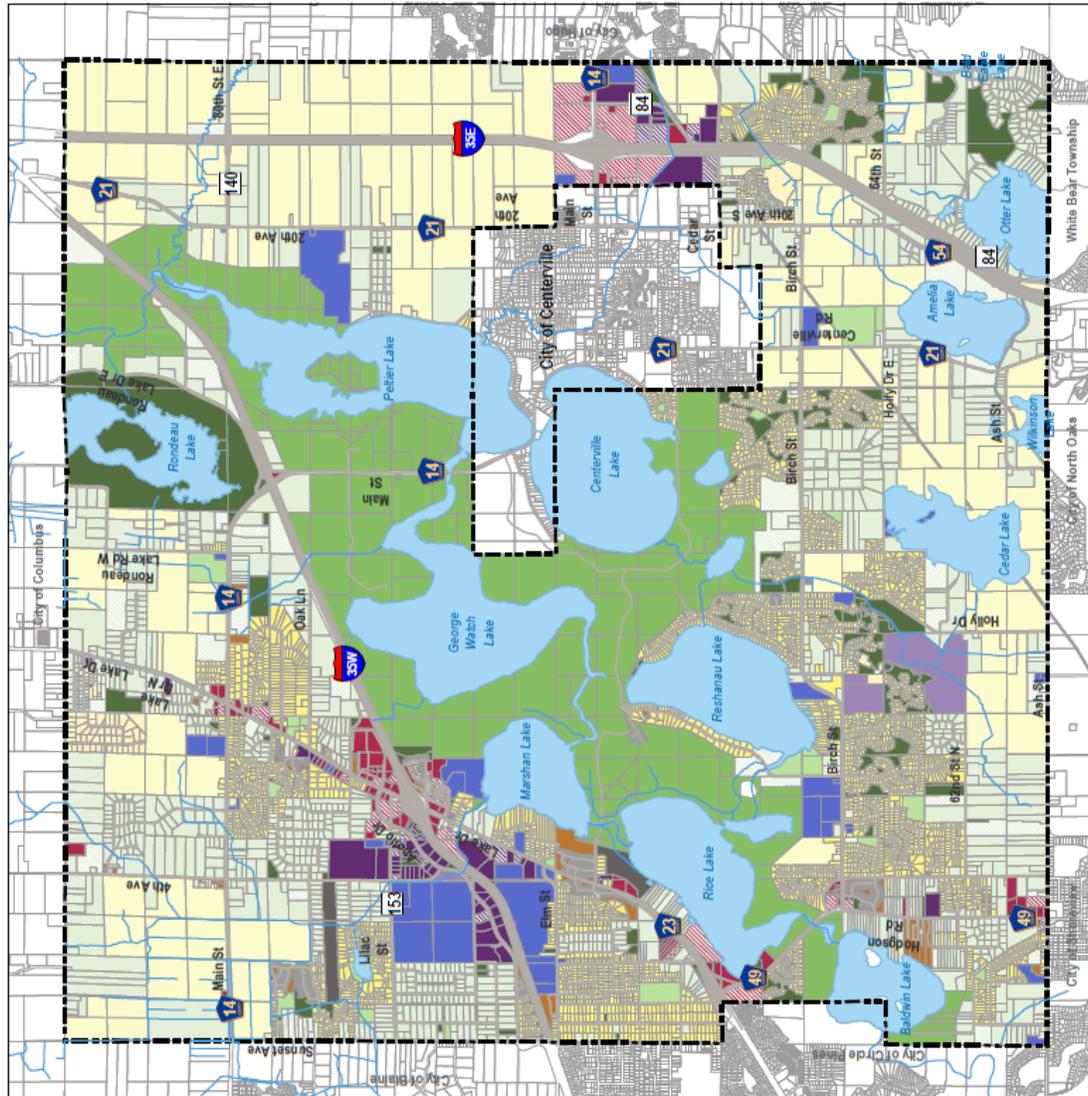
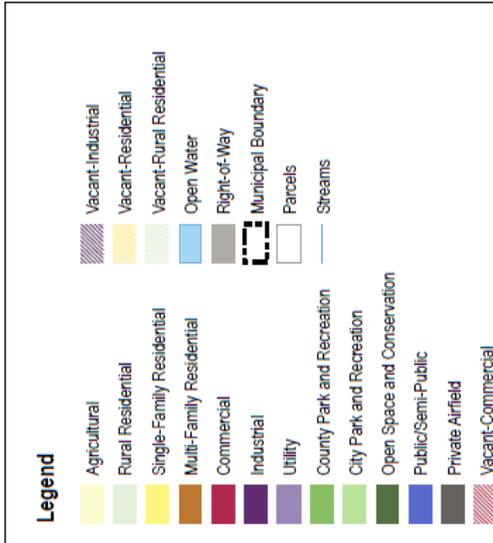
Community Designations

- Outside Council planning authority
- 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 2-17
2017 Existing Land Use



Scale: 0, 1,750, 3,500 Feet
Date: 2/6/2018 2-17

Figure 4. 2040 Future Land Use

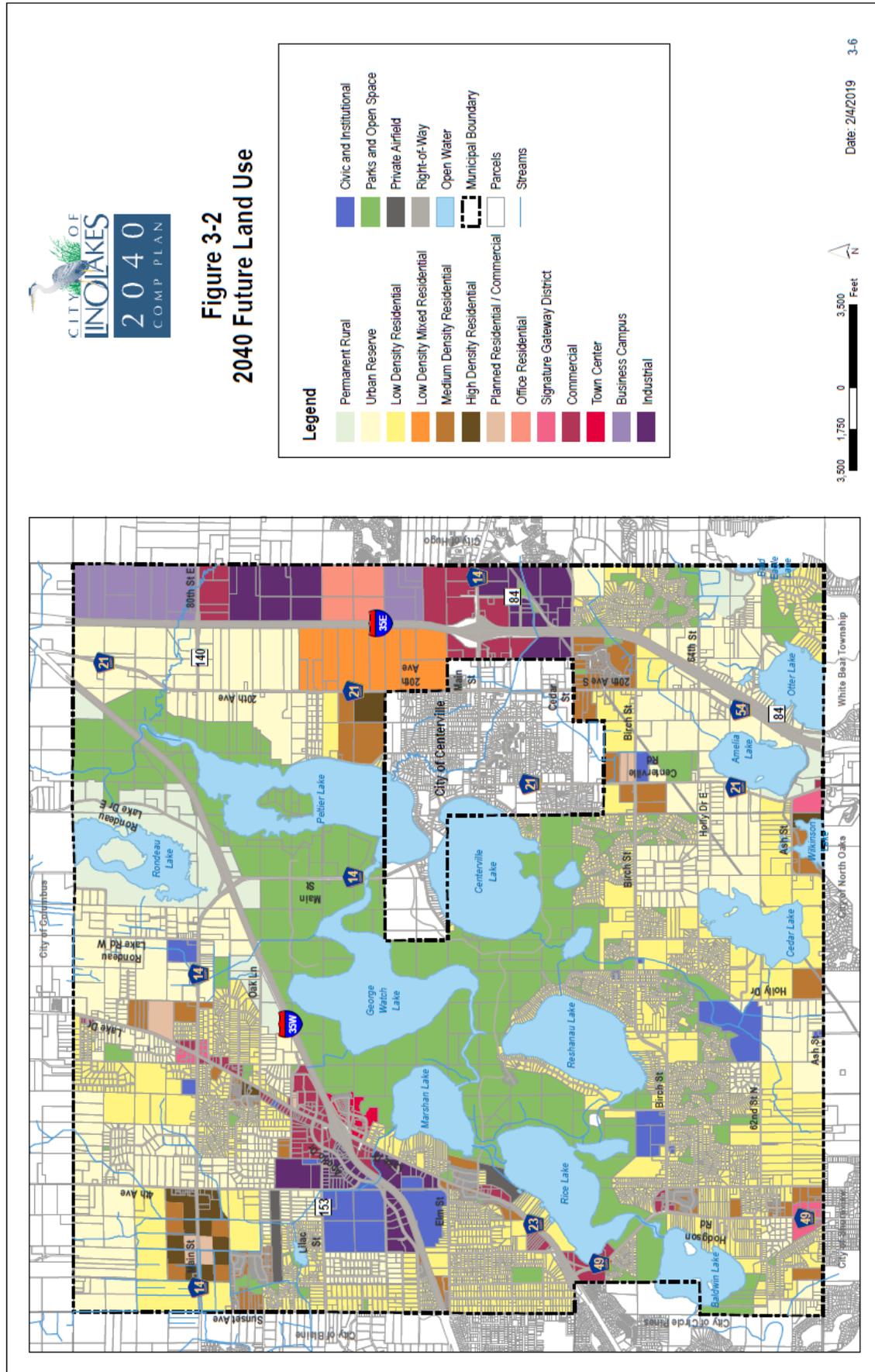


Figure 5. Land Use Plan Changes 2030 to 2040

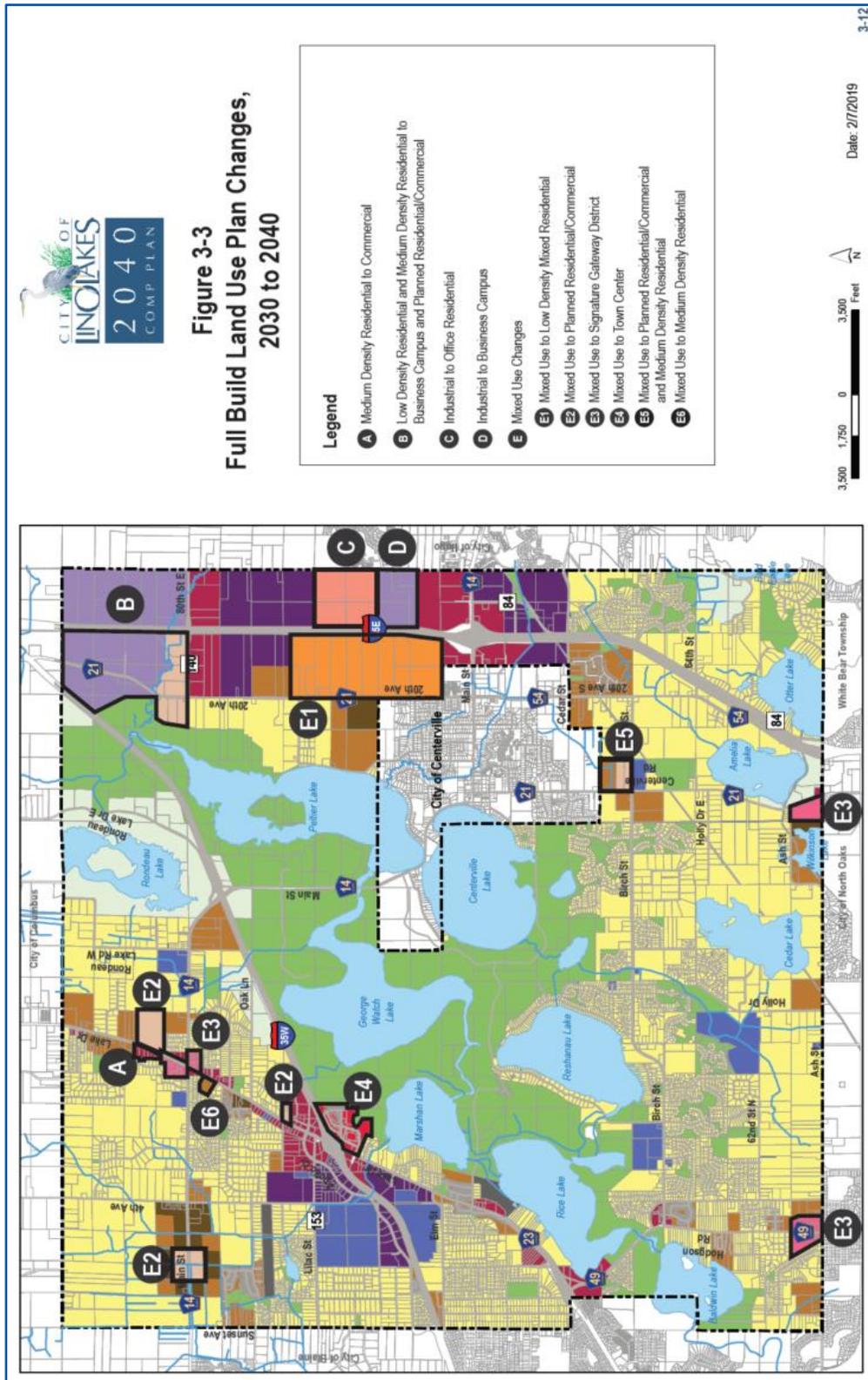


Figure 6. Utility Staging Map

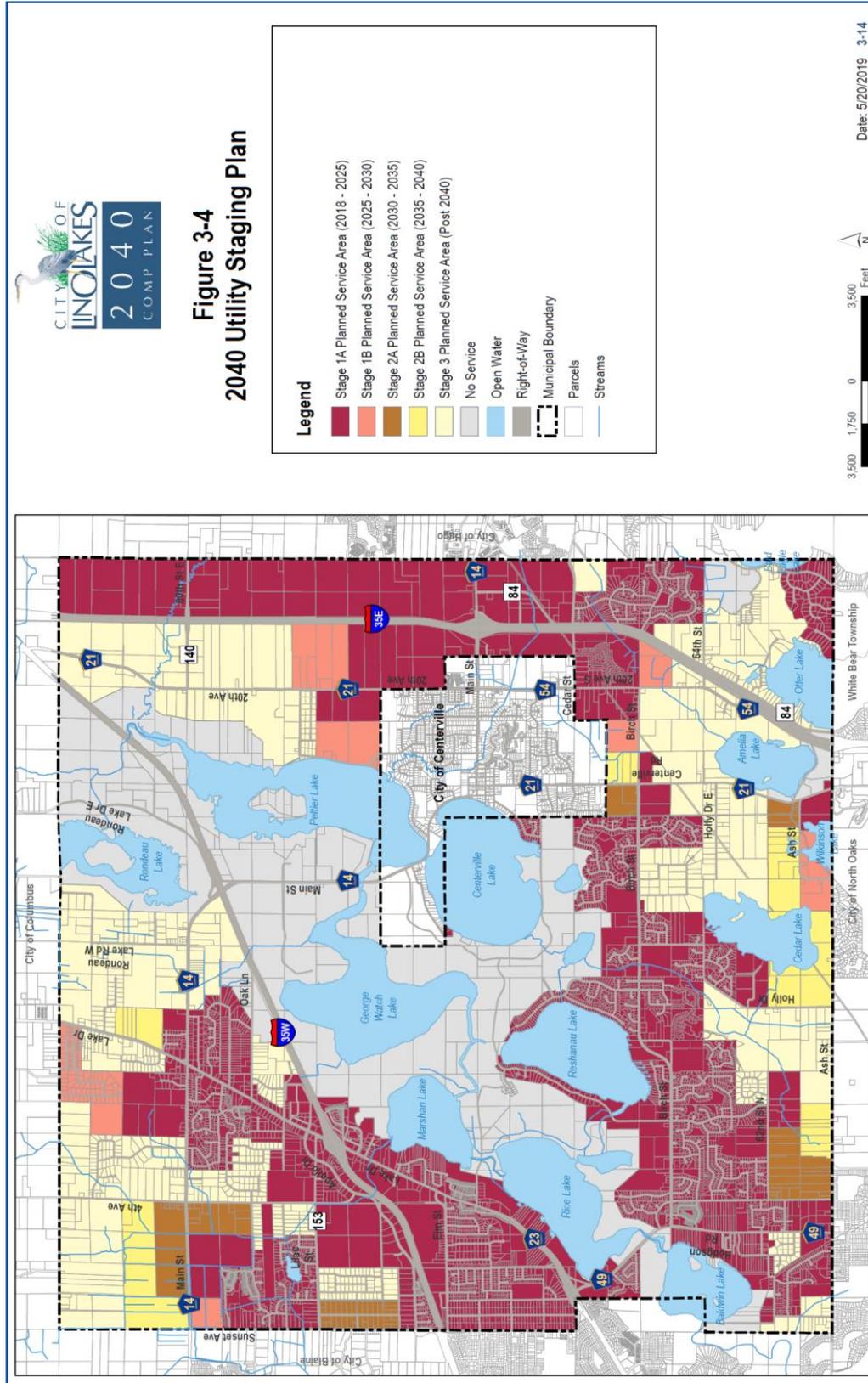


Figure 7. Sanitary Sewer Districts

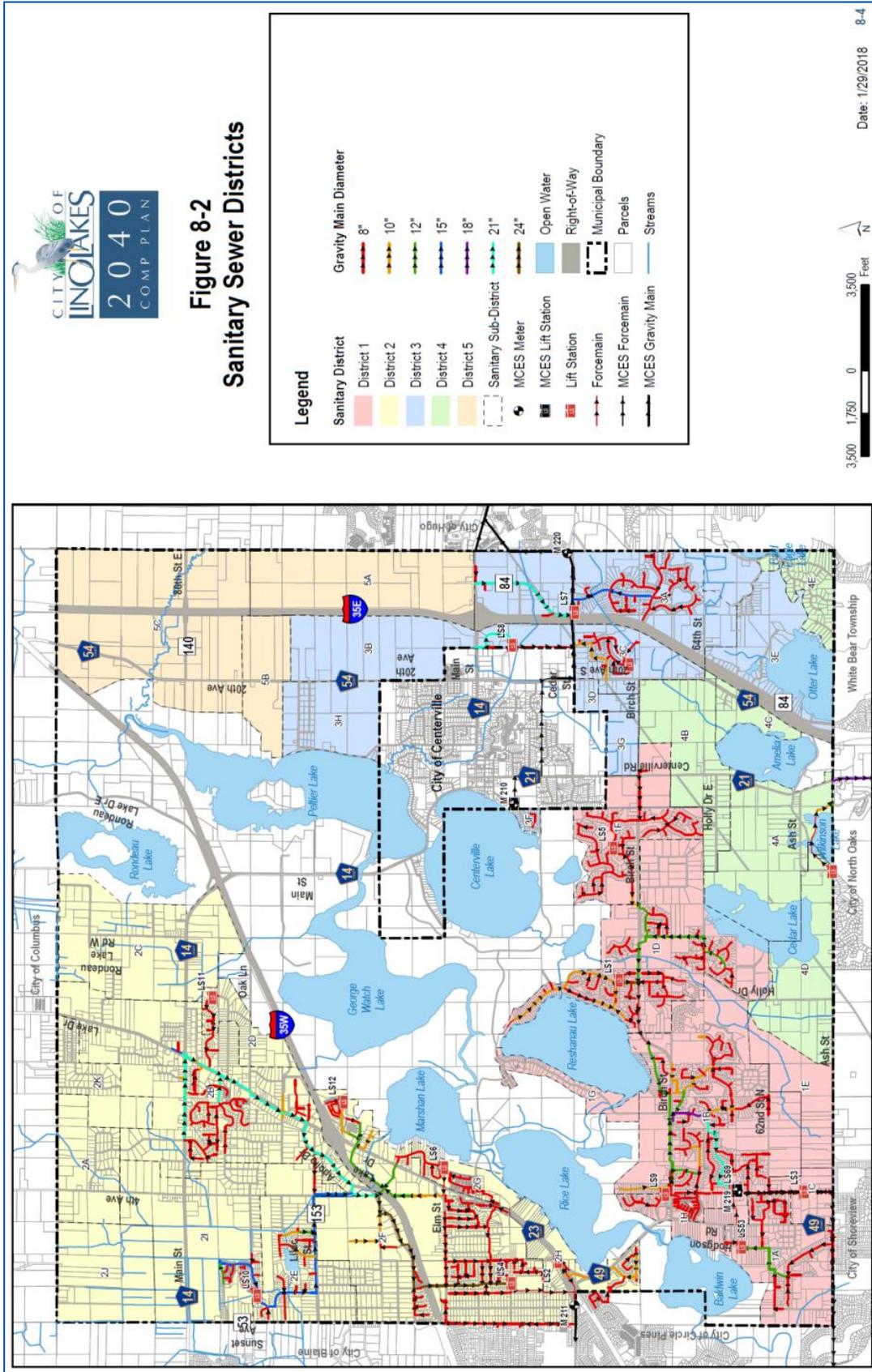


Figure 8. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **515 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 |
|--|------------------------|----------|---|----------|--|----------|-------------------------------|
| Planned Residential/ Commercial | 14.00 | | 8 | | 100% | | 112 |
| Signature Gateway District | 44.00 | | 8 | | 100% | | 352 |
| Town Center | 8.00 | | 10 | | 100% | | 80 |
| Total | 14 | | | | | | 544 |

Sufficient/*(insufficient)* units possible against share of regional need: **29**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **29**

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

