

## Community Development Committee

Meeting date: June 21, 2021

## Environment Committee

Meeting date: June 22, 2021

For the Metropolitan Council meeting of July 14, 2021

**Subject:** City of Mendota Heights 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22395-1

**District(s), Member(s):** District 13, Chai Lee

**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 Mendota Heights 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. Revise the City's affordable housing need allocation for the 2021-2030 decade to 46 housing units.
4. Advise the City to adopt the Mississippi River Critical Corridor Area (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 Mendota Heights's Comprehensive Sewer Plan.
2. Advise the City to implement the advisory comments in the Review Record for wastewater services.

### Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Mendota 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 City of Mendota Heights is located in northern Dakota County. It is surrounded by the communities of Mendota, Lilydale, St. Paul, West St. Paul, Sunfish Lake, Inver Grove Heights, Eagan, and Bloomington. The City is also bordered by Fort Snelling to the west.

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

None.

**Known Support / Opposition**

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

# REVIEW RECORD

## City of Mendota Heights 2040 Comprehensive Plan

### Review File No. 22395-1, Business Item No. 2021-150 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* for the Regional Parks System element. Dakota County is the Park Implementing Agency for Regional Parks System components in Mendota Heights, for which the Plan accurately describes the Regional Parks System components. Regional Trails located within the City include the Big Rivers, the Mendota-Lebanon Hills Greenway, and the River to River Greenway regional trails. The Plan also appropriately acknowledges State recreation lands in the City, including Fort Snelling State Park (Minnesota Department of Natural Resources) (Figure 1).

#### *Regional Transportation, Transit, and Aviation*

*Reviewer: Russ Owen, Metropolitan Transportation Services (MTS) (651-602-1724)*

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. The Plan is compatible with the plans of adjacent and affected governmental units.

#### **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 accurately reflects the regional functional classification map of A-minor arterials roadways and has identified major collector roads. The City notes that it does not identify any minor collector roadways.

The Plan identifies all the required characteristics of the City's roadways, including existing and future functional classification, right-of-way preservation needs, and existing and forecasted traffic volumes for principal and A-minor arterials. Forecasting was done consistent with regional methodology. The Plan also includes guidelines on how access will be managed for principal and A-minor arterials.

The Plan identifies the need to more fully consider the impact of the Viking Lakes area in adjacent Eagan and Inver Grove Heights and its potential effects on Mendota Heights roadways, in particular Dodd Road and Argenta Trail.

## **Transit**

The Plan conforms to the Transit system element of the TPP. It shows the location of existing transit routes and facilities and acknowledges the City is within Transit Market Areas III and IV. The Plan notes that the City should explore additional transit options for its residents, especially as the community's population ages.

The Plan incorporates existing and future transitways that are part of the Current Revenue Scenario in the TPP. These include enhancements to the existing bus service and further studies of land use and parking policies within the City. Longer term recommendations include the procurement of additional funding sources to significantly expand transit services and support of Robert Street Corridor, which would connect downtown St. Paul to Rosemount.

## **Aviation**

The Plan conforms to Aviation system element of the TPP. The Plan includes policies that protect regional airspace from obstructions, addresses aircraft noise, and describes how off-site air navigation aids will be protected.

The Plan identifies the Minneapolis-St. Paul (MSP) International Airport and addresses elements of its long-term comprehensive plan. The Plan notes that the City has a citizen-led Airports Relations Commission that provides recommendations to the City Council on airport issues, in particular noise issues.

## **Bicycling and Walking**

The Plan is consistent with the Bicycling and Pedestrian chapter of the TPP. The Plan describes the City's long-term plans for addressing bicycle and pedestrian facilities and includes a map of facilities.

## **Freight**

The Plan is consistent with Freight policies of the TPP. The Plan identifies the needs of freight movement in and through the community, noting that both I-35E and I-494 carry large amounts of freight through the region.

## **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.

## **Water Resources**

### **Wastewater Services**

*Reviewer: Kyle Colvin, Environmental Services (ES) – Wastewater Planning and Community Programs, (651-602-1151).*

The Plan conforms to the *2040 Water Resources Policy Plan (WRPP)*. It represents the City's guide for future growth and development through the year 2040. It includes growth forecasts that are consistent with the Council's accepted 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 Interceptor 1-MH-401 to the Metropolitan Council's Metropolitan Treatment Plant in St. Paul for treatment. The Plan projects that the City will have 5,080 sewered households and 13,170 sewered employees by 2040. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's growth forecasts.

The Plan provides sanitary flow projections in 10-year increments. The rationale for the average day flow projections is given in the Plan and determined appropriate for planning local services. The

Metropolitan Council is committing to provide the level of wastewater service based on the sewer forecasts as stated in the sewer element of the Plan.

The Land Use Plan reflects an overall minimum residential sewer density that is consistent with Council policy for future sewer residential growth for Suburban communities.

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in both the local municipal (city) and private property sanitary sewer systems. The Plan identifies previous projects including pipe lining, pipe joint repair, sump pump drainage monitoring, and a public education effort for property owners regarding I/I reduction. The Plan also states that in 2016 the City completed a City-wide sump pump inspection and disconnection program in which all homes were either found to be compliant with City code or were required to disconnect discharges to the sanitary sewer system. The Plan outlines future projects reflecting a continuation of these types of projects as well as a public education program for residents on the importance of ongoing maintenance of private property infrastructure. The City has an annual sanitary sewer televising program in which the entire public system is inspected every 10-years. The Plan also states that the City is considering an additional program that would facilitate the inspection and repair of private services that could consist of either a new utility program or be included in the City's annual street reconstruction program. Such a program would be implemented when lining of the public system is nearing completion, or about 10 years out. The City's Capital Improvement Plan reflects an annual budget of \$250,000 per year through 2023 for sanitary sewer pipe lining.

The Plan describes the requirements and standards for minimizing I/I and references City Code (Ordinance 496, Section 10-1-1), which states that the discharge of clear water, from roofs, ground surface, subsurface drainage, down spouts, eave troughs, rain spouts, yard drains, sump pumps, and foundation drains into the City's sewer system is prohibited. The ordinance also states that any property failing to disconnect such prohibited discharges shall be subject to a quarterly surcharge.

The Plan describes the sources, extent, and significance of existing I/I within the entire public and private wastewater collection system and provides a description of an implementation plan for preventing and eliminating excessive I/I from entering the combined public and private property collection systems. The Plan indicates that approximately 43% of the homes were built before 1970 when services were predominately made of clay tile pipe. The significance of clay tile pipe is that as it ages it can become more susceptible to I/I. Approximately 50% of the pre-1970 residential services have been evaluated for I/I susceptibility with follow-up repairs when necessary. Using wastewater flow data between 2015 through 2019 to determine base dry weather, average daily, and peak monthly flow, the Plan states that the City's annual I/I averages approximately 16%, and annual peak month I/I averages about 31%.

### *Sewer Element Comments*

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

Chapter 10, Water and Sanitary Systems, references forecasted sewer growth figures in two separate tables. Table 10-1, "Demographic and Wastewater Flow Projections by Service Area", and Table 10-5 "Mendota Heights Sanitary Sewer Forecasts by Meter Area". Table 10-5 includes a breakdown of households and employment served through the sanitary sewer system, and those served via SSTS. The figures in Table 10-1 should reflect only those households and employment served on sewer, however, they reflect City total forecasts for growth. The Council will acknowledge



those figures listed in Table 10-5 as the sewer-served forecasts. It is recommended that the City revise the figures in Table 10-1 to reflect only the sewer-served forecasts.

### Surface Water Management

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

The Plan is consistent with Council policy requirements and in conformance with the Council’s 2040 Water Resources Policy Plan for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans.

Mendota Heights lies within the oversight boundaries of the Lower Minnesota River Watershed District (WD) and the Lower Mississippi River Watershed Management Organization (WMO). The City submitted a draft Local Water Management Plan (LWMP) update to the Council in August 2017. Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watersheds in a letter dated September 18, 2017. The LWMP was approved by Lower Minnesota River WD on October 25, 2017 and the Lower Mississippi River WMO on June 13, 2018. The City adopted the final LWMP on August 21, 2018. The Plan incorporates the City’s LWMP in Appendix 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: Todd Graham, CD – Research (651-602-1322)

The Plan proposes a forecast revision (figure 1.1; tables 1.3, 2.1), as shown in Table 1 below (changes are underlined).

Table 1. City of Mendota Heights Forecasts

	Census 2010	Estimated 2019	Council Current Forecasts			City Proposed Forecast		
			2020	2030	2040	2020	2030	2040
<b>Population</b>	11,071	11,747	12,000	12,000	12,000	12,000	12,000	12,000
<b>Households</b>	4,378	4,777	4,900	4,950	5,000	4,900	<u>5,000</u>	<u>5,110</u>
<b>Employment</b>	11,550	11,264	12,600	13,400	13,700	12,600	<u>12,900</u>	<u>13,180</u>

The Plan also revises the sewer-served forecast (table 10.5), as shown in Table 2 below.

Table 2. Sewer-Served Forecasts

	Census 2010	Council Current Forecasts			City Proposed Forecast		
		2020	2030	2040	2020	2030	2040
<b>Population</b>	11,071	12,000	12,000	12,000	<u>11,905</u>	<u>11,915</u>	<u>11,925</u>
<b>Households</b>	4,378	4,900	4,950	5,000	<u>4,861</u>	<u>4,965</u>	<u>5,080</u>
<b>Employment</b>	11,550	12,600	13,400	13,700	<u>12,590</u>	<u>12,890</u>	<u>13,170</u>

Council staff find that Employment has not grown as previously expected. The Council can accept the City-proposed forecast, and the Council will approve the communitywide and sewer-served forecast revisions, above, simultaneous with action on the Plan.

With this forecast revision, the Affordable Housing Need assignment for Mendota Heights is revised. The new 2021-2030 Affordable Housing Need numbers are: 25 units at <=30% AMI, 16 units at 31 -50% AMI; 5 units at 51-80% AMI; 46 units total. This information is found in table 5.7.



Chapter 2 of the Plan describes and inventories land supply for future development and redevelopment (table 2.4). The City expects 42 net acres of new residential development during 2020-2040, with capacity for 210 units (at minimum density) to 313 units (at maximum) if fully developed and absorbed. This land guidance accommodates the revised growth forecast.

### Thrive MSP 2040 and Land Use

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

The Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the Thrive community designation of Suburban (Figure 2). Thrive describes Suburban communities as those that saw their primary era of development during the 1980s and early 1990s as Baby Boomers formed families and entered their prime earning years.

Suburban communities are expected to plan for forecasted population and household growth at overall average densities of at least five units per acre. Plans are also required to identify areas for redevelopment, particularly areas that are well-served by transportation options and nearby amenities and that contribute to better proximity between jobs and housing.

The existing land use is 32% residential, 7.9% commercial and industrial, and 16% park and open space; and cemetery uses comprises 3.7% of the land area of the City (Figure 3). The existing land use pattern has low-density neighborhoods and substantial areas of public and private open space, wetlands, lakes, bluff and wooded areas. The Plan identifies commercial uses in the southwest part of the City. The key industrial areas are located north of interstate 494, east of TH 13 (Sibley Memorial Highway) and west of I-35E.

This City is almost fully developed and the majority of the land use pattern is anticipated to remain the same. Existing single family neighborhoods will be retained, while opportunities for development and redevelopment are concentrated in areas more recently developed such as key transportation nodes and mixed-use areas. The Plan identifies 22 “Focus Areas.” These are mapped as potential infill or redevelopment areas. However, the City is not recommending any land use or rezoning changes on these sites at this time or as part of the Plan, but merely communicating the Focus Areas with a future land use overlay.

The Plan is consistent with Thrive’s land use and residential density policies for an Suburban community designation which calls for residential density to be at least 5 units per acre. The Plan shows growth within Low and Medium Density Residential and Mixed Use categories of 39.8 acres yielding a range of 209 to 313 units at a minimum of 5.3 units per acre as shown in Table 3 below.

Table 3. Planned Residential Density, City of Mendota Heights

Category	Density		Net Acres	2020-2040 Change	
	Min	Max		Min Units	Max Units
Low Density Residential	2	2.9	25.2	50	73
Medium Density Residential	3	5.9	8.2	25	48
Mixed Use*	21	30	6.4	134	192
	<b>TOTALS</b>		<b>39.8</b>	<b>209</b>	<b>313</b>
*75% residential	<b>Overall Density</b>			<b>5.3</b>	<b>7.9</b>

*Mixed-use Residential Acres shown here expected to be all residential uses*

## Housing

*Reviewer: Ashleigh Johnson, CD – Housing (651-602-1106)*

The Plan is consistent with the *Housing Policy Plan (HPP)*. As of 2016, the City has more than 4,700 homes including over 700 multifamily units and 4,000 single-family homes. Approximately 570 homes are rented. More than 1,300 housing units are currently affordable to households earning under 80% of Area Median Income (AMI), however, nearly 700 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are about 20 units affordable to households with income at or below 30% AMI and more than 130 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including preserve and improve existing neighborhoods and housing units, meet future needs for entry-level housing and affordable housing. The City has more than 130 publicly subsidized housing units, including 110 that are age-restricted for seniors.

The Plan acknowledges the revised 2021-2030 affordable housing need allocation of 46 units; 25 of which are needed at prices affordable to households earning 30% of AMI or less, 16 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 5 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 5, the Plan guides sufficient land expected to develop in the 2021-2030 time period at a minimum of eight units per acre to allow for development of at least 101 new housing units.

The housing implementation plan component of the Plan describes that the City will consider TIF for projects that meet locally identified housing goals and needs. The Plan also indicates that the City will explore using site assembly, participating in the Livable Communities Act programs, and a local 4d program for the first time. The City states that they will evaluate all city controls and update ordinances land policies within nine months of the adoption of the Plan.

The City will evaluate their official controls within nine months of adoption of this Plan, and will work to update ordinances and policies to 1) create a more streamlined entitlement process; 2) consider how the policy could support more diversity in housing, especially for seniors and young professionals; and 3) will evaluate policies that may discourage the creation of more affordable housing options in the community.

## 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 City is served by Saint Paul Regional Water Services. Because the City does not own/operate its municipal public water supply system, no local water supply plan is required.

## Community and Subsurface Sewage Treatment Systems (SSTS)

*Reviewer: Kyle Colvin, Environmental Services (ES) – Wastewater Planning and Community Programs, (651-602-1151).*

The Plan indicates that there are no public or privately-owned Community Wastewater Treatment Systems within the community, and that there are approximately 42 properties served by SSTSs within the City. All new residential and commercial uses are required by City policy to connect to the local sanitary sewer system when appropriate. The City contains regulations for private sewage treatment systems and incorporates the requirements of Minnesota Rules Chapter 7080 and Dakota County Ordinance 113. Together these include the requirements for the installation and use of SSTS. Owners of SSTS are responsible for having their systems pumped, inspected, and reported to the City once every three years.

## Special Resource Protection

### Mississippi River Corridor Critical Area

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

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 26, 2021 conditional approval letter is attached to the Council staff report as Figure 6. Final DNR approval of the MRCCA Plan will be sent to the City after the Council authorizes local adoption of the Plan.

### Advisory Comments

Adopt the Mississippi River Critical Corridor Area (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. Solar Access Protection

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

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

### Aggregate Resource Protection

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

The Plan does not contain a section on aggregate resources. The Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46* indicates that while there are a number of natural deposits mapped within the City, they have either already been mined or are within mostly urbanized locations and no longer considered available for extraction. No changes to the Plan are necessary.

### Natural Resource Protection *(Cameran Bailey, 651-602-1212)*

The Plan includes the required natural resources planning elements and is complete and consistent with statutory requirements (Minn. Stat. § 473.859) and Council policy regarding planning for the development, redevelopment, and preservation of natural resources.

### Historic Preservation

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

The Plan contains policies related to protecting historic resources. Mendota Heights has a long and rich heritage, which serves as a source of identity for the community.

Mendota Heights is located near the confluence of the Mississippi and Minnesota Rivers and recognizes that original local tribes view the area as having cultural significance and as an important meeting place. As such, the Plan contains policies to ensure historic preservation, with a special emphasis on Pilot Knob. Specifically, the City has joined with other public entities and purchased the 25.5-acre Pilot Knob area, which will be retained as open space. Protection of the Pilot Knob area as an important Dakota site has been identified as a critical issue for many residents. *Ojéyawahe*/Pilot Knob was placed on the National Register of Historic Places in 2017.

## 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.

Mendota Heights has included supplemental materials, which describe official controls and fiscal devices that the City will employ to implement the Plan. Goals and policies for transportation, parks, and water resources are provided. Specific implementation strategies are consolidated in the Implementation Chapter of the Plan, which includes the 2019 – 2023 Capital Improvement Plan and Implementation Schedule which summarizes the implementation strategies.

## 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

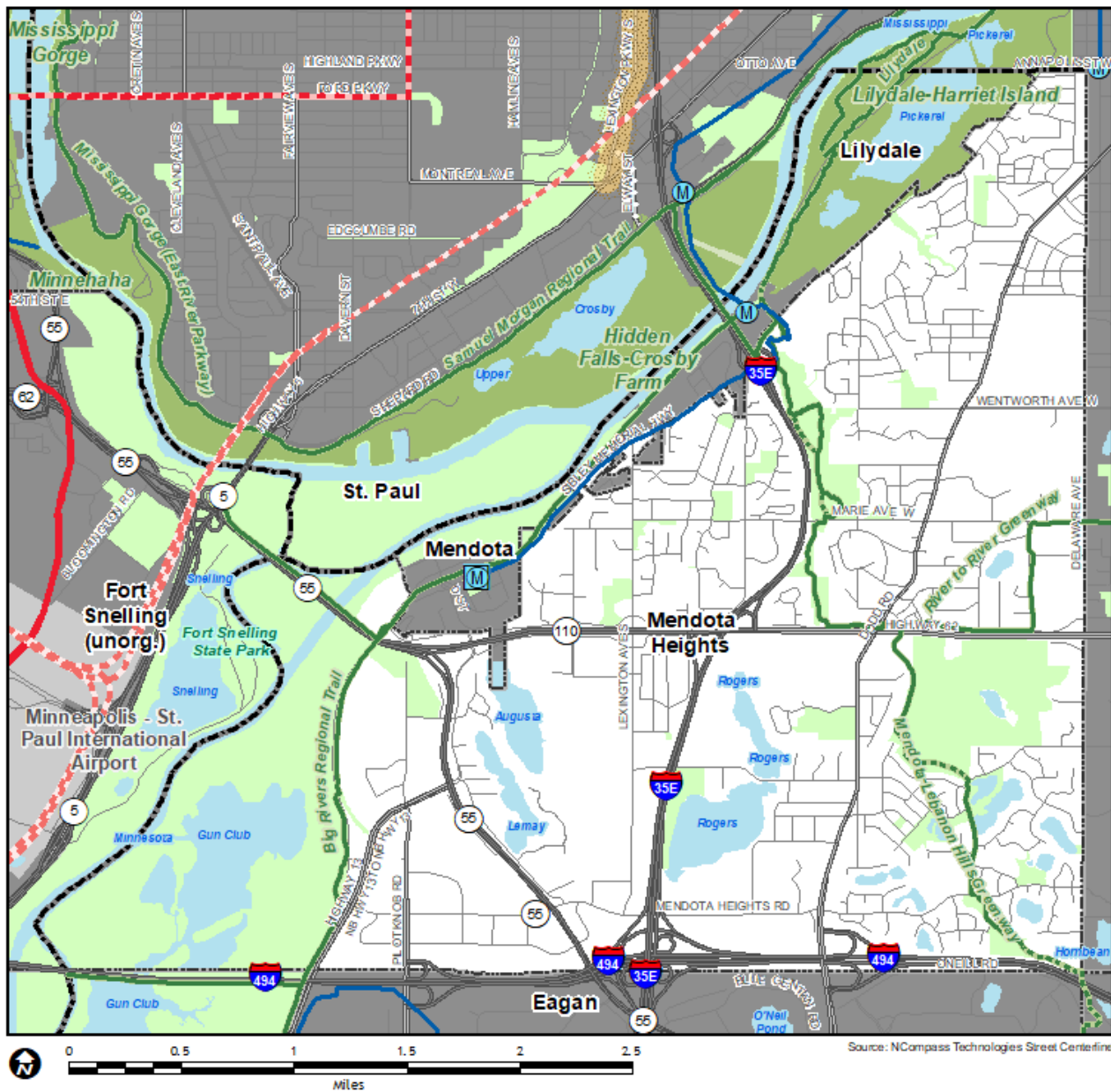
In response to the 2015 System Statement, the City submitted the following documents for review:

- December 18, 2019: Mendota Heights 2040 Comprehensive Plan
- December 26, 2019: Revised Introduction Chapter
- January 20, 2021: Revised 2040 Comprehensive Plan Responding to Council Incomplete Items for Wastewater, Regional Parks and Trails, Transportation, Forecasts, Land Use, Housing, Implementation, MRCCA, and Community Wastewater Treatment and Individual Subsurface Sewage Treatment.
- February 8, 2021: Updated 2040 Future Land Use Map
- April 20, 2021: Updated Transportation and Water Supply and Sanitary System Chapters
- May 3, 2021: Updated Water Supply and Sanitary System Chapter

## Attachments

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

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
- MTP MCES Treatment Plants

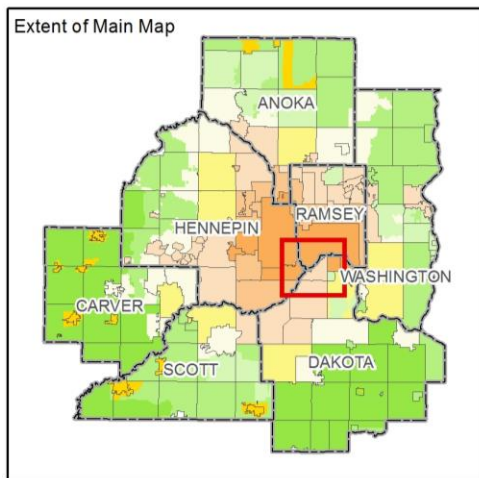
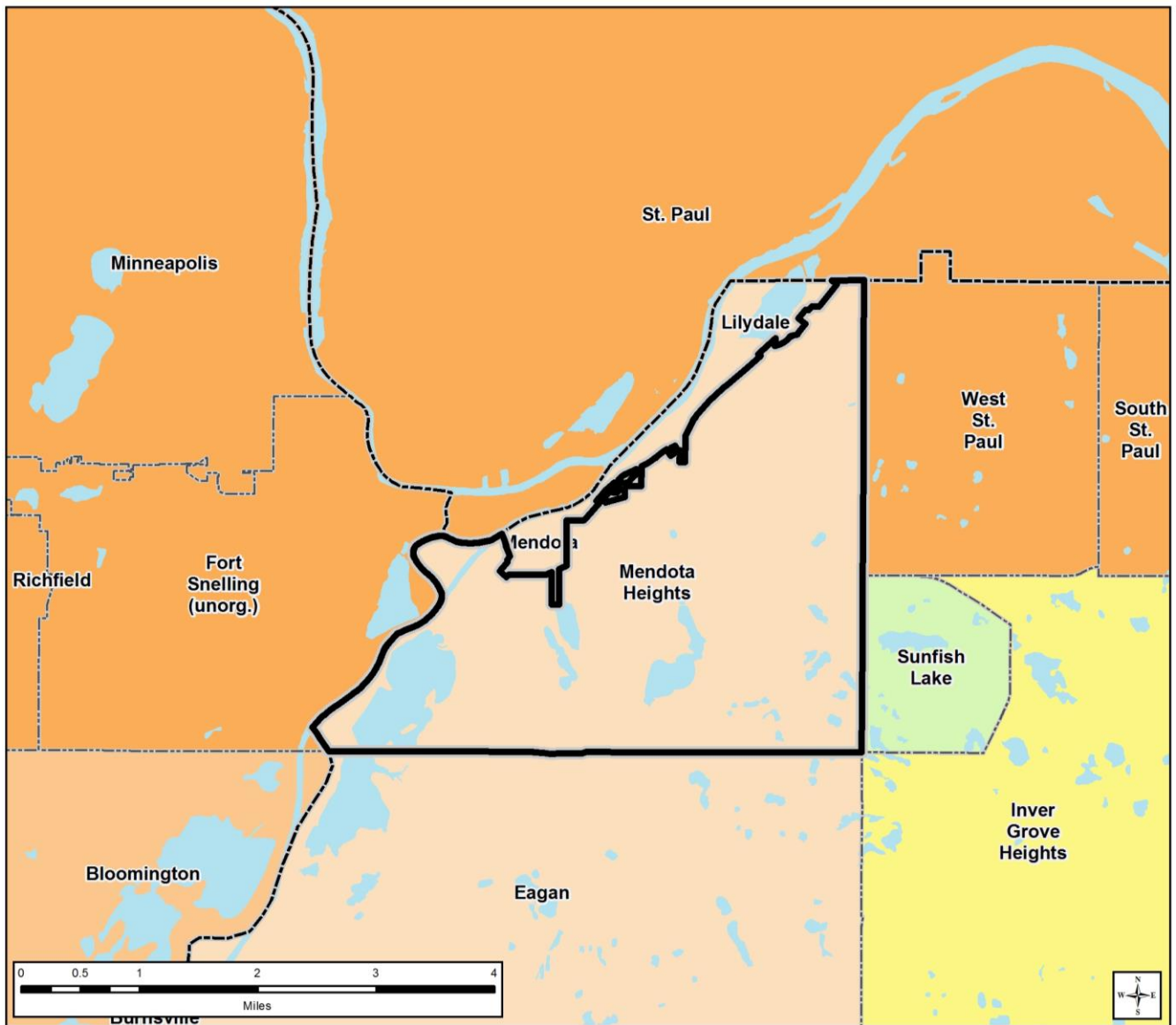
**Regional Park Search Areas and Regional Trail Search Corridors**

- 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

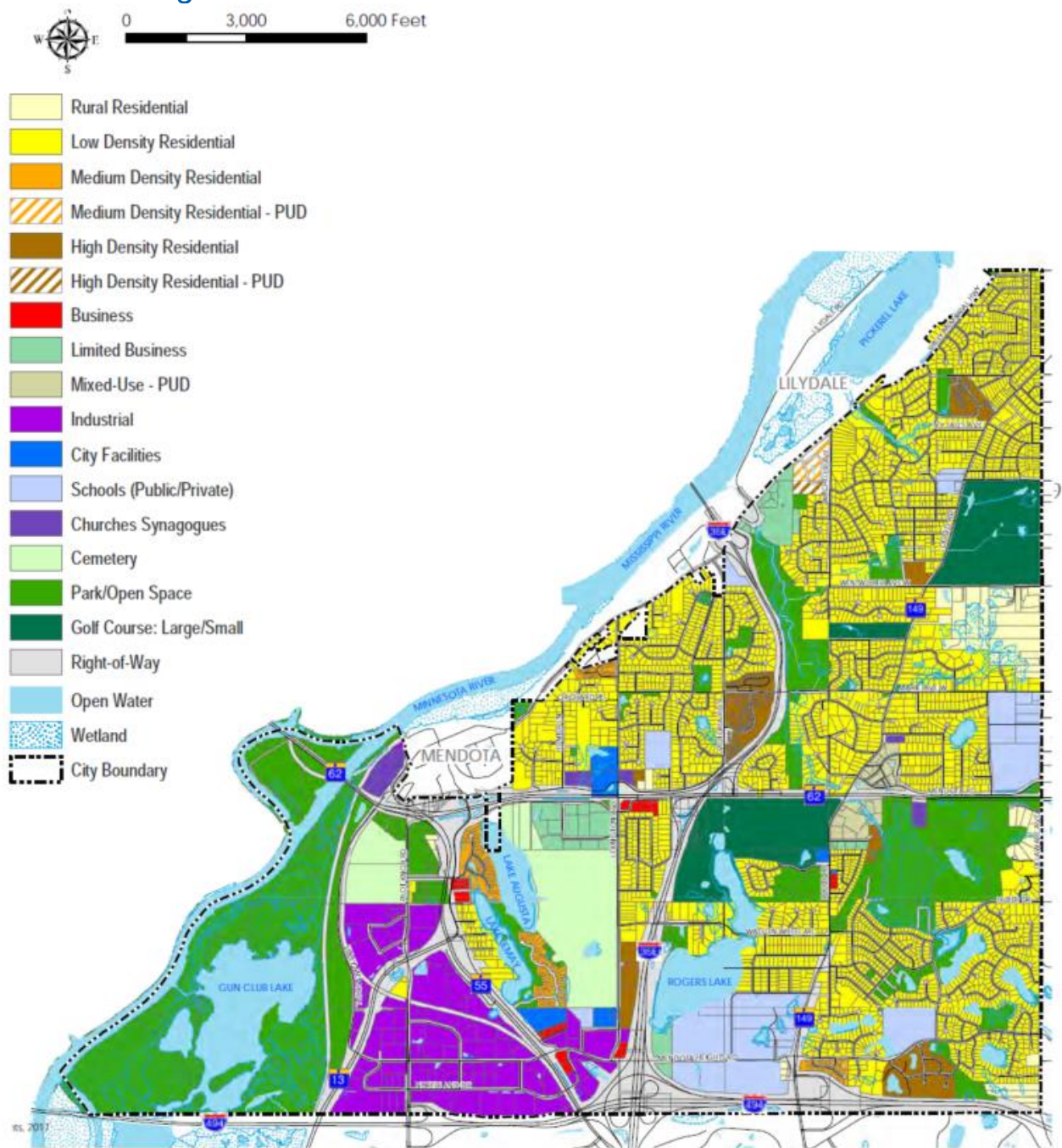


**Community Designations**

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

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

Figure 3. Existing Land Use



Created June 2019, Source: City of Mendota Heights, 2017



Figure 4. 2040 Future Land Use

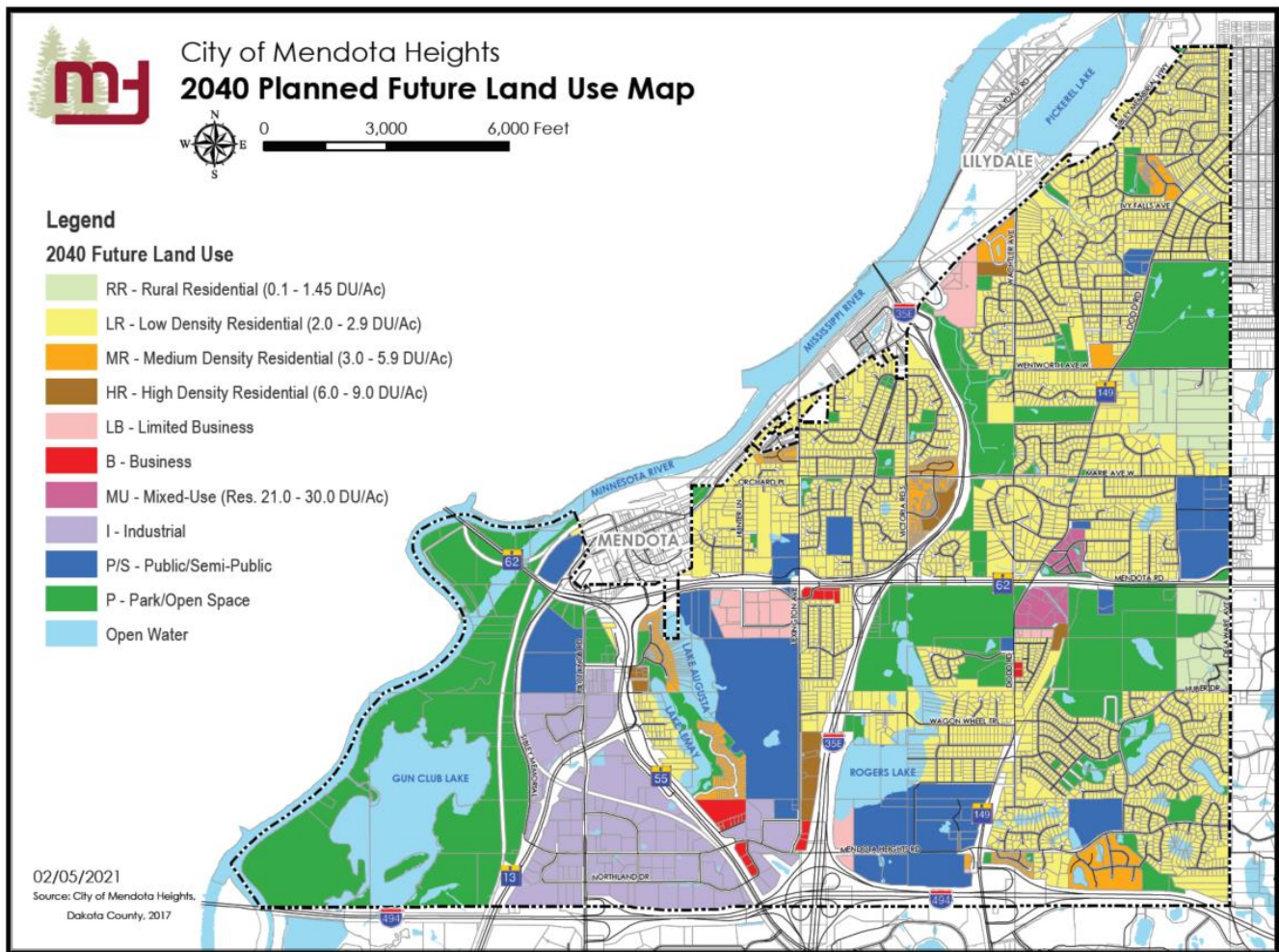


Figure 5. Land Guided for Affordable Housing 2021-2030

2021-2030 share of regional need for Affordable Housing: **46 units**  
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	<b>Available Acres</b>	<b>×</b>	<b>Minimum Density</b> <i>(units per acre)</i>	<b>×</b>	<b>Expected % Residential</b> <i>(if mixed use)</i>	<b>=</b>	<b>Minimum Units Possible</b>
<b>Mixed Use</b>	6.40		21		75%		101
<b>High Density Residential</b>	0.00		6		100%		0
<b>Total</b>	<b>6</b>						<b>101</b>

Sufficient/(insufficient) units possible against share of regional need: **55**  
 Affordable units built since 2021: **0**  
 Sufficient/(insufficient) units possible adjusted for affordable units built: **55**  
 Number of Comp Plan Amendments approved since Comp Plan Update: **0**



## Figure 6. Mississippi River Corridor Critical Area Plan



January 26, 2021

Tim Benetti, Community Development Director  
City of Mendota Heights  
1101 Victoria Curve  
Mendota Heights, M 55118

### **Re: Conditional Approval of City of Mendota Heights MRCCA Plan**

Dear Mr. Benetti:

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

We reviewed the MRCCA plan chapter of your 2040 Comprehensive Plan submitted to us on 1/20/2021. 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 of Mendota Heights to put the comprehensive plan into effect. Within 60 days of receiving DNR final approval, the City of Mendota Heights must adopt the MRCCA plan. Mendota Heights 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](mailto:Daniel.petrik@state.mn.us) if you have any questions about next steps.

Sincerely,



Jennifer Shillcox  
Land Use Unit Supervisor

c: Raya Esmaeili, Metropolitan Council  
Adam Muilenburg, National Park Service  
Taylor Huinker, DNR Region 3 Area Hydrologist  
Dan Petrik, DNR Land Use Unit

Minnesota Department of Natural Resources • Division of Ecological and Water Resources  
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