

Community Development Committee

Meeting date: October 7, 2019

Environment Committee

Meeting date: October 8, 2019

For the Metropolitan Council meeting of October 23, 2019

Subject: The City of Lake Elmo 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22215-1

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 Lake Elmo to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts upward as shown in Table 1 and Table 2 of the attached Review Record.
3. Revise the City's Allocation of Affordable Housing Need to 989 units.
4. Advise the City to:
 - a. Revise TAZ allocations of 2020 and 2030 employment in the Plan to match the community-wide totals, prior to final adoption of the Plan.
 - b. Implement the advisory comments in the Review Record for Roadways and Surface Water Management.

Recommendation of the Environment Committee

1. Approve the City of Lake Elmo's Comprehensive Sewer Plan.

Community Development Committee Summary of Committee Discussion/Questions

Senior Planner Corrin Wendell presented the staff's report to the Committee. One representative from the City of Lake Elmo was in attendance, Ken Roberts, Planning Director. The Community Development Committee unanimously recommended approval of the proposed action with no questions or discussion at its meeting on October 7, 2019.

Environment Committee Summary of Committee Discussion/Questions

No comments or questions. The Environment Committee approved the proposed action on its consent agenda at the October 8, 2019 meeting.

Community Development Committee

Meeting date: October 7, 2019

Environment Committee

Meeting date: October 8, 2019

For the Metropolitan Council meeting of October 23, 2019

Subject: City of Lake Elmo 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22215-1

District(s), Member(s): District 12, Francisco J. Gonzalez

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

Staff Prepared/Presented: Corrin Wendell, Senior Planner (651-602-1832)
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

5. Authorize the City of Lake Elmo to place its 2040 Comprehensive Plan into effect.
6. Revise the City's forecasts upward as shown in Table 1 and Table 2 of the attached Review Record.
7. Revise the City's Allocation of Affordable Housing Need to 989 units.
8. Advise the City to:
 - a. Revise TAZ allocations of 2020 and 2030 employment in the Plan to match the community-wide totals, prior to final adoption of the Plan.
 - b. Implement the advisory comments in the Review Record for Roadways and Surface Water Management.

Recommendation of the Environment Committee

2. Approve the City of Lake Elmo's Comprehensive Sewer Plan.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Lake Elmo 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 Lake Elmo is located in central Washington County. It is surrounded by the communities of Grant, Stillwater, Stillwater Township, Oak Park Heights, Baytown Township, West Lakeland Township, Afton, Woodbury, Oakdale, and Pine Springs.

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 changes
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 Lake Elmo 2040 Comprehensive Plan

Review File No. 22215-1, Business Item No. 2019-271 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). Washington County is the Park implementing agency for the Regional Parks System components in the City of Lake Elmo, for which the Plan accurately describes the Regional Parks System components. Regional Parks, Park Reserves, or Special Recreation Features located within the City include Lake Elmo Park Reserve. Regional Trails located within the City include the Central Greenway Regional Trail (Figure 1). The Plan also appropriately acknowledges State lands within the community, including the Gateway State Trail.

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 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, except as detailed below.

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 all the required characteristics of the community'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 was done consistent with regional methodology. The Plan also includes guidelines on how access will be managed for principal and A-minor arterials.

Advisory Comments

Council staff offer the following minor corrections to be incorporated into the Plan prior to final adoption.

- The Plan does not accurately reflect the regional functional classification map in Map 7-1 for Existing Functional Classification of Roadways. The Plan has identified potential changes to the A Minor roadway system, including showing Lake Elmo Avenue N./CSAH 17 (north of Stillwater Boulevard N.) as a major collector instead of an A-Minor Connector and 50th Street North and Ideal Avenue North as major collectors instead of as A-Minor Relievers. These roadways are shown correctly on Map 7-5 for Planned Functional Classification, but Map 7-1 needs to be corrected. A separate request for any functional classification change must be submitted to the Council by the City or County with jurisdiction over the roadway. Directions for this submittal can be found on the

Council's website at: <https://metro council.org/Transportation/Planning-2/Transit-Plans,-Studies-Reports/Highways-Roads/Functional-Roadway-Classification/Functional-Roadway-Classification-Resources/FunClassInstructions.aspx>.

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 IV and V.

The Plan is consistent with the policies of the Transit system element of the TPP. The Plan addresses community roles related to its Community Designation(s) of Emerging Suburban Edge and Rural Residential, as well as the opportunities and challenges related to its Transit Market Areas.

Aviation

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

The Plan identifies the Lake Elmo Airport and addresses elements of its long-term comprehensive plan. The Plan addresses issues including land use compatibility, noise sensitivity, and the protection of airspace from obstructions. The City has an adopted airport zoning ordinance and participates in a Joint Airport Zoning Board (JAZB).

Bicycling and Walking

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

The City also plans for local pedestrian and bicycle connections to transit, regional trails, regional job concentrations, and other regional destinations as identified on the RBTN map.

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 safe interactions with other travelers at rail crossings.

Transportation Analysis Zones (TAZs)

The Plan conforms to the TPP regarding TAZ allocations. The Council requires 2020, 2030, and 2040 forecasts assigned to transportation analysis zones within City boundaries; also the Council requires that column totals match (or be reasonably close to) communitywide forecast totals. There are discrepancies in the TAZ allocations table (table 7.7). In the post-approval final Plan document, the City must revise TAZ allocations of 2020 and 2030 employment to match the communitywide totals. Council staff can provide a detailed recommendation.

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 Rural Residential and Emerging Suburban Edge.

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). It represents the City's guide for future growth and development through the year 2040. It includes growth forecasts that are consistent with revised Council forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by Metropolitan Council Environmental Services. The City is provided regional wastewater service through two connection points. Wastewater generated within the southwest area of the City is conveyed through Council Interceptor 1-WO-500. Flow from this area is treated at the Council's Metropolitan Wastewater Treatment Plant in St. Paul. The other regional wastewater service point provides service for the rest of the City via interceptor 9701. Flow from these areas is conveyed to and treated at the Eagles Point Wastewater Treatment Plant in Cottage Grove. The Plan projects that the City will have 5,460 sewer households and 3,240 sewer 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 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 Land Use Plan reflects an overall minimum residential sewer density that is consistent with Council policy for future sewer 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) and private property sanitary sewer systems. Recognizing the City's wastewater collection system is relatively new (20-years or less), the City's strategy for I/I focuses more on prevention than mitigation. The Plan outlines activities and programs to monitor system wastewater flow and system inspection. The Plan states that all existing sewer mains and maintenance hole structures will be cleaned and inspected every five years and focus on those areas of the system that may be susceptible to inflow. The City also plans to explore a public education and outreach program to assist property owners to televise, and repair service laterals when required. The City also intends to maintain a Sanitary Sewer Enterprise Fund to support its I/I inspection and prevention activities.

The Plan describes the requirements and standards for minimizing I/I and references City Code 150.300 that prohibits the discharge from and requires disconnection of existing sump pumps, rain leaders, and foundation drains from the sanitary sewer system.

The Plan characterizes the sources, extent, and significance of existing I/I within the entire wastewater collection system and provides a description of an implementation plan for preventing excessive I/I from entering both the municipal and private property sewer systems. Most of the sanitary sewer system within the City was constructed after 2013 except for the Eagle Point Business Park located in the southwest area of the City which was constructed in 2000-2002. The Old Village area of the City was recently provided public sanitary service that included new private service laterals for the existing residential and commercial business. Because of the recent availability of public sanitary sewer service within the City that utilizes new pipe, the City does not believe, or have evidence that show that the City is impacted by excess I/I. This City has never been notified by the Council of an I/I exceedance nor issued an I/I work plan by the Council.

The Plan identifies that the southwest portion of the City is currently provided wastewater service through an intercommunity agreement with Oakdale, and that the Council is planning on extending regional service that would replace the connection with Oakdale. Improvements for the future connection for southwest Lake Elmo are currently included in the Council's Capital Program and will be timed with the development and service needs associated with the Gold Line BRT station in Oakdale. The development associated with the new Gold Line station will require the full wastewater capacity within the City of Oakdale's system which necessitates the regional capacity project for Lake Elmo.

Comprehensive Sewer Plan Comments

The City is covered under two *Thrive MSP 2040* community planning designations: Rural Residential and Emerging Suburban Edge. That portion of the City that is serviced through the Regional Wastewater System is identified in the Emerging Suburban Edge area; therefore, 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 Council for its records.

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. Lake Elmo lies within the oversight boundaries of the South Washington, Brown's Creek, and Valley Branch Watershed Districts. The City submitted a draft Local Water Management Plan (LWMP) update for review on April 18, 2019. Council Water Resources staff reviewed and commented on the draft LWMP update to the City and Watershed Districts in a letter dated May 2, 2019. The LWMP was approved by the South Washington Watershed District on June 11, 2019, the Brown's Creek Watershed District on May 8, 2019, and conditionally approved by the Valley Branch Watershed District on April 25, 2019. The Plan incorporates the LWMP as Chapter 8.

Advisory Comments

When available, we request that the City provide to the Council the date it adopted the final LWMP.

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)

City and Council staff have agreed upon revision of the Lake Elmo forecast. The revision reflects known developments in the near-term and the City's expectation of accelerated housing additions during 2020-2040. The Plan includes the revised forecast (tables 1.7, 3.4, and 9.2 in the Plan). Revisions are underlined in Table 1 below.

Table 1. City of Lake Elmo Forecasts

	Census	Estimated	Council's System Statement			Requested Revision		
	2010	2018	2020	2030	2040	2020	2030	2040
Population	8,061	10,521	10,500	14,100	18,200	<u>11,020</u>	<u>18,000</u>	<u>22,300</u>
Households	2,776	3,619	3,800	5,300	7,100	3,800	<u>6,500</u>	<u>8,200</u>
Employment	1,914	2,841	2,900	3,350	3,800	2,900	3,350	3,800

The Council will revise the forecast, as shown above, simultaneous with action on the Plan.

The Wastewater Services Chapter includes a sewer-serviced forecast table (tables 9.2, 9.5 in the Plan). Most of the future growth of Lake Elmo will be served by MCES. City and Council staff have discussed and agreed upon revision of the sewer-serviced forecast, representing an increase in sewer-serviced households and population, as shown in Table 2 below (changes underlined).

Table 2. Sewer-Serviced Forecast: Lake Elmo (combined total of Eagles Point and Metro Plant)

	Estimated	Revised Forecasts		
	2010	2020	2030	2040
Population	0	<u>4,518</u>	<u>10,687</u>	<u>14,846</u>
Households	0	<u>1,558</u>	<u>3,858</u>	<u>5,458</u>
Employment	623	2,338	2,788	3,238

The Council will approve the revision of the sewer-serviced forecast, above, simultaneous with Council action on the Plan.

With the forecast revision described above, the Affordable Housing Need expectation in Lake Elmo will be increased to: 52 units at <=30% AMI, 348 units at 31-50% AMI, 589 units at 51-80% AMI; 989 units total. This is acknowledged in the Housing section (table 5.5 in the Plan).

Chapter 3 of the Plan quantifies land supply for residential development. The City identifies 1,107 acres of legacy low-density platted lots and 733 acres of new land guided with a range of densities (Plan table 3.3). The City expects this land supply will yield at least 5,486 housing units; the capacity could be higher if developed at the mid-point of allowed densities. This land supply accommodates forecasted growth.

The Council requires 2020, 2030, and 2040 forecasts assigned to transportation analysis zones within City boundaries; also the Council requires that column totals match (or be reasonably close to) communitywide forecast totals. There are discrepancies in the TAZ allocations table (Plan table 7.7) and need to be corrected to match the city-wide totals for 2020 and 2030 employment. Council staff can provide a detailed recommendation.

Advisory Comment

Prior to final Plan adoption, the City must revise TAZ allocations of 2020 and 2030 employment in the Plan to match the community-wide totals.

Thrive MSP 2040 and Land Use

Reviewer: Corrin Wendell, AICP, CD – Local Planning Assistance (651-602-1832)

The 2040 comprehensive plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the *Thrive* community designations of Rural Residential and Emerging Suburban Edge. The Old Village area and the general area located north of I-94/south of County Highway 10 are designated as Emerging Suburban Edge. The remainder of the City is designated as Rural Residential (Figure 2).

The City’s predominant existing land uses are residential (59%), followed by Parks and Open Space (16.32%) and Open Water (8.74%). Approximately 5% of the City is a combination of commercial and mixed-use designations (Figure 3). The existing land use patterns reflect the City’s past commitment to the rural landscape and investment in development of primarily single-family detached housing. Rural residential neighborhoods with conventional rural subdivisions and open space development subdivisions cover much of the community’s landscape. The Lake Elmo Regional Park Reserve is centered in the City providing a hub of natural and recreational resources for both City and metro area residents. The “Old Village” is the historical hub of activity in the City, and a mix of uses is present today including some residential, commercial and office users. Business uses, employment pockets and retail/service users are primarily located in or near the “Old Village,” along the I-94 corridor, or at major intersections and thoroughfares.

Rural Residential

Thrive describes Rural Residential communities as having existing residential densities of 1 to 2.5 acre lots, and where opportunities exist, calls for them to plan for rural development at densities that are not greater than 1 unit per 10 acres. The Plan identifies residential densities and policies that are consistent with the area of the City that is designated as Rural Residential and does not expand the area within the designation consistent with Thrive. The Plan also continues the City’s approach of allowing for open space and cluster-style developments in this area meeting the City’s Preserved Open Space regulations, which is consistent with Thrive policies for Rural Residential.

Emerging Suburban Edge

Thrive describes Emerging Suburban Edge communities as planning and staging development for forecasted growth through 2040 and beyond at overall average net densities of at least 3-5 dwelling units per acre in the City. Target higher-intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, transit facilities, and recreational amenities. The Plan is consistent with Thrive for land use and residential density policies for the Emerging Suburban Edge community designation. The Plan stages development to accommodate forecasted growth between now and 2040. The Plan also illustrates the planned staging in the 2040 future land use map (Figure 4), which shows the City’s Phasing MUSA Areas, as well as areas for post-2040 growth accommodation (Figure 5).

As shown in Table 3, the City is planning to accommodate new sewer residential development at a minimum net density of 4.21 units per acre up to 7.40 units per acre, consistent with Council policy. The City is planning for higher density residential uses in the High Density Residential, Mixed Use Commercial, and Village-High Density Residential areas with densities as high as 15 units per acre. Growth is expected to primarily occur in areas designated within the MUSA, consistent with Council policy. The City geographically describes their primary growth areas the South Planning Area and the Village Planning Area. Within both MUSA boundaries, there is adequate land to serve the projected population, households, and employment through 2040.

Table 3. Planned Residential Density, City of Lake Elmo

Category	2018-2040 Change				
	Min	Max	Net Acres	Min Units	Max Units
Low Density Residential	2.5	4	210	525	840
Medium Density Residential	4.01	8	134	535	1072
High Density Residential	8.01	15	72	577	1080
Mixed Use Commercial*	10	15	59.1	591	885
Mixed Use Business Park*	6	10	41.5	249	410
Village - Low Density Residential	1.5	3	128	193	384
Village - Medium Density Residential	3.01	8	63.1	190	504
Village - High Density Residential	8.01	12	17.9	144	96
Village Mixed Use*	5	10	16	38	90
Total			724	3,048	5,361
Overall Density				4.21	7.40

*50% residential

Agricultural Preserves

The City’s agrarian and agricultural past continues to be valued by the City, and landowners and homeowners that express interest in preserving agricultural land through the Agricultural Preserve program will be supported by the City. Currently, there are approximately 414 acres of land protected

by enrollment in the Agricultural Preserves Program; and those properties have been identified and guided appropriately on the Existing and Future Land Use Plan contained within the Plan.

Housing

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

The plan is consistent with the 2040 Housing Policy Plan. As of 2016, the City currently has nearly 3,100 homes including 50 multifamily units, more than 200 manufactured homes, and more than 2,600 single-family homes. Roughly 220 homes are rented. More than 880 housing units are currently affordable to households earning under 80% of Area Median Income (AMI), however, nearly 320 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. Notably, there are 387 units affordable to households with income at or below 30% AMI and still more than 113 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including maintenance of existing housing stock to support new families, increased diversity of housing stock particularly for young professionals and seniors at different price points and tenures, and clear and easy to understand policies that support a more diverse housing stock. The City does not currently have any publicly subsidized housing.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 989 units; 52 of which are needed at prices affordable to households earning 30% of AMI or less, 348 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 589 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 1,025 new housing units.

The housing implementation plan component of the Plan describes that the City will continue robust collaboration with the Washington County CDA to connect residents to County run programs including low-interest rehab programs, use of CDBG and HOME, and the septic loan and grant program. The Plan also indicates that the City will work to preserve manufactured home parks through land use and consider support of community land trusts. The City states that they will consider tax abatement for large rental project proposals.

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 prepared a Local Water Supply Plan in 2018 that was submitted to both the MN Department of Natural Resources and Metropolitan Council and reviewed under separate cover. The revised Local Water Supply Plan, attached to the 2040 Plan, addresses the issues raised in the review of the 2018 Local Water Supply Plan.

Community and Subsurface Sewage Treatment Systems (SSTS)

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

The Plan indicates that there are 1,981 individual SSTS, 13 privately-owned Community Wastewater Treatment Systems serving the Cimarron Manufactured Home Park and 12 subdivisions, and six City-owned “201” Community Wastewater Treatment Systems operating in the City. The City has adopted Washington County’s SSTS Development Code regulations by reference. Washington County monitors SSTS installations and administers the Code for SSTS in the City. The County’s SSTS Ordinance No. 206 is consistent with Minnesota Pollution Control Agency Chapter 7080-7083 Rules and Council 2040 WRPP 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: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan identifies, consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, the presence of viable aggregate resource deposits within the City. Two primary deposit areas identified in the inventory are the sites of two active mining operations within the City. The remainder of the identified resource areas have either already been mined or urbanized.

Historic Preservation

Reviewer: Corrin Wendell, AICP, CD – Local Planning Assistance (651-602-1832)

The Plan appropriately addresses historic preservation within the City. The Plan identifies that the City will continue to review and modify, as necessary, the ordinances as they relate to the preservation of significant historic resources. There are no State or Locally registered historical districts or structures in Lake Elmo. However, the City strongly supports the preservation of the "Old Village" Main Street, where the Village first developed. During the 2030 planning period, the City developed a set of design guidelines which will help protect existing buildings and ensure new construction integrates well with the existing character and building form of the district.

Plan Implementation

Reviewer: Corrin Wendell, AICP, CD – Local Planning Assistance (651-602-1832)

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:

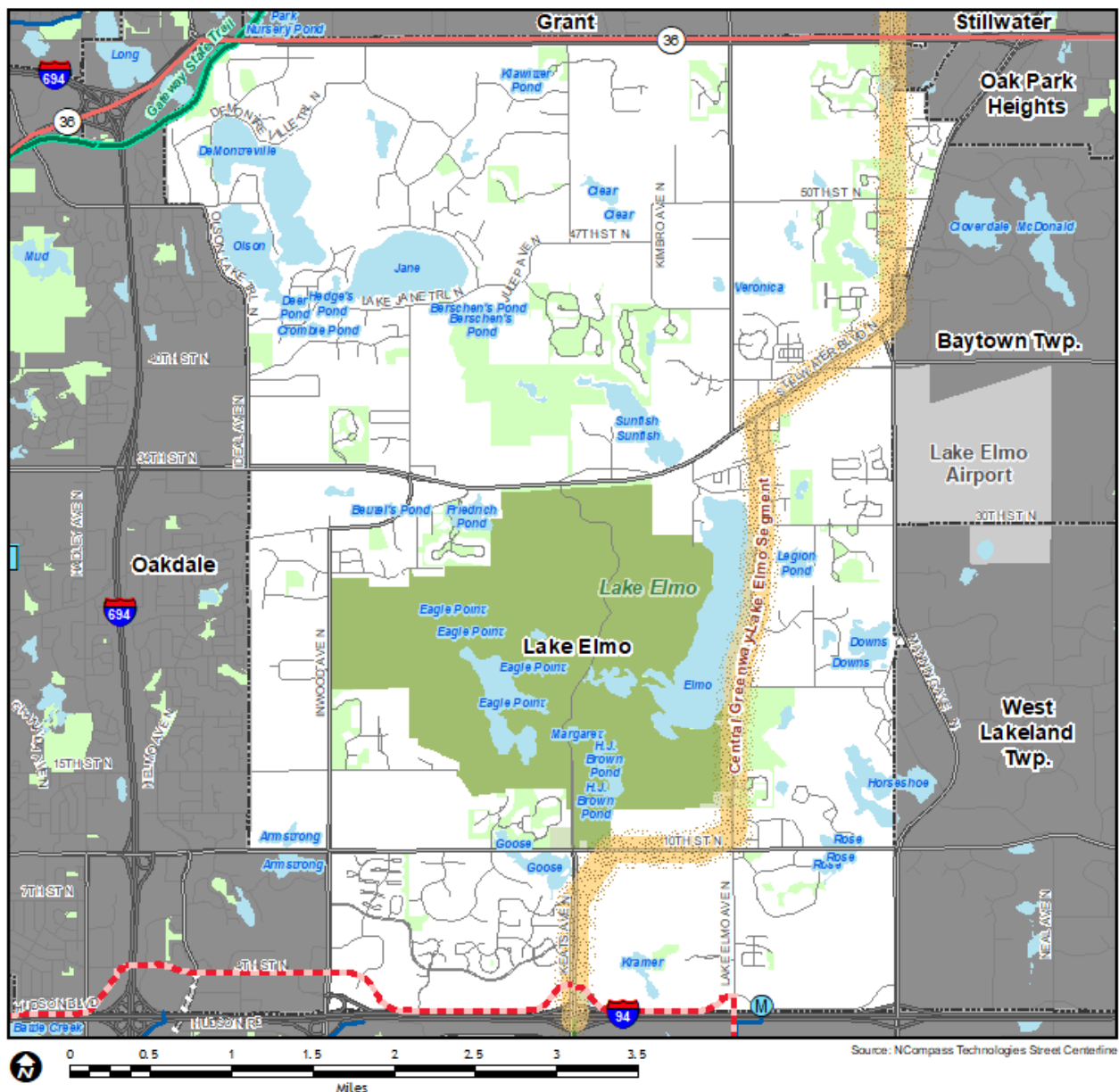
- February 22, 2019: Lake Elmo 2040 Comprehensive Plan
- February 25, 2019: Surface Water Management Plan
- April 18, 2019: Revisions to Surface Water Management Plan
- July 9, 2019: Revisions to transportation, wastewater, parks, forecasts, housing, land use, environment, water supply, solar, and implementation
- July 10, 2019: Revisions to Surface Water Management Plan

- July 30, 2019: Requested items
- August 12, 2019: Revisions to population and household projections and sanitary sewer system map

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: Development Staging Map
- Figure 6: 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

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

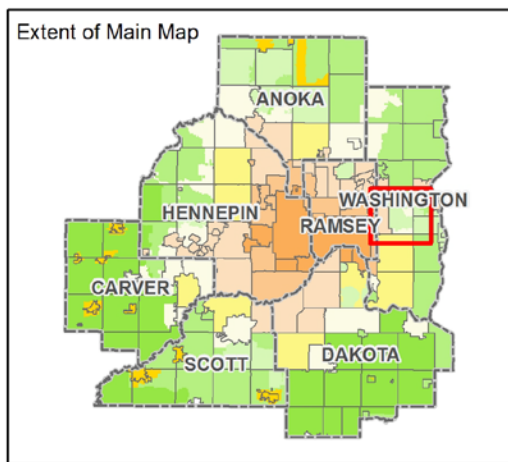
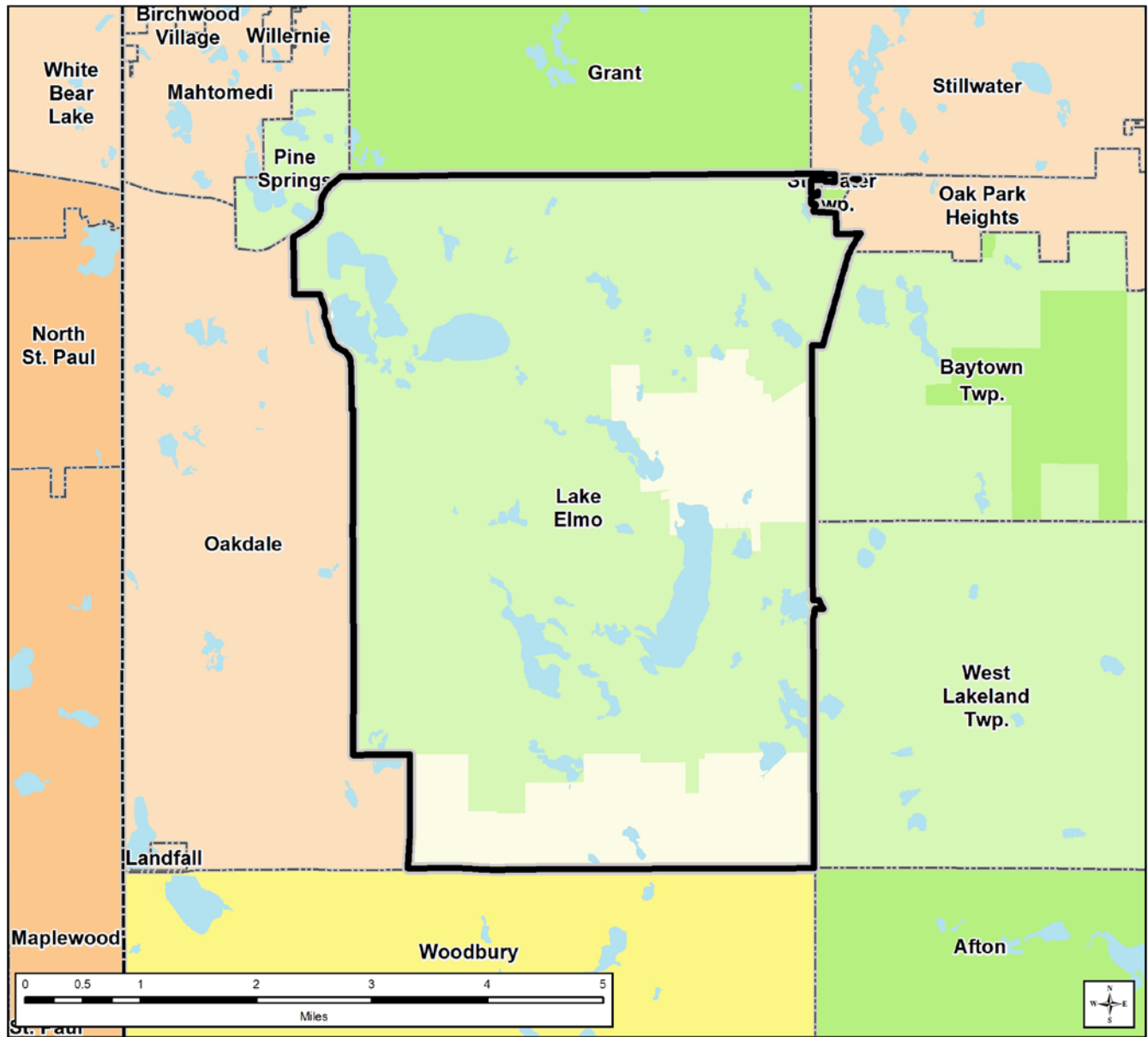
Regional Park Search Areas and Regional Trail Search Corridors

- 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)

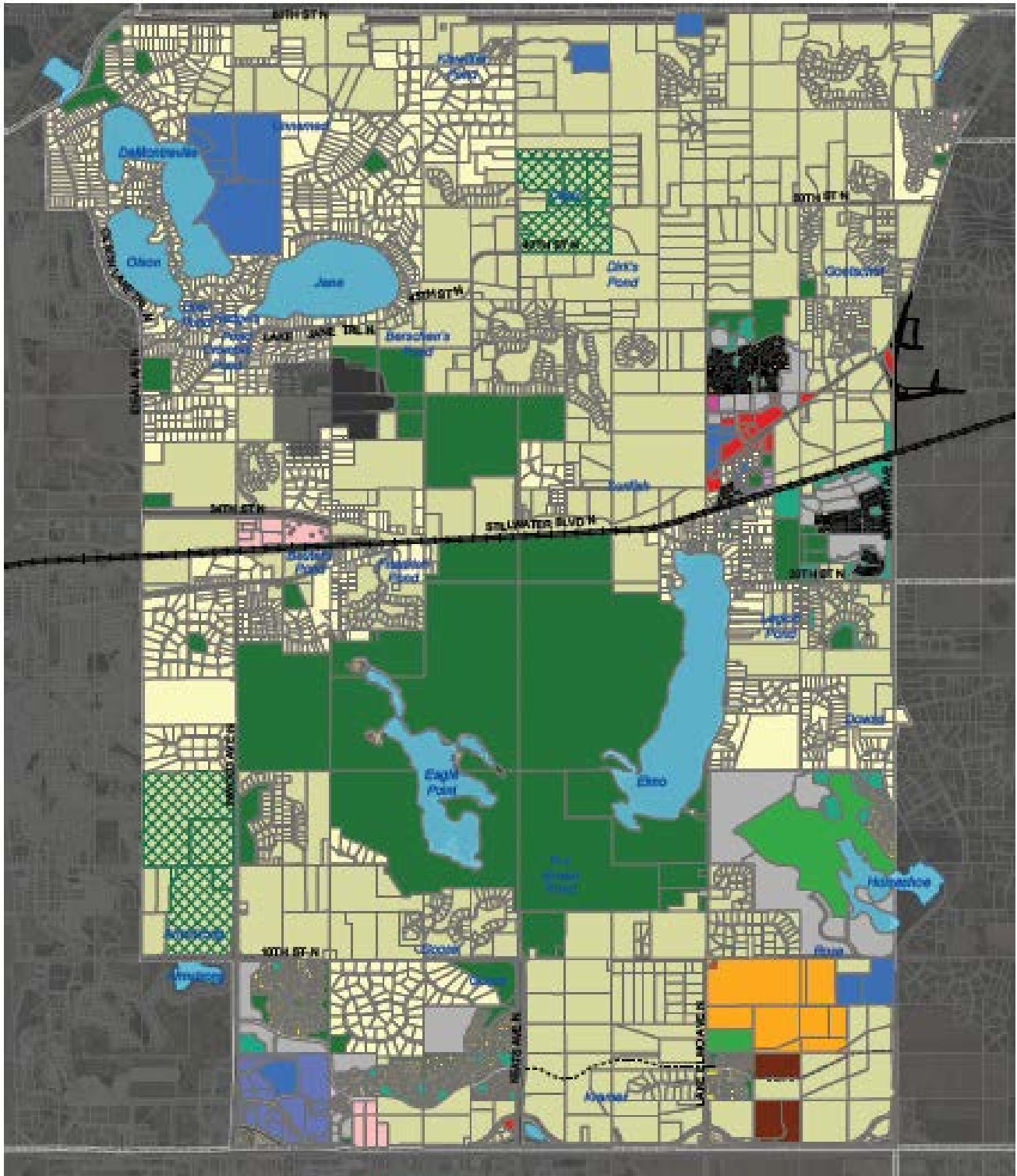
Figure 2. Thrive MSP 2040 Community Designations



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



ELU									
	AP		V-LDR		BP		Golf Course		Closed Landfill
	RAD		V-MDR		LB		PSP		Closed Landfill
	RSF		MXD		Industrial		Park/OS		Undeveloped
	LDR		C		Institutional		ROW		
	MDR		GB		Closed Landfill				

Figure 4. 2040 Future Land Use

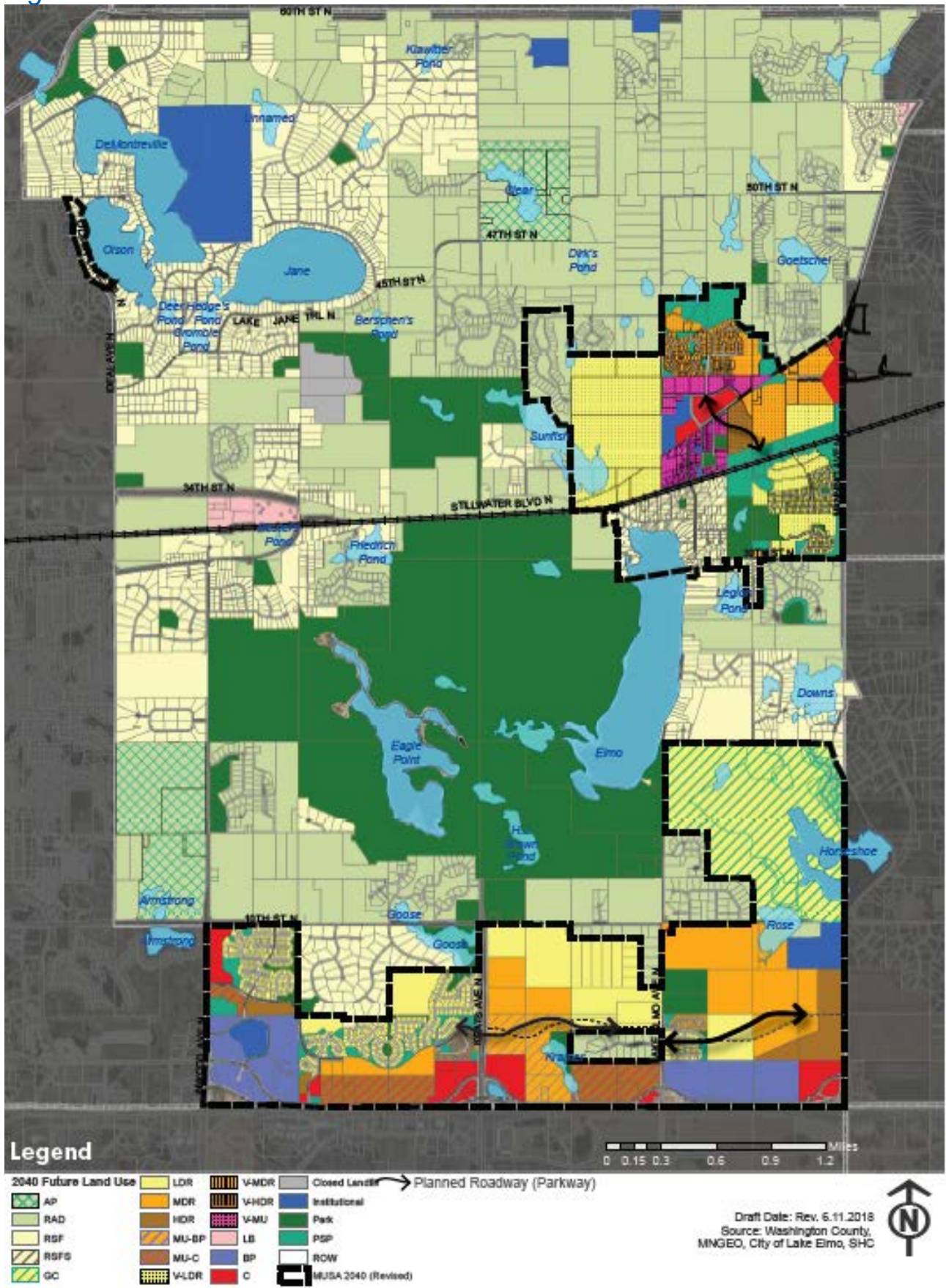


Figure 5. Development Staging Map

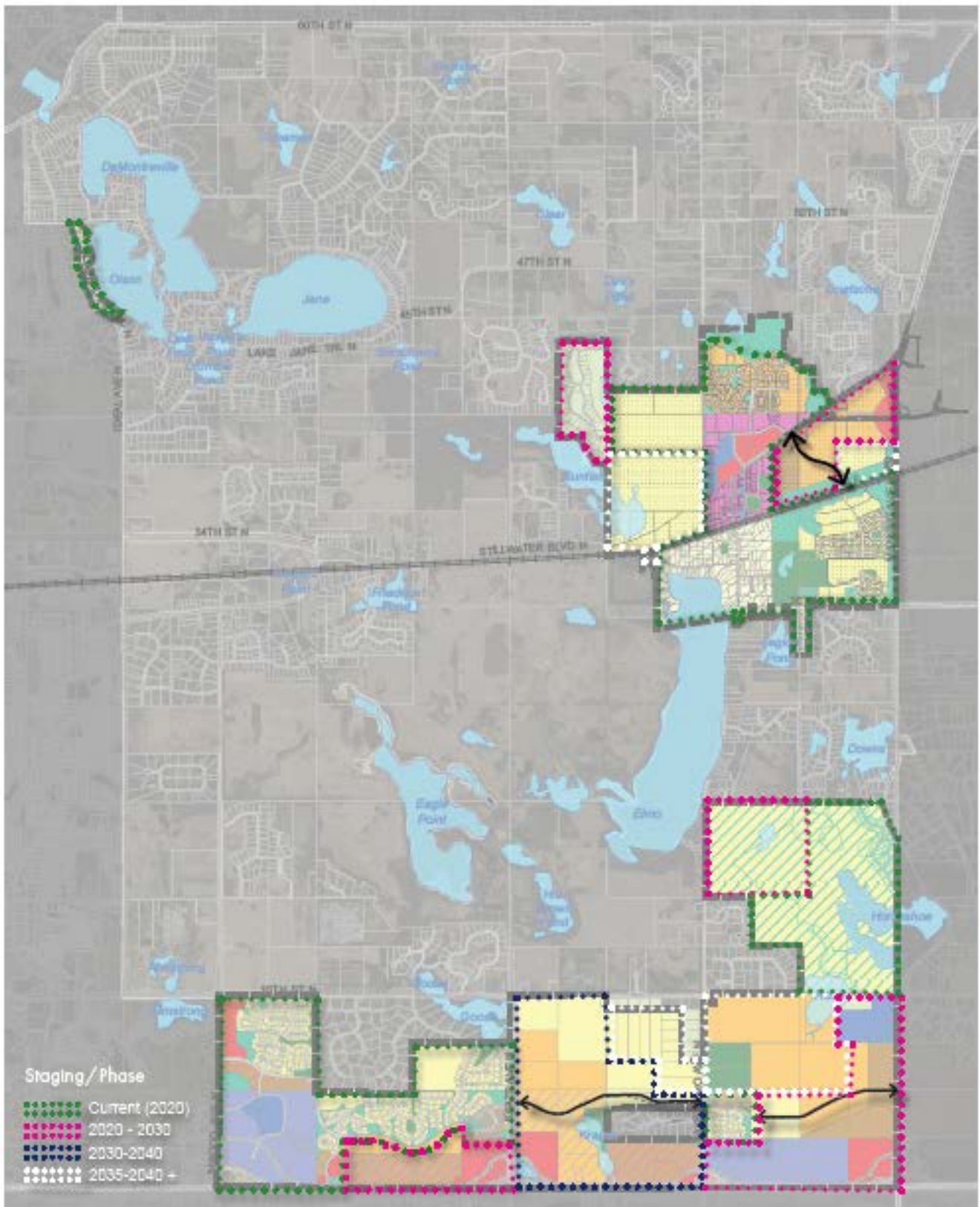


Figure 6. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **989 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
High Density Residential	72.00		8.01		100%		577
Village High Density Residential	19.00		8.01		100%		153
Mixed Use Commercial	59.00		10.00		50%		295
Total	150						1,025

Sufficient/~~insufficient~~ units possible against share of regional need: **36**

Affordable units built since 2021: **0**

Sufficient/~~insufficient~~ units possible adjusted for affordable units built: **36**

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

