

## Community Development Committee

Meeting date: May 6, 2019

## Environment Committee

Meeting date: May 14, 2019

For the Metropolitan Council meeting of May 22, 2019

**Subject:** City of Orono 2040 Comprehensive Plan, Review File 22055-1

### 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 (CDC):

1. Authorize the City of Orono to place its 2040 Comprehensive Plan (Plan) into effect.
2. Advise the City:
  - a. That if changes are made to the City's water supply plan resulting from the Department of Natural Resources (DNR) review of the Plan, the City will need to provide the Council and the DNR with the updated information.
  - b. To provide the date the City adopts the final Local Water Management Plan (LWMP) to the Council when that Plan is approved. A copy of the final adopted LWMP that will be included in the final Plan document must be submitted to the Council, if it differs from the draft version the Council reviewed.
  - c. To revise Table 7 of the DNR template to reflect the fact that there are several systems in Orono, because the Water Supply chapter of the plan still shows inconsistent information from the Local Water Supply Plan (LWSP) submitted to the DNR.
  - d. To consider the advisory comments in the Review Record for Transportation, Forecasts, and Housing.

#### Recommendations of the Environment Committee (EC):

1. Approve the City of Orono's Comprehensive Sewer Plan component of the City's 2040 Comprehensive Plan.

### Summary of Committee Discussion/Questions

#### Community Development Committee

Senior Planner Jake Reilly presented a summary of the City of Orono's 2040 Plan and proposed actions to the Committee. Reilly introduced Orono's Community Development Director, Jeremy Barnhart, and City Administrator, Dustin Reis. Council Member Reva Chamblis inquired about the length of time the City would have to make the changes asked for related to the Local Water Management Plan. Reilly stated that City staff can make those changes any time between when the Council authorizes the City to put the Plan into place and when they submit the final 2040 Plan document to the Council.

The Community Development Committee unanimously recommended approval of the proposed actions at its meeting on May 6, 2019.

*Environment Committee*

No comments, questions, or concerns.

## Community Development Committee

Meeting date: May 6, 2019

## Environment Committee

Meeting date: May 14, 2019

For the Metropolitan Council meeting of May 22, 2019

**Subject:** City of Orono 2040 Comprehensive Plan, Review File 22055-1  
Comprehensive Sewer Plan

**District(s), Member(s):** District 3, Christopher Ferguson

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

**Staff Prepared/Presented:** Jake Reilly, Sector Representative, Local Planning Assistance (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 (CDC):

1. Authorize the City of Orono to place its 2040 Comprehensive Plan (Plan) into effect.
2. Advise the City:
  - a. That if changes are made to the City's water supply plan resulting from the Department of Natural Resources (DNR) review of the Plan, the City will need to provide the Council and the DNR with the updated information.
  - b. To provide the date the City adopts the final Local Water Management Plan (LWMP) to the Council when that Plan is approved. A copy of the final adopted LWMP that will be included in the final Plan document must be submitted to the Council, if it differs from the draft version the Council reviewed.
  - c. To revise Table 7 of the DNR template to reflect the fact that there are several systems in Orono, because the Water Supply chapter of the plan still shows inconsistent information from the Local Water Supply Plan (LWSP) submitted to the DNR.
  - d. To consider the advisory comments in the Review Record for Transportation, Forecasts, and Housing.

#### Recommendations of the Environment Committee (EC):

1. Approve the City of Orono's Comprehensive Sewer Plan component of the City's 2040 Comprehensive Plan.

## *Advisory Comments*

The following Advisory Comments are part of the Council action authorizing the City of Orono 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. Stats. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within nine months following amendments to comprehensive plans (Minn. Stat. § 473.865, subd. 3).

### **Environment Committee**

1. The Council-approved Comprehensive Sewer Plan component of the City's 2040 Comprehensive Plan becomes effective only after the City adopts the 2040 Plan in final form. After the City adopts the final Plan and the Comprehensive Sewer Plan component of the City's Plan becomes effective, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the Council-approved Sewer Plan.
2. A copy of the City Council resolution adopting its Plan, including the Comprehensive Sewer Plan component, must be submitted to the Council.

## Background

The City of Orono (City) is located on Lake Minnetonka in Hennepin County, surrounded by Medina, Plymouth, Wayzata, Minnetonka Beach, Minnetrista, Mound, Spring Park, and Tonka Bay (Figure 1). The City of Long Lake is approximately 165 acres and completely contained within Orono.

The City of Orono submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stats. §§ 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	<i>2040 Water Resources Policy Plan</i> (Wastewater Services and Surface Water Management)	Conforms
Conformance	<i>2040 Regional Parks Policy Plan</i>	Conforms
Conformance	<i>2040 Transportation Policy Plan</i> , including Aviation	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 Orono 2040 Comprehensive Plan

### Review File No. 22055-1, Business Item No. 2019-105 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 Water Resources, Regional Parks, and Transportation (including Aviation).

### *Water Resources*

#### **Wastewater Service**

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

#### *Comprehensive Sewer Plan*

The Plan is in conformance with the *2040 Water Resources Policy Plan (WRPP)*. The Plan represents the City's guide for future growth and development through the year 2040. It includes growth forecasts that are consistent with the Council's forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by the Metropolitan Council Environmental Services. All wastewater generated within the City is conveyed through the following Council Interceptors; 6-OR-641, 8567, 8352A, 7113, and 7113A. All flow is treated at the Council's Blue Lake Wastewater Treatment Plant in Shakopee. The Plan projects that the City will have 2,785 sewer households and 1,800 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 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 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 (private property) sanitary sewer systems; including a summary of activities or programs intended to mitigate I/I from both public and private property sources.

The Plan describes the requirements and standards for minimizing I/I and included a copy of the local ordinance that prohibits discharge from sump pumps, foundation drains, and/or rain leaders to the sanitary sewer system. The ordinance also requires the disconnection of any of the prohibited discharges if discovered during building permit inspections.

The Plan describes the sources, extent, and significance of existing I/I within both the municipal and private collection systems; and provided a description of an implementation plan for preventing and eliminating excessive inflow and infiltration from entering the municipal sewer systems. The Plan identifies a specific portion of the City's Capital Improvement Plan that is dedicated for I/I mitigation efforts.

### ***Sewer Element***

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Emerging Suburban Edge and Rural Residential communities. The Plan satisfies those requirements and is consistent with Council policies and the regional wastewater system plan. Upon adoption of the Plan by the City, the action of the Council to approve the Sewer Plan becomes effective. At that time, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the approved Comprehensive Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Metropolitan Council for its records.

### **Surface Water Management**

*Reviewer: Judy Sventek, Environmental Services (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. Orono lies within the oversight boundaries of the Minnehaha Creek Watershed District. The City submitted a draft Local Water Management Plan (LWMP) to the Metropolitan Council (Council) in June 2018. Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watershed District in a letter dated August 6, 2018. Minnehaha Creek Watershed District approved the LWMP on March 14, 2019. The Plan incorporates the City's final draft LWMP in Appendix 3A-A that was reviewed by the Watershed District and Council.

### ***Advisory Comments***

We request that the City provide to the Council the date the City adopts the final LWMP. We also request that the City provide the Council with a copy of the final adopted LWMP that will be included in the final Plan document that the City adopts, if it differs from the draft version the Council reviewed.

### ***Regional Parks and Trails***

*Reviewer: Colin Kelly, AICP, Community Development – Regional Parks (651-602-1361)*

The Plan conforms to the 2040 *Regional Parks Policy Plan* for the Regional Parks System element. Three Rivers Park District is the Park implementing agency for the Regional Parks System in the City of Orono, for which the Plan accurately describes the Regional Parks System components (Plan Table 4E-2, Map 4E-1). As shown in the attached Figure 1, Regional Parks, Park Reserves, and Special Recreation Features located within the City include Lake Minnetonka Islands Regional Park, Baker Park Reserve, and the Noerenberg Gardens. Regional Trails located within the City include Dakota Rail Regional Trail, Lake Independence Regional Trail, Lake Independence Extension Regional Trail Search Corridor, and North-South 1 Regional Trail Search Corridor. The Plan also appropriately acknowledges State lands within the community.

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

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

The Plan conforms to the 2040 *Transportation Policy Plan* (TPP) adopted in 2015. The Plan accurately reflects transportation system components of the TPP. The Plan is also consistent with Council policies regarding community roles, the needs of non-automobile transportation, access to job concentrations, and the needs of freight.

### **Roadways**

The Plan conforms to the Roadways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials, which includes U.S. Highway 12 in Orono. The Plan accurately reflects the regional functional classification map of A-minor arterials and has delineated major and minor collectors.

The Plan identifies all the required characteristics of the City's roadways, including existing and future functional class, right-of-way preservation needs, and existing and forecasted traffic volumes for principal and A-minor arterials. The Plan's forecasting approach is consistent with regional



methodology. The Plan also includes guidelines on how access will be managed for principal and A-minor arterials.

## **Transit**

The Plan conforms to 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.

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), as well as the opportunities and challenges related to its Transit Market Area.

### *Advisory Comments*

On Map 4A-7 the Transit Center symbol at Mound is covering up the park and ride symbol. Council staff recommend shifting the symbols to improve legibility.

Council staff recommend adding a reference to the park-and-ride at Navarre Center in the narrative. The facility is shown on Map 4A-7.

## **Aviation**

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

## **Bicycling and Walking**

The Plan is consistent with the Bicycling 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 Plan identifies a Tier 1 alignment for an RBTN corridor.

The Plan is also consistent with Bicycle and Pedestrian policies of the TPP by planning for local pedestrian and bicycle connections to transit, regional trails, regional job concentrations, and other regional destinations as identified on the RBTN map.

### *Advisory Comments*

The Tier 1 alignment should be identified as, “proposed for the RBTN,” in the narrative and on maps.

## **Freight**

The Plan is consistent with Freight policies of the TPP. The Plan identifies the needs of freight movement in and through the City by BNSF Rail’s rail line and US Highway 12.

## **Transportation Analysis Zones (TAZs)**

The Plan conforms to the TPP regarding TAZ allocations. The City’s TAZ allocations for employment, households, and population appropriately sum to the Council’s citywide forecast totals for all forecast years.

The City’s planned land uses, and areas identified for development and redevelopment can accommodate the TAZ forecasted allocations in the Plan, and at densities consistent with the community’s Thrive designations (Diversified Rural, Rural Residential, Emerging Suburban Edge) and applicable TPP policies for transit station areas. Refer also to the Land Use section of this Review Record.

## **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, Community Development – Regional Policy and Research (651-602-1322)

The Plan’s forecast related material is complete and consistent with Council policy. The Plan includes the Metropolitan Council’s forecasts (Plan tables 2.2, 2.4, and 4B-4, 4C-3). For reference, Metropolitan Council’s forecasts are shown in Table 1 below.

**Table 1: Metropolitan Council Forecasts**

	Census 2010	Estimated 2017	Council Forecasts		
			2020	2030	2040
Population	7437	7883	8100	8800	9500
Households	2826	3081	3200	3560	3900
Employment	1562	1563	1700	1780	1800

Chapter 3B of the Plan describes and inventories land supply for future development and redevelopment. By regulating land use, the City will increase the supply of urban low-density, medium density, medium-high density, and high-density land. This land supply is sufficient to accommodate forecasted growth.

Chapter 3B of the Plan also includes a sewer-served forecast table (tables 3B-1, 3B-1A, also table 4B-4, 4C-3) that matches the Council’s system statement. However, the City’s Utility Department estimates that Orono in 2016 was already at 2,253 sewer-served households, exceeding the 2020 forecast. Council staff have recommended adjusting the sewer-served forecast for 2020. The City declines to consider adjustment of the sewer-served forecasts. For reference:

**Table 2: Metropolitan Council Sewer-Served Forecast: Orono (served by Blue Lake Plant)**

	City’s Estimate 2016	Council Forecasts		
		2020	2030	2040
Population	5600	5150	6170	6740
Households	2253	2105	2455	2785
Employment	1579	1700	1780	1800

## Thrive MSP 2040 and Land Use

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

The Plan is consistent with *Thrive MSP 2040* (Thrive) and its land use policies. As shown in Figure 2, Thrive designates the City in two Community Designations: Emerging Suburban Edge and Rural Residential. The Emerging Suburban Edge designation is generally applied to the areas in the City around Lake Minnetonka and those bounded by the City of Long Lake, and the City of Medina to the north. The remainder of the City falls in the Rural Residential designation (Figure 2).

The existing land uses in Orono are predominantly residential, as shown in Figure 3. There are a significant number of natural resources in Orono, including the open waters of Lake Minnetonka, which represent more than 30% of the area of the City. The Plan’s vision and goals include protecting and enhancing its significant natural resources and open spaces and promoting the existing character of Orono. About 42% of the existing uses in the City are residential land uses and parks. Most of the existing commercial, industrial, and multi-family development is near County Highway 19 and State Highway 12. The City’s future residential growth as well as commercial and business development is planned to remain in the existing developed areas (Figures 4 and 5).

## Emerging Suburban Edge

The Plan is consistent with Thrive policies for the Emerging Suburban Edge designation. Emerging Suburban Edge areas tend to be transitioning into urbanized levels of development. These communities are expected to accommodate sewered residential growth with overall average minimum net densities of 3 to 5 units per acre for new development and redevelopment.

The Plan identifies sewered residential growth in the following categories: Urban Low Residential (139.9 acres), Urban Medium Residential (11 acres), Urban Medium High/Mixed Use Residential (47.2 acres), and Urban High-Density Residential (16.2 acres). As shown below in Table 2, the planned minimum net residential density for new sewered residential development in the City is 4.18 units per acre.

**Table 3: City of Orono Planned Net Residential Density**

Land Use Categories	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
Urban Low Residential	0.5	2	139.9	69	279
Urban Medium Residential	3	10	10.96	32	110
Urban Medium High/Mixed Use Residential	10	20	47.19	471	944
Urban High Density Residential	20	25	16.20	324	405
<b>TOTALS</b>			<b>214.2</b>	<b>896</b>	<b>1736</b>
<b>Overall Density</b>				<b>4.18</b>	<b>8.10</b>

*Calculation based on the Plan's Net Residential Density Calculation and residential land use categories shown in Table 3B-4 and 3B-5.*

The Plan includes a development and growth plan and indicates areas of new residential growth within the Metropolitan Urban Service Area (MUSA), identifying development in increments of 10-year periods (Figures 5 and 6). The Plan indicates that most of the land use intensity changes are likely to be through subdivision of existing properties, with some areas reserved for more intense development.

## Rural Residential

The Plan is consistent with Thrive policies for the Rural Residential designation. Rural Residential communities have existing residential patterns characterized by large lots and do not have plans to provide urban infrastructure, such as centralized wastewater treatment. Many of these communities have topographical development limitations and a development pattern with lot sizes that generally range from 1-2.5 units per acre. Rural Residential communities are expected to discourage future development of rural residential patterns and where opportunities exist, and to plan for rural development at densities that are not greater than 1 unit per 10 acres.

As shown on Figure 4, most of the City's area is guided for future land uses that are rural in nature. These areas will not be provided with water or sewer service during the timeframe covered by this Plan. The Plan guides these areas in two categories: Rural Residential and Rural Preserve. The Rural Residential areas will maintain a maximum density of one unit per two acres for new development, and substantially covers areas that are already subdivided into smaller lots. The Rural Preserve area in the northwestern portion of the community is guided for a maximum density of one unit per five acres and similarly reflects the existing development pattern.

## Housing

*Reviewer: Hilary Lovelace, Community Development – Regional Policy and Research (651-602-1555)*

The Plan is consistent with the 2040 Housing Policy Plan. The City currently has more than 3,330 homes, with nearly 3,000 single family detached homes and more than 330 multifamily housing units. More than 15% of homes are occupied by renters. Nearly 640 housing units are currently affordable to

households earning under 80% of Area Median Income (AMI), however, more than 300 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. The Plan identifies existing housing needs including housing accommodations for the aging population on fixed incomes, housing rehabilitation, and creating a wider range of housing options for middle-income residents. The City does not currently have any publicly subsidized housing.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 154 units; 69 of which are needed at prices affordable to households earning 30% of AMI or less, 56 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 29 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 455 new housing units.

The housing implementation plan component of the Plan describes that the City will consider support of applications for new housing that addresses the City's affordable housing need allocation, consider partnership with Hennepin County for senior housing projects, and support first time homebuyer down payment assistance to create a mix of housing types and cost ranges in locations across the City. While the Plan provides use for most tools, it would be fully consistent with Council housing policy if it considered all widely accepted tools to address the City's identified housing needs. The *2040 Housing Policy Plan* requires that the Plan include consideration of all tools (p. 113) even if they are tools the City does not plan to use.

### **Advisory Comments**

Council staff encourage the City to address all widely used housing tools in order to be fully consistent with Council Housing Policy. Housing Improvement Areas should be considered in the Plan before final adoption.

### **Water Supply**

*Reviewer: Dave Brown, Environmental Services – Water Supply (651-602-1072)*

The Plan is consistent with the *2040 Water Resources Policy Plan* and Council's policies for water supply, including the policies on sustainable water supplies, assessing and protecting regional water resources, and water conservation and reuse.

The City prepared a Local Water Supply Plan (LWSP) in 2018 that was submitted to both the Minnesota Department of Natural Resources (DNR) and the Metropolitan Council. The City's water supply plan fulfills the Council's water supply requirements for the Plan.

### **Advisory Comments**

Because the Water Supply chapter of the Plan still shows inconsistent information from the LWSP submitted to the DNR, Table 7 of the DNR template should be revised to reflect the fact that there are several systems in Orono prior to final adoption.

If changes are made to the City's water supply plan resulting from the DNR's review of the Plan, the City will need to provide the Council and DNR with the updated information.

### **Community and Subsurface Sewage Treatment Systems (SSTS)**

*Reviewer: Jim Larsen, Community Development – Local Planning Assistance (651-602-1159)*

The Plan indicates that there are currently 1,029 individual SSTS in operation serving residences and institutional land uses and no additional public or privately-owned Community Wastewater Treatment Systems in the City. City SSTS Ordinance 212 was recently updated and has been included in the Plan. The City's SSTS Ordinance and management program are consistent with Minnesota Pollution Control Agency Chapter 7080-7083 Rules and Council *2040 Water Resources Policy Plan* requirements.

## *Special Resource Protection*

### **Solar Access Protection**

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

The Plan is consistent with statutory requirements (Minn. Stat. § 473.859) and Council policy for 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 addresses all the required solar elements as well as resilience in energy infrastructure and resources.

### **Aggregate Resource Protection**

*Reviewer: Jim Larsen, Community Development – Local Planning Assistance (651-602-1159)*

The Plan indicates, consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, that there are no viable aggregate resource deposits available for extraction within the City.

### **Historic Preservation**

*Reviewer: Jake Reilly, Community Development – Local Planning Assistance (651-602-1822)*

The Plan addresses historic and cultural resources as required by the Metropolitan Land Planning Act, in a section titled Historic Preservation. The City currently does not have any sites or structures listed on the National Register of Historic Places. The Plan indicates that the City has an interest in preserving representative portions of its history through potential development of a Historic Preservation Plan and partnering with organizations like the State Historic Preservation Office (SHPO) to preserve historically significant areas in the City.

### *Implementation*

*Reviewer: Jake Reilly, Community Development – Local Planning Assistance (651-602-1822)*

The Plan satisfies the requirements of the Metropolitan Land Planning Act for plan implementation. The Plan includes a description of the zoning, subdivision, SSTS codes, and the housing implementation program. The Plan also includes a capital improvement program and describes official controls and fiscal devices that the City will employ to implement the Plan.

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

The City submitted its Plan to adjacent and affected jurisdictions and local school districts for six-month review on April 27, 2018. The Plan was found to be compatible with plans of adjacent governmental units and plans of affected special districts and school districts.

### **Documents Submitted for Review**

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

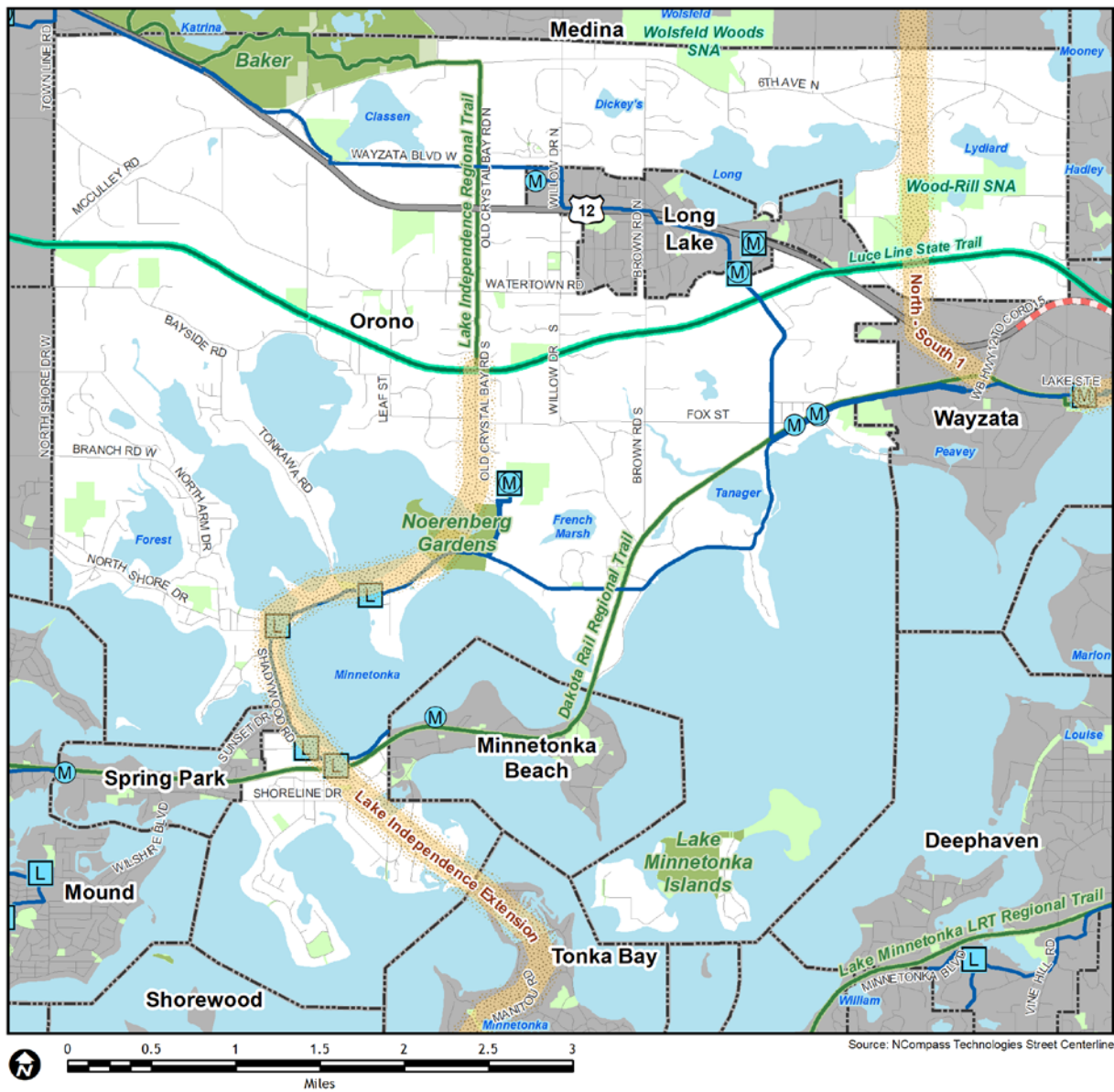
- June 28, 2018: Local Surface Water Management Plan
- August 27, 2018: Orono 2040 Preliminary Draft Comprehensive Plan
- December 6, 2018: Updated Local Surface Water Management Plan
- December 27, 2018: Orono 2040 Comprehensive Plan
- December 28, 2018: GIS Shapefiles for Sanitary Sewer Requirements
- February 13, 2019: Updated Plan Responding to Council Completeness for forecasts, land use, housing, wastewater, and water supply
- March 6, 2019: Updated text addressing wastewater

## 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: Planned Development Sites
- Figure 6: Planned Development in MUSA
- Figure 7: Land Guided for Affordable Housing



Figure 1. Location Map with Regional Systems



**Regional Systems**

**Transportation**

**Regional Highway System**

- Interstates
- US Highways
- State Highways
- County Roads
- Local Streets

**Transitways**

- Existing Fixed Guideway Alignments
- Existing Bus Rapid Transitways
- Planned Fixed Guideway Transitways
- Planned Bus Rapid Transitways
- Existing Fixed Guideway & BRT Stations
- Planned Fixed Guideway Stations

**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**

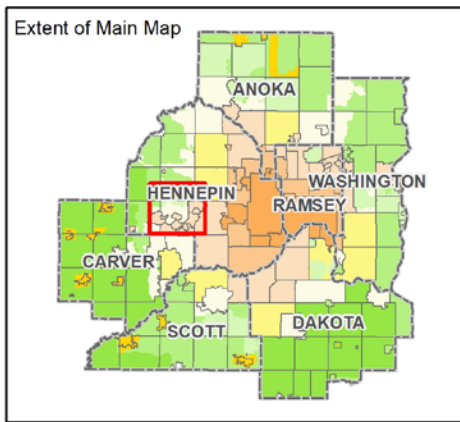
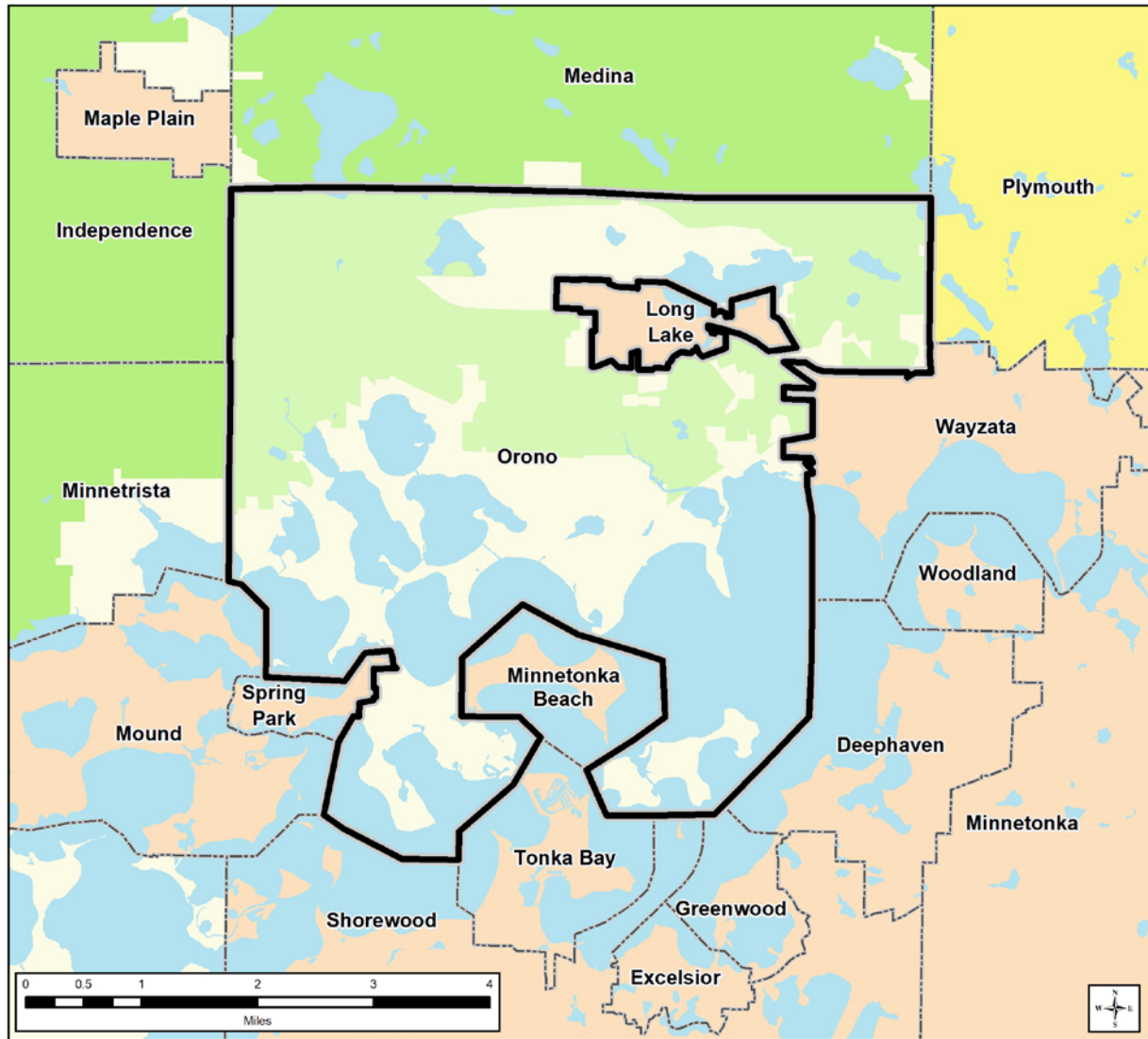
- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

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

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

Figure 2. Thrive MSP 2040 Community Designations

**Community Designations**  
**City of Orono, Hennepin County**

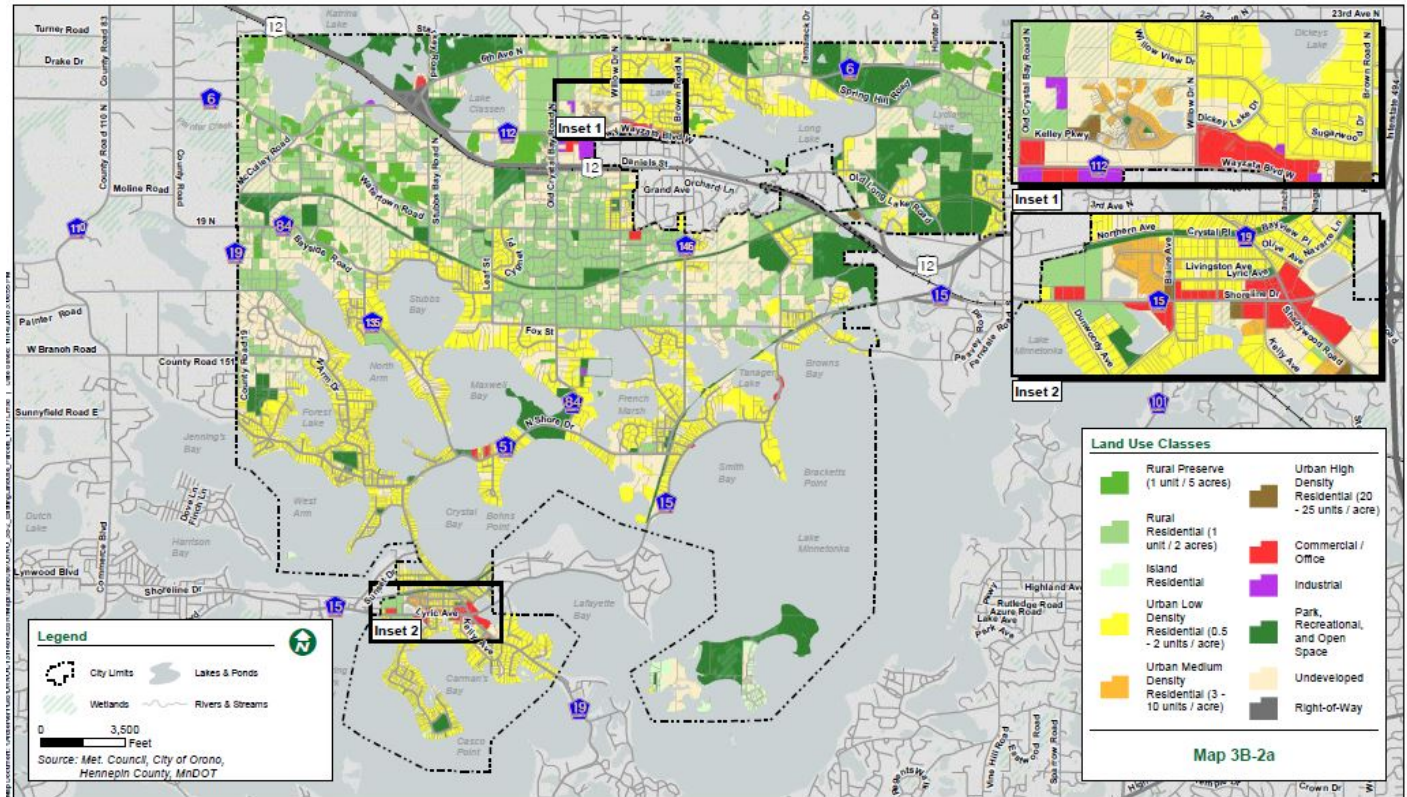


**Community Designations**

- |                                    |                        |
|------------------------------------|------------------------|
| 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



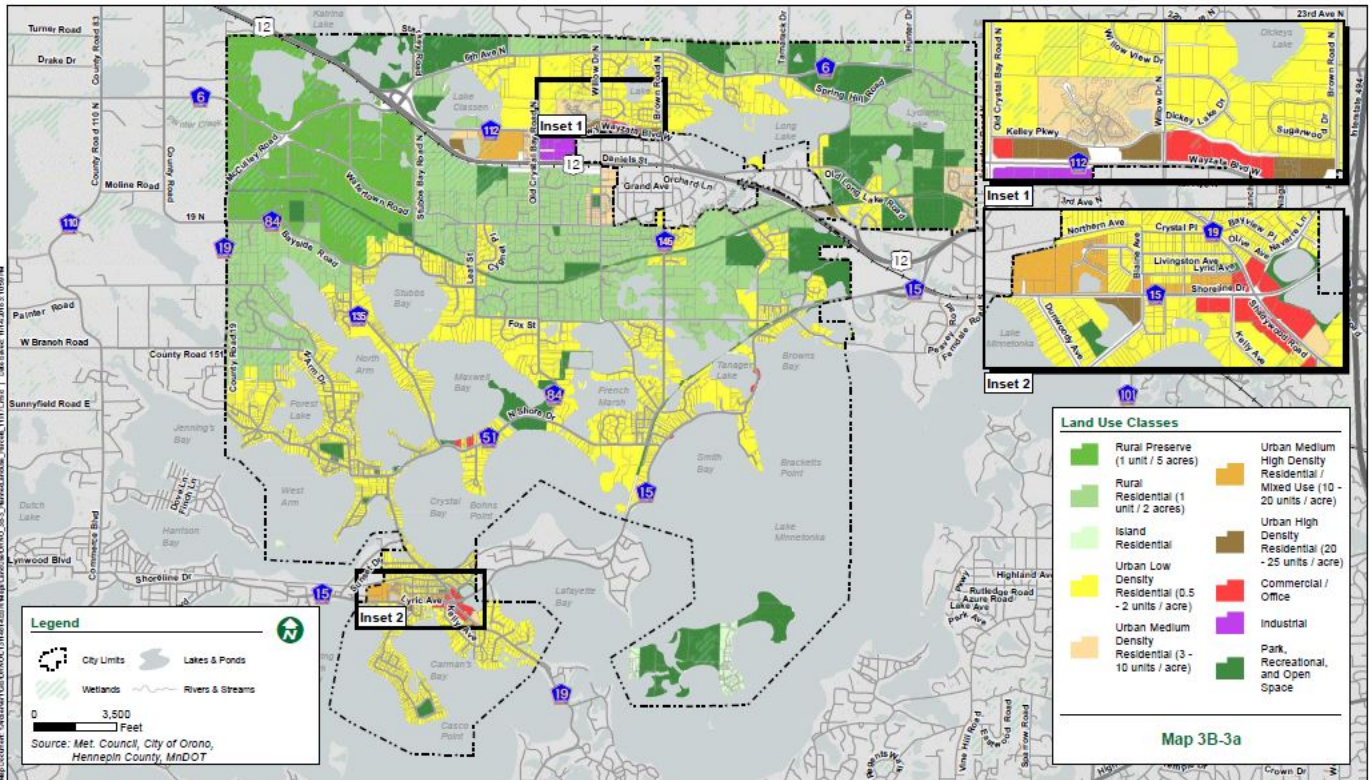
Source: City of Orono 2040 Comprehensive Plan

Table 3B-2: Orono Existing Land Use Summary (2016)

Land Use Category	Acreage	% of City
Rural Preserve	1,214	7.88%
Rural Residential	2,677	17.38%
Urban Low Density Residential	3,130	20.33%
Urban Medium Density Residential	52	0.34%
Urban Medium High Density Residential/ Mixed Use	102	0.66%
Urban High Density Residential	0	0%
Island Residential	65	0.42%
Commercial/ Office	54	0.35%
Industrial	42	0.27%
Park/Open Space	1,720	11.17%
Open Water	5,241	34.03%
Major Highway and Railroad	773	5.02%
Undeveloped	329	2.14%
<b>TOTAL</b>	<b>15,399</b>	<b>100%</b>

Source: City of Orono 2040 Comprehensive Plan

# Figure 4. 2040 Future Land Use



Source: City of Orono 2040 Comprehensive Plan

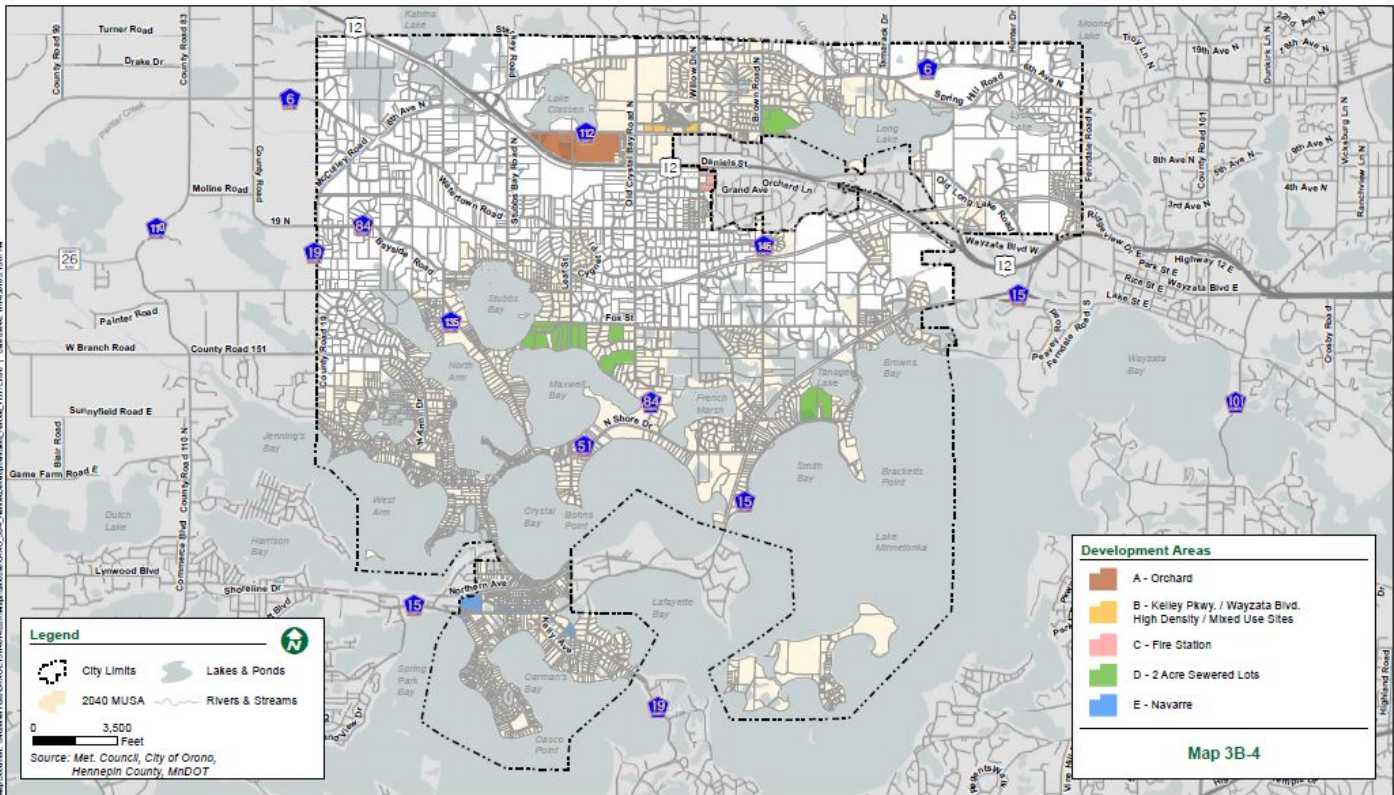
**Table 3B-3 Orono Planned Land Use Summary**

Land Use Category	2020 Acreage	% of City	2030 Acreage	% of City	2040 Acreage	% of City
Rural Preserve	1214	8.44%	1214	8.44%	1214	8.44%
Rural Residential	2795	19.43%	2795	19.43%	2795	19.43%
Island Residential	65	0.45%	65	0.45%	65	0.45%
Urban Low Density	2180	15.16%	2180	15.16%	2180	15.16%
Urban Medium Density	152	1.06%	152	1.06%	152	1.06%
Urban Med-High/ Mixed Use Density Residential	82	0.57%	82	0.57%	82	0.57%
Urban High Density	64	0.45%	64	0.45%	64	0.45%
Commercial/ Office	54	0.38%	54	0.38%	54	0.38%
Industrial	42	0.29%	42	0.29%	42	0.29%
Park, Recreational and	1720	11.96%	1720	11.96%	1720	11.96%
Lake and Open Water	5241	36.44%	5241	36.44%	5241	36.44%
Major Highway and	773	5.37%	773	5.37%	773	5.37%
<b>TOTAL</b>	<b>14,382</b>	<b>100%</b>	<b>14,382</b>	<b>100%</b>	<b>14,382</b>	<b>100%</b>

Source: City of Orono 2040 Comprehensive Plan



Figure 5. Planned Development Sites



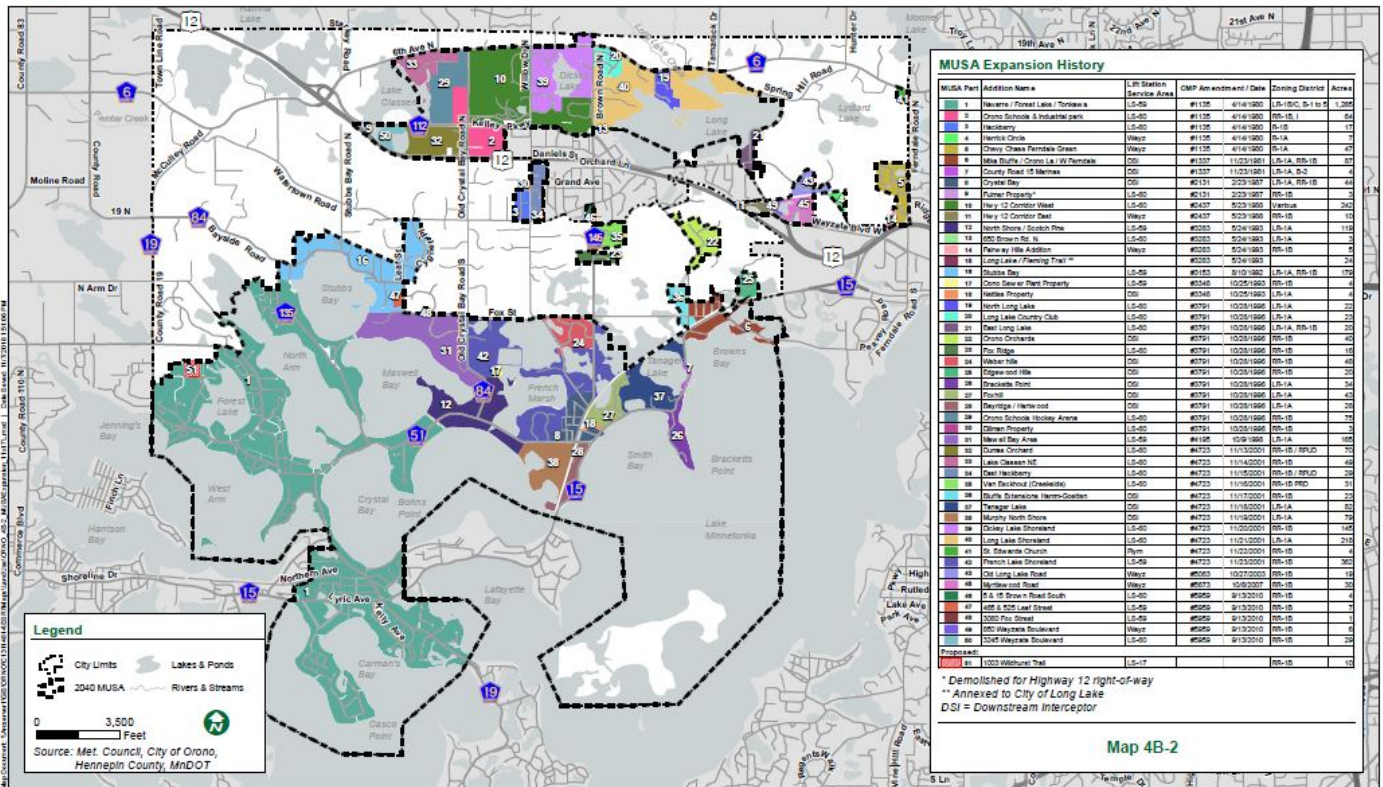
Source: City of Orono 2040 Comprehensive Plan

Table 3B-5 Net Density by Land Use

Planned Development Area	Net Residential Acres	# of units (NRA x lowest guided density)
Urban Low Residential (0.5-2 u/a)	139.9	63
Urban Medium Residential (3-10 u/a)	11.0	33
Urban Medium High/ Mixed Use Residential (10-20 u/a)	47.2	472
Urban High Density Residential (20- 25 u/a)	16.2	324
Totals	214.2	891
<b>Net Density of Sewered Growth</b>		<b>4.16</b>

Source: City of Orono 2040 Comprehensive Plan

Figure 6. Planned Development in MUSA



Source: City of Orono 2040 Comprehensive Plan

Table 3B-6 Planned Development in MUSA areas by Decade

Households							
Year	2010	2016	2020 Est.	2030 Est.	Change from	2040 Est	Change from 2030
Households (all city)	2826	3037	3200	3,560	523	3,900	340
Growth predicted (MUSA areas)					547		343
Surplus (Deficit)					24		3

Source: Metropolitan Council System Statement, City Utility Accounts, Table 3B-4

Figure 7. Land Guided for Affordable Housing

## Land Guided for Affordable Housing 2021-2030

### Orono

Hennepin County

Council Member Christopher Ferguson, District 3

2021-2030 share of regional need for Affordable Housing: **154 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>Urban Med High/MU Residential</b>	29.10		10		70%		204
<b>Urban High</b>	12.51		20		100%		251
<b>Total</b>	<b>42</b>						<b>455</b>

Sufficient/*(insufficient)* units possible against share of regional need: **301**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **301**

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

