

## Community Development Committee

Meeting date: March 16, 2020

## Environment Committee

Meeting date: March 24, 2020

For the Metropolitan Council meeting of April 8, 2020

**Subject:** City of Centerville 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21982-1

### 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 Centerville to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts upward as shown in Tables 1 and 2 of the attached Review Record.
3. Prior to final plan adoption, the City needs to update or revise the following items:
  - a. Correct inconsistencies between the text and Map 6-1 regarding roadway functional classification.
  - b. Correct the map reference regarding heavy commercial vehicle traffic counts.
  - c. Correct discrepancies in the Plan regarding the number of forecasted employees served by SSTS in 2040.
  - d. Revise the Plan to reflect extension of wastewater service to the Rice Creek Regional Park Reserve, including an intercommunity service agreement with Lino Lakes.
  - e. Incorporate the revised TAZ allocation table sent via email on August 5, 2019.
  - f. Include the approved Local Water Supply Plan (LWSP) as an appendix.

### Recommendation of the Environment Committee

1. Approve the City of Centerville's Comprehensive Sewer Plan.

### Summary of Community Development Committee Discussion/Questions

Senior Planner Michael Larson presented the staff's report to the Committee. No staff or representatives from the City were present. The Community Development Committee unanimously recommended approval of the proposed action with no questions or discussion at its meeting on March 16, 2020.

### Summary of Environment Committee Discussion/Questions

The Environment Committee meeting scheduled for March 24, 2020 was cancelled. This item will be presented for approval at the April 8, 2020 Metropolitan Council meeting.

## Community Development Committee

Meeting date: March 16, 2020

## Environment Committee

Meeting date: March 24, 2020

For the Metropolitan Council meeting of April 8, 2020

**Subject:** City of Centerville 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21982-1

**District(s), Member(s):** District 11, Susan Vento

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

**Staff Prepared/Presented:** Michael Larson, Senior Planner (651-602-1407)  
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

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## Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Centerville 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 Centerville is located in southeastern Anoka County. It is completely surrounded by the City of Lino Lakes.

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 the proposed revisions
Consistency with Council Policy	<i>2040 Housing Policy Plan</i>	Consistent
Consistency with Council Policy	Water Supply	Consistent
Consistency with Council Policy	Community and Subsurface Sewage Treatment Systems (SSTS)	Consistent
Compatibility	Compatible with the plans of adjacent and affected governmental districts	Compatible

## Thrive Lens Analysis

The proposed 2040 comprehensive plan is reviewed against the land use policies in *Thrive MSP 2040*. To achieve the outcomes identified in Thrive, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and, taken together, serve to achieve the outcomes identified in Thrive.

## **Funding**

The Metropolitan Council awarded the City a Planning Assistance Grant of \$10,000 to complete its 2040 comprehensive plan. The first half of this grant was paid to initiate the local planning process. The second half of the grant will be paid after Council authorization of the City's plan, local adoption, and the City's submittal of final reporting requirements.

## **Known Support / Opposition**

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

# REVIEW RECORD

## City of Centerville 2040 Comprehensive Plan

### Review File No. 21982-1, Business Item No. 2020-61 JT

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

### Conformance with Regional Systems

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

#### *Regional Parks and Trails*

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

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

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

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

The Plan conforms to the 2040 Transportation Policy Plan (TPP) adopted in 2015. It accurately reflects transportation system components of the TPP and is 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 highway system element of the TPP. There are no metropolitan highways (principal arterials) within the City's boundaries, although the Plan acknowledges that I-35E is located just east of the City and is easily accessible via the CSAH 14 interchange in Lino Lakes.

The Plan accurately reflects the regional functional classification map of A-minor arterials. CSAH 14 is an A-Minor Expander and CSAH 54 is an A-Minor Reliever.

The Plan identifies all the required characteristics of the City's roadways, including existing and future functional class, and existing and forecasted traffic volumes for A-minor arterials. Traffic forecasts on Map 6-2 in the Plan reflect 2040 model projections produced by Anoka County. The Plan includes a chart showing all roads in the City are two lanes except CSAH 14 east of 20th which is four lanes, and none are planned for additional lanes. However, the text does indicate that in the downtown area CSAH 14 also has a center lane used for turning, and that the City anticipates a similar upgrade in the future to the downtown section of CSAH 21. The City uses Anoka County guidelines to manage access for its roads, and a chart showing those guidelines is included in the Plan. The Plan also has a short section analyzing roadway safety, especially for pedestrians.

### *Advisory Comments*

Map 6-1 in the Plan shows several existing and planned minor collectors, but this is not consistent with the text on page 79 that describes many of these same roads as major collectors and which also states the City has no minor collectors. The City needs to correct this inconsistency prior to final Plan adoption.

### **Transit**

The Plan shows the City is in Market Area IV, and indicates the City has limited transit service via Route 275 bus which operates in peak hours on I-35E between Forest Lake and St. Paul with a stop at the CSAH 14 park and ride located just east of the Centerville city limits in Lino Lakes. The Plan discusses providing safe bike and walk access to this transit park and ride. The Plan also indicates the City is served by the Anoka County Traveler Transit Link, Metro Mobility, and a volunteer driver service called Anoka County Medlink.

### **Aviation**

The Plan conforms to the aviation system element of the TPP. There are no existing or planned airports within Centerville. The City regulates objects affecting navigable airspace to protect regional airspace from obstructions, notifying the Federal Aviation Administration (FAA) about any structures taller than 200 feet.

### **Bicycling and Walking**

The Plan is consistent with the Bicycling and Pedestrian chapter of the TPP. Existing and planned trails are discussed in the transportation chapter and further discussed and mapped in the Parks chapter. Map 5-1 in the Plan identifies local bicycle and pedestrian facilities as well as the Regional Bicycle Transportation Network (RBTN). There are two Tier II RBTN corridors within the City, following CSAH 14 and CSAH 21. The Plan states that no local or regional trails in the City that require connections over major physical barriers.

### **Freight**

The Plan is consistent with freight policies of the TPP. The Plan includes heavy commercial vehicle traffic counts (Plan Map 6-2). There are no railroads, intermodal facilities or barge terminals, but the City does have land guided for commercial and industrial use in the southeast portion of the City.

### *Advisory Comments*

The Plan incorrectly states that heavy commercial vehicle traffic counts are on Map 6-1 in the Plan. The City needs to correct this inconsistency prior to final Plan adoption.

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

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

### *Water Resources*

#### **Wastewater Service**

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

#### *Comprehensive Sewer Plan Comments*

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 assigned forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by Metropolitan Council Environmental Services. All wastewater generated within the City is conveyed through Council Interceptors 7651 and

9708. All flow is treated at the Council's Metropolitan Wastewater Treatment Plant in St. Paul. The Plan projects that the City will have 1,500 sewered households and 590 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 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 sewered forecasts as stated in the sewer element of the Plan.

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

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in both the local municipal (city), and private property sanitary sewer collection systems. The Plan includes a summary of activities and programs intended to mitigate I/I in the public system including continued system inspection and evaluation, flow monitoring, and pipe lining. The Plan also identifies activities related to private property sources including implementing a sump pump inspection program as well as a public education campaign on I/I prevention and mitigation using the City's website, social media, newsletters, and informational brochures. The City has included in its 2022-2029 capital improvement program an average of nearly \$16,000 per year for projects related to I/I investigation and pipe lining efforts on the municipal collection system.

The Plan describes the requirements and standards for minimizing I/I and references City Code (Section 150.30) that prohibits the discharge of any stormwater, surface water, groundwater, roof runoff, pond overflow, or air conditioning condensate to the sanitary sewer system. The Plan does not state that the Code requires disconnection of such discharges if discovered.

The Plan describes 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 and eliminating excessive I/I from entering municipal and private sewer systems. The Plan states that most of the homes within the City were built after 1970 and utilize PVC services which are less susceptible to I/I than clay tile pipe. By comparing recent dry weather wastewater flow generation to annual average flow, the Plan provides information that approximates that 6% of the City's average annual flow is from I/I. The Plan summarizes the peak flow response to a May 2017 storm event in that peak flow generated within the City represented 31% I/I in the system.

### *Sewer Element Comments*

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

### *Advisory Comments*

The Plan contains a discrepancy in the number of forecasted employees served by SSTS in 2040. Table 40 states that there will be no SSTS within the City by 2040 and that all households and employees will be served by the regional wastewater system. Table 43 states there will be 10 unsewered employees in 2040. The Council will assume the former and assume there will be no operating SSTS within the City in 2040. The City needs to revise and reflect the actual count in its final Plan prior to local adoption.



During review of the Plan the Council was notified, through a submittal of an application for Sanitary Sewer Extension Permit, of the City’s intent to extend sanitary sewer services to a proposed “RCCOS Shop” facility in the Rice Creek Chain of Lakes Regional Park Reserve. The extension of sanitary sewer services to this area of the Park (located within Lino Lakes) is not reflected in the City’s 2040 Wastewater Plan. Before the Council can notify the Minnesota Pollution Control Agency that it has no objection to the permit issuance, the City will need to revise the Plan to reflect the extension of service to this area of the Park, and submit an intercommunity service agreement with Lino Lakes, outlining the terms for wastewater service for this area. Prior local adoption, the City needs to revise its final Plan to reflect the extension of wastewater service to this area. This will eliminate the need for the City to amend the Plan after Council action and local adoption.

### 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 WRPP for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. Centerville lies entirely within the oversight boundaries of the Rice Creek Watershed District. The City submitted a draft Local Water Management Plan (LWMP) update in March 2018. Council staff reviewed and commented on the draft LWMP to the City and Watershed District in a letter dated April 16, 2018. The Plan incorporates the City’s final LWMP version in Appendix A that was approved by the Watershed District on August 22, 2018 and adopted by the City on September 26, 2018.

### 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 includes a revised population forecast (Table 7 of the Plan), which Council staff recommend and is shown in Table 1 below (changes underlined). The forecast revision will be approved by the Council simultaneous with action on the Plan.

The Plan provides forecasts for sewer-serviced population, employment, and households (Table 20 of the Plan) and is shown in Table 2 below (changes underlined). This includes minor revisions to the sewer-serviced forecasts. The City expects all households and population will be sewer-serviced by 2040. The sewer-serviced forecast revision will be approved by the Council simultaneous with action on the Plan

Table 1. City of Centerville Forecasts

	Census 2010	Estimated 2018	System Statement Forecast			Revised Forecast		
			2020	2030	2040	2020	2030	2040
<b>Population</b>	3,792	4,047	3,840	3,930	4,060	<u>4,100</u>	<u>4,200</u>	<u>4,330</u>
<b>Households</b>	1,315	1,387	1,400	1,450	1,500	1,400	1,450	1,500
<b>Employment</b>	409	492	540	560	590	540	560	590

Table 2. City of Centerville Sewer-Serviced Forecasts

	Census	Revised Forecast		
	2010	2020	2030	2040
<b>Population</b>	3,762	<u>4,070</u>	<u>4,185</u>	<u>4,330</u>
<b>Households</b>	1,304	<u>1,381</u>	<u>1,445</u>	<u>1,500</u>
<b>Employment</b>	399	530	<u>560</u>	<u>590</u>

Chapter 3 describes land supply to accommodate forecasted growth. Tables 19 and 21 of the Plan identify 102.9 acres that can accommodate a range of housing units from a minimum of 355 to a maximum 647. This accommodates forecasted growth.

*Advisory Comments*

The Council requires that 2020-2040 forecasts for population, households, and employment be allocated to transportation analysis zones (TAZs) within the City. The City submitted a revised allocation of forecasts to TAZs via email on August 5, 2019. Prior to Plan adoption by the City, the revised table must be incorporated into the final document, replacing existing Table 39.

Considering the residential development expectations in Chapter 3, Council staff advised a forecast revision. The City considered this advice and did not express interest at this time.

*Thrive MSP 2040 and Land Use*

*Reviewer: Michael Larson, CD – Local Planning Assistance (651-602-1407)*

The Plan is consistent with *Thrive MSP 2040* (Thrive) and its land use policies. The Plan acknowledges the Thrive community designation of Emerging Suburban Edge (Figure 2). Thrive describes Emerging Suburban Edge communities as in the early stages of transitioning into urbanized levels of development. Emerging Suburban Edge communities are expected to plan for forecasted population and household growth at average densities of at least 3-5 units per acre for new development and redevelopment.

Figure 3 illustrates the pattern of existing land uses in the City. The City is approximately 2.5 square miles, 24% of which is undeveloped. Residential areas account for 42% of the land area. Park, open water, recreational areas, and institutional uses (e.g., schools, City properties, and churches) together account for approximately 27% of the City’s land area.

The Plan is consistent with Thrive for land use and residential density policies for an Emerging Suburban Edge community designation. Figure 4 of this report identifies guiding land uses throughout the City, while Table 3 below identifies an inventory of land that the City has identified for future development and redevelopment. The Plan carries forward guiding land uses from its previous 2030 comprehensive plan but makes adjustments in some areas and establishes new maximum densities for two of its guiding land uses. Areas for future development include, but are not limited to, the southeastern portion of the City (guided as Medium and High Density Residential) and the downtown area (guided as Central Business District / Mixed Use and Low Density Residential). As shown in Table 3, the overall minimum planned density is 3.5 units per acre.

Table 3. Planned Residential Density, City of Centerville

Category	2018-2040 Change			Min Units	Max Units
	Min Density	Max Density	Net Acres		
Low Density Residential	2	4	24.5	49	98
Medium Density Residential	3	8	66.9	201	535
High Density Residential	8	25	8.1	65	201
Central Business District / Mixed Use*	12	30	3.4	42	103
<b>TOTALS</b>			<b>102.9</b>	<b>357</b>	<b>937</b>
<b>Overall Density</b>				<b>3.5</b>	<b>9.1</b>

\*25% residential

## Housing

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

The Plan is consistent with the 2040 Housing Policy Plan. As of 2016, the City has more than 1,400 homes including an estimated 120 multifamily units and nearly 1,290 single-family homes. An estimated 125 homes are rented. More than 920 housing units are currently affordable to households earning under 80% of Area Median Income (AMI); however, more than 200 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are five units affordable to households with income at or below 30% AMI and more than 70 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs. These include maintenance and reinvestment in existing naturally occurring affordable housing stock, the variety of housing types for all stages of life, and housing that is affordable to a range of income levels, including higher end housing “that would allow more affordable existing housing stock to become available.” The City does not currently have any publicly subsidized housing.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 14 units, 9 of which are needed at prices affordable to households earning 30% of AMI or less, 4 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 1 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 24 new housing units. The only land use used to meet the need is the Central Business District, a mixed-use land use.

The housing implementation component of the Plan describes that the City will consider tax increment financing (TIF), housing bonds, and tax abatement for projects that provide affordable units. The Plan also indicates that the City will seek to provide effective housing referrals with current staff; and will continue to support programs offered by Anoka County HRA, Habitat for Humanity, and Anoka County Community Action Partnership. The City states that they will consider stating its intent to support the 4d Tax Program as part of a broader strategy for preserving affordable multifamily housing.

## Water Supply

Reviewer: Lanya Ross, ES – Water Supply Planning (651-602-1803)

The City prepared a Local Water Supply Plan (LWSP) in 2017 that was submitted to both the Minnesota Department of Natural Resources (DNR) and Metropolitan Council. At that time, Council staff found the LWSP to be complete and 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 Council shared these findings with the DNR on January 6, 2018.

Subsequent to the Council's review, the DNR requested changes to the LWSP in a letter to the City dated June 8, 2018. The City revised and resubmitted the LWSP to the DNR in 2018. The DNR subsequently approved the LWSP in a letter to the City dated September 20, 2018. This final, approved LWSP was not shared with the Council. The requested changes do not, however, affect the Council's determination that the LWSP is complete and consistent with Council policy.

### ***Advisory Comments***

Because the City has a municipal public water supply system, the Local Water Supply Plan (LWSP) must be included as part of the 2040 comprehensive plan. While the document is currently included in the 2040 Plan by reference, the final adopted Plan must include a copy of the approved LWSP as an appendix.

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

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

The Plan indicates that there are 11 individual SSTS and no public or privately-owned Community Wastewater Treatment Systems in operation within the City. The City employs Anoka County's services for SSTS inspections and necessary upgrade reviews. The City's SSTS Ordinance No. 70 is consistent with Minnesota Pollution Control Agency Chapter 7080-7083 Rules and 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 indicates, consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, that there are no known deposits of viable aggregate resources within the community.

#### **Historic Preservation**

*Reviewer: Michael Larson, CD – Local Planning Assistance (651-602-1407)*

The Plan addresses historic and cultural resources as required by the Metropolitan Land Planning Act. The Plan references past studies that sought to identify historic resources. These included consultation with the State Historic Preservation Office (SHPO) as part of the Downtown Redevelopment Project as well as work with the 106 Group on a survey of cultural resources for the County Road 14 reconstruction project. Both inquiries identified 39 properties with potential historic or cultural significance, but none are eligible for listing on the National Historic Register.

### ***Plan Implementation***

*Reviewer: Michael Larson, CD – Local Planning Assistance (651-602-1407)*

The Plan addresses implementation in Chapter 10, including the roles of official controls and the capital improvement program. The chapter includes a summary schedule (Table 42) of implementation tasks in the areas of Land Use, Housing, Transportation, Sewer, Water System, Parks/Trails, Resiliency, and Economic Competitiveness.

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

The proposed Plan is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

### Documents Submitted for Review

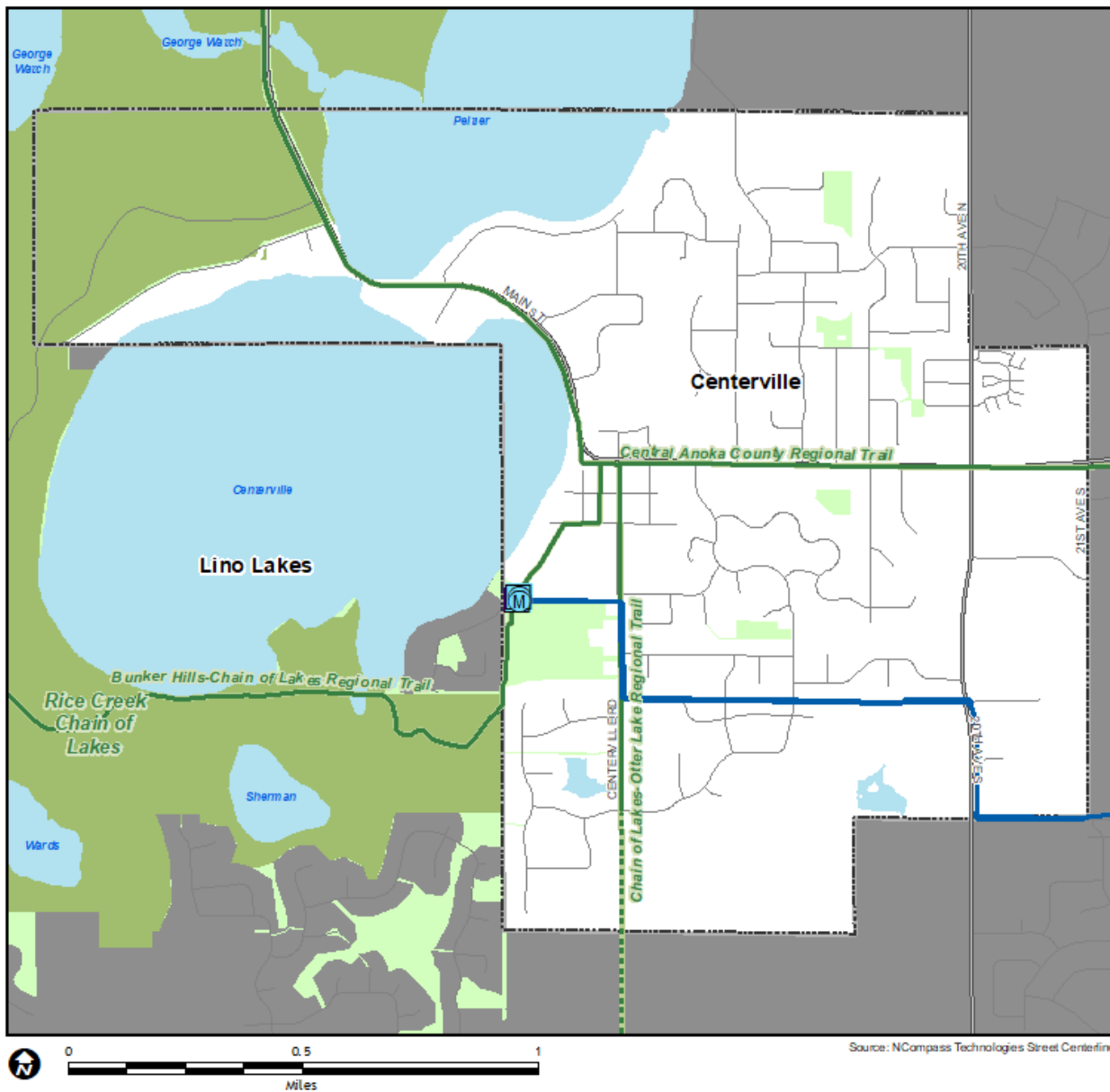
In response to the 2015 System Statement, the City submitted the following documents for review:

- June 19, 2018: Centerville Preliminary 2040 Comprehensive Plan
- July 16, 2018: Local Surface Water Management Plan
- December 31, 2018: Centerville 2040 Comprehensive Plan
- January 4, 2019: Revised 2040 Comprehensive Plan
- April 4, 2019: Wellhead Protection Plan
- July 26, 2019: Revised Comprehensive Plan Responding to Council Incomplete Items for Forecasts, Environment, Housing, Land Use, Transportation, Parks and Trails, Wastewater, Water Supply, and Affected Jurisdiction Review.
- August 5, 2019: Updated Forecast Allocation Table
- January 10, 2020: Updated Water Resources 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 1. Location Map with Regional Systems



Source: NCompass Technologies Street Centerline

**Regional Systems**

**Transportation**

**Transitways**  
2040 Transportation System Policy - adopted January 2015

- Existing
- Planned Current Revenue Scenario
- Planned Current Revenue Scenario - CTIB\* Phase 1 Projects
- Potential Increased Revenue Scenario

**Regional Highway System**

- Existing Principal Arterials
- Planned Principal Arterials
- Existing Minor Arterials
- Planned Minor Arterials
- Existing Other Arterials
- Planned Other Arterials

**Recreation Open Space**

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

**Wastewater**

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

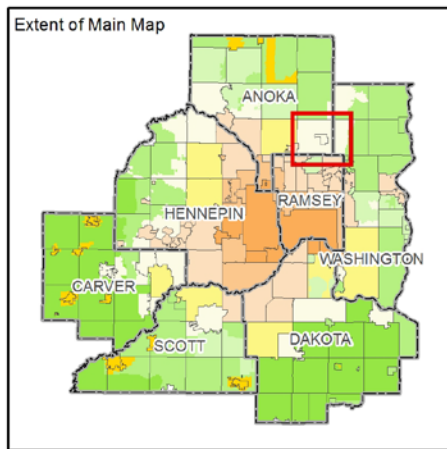
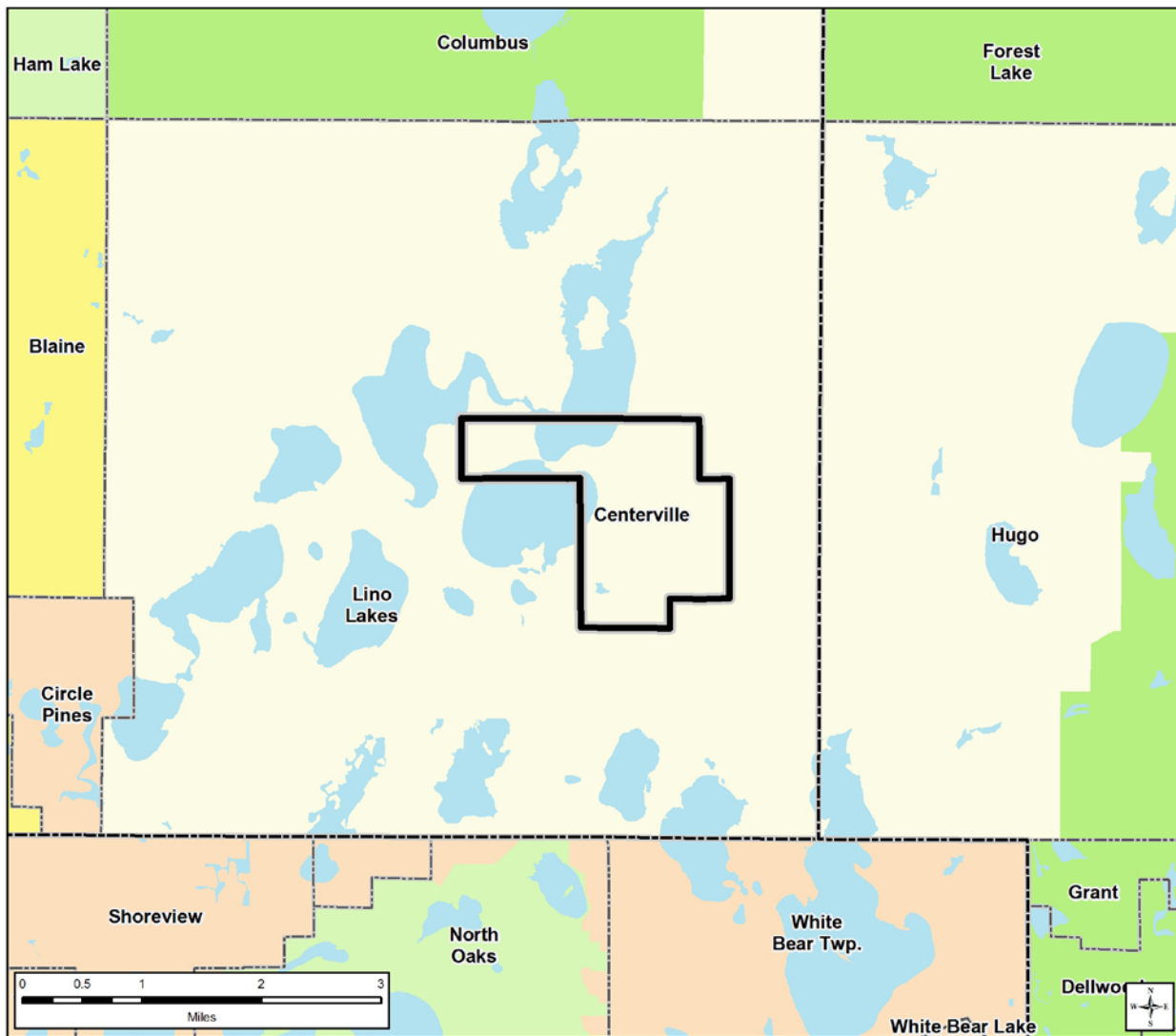
**Regional Park Search Areas and Regional Trail Search Corridors**

- 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

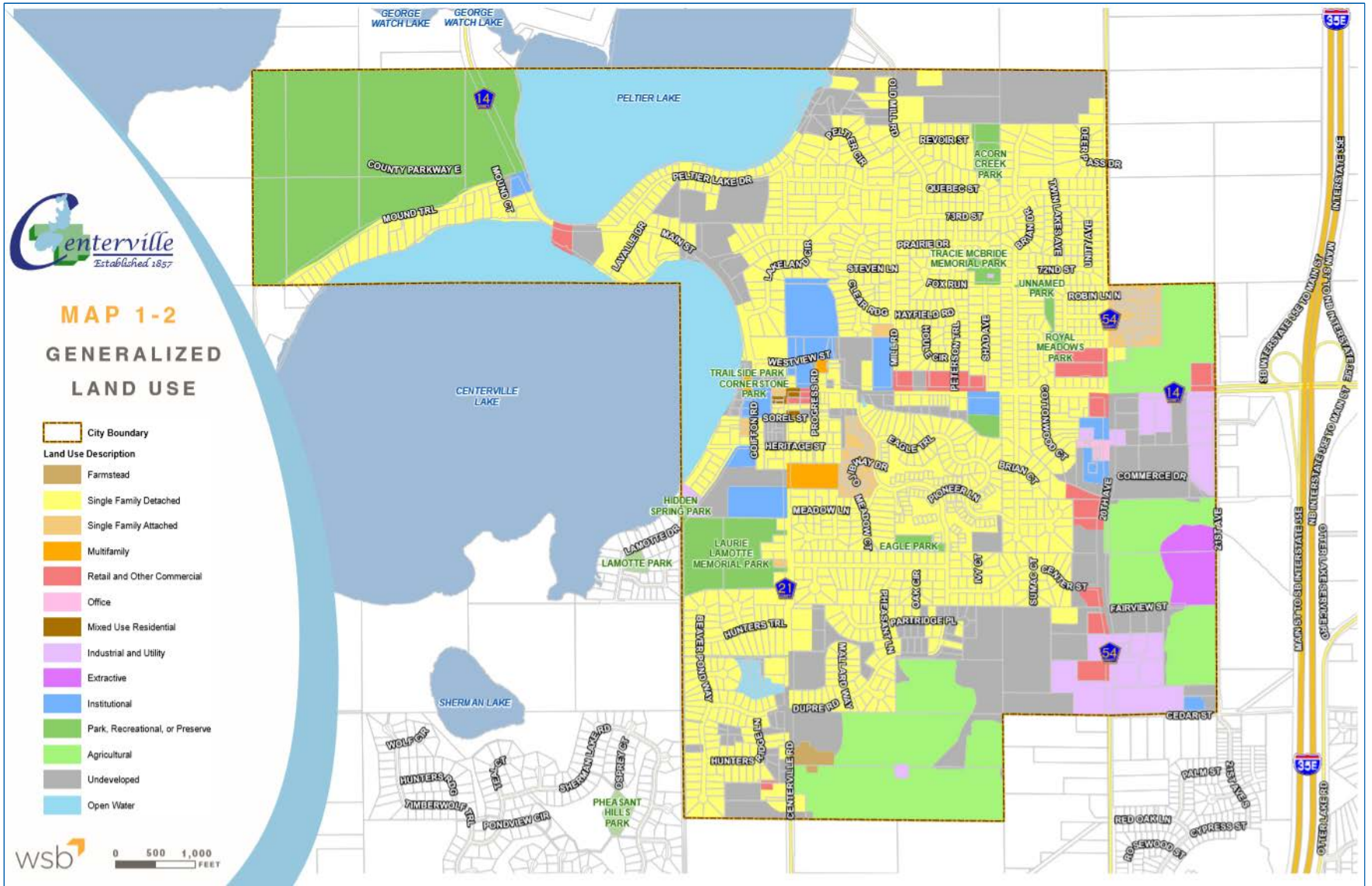


Figure 3. Existing Land Use



Figure 4. 2040 Future Land Use

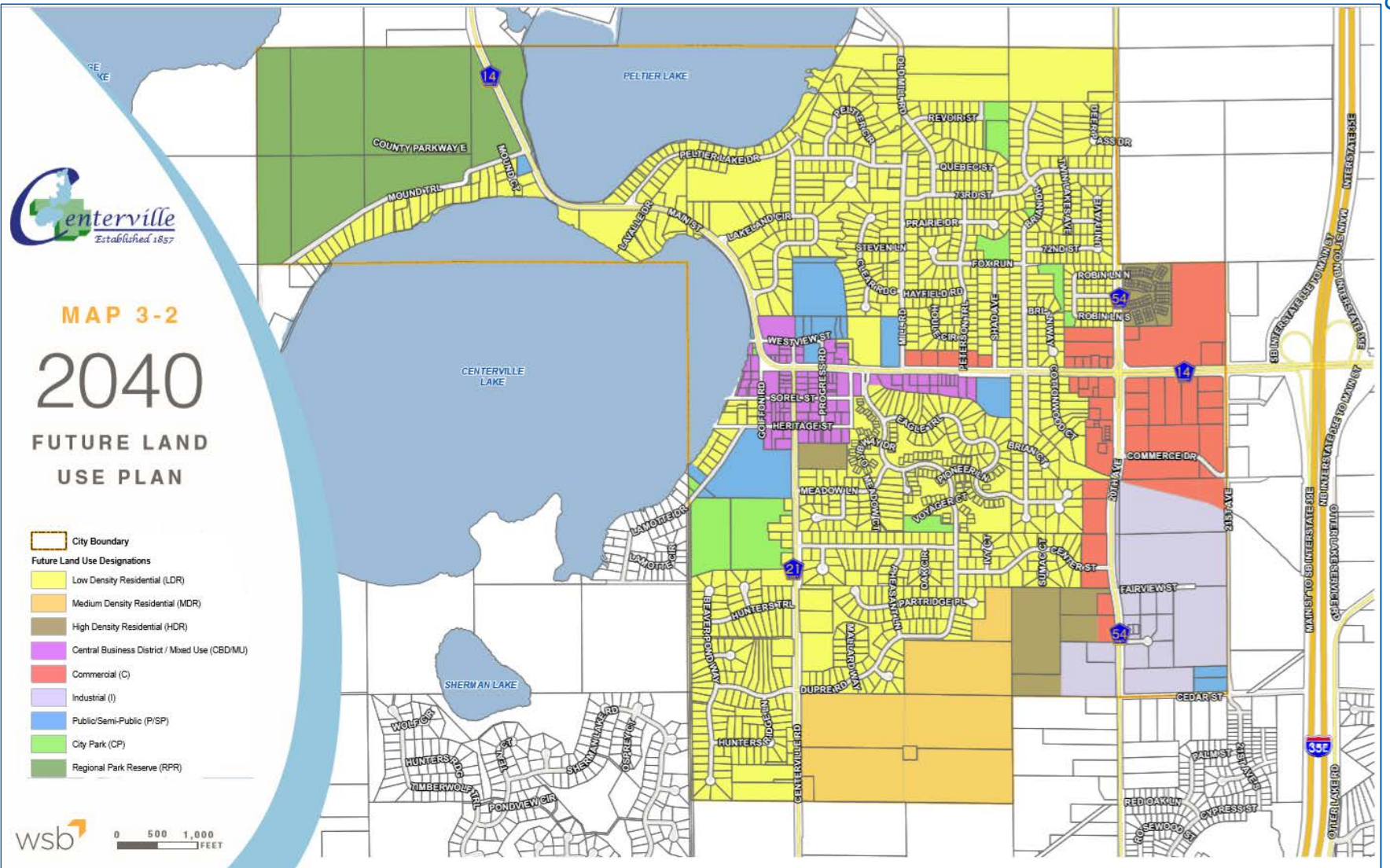


Figure 5. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **14 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>Central Business District/ Mixed Use</b>	1.94		12		100%		24
<b>Total</b>	<b>2</b>						<b>24</b>

Sufficient/(insufficient) units possible against share of regional need: **10**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **10**

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

