

Environment Committee

For the Metropolitan Council meeting of January 8, 2019

Subject: City of St. Francis 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22287-1

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 St. Francis to place its 2040 Comprehensive Plan into effect.
2. Revise the City's sewer-serviced forecasts upward as shown in Table 2 of the attached Review Record.
3. Revise the Affordable Housing Need Allocation to 213 units.
4. Advise the City to implement the advisory comments in the Review Record for Wastewater, Surface Water Management, Forecasts, Land Use, and Water Supply.

Recommendation of the Environment Committee

1. Approve the City of St. Francis's Comprehensive Sewer Plan.

Summary of Environment Committee Discussion/Questions

No comments or questions. Recommendation was approved on consent agenda at the Environment Committee's December 10, 2019 meeting.

Summary of Community Development Committee Discussion/Questions

Senior Planner Eric Wojchik presented the staff's report to the Committee. No representatives from the City of St. Francis were in attendance. Councilmember Johnson inquired about why the community approached staff early on in the process to discuss the Plan. Wojchik responded that the City was proactive in its approach and organization of the Plan update. Chair Vento asked what the land use Permanent Agriculture refers to. Wojchik responded that this land use designation was created by the City to appropriately guide parcels enrolled in the State's Agricultural Preserves program.

The Community Development Committee unanimously recommended approval of the proposed action at its meeting on December 16, 2019.

Environment Committee

Meeting date: December 10, 2019

Community Development Committee

Meeting date: December 16, 2019

For the Metropolitan Council meeting of January 8, 2020

Subject: City of St. Francis 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22287-1

District(s), Member(s): District 9, Raymond Zeran

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

Staff Prepared/Presented: Eric Wojchik, Senior Planner (651-602-1330)
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

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Recommendation of the Environment Committee

1. Approve the City of St. Francis's Comprehensive Sewer Plan.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of St. Francis 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 St. Francis is located along the northwestern border of Anoka County. It is surrounded by the communities of Stanford Township, Athens Township, East Bethel, Bethel, Oak Grove, Nowthen, Elk River, and Livonia Township.

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 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

The Metropolitan Council awarded the City a Planning Assistance Grant of \$32,000 to complete its 2040 comprehensive plan. The first half of this grant was paid to initiate the local planning process. The second half of the grant will be paid after Council authorization of the City's plan, local adoption, and the City's submittal of final reporting requirements.

Known Support / Opposition

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

REVIEW RECORD

City of St. Francis 2040 Comprehensive Plan

Review File No. 22297-1, Business Item No. 2019-352 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 the Regional Parks System components in the City of St. Francis, for which the Plan accurately describes the Regional Parks System components. Regional Parks, Park Reserves or Special Recreation Features in the City include the Northwest Anoka County Regional Park Search Area. Regional Trails located within the City include the Rum River and Sugar Hills regional trails. The Plan also appropriately acknowledges State recreation lands within the City, including Bethel and Carl E. Bonnell wildlife management areas. See Figure 1 of this Report.

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. The Plan is also consistent with Council policies regarding community roles, the needs of non-automobile transportation, access to job concentrations, and the needs of freight. The Plan is compatible with the plans of adjacent and affected governmental units.

Roadways

The Plan 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 A-minor arterials. Forecasting is consistent with regional methodology. The Plan also includes guidelines on how access will be managed for A-minor arterials.

The Plan identifies roadway and corridor studies that include recommendations regarding alignments, changes in access, and/or changes in land use, including the Anoka County System Preservation Study.

Transit

The Plan conforms to the Transit system element of the TPP. It acknowledges the City is within Transit Market Area V. The Plan acknowledges that the City is not within the Transit Capital Levy District and that the only transit services provided in this type of community are Transit Link dial-a-ride service.

Aviation

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

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.

Transportation Analysis Zones (TAZs)

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

Water Resources

Wastewater Service

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

The Plan conforms to the 2040 Water Resources Policy Plan (WRPP). The Plan conforms to 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 by a wastewater treatment plant owned and operated by the City. The Plan projects that the City will have 4,340 sewer households and 2,900 sewer employees by 2040.

The City's wastewater treatment facility consists of a mechanical treatment with denitrification, ultraviolet and chlorination disinfection, and tertiary filtration. The treatment facility includes a 200,000-gallon storage facility whereby treated wastewater is currently reused for operational use and on-site landscape irrigation. The Plan states that the capacity of the wastewater treatment facility was recently upgraded and has adequate capacity to provide service through 2040.

The Plan does not state that the City is considering a request to connect to the Metropolitan Disposal System, nor does it state that the City is considering a request for the City's wastewater treatment works to be acquired by the Metropolitan Council by 2040.

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal (city) sanitary sewer system by reference to a program of on-going system condition assessment and I/I susceptibility evaluation as part of its street reconstruction program and other public improvement projects. The City also has a public education program regarding I/I that support voluntary disconnection of clear water connections to the sanitary sewer system. The Plan also identifies an action item stating the City will explore grants and other financial assistance programs to provide to private property owners wishing to replace or repair private services and their connections to the public collection system.

The Plan describes the requirements and standards for minimizing I/I and references City Code (Chapter 3) that prohibits the connection of foundation drains and sump pumps to the City's sanitary sewer system. The City does not currently have an ordinance or resolution that requires the disconnection of these connections.

The Plan states that the local collection system is not significantly impacted by I/I, and that less than 15% of the homes within the City were built prior to 1970 where clay tile services were standard, which is significant since clay tile pipe can become more susceptible to I/I as it ages. While it may be true

that current levels of I/I may not be significant, as the public and private collection systems age, its susceptibility to I/I may increase. Therefore, it is important that the City continue to monitor the collection systems susceptibility to I/I as it ages.

Sewer Element Comments

The City is covered under two Thrive community designations; Diversified Rural and Rural Center. That portion of the City that is serviced through the City’s local wastewater collection and treatment system is located within the Rural Center area of the City area and therefore the Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Rural Center communities. It was found to be complete and consistent with Council polices. 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. St. Francis lies within the oversight boundaries of the Upper Rum River Watershed Management Organization (WMO). The City submitted a draft Local Water Management Plan (LWMP) update to the Council in May 2019. Council Water Resources staff reviewed and commented on the draft LWMP to the City and WMO in a letter dated June 28, 2019. The Plan incorporates the City’s draft LWMP as an Attachment.

Advisory Comments

When available, Council staff request that the City provide to the Council the date that the Upper Rum River WMO approved the LWMP and date the City 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)

The Plan includes the Council’s system statement forecast for the City (Plan Tables 3-1, 5-24, 7-33) as shown in Table 1 below.

Table 1. Forecasts for the City of St. Francis

	Census	Estimated	Council Forecasts		
	2010	2018	2020	2030	2040
Population	7,218	7,872	8,200	10,400	12,600
Households	2,520	2,736	3,100	4,100	5,100
Employment	1,537	1,600	2,200	2,550	2,900

Given that the City already exceeded its 2030 sewer-served forecasts by 2017, the Plan proposes to revise the sewer-served forecasts upwards. Chapter 8 provides an updated sewer-served forecast (Table 8-1). The City expects the number of unserved households to remain in the 730-760 range. The Council will revise the sewer-served forecast on its Community Profiles webpage to match the table found in the Plan and as shown in Table 2 below.

Table 2. City of St. Francis Revised Sewer-Serviced Forecasts, Served by Municipal Plant

	Estimated	Original Forecasts			Revised Forecasts		
	2017	2020	2030	2040	2020	2030	2040
Population	5,123	3,800	5,120	6,200	5,688	7,844	10,000
Households	1,946	1,440	2,010	2,510	2,370	3,355	4,340
Employment	1,600	1,000	1,200	1,370	2,200	2,550	2,900

With this revision of the sewer-serviced forecast, the Affordable Housing Need expectation in St. Francis will be revised to: 87 units at <=30% Area Median Income (AMI), 33 units at 31-50% AMI; 93 units at 51-80% AMI; 213 units total. This is reflected in Table 5-26 in the Plan.

Chapter 3 describes how land supply will accommodate forecasted growth (Table 3-5). The City expects new land supply can accommodate 3,375 additional housing units at the mid-point of allowed density ranges. The land supply accommodates the households forecast.

Advisory Comments

Council staff did advise a forecast revision; the City has not pursued this. The forecast can be revised in the future, with a Comprehensive Plan Amendment.

Thrive MSP 2040 and Land Use

Reviewer: Eric Wojchik, CD – Local Planning Assistance (651-602-1330)

The Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the *Thrive* community designations of Rural Center and Diversified Rural (Figure 2).

Rural Centers are local commercial, employment, and residential activity centers serving rural areas in the region. These small towns are surrounded by agricultural lands and serve as centers of commerce to those surrounding farm lands and the accompanying population. Rural Center 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. In addition, Rural Center communities should strive for higher-density commercial uses and compatible higher-density residential land uses in the commercial core of the community to ensure efficient uses of existing infrastructure investments.

Diversified Rural communities are home to a variety of farm and nonfarm land uses including very large-lot residential, clustered housing, hobby farms, and agricultural uses. Diversified Rural communities are expected to plan for growth not to exceed forecasts and in patterns that do not exceed 4 units per 40 acres. In addition, Diversified Rural communities are expected to manage land uses to prevent the premature demand for extension of urban services, and so that existing service levels will meet service needs.

The existing land uses in St. Francis are predominately residential (27.5%), with 22.3% of this residential land use within the unsewered areas of the City. Most of the existing commercial/office (0.7%) uses are located near transportation corridors. The industrial areas (16.5%) of the City are primarily the aggregate mining areas within the western portion of the City. Approximately 8.1% of the City is parks/open space (Figure 3). Agricultural land uses encompass most of the remaining existing land uses in the City (39.6%)

The Plan is consistent with *Thrive* for land use and residential density policies for a Rural Center community designation. *Thrive* calls for Rural communities to plan for forecasted population and household growth at overall average densities of at least 3 units per acre.

Table 3. Planned Residential Density, City of St. Francis

Category	2018-2040 Change				
	Density		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	2	3	260	520	780
Medium Density Residential	3	7	185	555	1,295
Medium High Density Residential	7	12	72	504	864
High Density Residential	12	60	31	372	1,860
TOTALS			548	1,951	4,799
Overall Density				3.56	8.76

The Rural Center community designation applies to the existing, predominantly developed portion of the community, primarily near the Highway 47 and Bridge Street corridors. The expanded designation of Medium, Medium/High, and High Density Residential and Commercial land uses along the Highway 47 and Bridge Street transportation corridors reflects more compact development in proximity to services and aligns with market conditions that are driving development in the City. The area northwest of Highway 47 and St. Francis Boulevard and 241st Avenue has been re-guided to residential land uses within the Plan. This change reflects the environmental constraints in that area that would restrict commercial and industrial land uses. The Urban Reserve land use is shown on the east side of the planned urban service area to preserve land for post-2040 urban services.

The Rural Wild and Scenic District area (guided as Urban Reserve with a Rural Wild and Scenic District overlay), southeast and abutting the Rum River, preserves this area as a potential future sewered area while protecting this area in line with the Wild and Scenic River designation legislation (Minn. Stat. §§ 103F.305 – 103F.345). The guiding densities of this area are consistent with the City’s existing zoning ordinance, authorized by MnDNR, for the Rural Wild and Scenic designated area of the City.

The Plan is consistent with Thrive for land use and residential density policies for a Diversified Rural community designation. Diversified Rural communities are expected to plan for growth not to exceed forecasts and in patterns that do not exceed 4 units per 40 acres. The City guides land at appropriate densities for the Diversified Rural community designation while allowing for implementation of the Council’s Flexible Development Guidelines in certain instances that preserve the potential future provision of urban services in these areas.

Advisory Comments

While the City expresses a desire in the Plan to serve the Rum River Scenic District area with urban services if the Rum River Wild and Scenic Area designation legislation is amended or removed in the future, the Council encourages the City to revise the land use title of Urban Reserve for this area to better reflect the current conservation designation of the Rum River Wild and Scenic River. The City should continue to work with the MnDNR to ensure compliance with the Rum River Wild and Scenic Area designation rules within the City’s official controls.

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 2,700 homes including more than 500 multifamily units and nearly 2,200 single-family homes. Approximately 400 homes are rented. Nearly 2,400 housing units are currently affordable to households earning under 80% of Area Median Income (AMI); however, more than 550 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are 329 units affordable to households with income at or below 30% AMI and more than 190 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including reinvestment in aging housing stock, increased housing variety, affordable housing options, and growing the community through the development of new housing. The City currently has more than 100 publicly subsidized units, 21 of which are age restricted for seniors.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 213 units; 87 of which are needed at prices affordable to households earning 30% of AMI or less, 33 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 93 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 6 of the Review Record, the Plan guides sufficient land expected to develop in the 2021-2030 time period at a minimum of six units per acre to all for development of 294 housing units to meet the need for units between 51 and 80% of AMI and twelve units per acre to allow for development of at least 144 new housing units to meet the need for units affordable to households earning 50% of AMI or less.

The housing implementation plan component of the Plan describes that the City will consider housing bonds and tax abatement for projects that offer affordable units below 80% AMI. The Plan also indicates that the City will strongly consider an application to the consolidated RFP for residential projects in high density or mixed-use projects. The City states that they will continue their rental license and inspection program, consider density bonuses for affordable housing, and continued support for the preservation of manufactured homes communities.

Water Supply

Reviewer: John Clark, ES – Water Supply Planning (651-602-1452)

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 DNR and the Council and reviewed under separate cover. The Council's review of water supply-related content reflects the expectations shared with communities in their system statements and the water supply-related policies in the WRPP.

Advisory Comments

If changes are made to this water supply plan resulting from DNR's review of the plan or from changes during the full comprehensive plan review process - such as changes to forecasts - the City will need to provide the Council and DNR with the updated information.

Community and Subsurface Sewage Treatment Systems (SSTS)

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

The Plan indicates that there are approximately 728 SSTS and no public or privately-owned Community Wastewater Treatment Systems in operation in the City other than the municipally owned and operated wastewater treatment facility. The City's SSTS maintenance management and tracking program are consistent with Minnesota Pollution Control Agency Chapter 7080-7083 Rules and Council WRPP requirements. System owners are to submit inspection reports to the City once every three years, indicating that their systems continue to meet minimum maintenance standards, and the City has the authority to carry out maintenance activities that are overlooked by system owners.

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 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*, the presence of viable aggregate resource deposits within the northwest corner of the City. The resources are within lands guided for Low Intensity Industrial use. Most of the City's aggregate resources are overlain by surficial natural resources identified in the Council's Natural Resource Inventory/Assessment study as Regionally Significant Ecological Areas and classified as being "Outstanding" in quality. The City is encouraged to give consideration for long-term protection of those lands from aggregate extraction.

Historic Preservation

Reviewer: Eric Wojchik, CD – Local Planning Assistance (651-602-1330)

The Plan states that historic assets within the City promote community pride and connect the City to its past. It is unknown if there are any intact archaeological resources within the community. However, the community is committed to protecting its historic resources, the Plan states that the City will continue to include assessments of historical and cultural resources as required for redevelopment projects.

On page 3-18, the Plan details that the City has two properties listed on the National Register of Historic Places. The Riverside Hotel (Rum River Inn), constructed in 1860, and the Leathers House, a well-preserved Victorian home, are the two currently listed historic properties within the City.

Plan Implementation

Reviewer: Eric Wojchik, CD – Local Planning Assistance (651-602-1330)

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 for each chapter are contained in the Implementation Chapter, Chapter 11. The City's Capital Improvement Plan is appended in Attachment 2, which includes a timeline and itemized expenditures for all elements of the Plan.

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

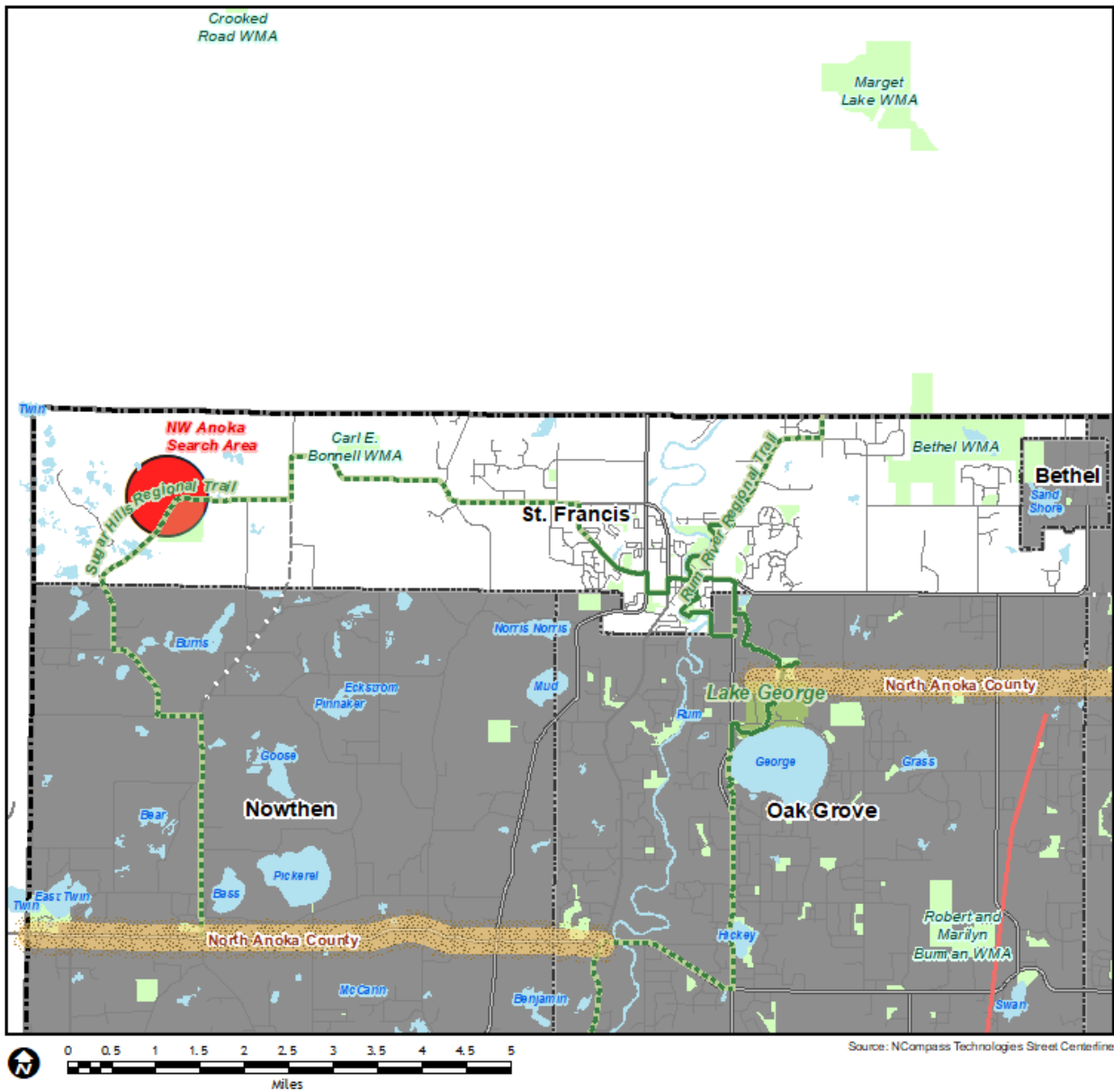
In response to the 2015 System Statement, the City submitted the following documents for review:

- May 31, 2019: St. Francis 2040 Comprehensive Plan
- May 31, 2019: Surface Water Management Plan
- June 27, 2019: Water Supply Plan Certificate of Adoption
- July 15, 2019: Revisions to wastewater, land use, forecasts, water resources, and housing sections
- July 17, 2019: Revised Surface Water Management Plan
- October 8, 2019: Revisions to land use and housing sections

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

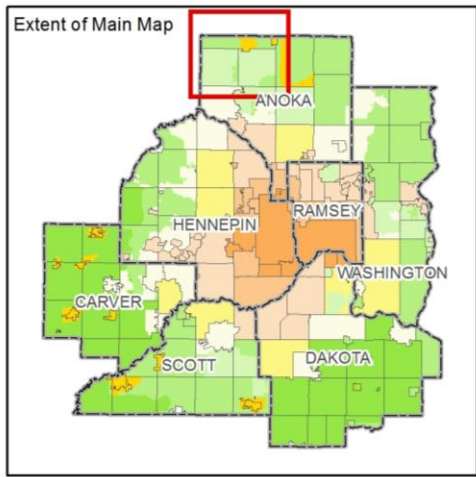
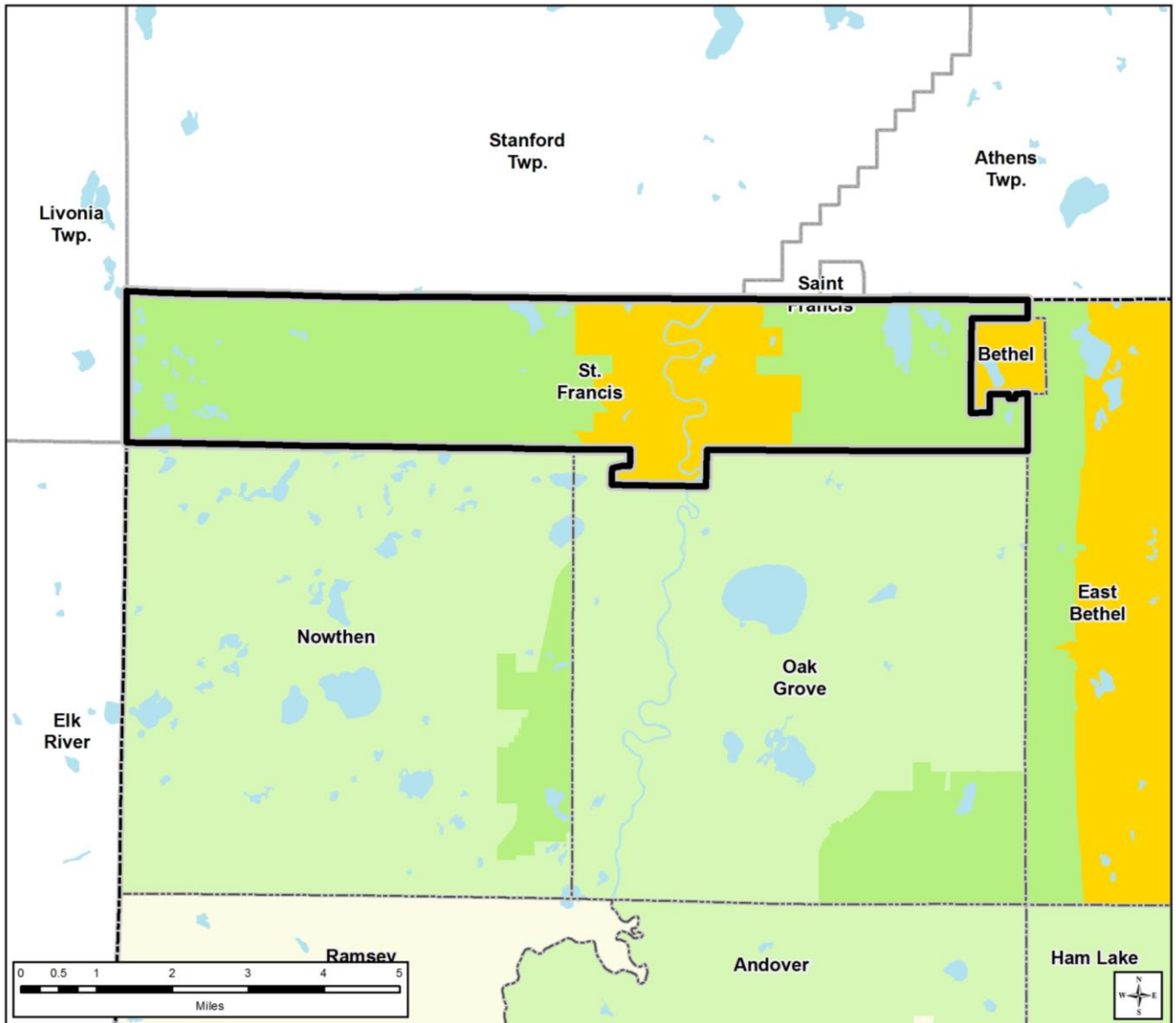
- M Meters
- L Lift Stations
- MCES Interceptors
- M MCES Treatment Plants

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

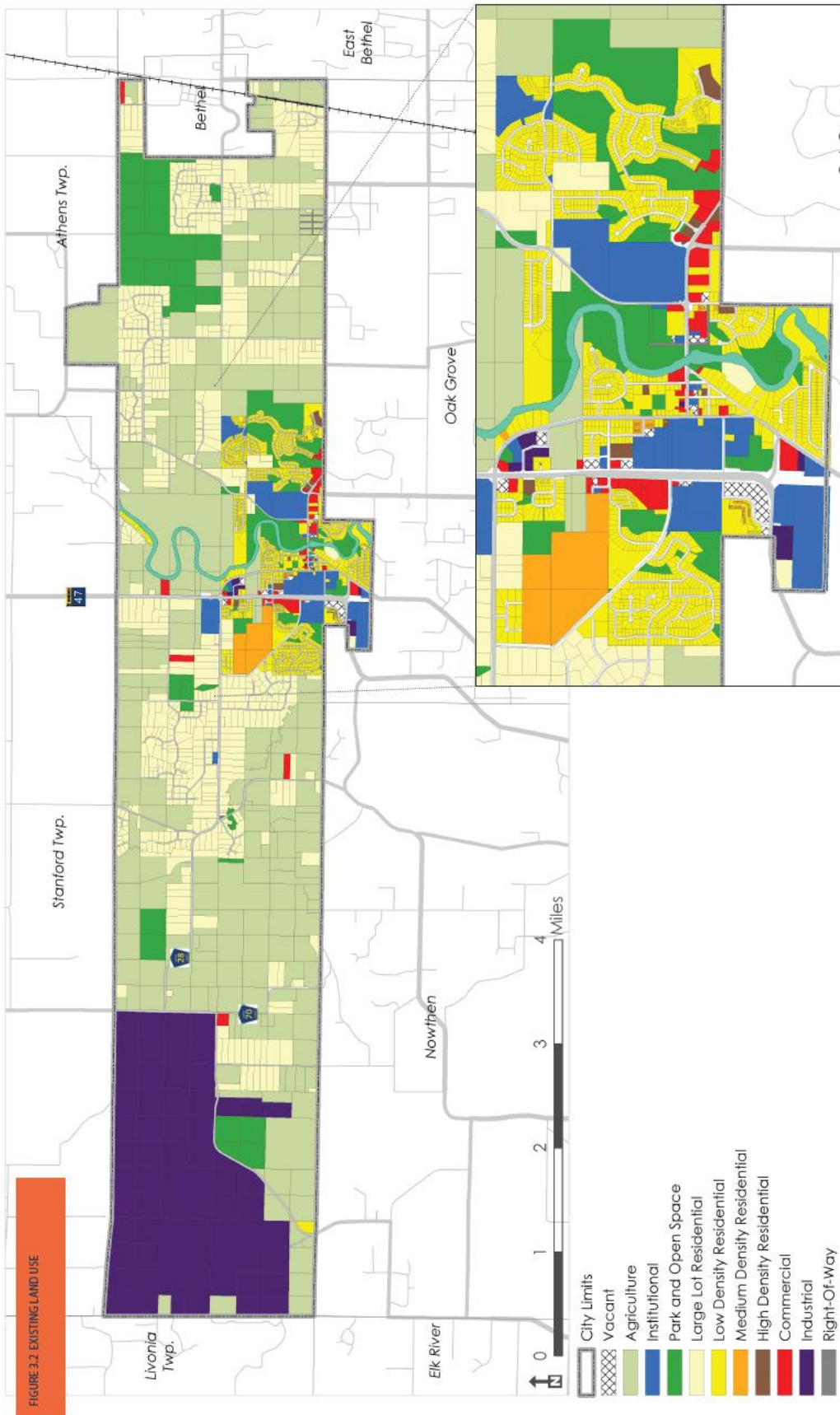


Figure 4. 2040 Future Land Use

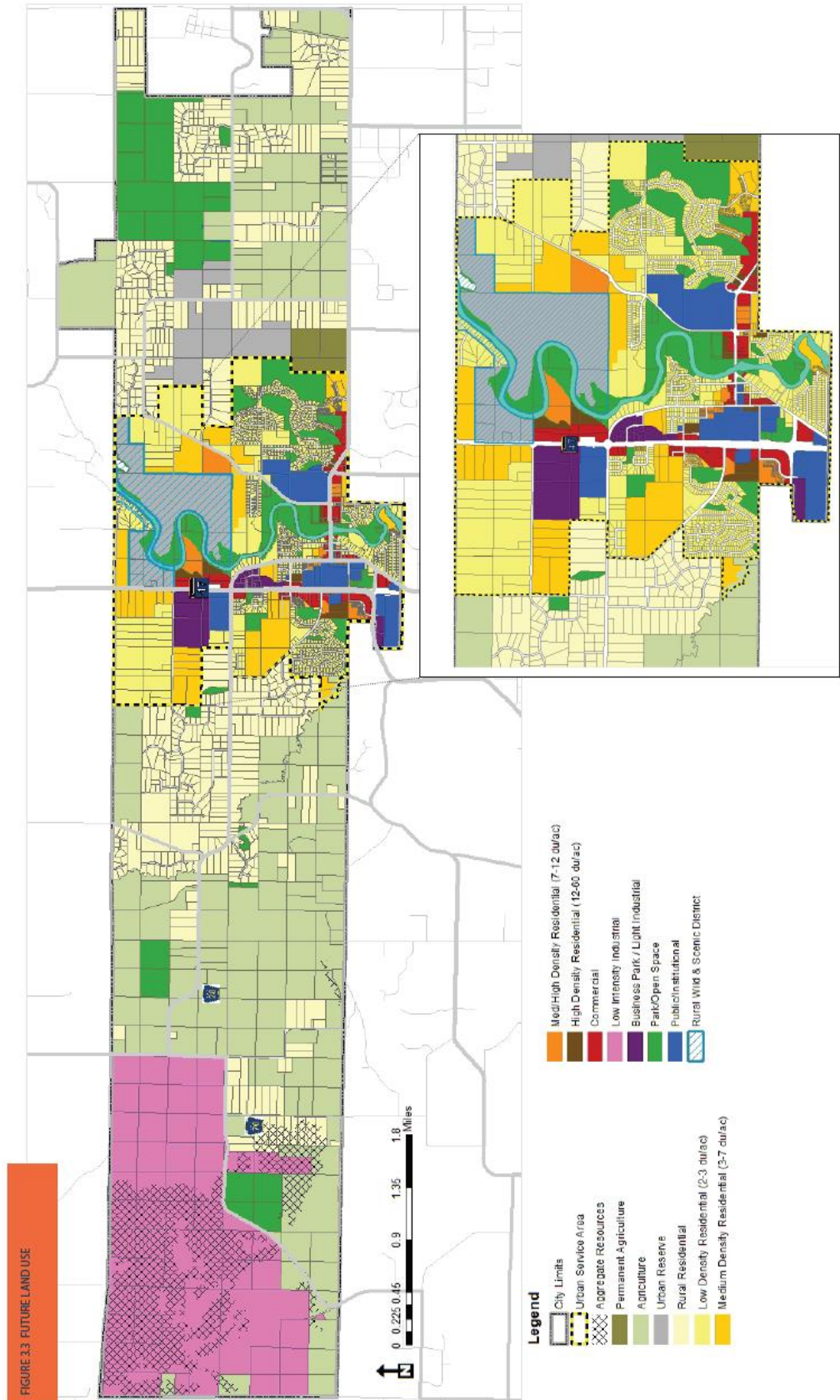
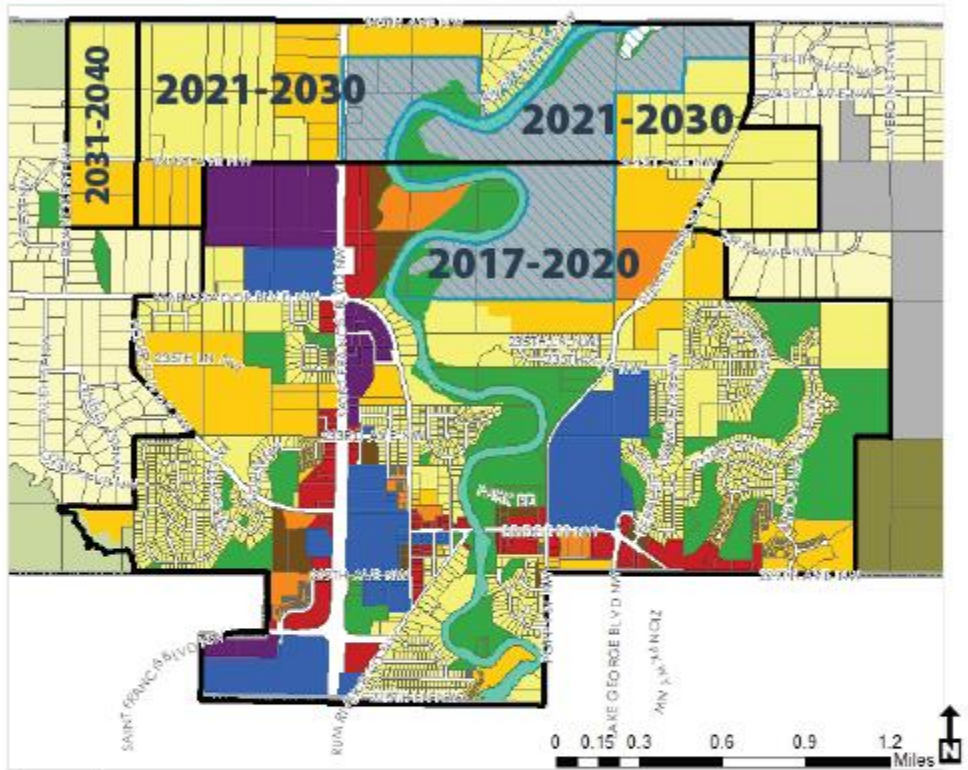


Figure 5. Development Staging Map

FIGURE 3.4 LAND AVAILABLE FOR SERVICED DEVELOPMENT BY DECADE



Legend

- | | |
|-----------------------------------|---|
| Rural Wild & Scenic District | Low Density Residential (2-3 du/ac) |
| Urban Service Area | Medium Density Residential (3-7 du/ac) |
| Anticipated Growth Phasing Limits | Med/High Density Residential (7-12 du/ac) |
| City Limits | High Density Residential (12-60 du/ac) |
| Natural/ Open Space | Commercial |
| Permanent Agriculture | Business Park / Light Industrial |
| Agriculture | Park/Open Space |
| Urban Reserve | Public/Institutional |
| Rural Residential | |
- Note: Sewer service will be extended as development merits and in a logical pattern so as to minimize leapfrog development.

Figure 6. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing at 50% AMI and Below:	70 units
2021-2030 share of regional need for Affordable Housing between 51 to 80% AMI:	53 units
TOTAL 2021-2030 share of regional need for Affordable Housing:	213 units
2021-2030 total regional need for Affordable Housing:	37,900 units

	Available Acres	×	Minimum Density <i>(units per acre)</i>	×	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
High Density Residential	12.0		12		100%		144
Downtown Mixed Use	42.0		7		100%		294
Total	54.0						438

Sufficient/*(insufficient)* units affordable at 50% AMI and below possible in areas with ≥12 units per acre minimum against share of regional need: **74**

Sufficient/*(insufficient)* total units affordable between 51 to 80% AMI possible in areas with ≥6 units per acre minimum possible against share of regional need: **241**

Sufficient/*(insufficient)* total units possible against share of regional need: **225**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **225**

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

