

Community Development Committee

Meeting of November 2, 2020

Environment Committee

Meeting of November 10, 2020

For the Metropolitan Council meeting of November 18, 2020

Subject: City of Blaine 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21902-1

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 Blaine 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. Advise the City to implement the advisory comments in the Review Record for Wastewater, Land Use, Water Supply, and Historic Preservation.

Recommendation of the Environment Committee

1. Approve the City of Blaine's Comprehensive Sewer Plan.
2. Implement the advisory comments in the review record for wastewater.

Summary of Committee Discussion/Questions

Community Development Committee

Planning Analyst Eric Wojchik presented the staff's report to the Committee. Erik Thorvig, Community Development Director, from the City of Blaine was in attendance. The Community Development Committee unanimously recommended approval of the proposed action at its meeting on November 2, 2020.

Environment Committee

No comments or questions. The proposed action was approved on the consent agenda at the November 10, 2020 Environment Committee meeting.

Community Development Committee

Meeting date: November 2, 2020

Environment Committee

Meeting date: November 10, 2020

For the Metropolitan Council meeting of November 18, 2020

Subject: City of Blaine 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21902-1

District(s), Member(s): District 10, Peter Lindstrom

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

Staff Prepared/Presented: Eric Wojchik, Planning Analyst (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

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1. Approve the City of Blaine's Comprehensive Sewer Plan.
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Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Blaine 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 Blaine is located in southern Anoka County. It is surrounded by the communities of Ham Lake, Lino Lakes, Circle Pines, Lexington, Shoreview, Mounds View, Spring Lake Park, Fridley, Coon Rapids, and Andover.

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 sewer-serviced forecast revision
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 Blaine 2040 Comprehensive Plan

Review File No. 21902-1, Business Item No. 2020-301 JT

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

Conformance with Regional Systems

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

Regional Parks and Trails

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

The Plan conforms to the *2040 Regional Parks Policy Plan* for the Regional Parks System element. Anoka County is the Park Implementing Agency for Regional Parks System components in Blaine, for which the Plan accurately describes the Regional Parks System components. Regional Parks, Park Reserves or Special Recreation Features in the City include Bunker Hills Regional Park. Regional Trails located within the City include the East Anoka County, Rice Creek North, Central Anoka, and Bunker Hills-Chain of Lakes regional trails, and the East Anoka County Extension Regional Trail Search Corridor. The Plan also appropriately acknowledges State recreation lands within the City, including the Blaine Airport Rich Fen and Blaine Preserve scientific and natural areas (Minnesota Department of Natural Resources).

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

Roadways

The Plan conforms to the highway system element of the TPP. The City's Plan reflects I-35W, US 10, TH 65 and CSAH 14, which are the metropolitan highways within the City's boundaries. There are no planned mobility improvements for these roads identified in the Current Revenue Scenario of the 2040 TPP adopted in 2015 beyond the MnPass improvements already under construction on I-35W.

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 community's roadways, including existing and future functional class, methods for right-of-way preservation needs, and existing and forecasted traffic volumes for principal and A-minor arterials. Forecasting was done consistent with regional methodology. There is also a section analyzing roadway safety. The Plan references the MnDOT and Anoka county 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. The Plan shows the location of existing transit routes and facilities within the City limits, including routes 10, 824, 852, and 860 and the large park and ride facilities at Paul Parkway and TH 65 and I-35W and 95th Av NE. It acknowledges the City is within Transit Market Areas III and IV. It also describes the available demand responsive transit service. The Plan mentions 35W and 65 as express bus corridors which both have bus shoulders and a MnPass lane is being built on 35W.

Aviation

The Plan conforms to Aviation system element of the TPP. The Plan acknowledges the Anoka Blaine airport located within the City; the Plan includes policies that protect regional airspace from future obstructions. The Plan also acknowledges the Anoka-Blaine Airport comprehensive plan and describes how the City works with the Metropolitan Airports Commission on airport issues and compatible land use.

Bicycling and Walking

The Plan is consistent with the Bicycling and Pedestrian chapter of the TPP. The Plan identifies the existing and planned on and off road trails within the City. The Plan also identifies existing and future segments of the both the Regional Bicycle Transportation Network (RBTN) and regional trails. (For other comments regarding regional trails, see the Regional Parks section of this Review Record.)

Freight

The Plan is consistent with the Freight policies of the TPP. There are no railroads within the City. The Plan includes heavy commercial vehicle traffic counts. It discusses freight movement in and through the community, including locations of commercial and industrial land uses that generate freight.

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 Metropolitan 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 designation and applicable TPP policies for transit station areas. (See also Land Use section of this Review Record.)

Water Resources

Wastewater Service

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

The Plan is in conformance with 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 the Metropolitan Council Environmental Services (MCES). Wastewater generated within the City is conveyed by Council Interceptors 4-NS-523, 4-NS-522, 8656, and 4-SL-534 with treatment at the Metropolitan Council's Metropolitan Wastewater Treatment Plant in St. Paul. The Plan projects that the City will have 32,991 sewered households and 31,000 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 which is assumed to reflect 2040. 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 Suburban Edge communities.

The Plan defines the community's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) primarily in the local municipal (City) sanitary sewer system. The Plan includes a summary of activities and programs intended to mitigate I/I in the public collection system including inspection, evaluation, and follow-up mitigation. The City's inspection program schedule reflects the inspection of 25% of the entire public collection system, including manhole structures each year. Identified areas of needed mitigation work from the system inspection are then programmed for repair. The Plan states that all 12-inch and smaller vitrified clay tile pipe have been lined, and that the City is currently evaluating the remaining portion of the system for rehabilitation. The Plan also references a potential program related to I/I mitigation in the private system consisting of a private property inspection program to identify and assist residents in reducing I/I from private connections such as aged service lines and/or direct sump pump connections to the system. The Plan includes a summary of a portion of the City's Capital Improvement Program that identifies \$710,000 in lining large diameter reinforced concrete wastewater pipes.

The Plan describes the requirements and standards for minimizing I/I and references City Code of Ordinances (Section 86-9) states that no person shall discharge or cause to be discharged any stormwater, surface water, groundwater, roof runoff, subsurface drainage, cooling water, or unpolluted industrial process waters to any sanitary sewer. Neither the Plan, nor the referenced Ordinance cites a requirement that connections found to be in violation of the Ordinance are required to be disconnected after discovery.

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The Plan describes the sources, extent, and significance of existing I/I within the entire City wastewater collection system and provides a description of an implementation plan for preventing and eliminating excessive I/I from entering the public collection system. The Plan states that approximately 17.6% of the total residential households within the City were built prior to 1970 when the use of clay tile services was common. The significance of clay tile pipe is that as it ages, it can become more susceptible to I/I. Using wastewater flow data between 2012 and 2017 to estimate average base flow (dry weather), and peak monthly flow, the Plan suggests that the City's average annual I/I is about 3%, and peak month I/I (2017) was approximately 7% I/I.

Comprehensive Sewer Plan Comments

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for 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 Update 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

1. Require the City to submit a copy of any revised or updated joint powers agreements to the Metropolitan Council for filing with the City’s Comprehensive Sewer Plan, if any revisions or updates are made to one or more of its Joint Powers agreement(s) with adjacent communities related to inter-community wastewater service and billing.
2. Advise the City that the Plan identifies future capacity enhancements to the 21-inch trunk sewer, that serves District 6, will be limited to the downstream capacity of the 30-inch regional interceptor 865600. The capacity of 865600 closely matches the proposed “Cumulative Peak Flow” generated in District 6 of 6.7 MGD.

Surface Water Management

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

The Plan is consistent with Council policy requirements and in conformance with the Council’s 2040 Water Resources Policy Plan for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. Blaine lies within the oversight boundaries of the Coon Creek and Rice Creek Watershed Districts (WDs). The City submitted a draft Local Water Management Plan (LWMP) to Council in February 2018. Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watershed Districts in a letter dated March 14, 2018. The Coon Creek WD approved the final LWMP on August 13, 2018 and the Rice Creek WD approved the LWMP on August 22, 2018. The City adopted the final LWMP on December 15, 2018. The Plan incorporates the City’s final August 2018 LWMP in Appendix B.

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 Metropolitan Council forecasts for Blaine (Figures 1-16, 3-14, 5-8). For reference, Metropolitan Council’s forecasts are:

Table 1. City of Blaine Forecasts

	Census	Estimated	Council Forecasts		
	2010	2019	2020	2030	2040
Population	57,186	67,939	66,300	76,700	87,300
Households	21,077	24,687	25,100	29,200	33,300
Employment	20,561	25,492	25,800	28,400	31,000

The Comprehensive Sanitary Sewer Plan states that the entire community is sewer-serviced with the exception of small areas outside the MUSA; projected to be 309 households in 2040. The City’s consultant provides a revised sewer-serviced forecast (Table 10-1). Minor revisions are shown below (bold):

Table 2. Sewer-Serviced Forecast: Blaine (served by Metro WWTP)

	Revised Sewer-Services Forecasts		
	2020	2030	2040
Population	65,220	75,780	86,490
Households	24,692	28,850	32,991
Employment	25,800	28,400	31,000

The Metropolitan Council will revise the Blaine sewer-serviced forecast, as shown above, simultaneous with action on the Plan.

The Council requires the Plan to address how land supply for future development (or redevelopment) accommodates the community's growth forecast. An inventory of land for future development and redevelopment sites is provided. The City calculates these 1,633 acres could yield 8,425 households if developed at the mid-point of allowed density ranges (Table 5-9). Additional units are expected, documented by new building permits issued, lots that have been platted, and "impending development" (Table 5-11). This land supply accommodates the 2040 forecast.

Thrive MSP 2040 and Land Use

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

The 2040 comprehensive plan is consistent with *Thrive MSP 2040* (Thrive) and its land use policies. The Plan acknowledges the Thrive community designation of Suburban Edge (Figure 2). Thrive describes Suburban Edge communities as communities that have experienced significant residential growth beginning in the 1990s and continuing to the 2010s. At least 40% of the land in these cities is developed, but significant amounts of land remain for future development.

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, and to target opportunities for more intensive development near regional transit investments. However, unlike many suburban communities, Blaine is uniquely characterized by a wide variety of land uses from major transportation facilities (including Anoka County-Blaine Airport and major County and Federal highways), higher intensity commercial and industrial uses, and an extensive array of housing types ranging from rural residential homes to manufactured housing and apartment buildings.

The existing land uses in Blaine are predominantly residential (37%) and agricultural or undeveloped land (31%). The majority of the commercial (5%), industrial (5%) and institutional (2%) uses are located along the TH 65 corridor (Central Avenue). Approximately 9% of the City consists of parks and open space (Figure 3).

Future residential land use categories include Low Density Residential, Low/Medium Density Residential, Medium Density Residential, Medium/High Density Residential (High), High Density Residential, HD Residential/Commercial, HD Residential/Industrial, and HD Residential/Commercial/Industrial (Figure 4). All three of the latter categories are mixed use categories that carry a residential share of 50%.

Within the unsewered portions of the City, primarily the northwest portion of the City and the North Oaks East and West neighborhoods, the Plan guides land at low densities with the Rural Residential land use (1 unit per 10 acres) to allow for the future expansion of urban services to these areas.

For the most part, the 2030 and 2040 Plans are similar in terms of land use categories. The 2040 Plan adds Medium/High Density Residential, Public/Semi-Public, and Golf Course land uses. The principal difference between the Plans is the MUSA boundary. The 2040 Plan brings all areas of the City into the MUSA, except for the northwest corner of the City, a land trust area west of Radisson Rd, the Agricultural Preserve areas, portions of the airport, and the North Oaks neighborhoods. The clear delineations of the sewerred and unsewerred portions of the City mark a change from the 2030 Plan, which included some mapping inconsistencies in terms of MUSA boundaries.

The Plan is consistent with Thrive for land use and residential density policies for a Suburban Edge community designation. Thrive calls for Suburban Edge communities to plan for forecasted population and household growth at overall average densities of between 3 and 5 units per acre. As shown in Table 3 below, the overall planned residential density in the City is between 3.2 and 7.4 units per acre,

which is consistent with Thrive for land use and residential density policies for Suburban Edge community designation.

Table 3. Planned Residential Density, City of Blaine

Category	Density		Net Acres	2018-2040 Change	
	Min	Max		Min Units	Max Units
Low Density Residential	2.5	6	1417.9	3544	8507
Low/Medium Density Residential	2.5	12	3.5	8	42
Medium Density Residential	6	12	56.8	341	682
Med/High Density Residential (High)	6	25	9.5	57	239
High Density Residential	12	25	36.7	440	917
HD Residential/Commercial*	12	25	23.3	279	582
HD Residential/Industrial*	12	25	12.5	150	313
HD Residential/Commercial/Industrial*	12	25	18.5	222	462
TOTALS			1578.9	5041	11744
			Overall Density	3.2	7.4

*50% residential

Agricultural Preserves

The Plan makes use of an Agricultural Preserve Overlay district to guide parcels enrolled in the Agricultural Preserves Program at appropriate densities. The Plan is consistent with Council policy for lands enrolled in the Agricultural Preserve Program. The Plan identifies lands enrolled in the Agricultural Preserve Program on the Future Land Use map as Agricultural Preserve with a maximum density of one unit per 40 acres, which is consistent with Minnesota Statute § 473H.02, subdivision 7.

Advisory Comments

The City should consider implementing the following advisory comments for land use:

- The City should consider removing the word ‘draft’ from the title of the 2040 Plan Land Use Map, Figure 5-7. Chapter 5.
- The land uses for the northwest corner of the City and the North Oaks neighborhoods are incorrect in Figure 10-6, Chapter 10, and in Appendix C, Figure 1, of the Comprehensive Sewer Plan Update. These maps should be updated with the correct 2040 land uses.

Housing

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

The Plan is consistent with the 2040 Housing Policy Plan (HPP). As of 2016, the City had more than 24,000 homes including 2,300 multifamily units, nearly 2,100 manufactured homes, and nearly 20,000 single-family homes. Approximately 3,500 homes are rented. More than 17,500 housing units are currently affordable to households earning under 80% of Area Median Income (AMI); however, nearly 3,900 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are about 1,900 units affordable to households with income at or below 30% AMI and more than 1,300 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including the need for maintenance of existing housing stock, preservation of manufactured housing communities, a variety of housing types for all stages of life, and housing that is affordable to a range of income levels, especially moderate and low income households. Blaine is unique among other Plans reviewed in the region in that the Plan explicitly cites the preservation of manufactured housing as one of the City’s needs. The City has 400 publicly subsidized housing units, including 124 that are age-restricted for seniors.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 1,139 units; 527 of which are needed at prices affordable to households earning 30% of AMI or less, 299 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 313 of which are needed at prices affordable to households earning between 51 and 80% of AMI. To facilitate land for the development of affordable housing, the City has chosen to meet minimum planning requirements by guiding land at a minimum of 6 units/acre to support households earning 51-80% AMI, and providing sufficient land guided at 12 units/acre to support households earning less than 50% AMI as outlined in the HPP. Blaine does not guide enough land at a minimum of six units per acre for the development of 314 housing units to meet the need for units between 51 and 80% of AMI; however, because they guide an excess of land at 12 units per acre greater than the deficit of the need in this affordability range, they are consistent with the HPP .

The housing implementation plan component of the Plan describes that the City will consider TIF only for developments with a significant number of housing units but will consider housing bonds for a wider variety of housing types in the community. The Plan also indicates that the City will continue to partner with the Center for Energy and the Environment to offer low-interest financing for home improvement projects. The City states that they intend to seek ways to retain the affordability of LIHTC property after the terms for affordability expire.

Water Supply

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

The Plan is consistent with *Water Resources Policy Plan (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.

Because the City has a municipal public water supply system, the Local Water Supply Plan (LWSP) must be – and is – included as part of the 2040 Plan.

- The City prepared a LWSP in 2017 that was submitted to both the MN Department of Natural Resources (DNR) and the Council and reviewed under separate cover. Council staff found that LWSP to be complete and consistent with Council policy, and comments were shared in a letter to DNR on January 6, 2018.
- The City submitted their 2040 Plan to the Council on February 6, 2019. Council staff reviewing that document for water supply requirements found the Plan incomplete because the LWSP was not included; the City was asked to provide the final LWSP as an appendix to the 2040 Plan.
- DNR shared the Council's January 6, 2018 comments along with their own comments, asking for revisions to the LWSP in a letter to the City dated July 18, 2019.
- On March 13, 2020, the Council received an updated LWSP as supplemental information for the 2040 Plan. The DNR approved the revised LWSP in a letter to the City dated September 11, 2020.

Advisory Comments

If changes are made to the LWSP resulting from a comprehensive plan amendment, the City will need to provide the Council and DNR with the updated information.

Community and Subsurface Sewage Treatment Systems (SSTS)

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

The Plan indicates that there are 509 individual SSTS and no public or privately-owned Community Wastewater Treatment Systems in operation within the City. The City's (Chapter 34, Article VII, Section 34-241 through 250) SSTS Ordinance and maintenance 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, CD – Local Planning Assistance (651-602-1212)

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

Aggregate Resource Protection

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

The Plan is silent on the presence of aggregate resources in the City. The Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, does not indicate the presence of any known viable aggregate resource deposits within the community.

Historic Preservation

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

To comply with the Metropolitan Land Planning Act, the City of Blaine 2040 Plan must include a protection element for historic sites. In Chapter 5, Land Use, the Plan states that there are no known areas of historic preservation needs within the community. However, the City has submitted supplemental information which states that if historic resources are identified within the community, the City commits to the creation and enforcement of policies to protect and conserve historic and cultural resources.

Advisory Comments

Prior to submission of its Final Plan to the Council, the City must include the supplemental language in its Plan, currently on page 108 in Chapter 5, Land Use.

Plan Implementation

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

In Chapter 11, Implementation, the Plan includes a description of and schedule for any necessary changes to the capital improvement program, the zoning code, the subdivision code, SSTS information, and the implementation activities for all chapters of the Plan. The Plan includes the City's Capital Improvement Plan in Appendix D.

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:

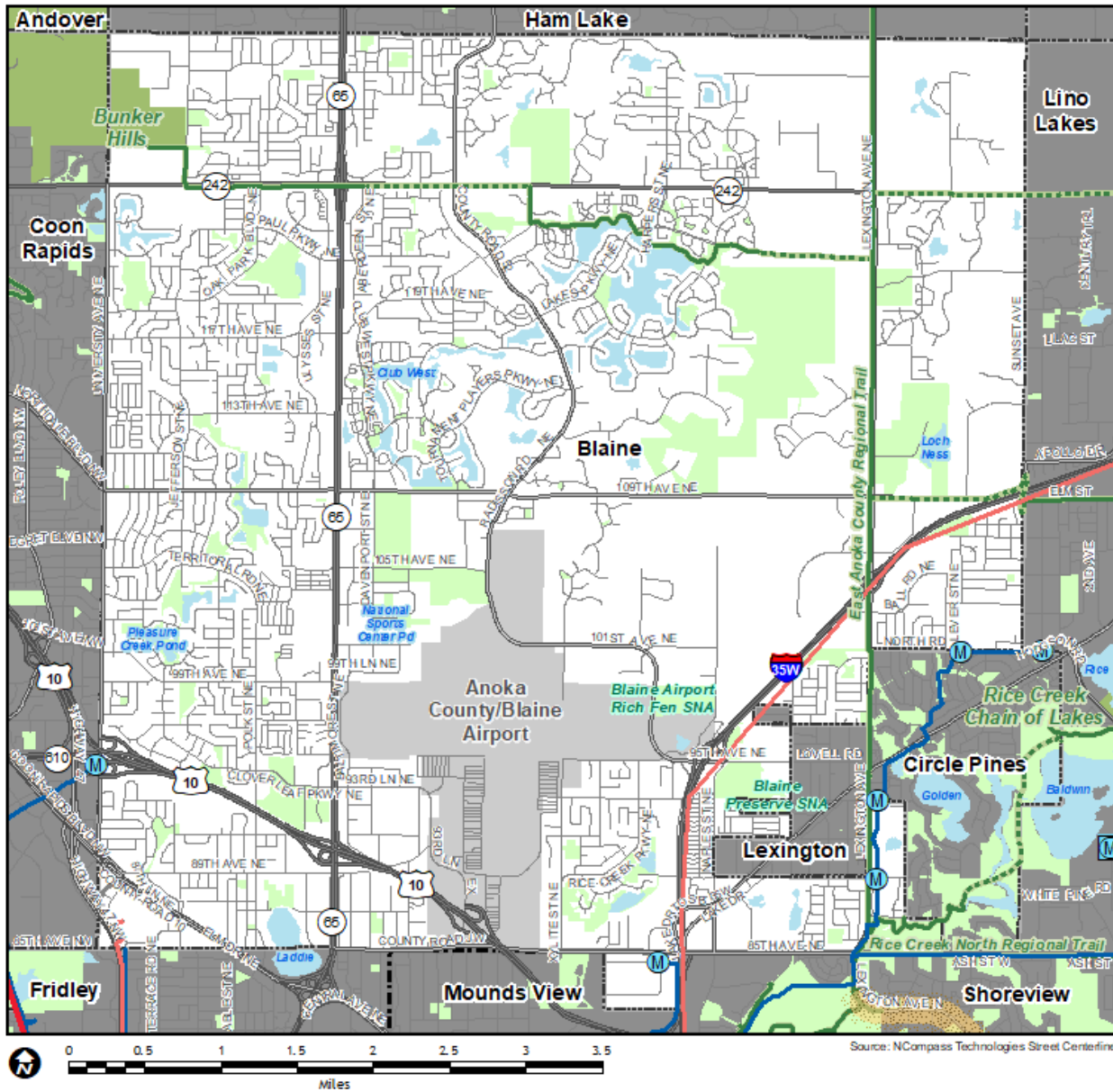
- March 19, 2018: Blaine Preliminary 2040 Comprehensive Plan
- December 31, 2018: Blaine 2040 Comprehensive Plan
- January 15, 2019: Local Sanitary Sewer Plan
- June 14, 2019: Revised Comprehensive Plan Responding to Council Incomplete Items for Submission Requirements, Forecasts, Land Use, Parks, Wastewater, Water Supply, Water Resources, Implementation, and Community and Subsurface Sewage Treatment Systems (SSTS).

- February 24, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Organization, Forecasts, Land Use, Wastewater, Water Supply, Housing, and Community and Subsurface Sewage Treatment Systems (SSTS).
- March 13, 2020: Local Water Supply Plan
- May 13, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Land Use, Wastewater, and Sewer-Serviced Forecasts.
- June 26, 2020: Updated Local Sanitary Sewer Plan
- July 6, 2020: Updated Local Sanitary Sewer Plan
- July 27, 2020: Deadline Extension
- August 7, 2020: Deadline Extension
- August 24, 2020: Deadline Extension
- August 25, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Wastewater.
- September 17, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Wastewater.

Attachments

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: 2016 Generalized Land Use
- Figure 4: 2040 Planned Land Use
- Figure 5: Development Staging Map
- Figure 6: Land Guided for Affordable Housing

Figure 1. Location Map with Regional Systems



Regional Systems

Transportation

- Transitways**
 2040 Transportation System Policy - adopted January 2015
- Existing
 - Planned Current Revenue Scenario
 - Planned Current Revenue Scenario - CTIB* Phase 1 Projects
 - Potential Increased Revenue Scenario
- Regional Highway System**
- Existing Principal Arterials
 - Planned Principal Arterials
 - Existing Minor Arterials
 - Planned Minor Arterials
 - Existing Other Arterials
 - Planned Other Arterials

Recreation Open Space

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

Wastewater

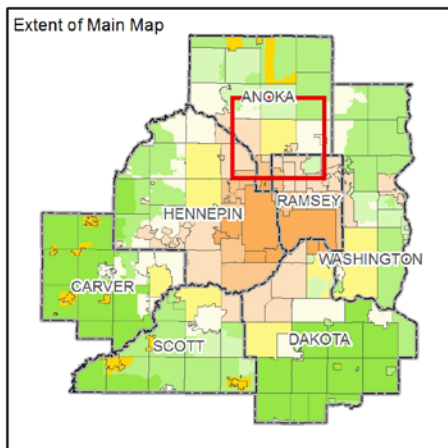
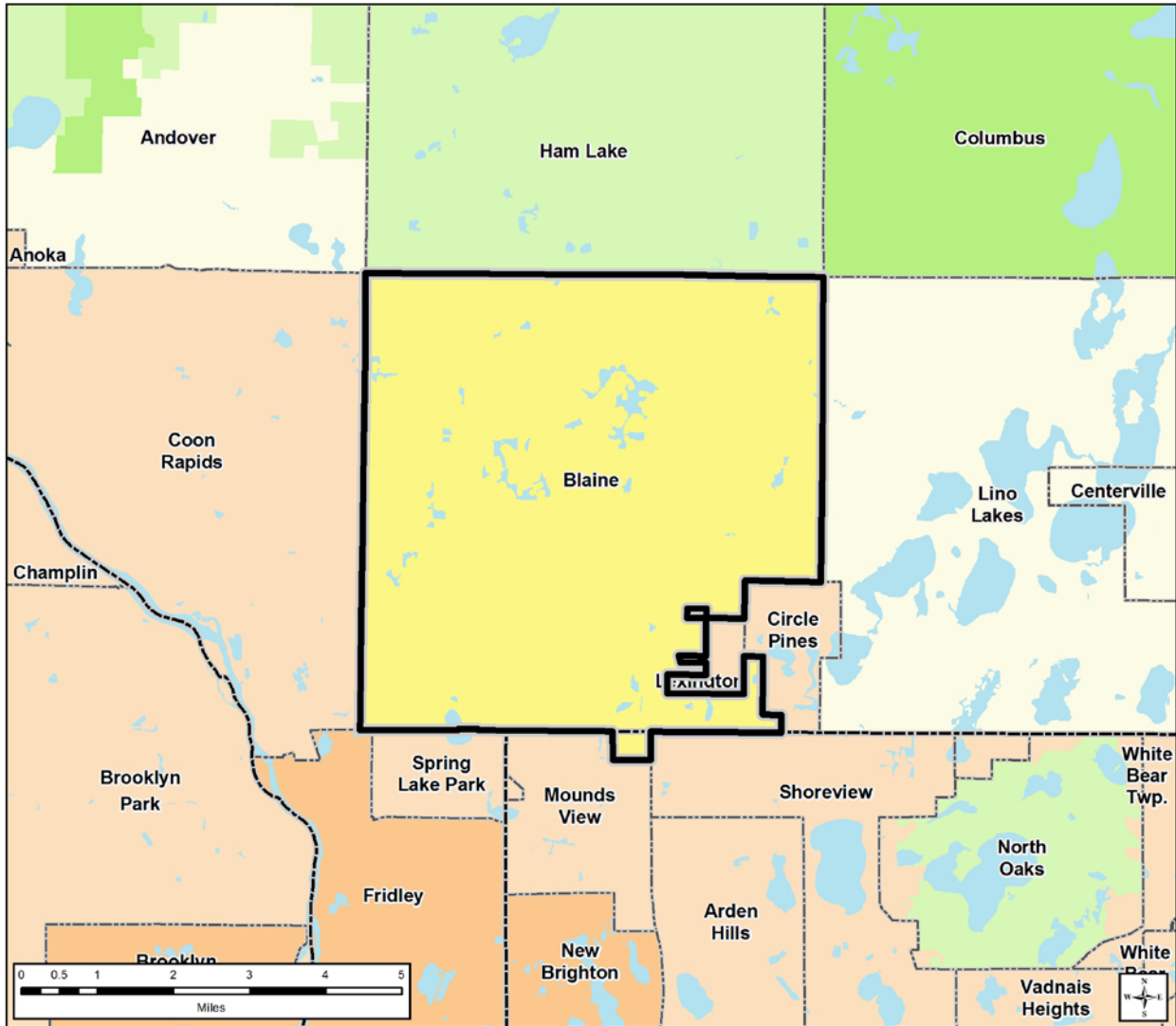
- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

Regional Park Search Areas and Regional Trail Search Corridors

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

* Counties Transit Improvement Board (CTIB)

Figure 2. Thrive MSP 2040 Community Designations

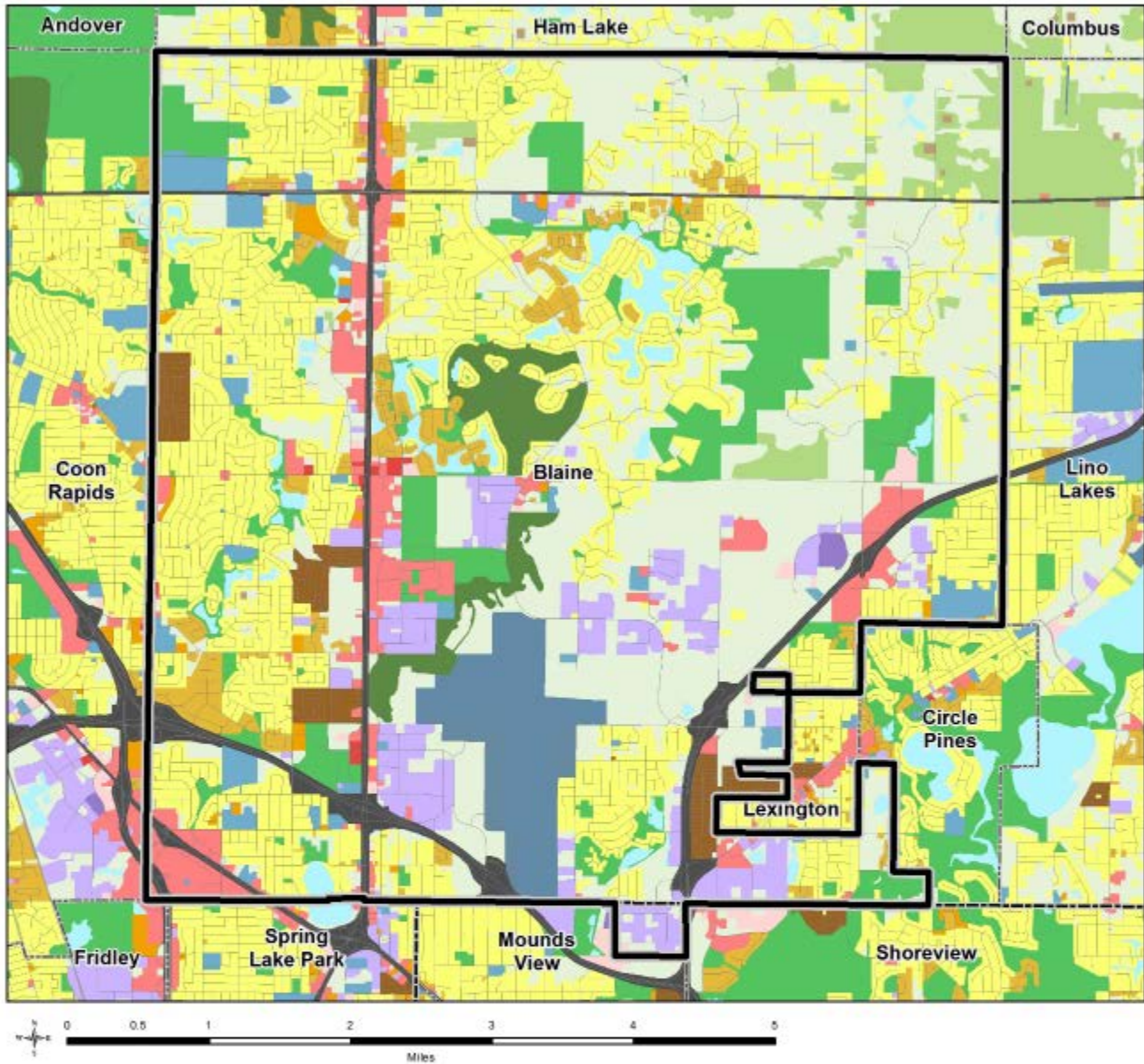


Community Designations

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

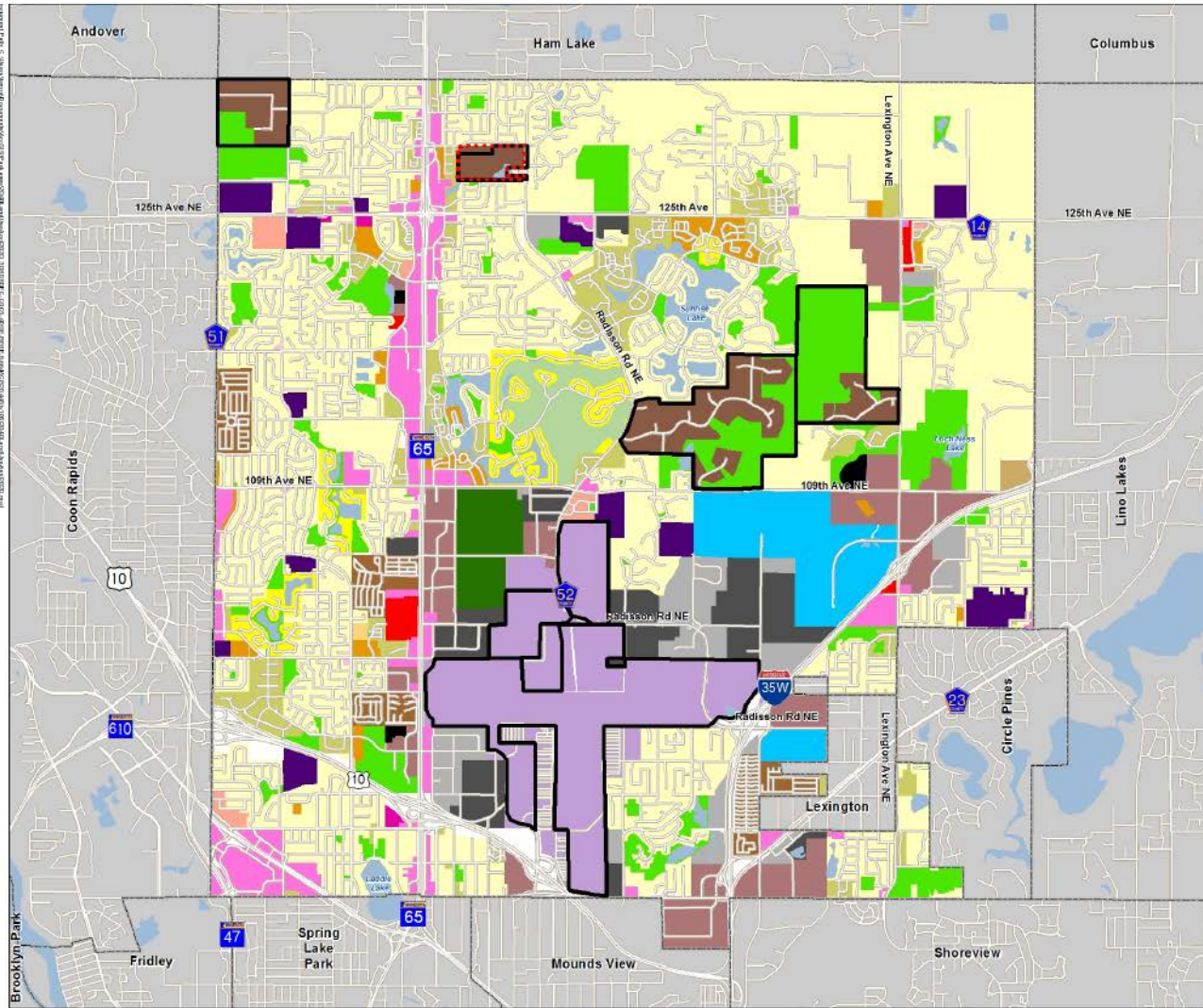
- County Boundaries
- City and Township Boundaries
- Lakes and Major Rivers

Figure 3. 2016 Generalized Land Use



2016 Generalized Land Use





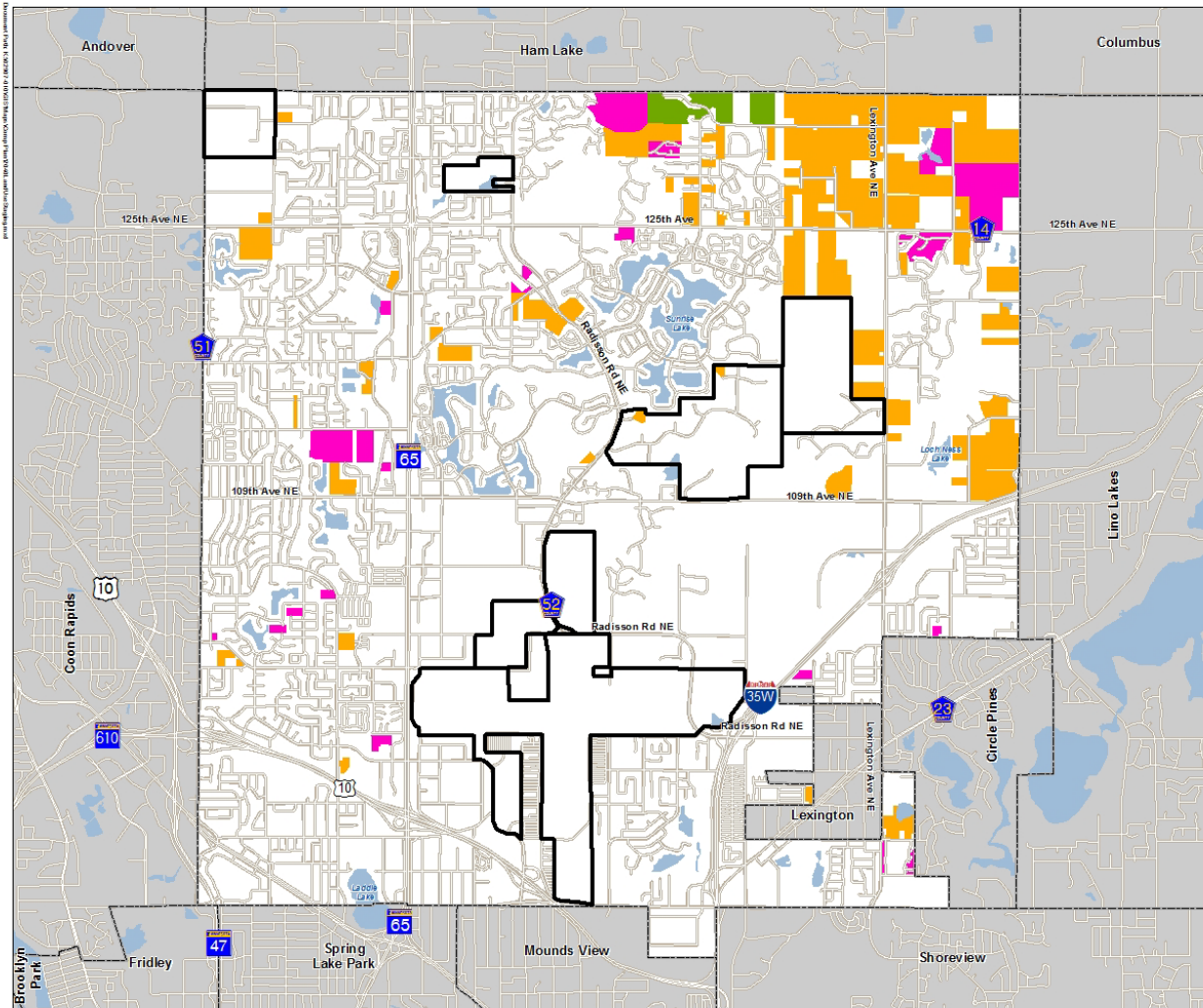
**Blaine Comprehensive Plan
Draft 2040 Land Use Map
Blaine, MN**

- | | |
|--|--------------------------------|
| R - Rural Residential | LI - Light Industrial |
| LDR - Low Density Residential | HI - Heavy Industrial |
| L-MDR - Low/Medium Density Residential | PI - Planned Industrial |
| MDR - Medium Density Residential | NC - Neighborhood Commercial |
| MDR/HDR - Medium/High Density Residential | CC - Community Commercial |
| HDR - High Density Residential | PC - Planned Commercial |
| HDR/PC - High Density Res/Planned Comm | O - Office |
| HDR/PI - High Density Res/Planned Ind | PI/PC - Planned Ind/Comm |
| HDR/PI/PC High Density Res/Planned Ind/Planned Com | MR - Major Recreation |
| MHR - Mobile Home Residential | GC - Golf Course |
| Outside MUSA | P/OS - Park/Open Space |
| Enrolled in the Agricultural Preserve Program* | PUB/S-PUB - Public/Semi-Public |
| | AP - Airport |
| | Municipal Boundary |
| | Water |

* Subject to standards of Agricultural Preserve Program

0 3,500 Feet

Figure 4. 2040 Planned Land Use



**Blaine Comprehensive Plan
Draft 2040 Land Use Staging
Blaine, MN**

Residential Development Staging

- Staging Timeline
- 2016 - 2020
 - 2021 - 2030
 - 2031 - 2040
- Outside MUSA
- Municipal
- Water



Figure 5. Development Staging Map

Figure 6. Land Guided for Affordable Housing

Land Guided for Affordable Housing 2021-2030

Blaine

Hennepin County
Council Member Peter Lindstrom, District 10

2021-2030 share of regional need for Affordable Housing at 50% AMI and Below:	826 units
2021-2030 share of regional need for Affordable Housing between 51 to 80% AMI:	313 units
TOTAL 2021-2030 share of regional need for Affordable Housing:	1139 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
Medium Density Residential	40.3		6		100%		242
Medium/High Density Residential	9.6		6		100%		58
High Density Residential	36.7		12		100%		441
High Density Residential/Planned Commercial	41.9		12		50%		252
High Density Residential/Planned Industrial	25.1		12		50%		151
High Density Residential/Planned Industrial/Commercial	23.7		12		50%		143
Total	177.3						1,287

Sufficient/(insufficient) units affordable at 50% AMI and below possible in areas with ≥12 units per acre minimum against share of regional need: **148**

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: **0**

Sufficient/(insufficient) total units possible against share of regional need: **148**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **148**

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

