

## 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 Long Lake 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22276-1

### 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 Long Lake to place its 2040 Comprehensive Plan into effect.
2. Advise the City to:
  - a. When it is available, provide to the Council the date the City adopted the final Water Resources Management Plan.
  - b. Implement the advisory comments in the Review Record for Roadways, Water Supply, and Housing.

#### Recommendation of the Environment Committee

1. Approve the City of Long Lake's Comprehensive Sewer Plan.
2. Require the City to submit to the Council a copy of any new or amended fully executed intercommunity agreements for filing with the City's comprehensive sewer plan on record at the Council.
3. Require the City to submit to the Council the locally adopted Capital Improvement Plan (CIP) to be included with the City's Comprehensive Sewer Plan on file at the Council once completed.
4. Strongly advise that the City address I/I sources within its collection system and mitigate so that peak flow discharges are within the limits as defined in the Council's Water Resources Policy Plan (Table A-2, p. 62). The City should be aware that any future discharge into the regional wastewater system that exceeds the Council's standard PFF, violates Council's Policy and will result in the assignment of an I/I mitigation work plan(s) as outlined in the Council's Regional I/I Mitigation Program.
5. Require the City to submit a copy of the ordinance requiring the disconnection of existing foundation drains, sump pumps, and roof leaders from the sanitary sewer system, along with the resolution adopting the Ordinance, for filing with the City's comprehensive sewer plan on record at the Council.

### Summary of Committee Discussion/Questions

#### *Community Development Committee*

Senior Planner Jake Reilly presented the staff's report to the Committee. City of Long Lake staff and consultants did not attend the meeting. The Community Development Committee unanimously recommended approval of the proposed action with no questions or discussions at its meeting on Nov. 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.

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**Subject:** City of Long Lake 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22276-1

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

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

**Staff Prepared/Presented:** Jake Reilly, Senior Planner (651-602-1822)  
Angela R. Torres, Local Planning Assistance Manager (651-602-1566)  
Kyle Colvin, Engineering Programs, Manager (651-602-1151)

**Division/Department:** Community Development / Regional Planning  
Environmental Services / Technical Services

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6. Strongly advise that the City address I/I sources within its collection system and mitigate so that peak flow discharges are within the limits as defined in the Council's Water Resources Policy Plan (Table A-2, p. 62). The City should be aware that any future discharge into the regional wastewater system that exceeds the Council's standard PFF, violates Council's Policy and will result in the assignment of an I/I mitigation work plan(s) as outlined in the Council's Regional I/I Mitigation Program.
7. Require the City to submit a copy of the ordinance requiring the disconnection of existing foundation drains, sump pumps, and roof leaders from the sanitary sewer system, along with the resolution adopting the Ordinance, for filing with the City's comprehensive sewer plan on record at the Council.

## Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Long Lake 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 Long Lake is located in central Hennepin County. It is completely surrounded by the City of Orono.

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
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 Long Lake 2040 Comprehensive Plan

### Review File No.22276-1, Business Item No. 2020-302 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) for the Regional Parks System element. Three Rivers Park District is the Park implementing agency for the Regional Parks System near the City of Long Lake. As shown in the attached Figure 1, there are no Regional Park facilities in the City of Long Lake, and the Luce Line State Trail is properly identified as running along a portion of the City's southern border.

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

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

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

#### **Roadways**

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

The Plan identifies all the required characteristics of the City's roadways, including existing and future functional class, right-of-way preservation needs, and existing and forecasted traffic volumes for principal and A-minor arterials. The Plan's forecasting approach is consistent with regional methodology. The Plan also includes guidelines on how access will be managed for principal and A-minor arterials.

#### *Advisory Comments*

The Plan does not mention of any corridor studies or other studies in the area. Council staff encourage the City to include any corridor studies or other transit studies in the future. Council staff recommend adjusting or narrowing the range associated with the count of vehicles on Highway 12.

#### **Transit**

The Plan conforms to the Transit system element of the TPP. It shows the location of existing transit routes and facilities and acknowledges the City is within Transit Market Area IV.

The Plan is consistent with the policies of the Transit system element of the TPP. The Plan addresses community roles related to its Community Designation, as well as the opportunities and challenges related to its Transit Market Area.

### **Aviation**

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

### **Bicycling and Walking**

The Plan is consistent with the Bicycling and Pedestrian chapter of the TPP. The Plan identifies existing and future segments of and connections to the Regional Bicycle Transportation Network (RBTN) and regional trails. The Plan is also consistent with Bicycle and Pedestrian policies of the TPP by planning for local pedestrian and bicycle connections to transit, regional trails, regional job concentrations, and other regional destinations as identified on the RBTN map.

### **Freight**

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

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

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

The City's planned land uses, and areas identified for development and redevelopment can accommodate the TAZ forecasted allocations in the Plan, and at densities consistent with the community's Thrive designation of Suburban.

## ***Water Resources***

### **Wastewater Service**

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

The Plan conforms to the 2040 Water Resources Policy Plan (WRPP). It represents the City's guide for future growth and development through the year 2040. It includes growth forecasts that are consistent with 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 8352A, 7113A, 8028-3, and 7018-2 with treatment at the Metropolitan Council's Blue Lake Wastewater Treatment Plant in Shakopee. The Plan projects that the City will have 900 sewered households and 1,400 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 average day flow 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 communities.



The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in primarily the local municipal (city) sanitary sewer system. The Plan summarizes past efforts between 2008 and 2019 that reflect approximately \$337,000 in system rehabilitation and study. It also includes a summary of future activity between 2020 and 2025 in system inspection and flow monitoring reflecting \$55,000 in effort. The Plan acknowledges that nearly half of the public and private wastewater collection system in the City was built prior to 1970 and that these systems are more susceptible to I/I. The Plan states that the City is currently evaluating these older portions of the system and recommends that any pre-1970's era facilities be prioritized for inspection and rehabilitation. The City does not currently have a Capital Improvement Plan (CIP) that identifies future sanitary sewer infrastructure projects.

The Plan describes the requirements and standards for minimizing I/I and references City Code (Chapter 36, Article IV, Division 3, Section 391) that prohibits the discharge, or cause to be discharged, any stormwater, surface water, ground water, roof runoff, subsurface drainage, cooling water or unpolluted industrial process waters to any sanitary sewer. The Plan states that the City will be considering adopting an ordinance requiring the disconnection of any existing foundation drains, sump pumps, and roof leaders from the sanitary sewer system within six months of the adoption of the Plan.

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 45% of the total residential households within the City was built prior to 1970 when the use of clay tile services was prevalent and suggests that the largest contribution of I/I within the City originates in the private collection system. 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 (winter period dry weather) versus summer period wet weather-related wastewater flow, the Plan states that the City's average annual I/I averages 21%, and peak month I/I was approximately 45%. In 2014, these percentages were 55% and 79% respectively.

### *Sewer Element Comments*

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

1. The Plan states that the City is considering revising in "the near future" the existing intercommunity wastewater service agreements it currently has with Orono. Once these agreements are revised, a copy of the fully executed agreement shall be submitted to the MCES for filing with the City's comprehensive sewer plan on record at the Council.
2. The Plan states that historical peak wastewater flow exceed MCES standard peaking flow factors (PFF) for hourly flow, and that the City's sanitary sewer plan uses the historical PFF of 6.3 to project peak flow discharges. Any future discharge into the regional wastewater system that exceeds the Council's standard PFF, violates Council's Policy and will result in the assignment of an I/I mitigation work plan(s) as outlined in the Council's Regional I/I Mitigation Program. It is strongly advised that the City address I/I sources within its collection system and mitigate so that peak flow discharges are within the limits as defined in the Council's Water Resources Policy Plan (Table A-2, p. 62).
3. The Plan states that the City will be considering adopting an ordinance requiring the disconnection of existing foundation drains, sump pumps, and roof leaders from the sanitary

sewer system within six months of the adoption of the Plan. Once adopted, a copy of the ordinance and resolution adopting the Ordinance shall be submitted to MCES for filing with the City’s comprehensive sewer plan on record at the Council.

4. The Plan states that the City does not currently have a Capital Improvement Plan (CIP) that pertains to sanitary sewer improvements including additional I/I reduction projects. It states that once developed (2019) the CIP will be attached as an appendix to the wastewater plan. Once completed the City shall submit the locally adopted CIP to MCES to be included with the City’s comprehensive sewer plan on file at the Council.

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

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

The Plan indicates that there are no public or privately-owned Community Wastewater Treatment Systems, or individual SSTS remaining in operation within the community. All residences and businesses are connected to the local sanitary sewer system. The Plan states that “except as otherwise provided,” it is unlawful to construct or maintain any privy, vault, septic tank, cesspool or other facility intended or used for the disposal of sewage. Chapter 36, Utilities, Article III of the City Code adopts Minnesota Statutes 115.55-115.58 and Minnesota Rules 7080 by reference.

## Surface Water Management

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

Long Lake lies within the oversight boundaries of the Minnehaha Creek Watershed District. The City submitted a draft Water Resources Management Plan (WRMP) update for review on April 22, 2019. Council Water Resources staff reviewed and commented on the draft WRMP to the City and Watershed District in a letter dated May 22, 2019. Minnehaha Creek Watershed District approved the WRMP on October 24, 2019.

## Advisory Comments

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

## 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 the City (table 1.1 of Plan). For reference, Metropolitan Council’s forecasts are included in Table 1 below.

Table 1. City of Long Lake Forecasts

	Census 2010	Estimated 2017	Council Forecasts		
			2020	2030	2040
<b>Population</b>	1,768	1,796	1,810	1,960	1,990
<b>Households</b>	732	746	790	870	900
<b>Employment</b>	1,093	1,325	1,190	1,310	1,400

The City states that all of Long Lake households and population is sewer-serviced (chapter 6). This fits with the Metropolitan Council’s expectation.

The Plan includes an analysis of land supply to accommodate forecasted growth. Long Lake is a fully-developed community. The City identifies 9.57 acres available for redevelopment (mid-density, high-density, and mixed-use). This could yield 166 units if fully developed and absorbed at the mid-point of allowed density ranges (Plan tables 2.4 and 2.5). This accommodates the City’s growth forecasts.

The Council requires 2020, 2030, and 2040 forecasts assigned to transportation analysis zones, or portions of TAZs, within the City boundaries. This is found in table 4.1 of the Plan.

### Thrive MSP 2040 and Land Use

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

The Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the *Thrive* community designation of Suburban (Figure 2). *Thrive* describes Suburban communities as those that saw their primary era of development during the 1980s and early 1990s as Baby Boomers formed families and entered their prime earning years. Suburban communities are expected to plan for forecasted population and household growth at overall average densities of at least five units per acre. Plans are also required to identify areas for redevelopment, particularly areas that are well-served by transportation options and nearby amenities and that contribute to better proximity between jobs and housing.

The existing land uses in Long Lake are predominately residential (49%), and most of the existing commercial/office (8.4%) and industrial areas (8%) are near transportation corridors. Approximately 5% of the City is parks/open space (Figure 3).

Long Lake is considered fully developed. The pattern of development in the City has not changed in many years. However, in planning for the 2040 horizon, the City has established a mixed use district, the Downtown Village mixed-area, which is starting to see development inquiries. This area is along Highway 12 and is anticipated to develop at approximate housing densities of 14 to 60 units per acre.

The Plan is consistent with *Thrive* for land use and residential density policies for a Suburban community designation. *Thrive* calls for Suburban communities to plan for forecasted population and household growth at overall average densities of at least 5 units per acre. The City anticipates new development to occur at minimum densities of at least 12.5 units per acre.

Table 2. Planned Residential Density, City of Long Lake

Category	2018-2040 Change				
	Density		Net Acres	Min Units	Max Units
Min	Max				
Multiple Family Medium Density	8	14	1.3	10	17
Multiple Family High Density	14	20	1.2	17	24
Downtown Village Mixed Use*	14	60	3.5	48	212
<b>TOTALS</b>			<b>6.0</b>	<b>75</b>	<b>253</b>
			<b>Overall Density</b>	<b>12.5</b>	<b>42.2</b>

\*50% 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 700 homes including 150 multifamily units and more than 600 single-family homes. Approximately 250 homes are rented. About 400 housing units are currently affordable to households earning under 80% of Area Median Income (AMI), however, more than 135 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are 50 units affordable to

households with income at or below 30% AMI and more than 40 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including maintenance and reinvestment in existing housing stock, cost-burdened households, and housing that allows residents to age in place. The City has 39 publicly subsidized housing units, all age-restricted for seniors.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 28 units; 15 of which are needed at prices affordable to households earning 30% of AMI or less, 8 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 5 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 35 new housing units.

The housing implementation plan component of the Plan describes that the City will consider using 4d tax incentives to further promote the preservation of affordable multifamily housing during the lifetime of this plan. Long Lake will consider applying for livable communities grant on behalf of developers proposing projects that meet the City's existing and/or future housing needs, including housing affordable at 80% AMI and below. Currently, Long Lake does not have an active Homes Within Reach community land trust program, but joining this program is something the City will consider.

### *Advisory Comments*

Livable Communities Act (LCA) program re-enrollment deadlines are fast approaching. Participation requires that the 2040 Plan is authorized by the Metropolitan Council and that the Plan is consistent with Council policies for a community to be eligible. Housing goals need to be locally adopted by resolution by November 15, 2020. The City can re-enroll for future funding cycles if it is not possible to meet these timelines. Please contact Council housing staff or your Sector Representative if you need additional assistance.

### *Water Supply*

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

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.

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 that was submitted in 2019 to both the MN Department of Natural Resources (DNR) and the Council and reviewed under separate cover. The initial LWSP was considered incomplete by the Council and a review letter was sent to the DNR on June 6, 2019. DNR included Council comments along with their own in a letter to the City dated October 1, 2019. The City revised the LWSP to address Council and DNR comments; the revised LWSP was received by the Council on February 17, 2020. This revised LWSP was considered complete by the Council and a review letter to was sent to DNR on April 14, 2020. The DNR approved the Local Water Supply Plan in a letter to the City on May 27, 2020.

### *Advisory Comments*

If changes are made to the LWSP resulting from changes during 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 no public or privately-owned Community Wastewater Treatment Systems, or individual SSTS remaining in operation within the community. All residences and

businesses are connected to the local sanitary sewer system. The Plan states that “except as otherwise provided”, it is unlawful to construct or maintain any privy, vault, septic tank, cesspool, or other facility intended or used for the disposal of sewage. Chapter 36, Utilities, Article III of the City Code adopts Minn. Stats. §§ 115.55-115.58 and Minn. Rules 7080 by reference.

## *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 and as required by the Metropolitan Land Planning Act (MLPA). The required solar planning elements are included in the Plan.

### **Aggregate Resource Protection**

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

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

### **Historic Preservation**

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

The Plan addresses historic and cultural resources as required by the Metropolitan Land Planning Act, in a section titled Historic Preservation. The City currently does not have any sites or structures listed on the National Register of Historic Places. The Plan indicates the City will work with the State and the Hennepin County Historical Society to identify and publicize any potential historic resources and to expand efforts to protect and preserve them.

## *Plan Implementation*

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

The Plan includes a description of and schedule for any necessary changes to the capital improvement program, the zoning code, the subdivision code, and the housing implementation program.

The Plan, with supplemental materials, describes the official controls and fiscal devices that the City will employ to implement the Plan. Specific implementation strategies are contained in individual chapters of the Plan, with capital improvements planning detailed in the appendix.

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

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

## **Documents Submitted for Review**

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

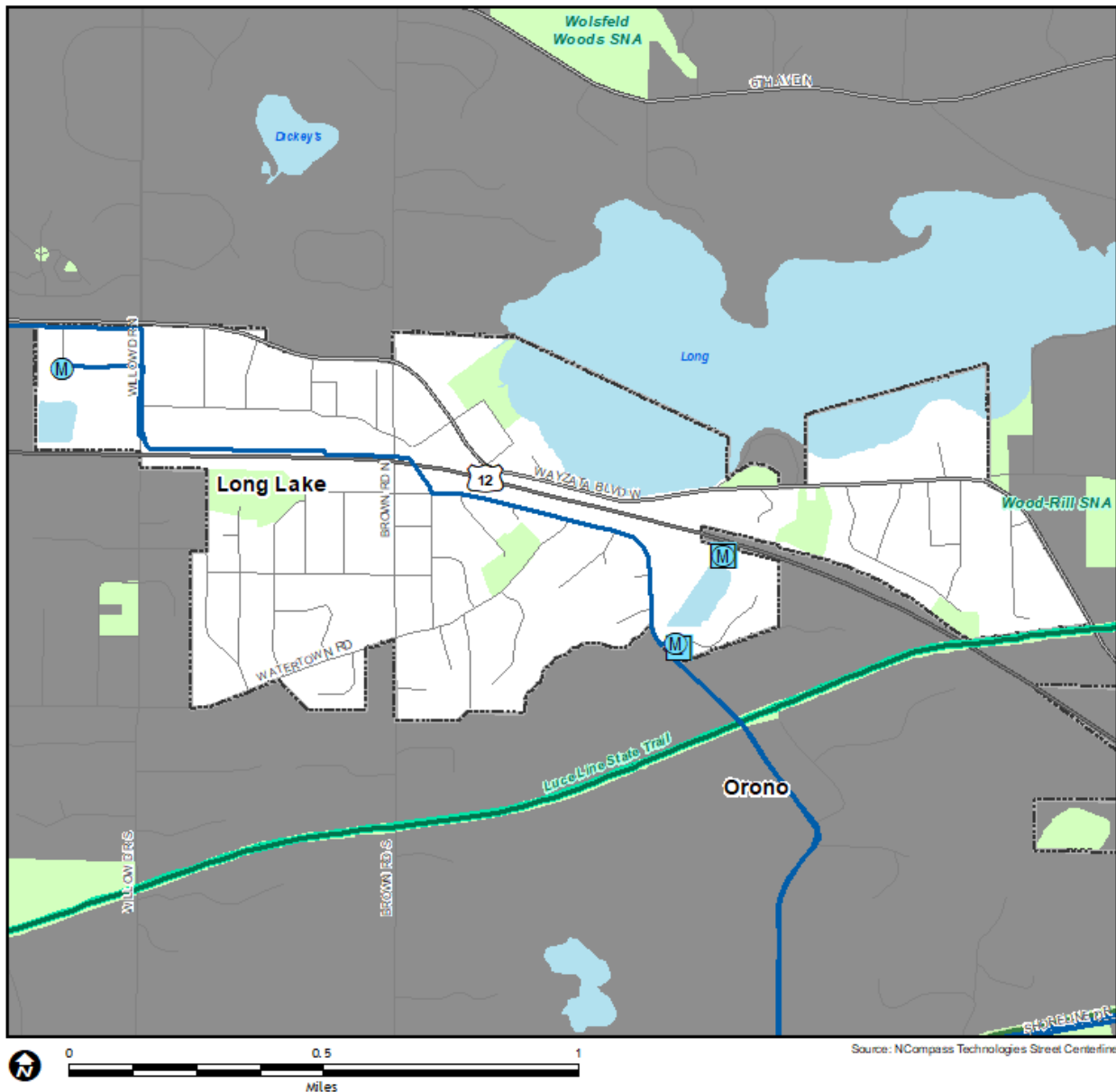
- May 16, 2019: Long Lake 2040 Comprehensive Plan
- February 17, 2020: Revised Local Water Supply Plan
- July 24, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Regional Parks and Trails, Transportation, Transit, Wastewater, Land Use, Forecasts, Housing, Water Supply, Surface Water Management, Implementation, Process, and Solar Access Protection and Development.

- August 11, 2020: Deadline Extension
- September 11, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Regional Parks and Trails, Wastewater, Land Use, Forecasts, Housing, and Process.
- October 1, 2020: Revised Table for Projected Population and Sanitary Sewer Flow
- October 1, 2020: Revised Comprehensive Plan
- October 1, 2020: Revised Appendix Table for Projected Population and Sanitary Sewer Flow

## 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: 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

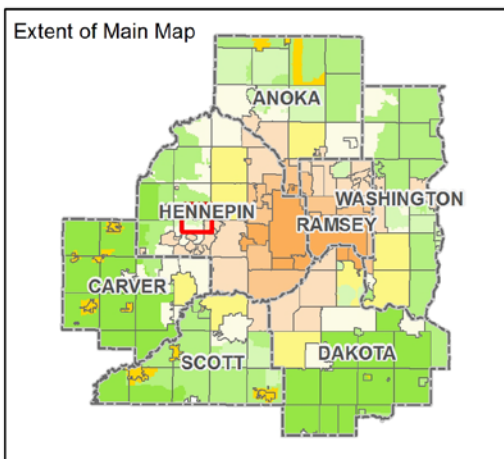
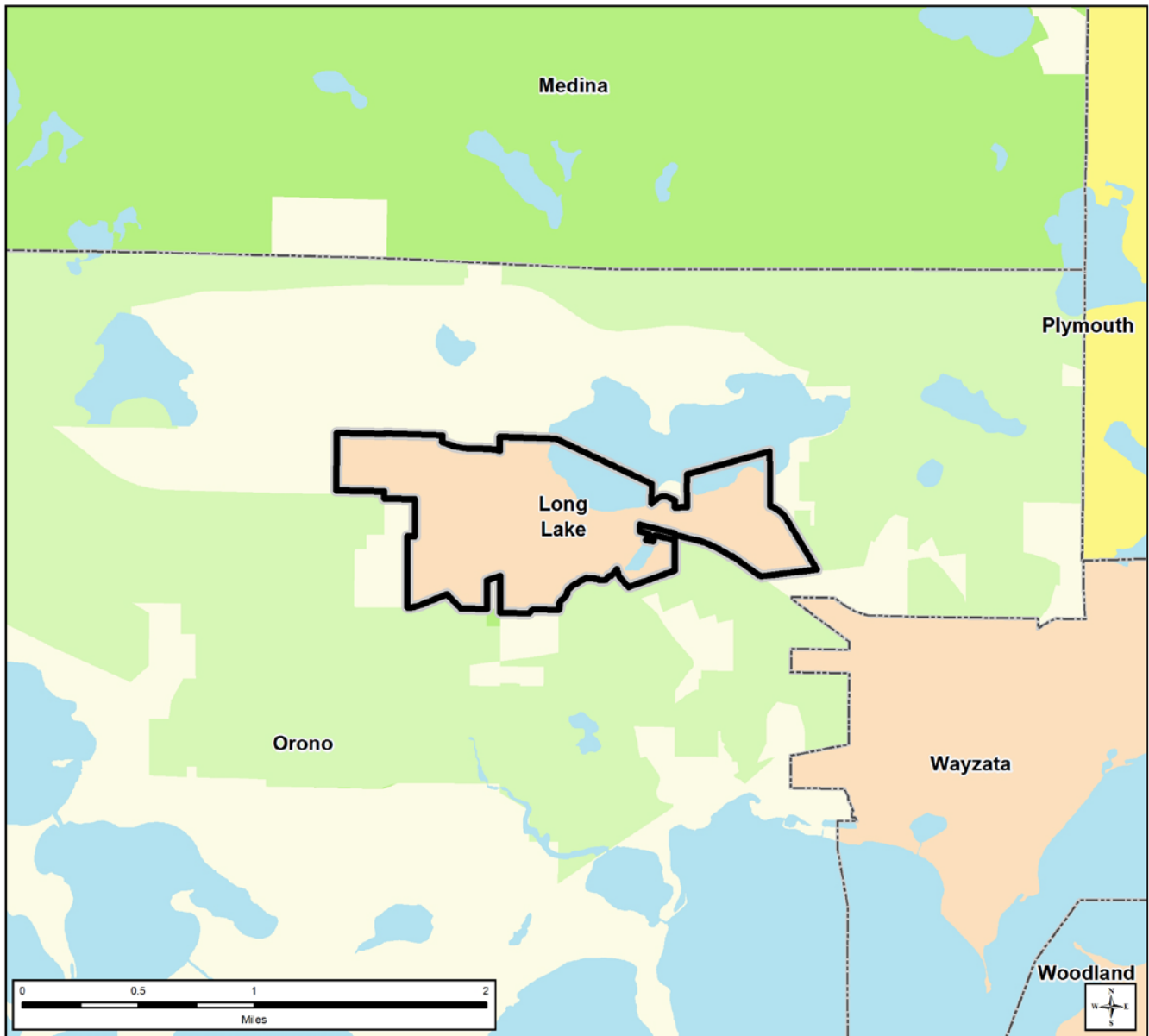
**Regional Park Search Areas and Regional Trail Search Corridors**

- 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

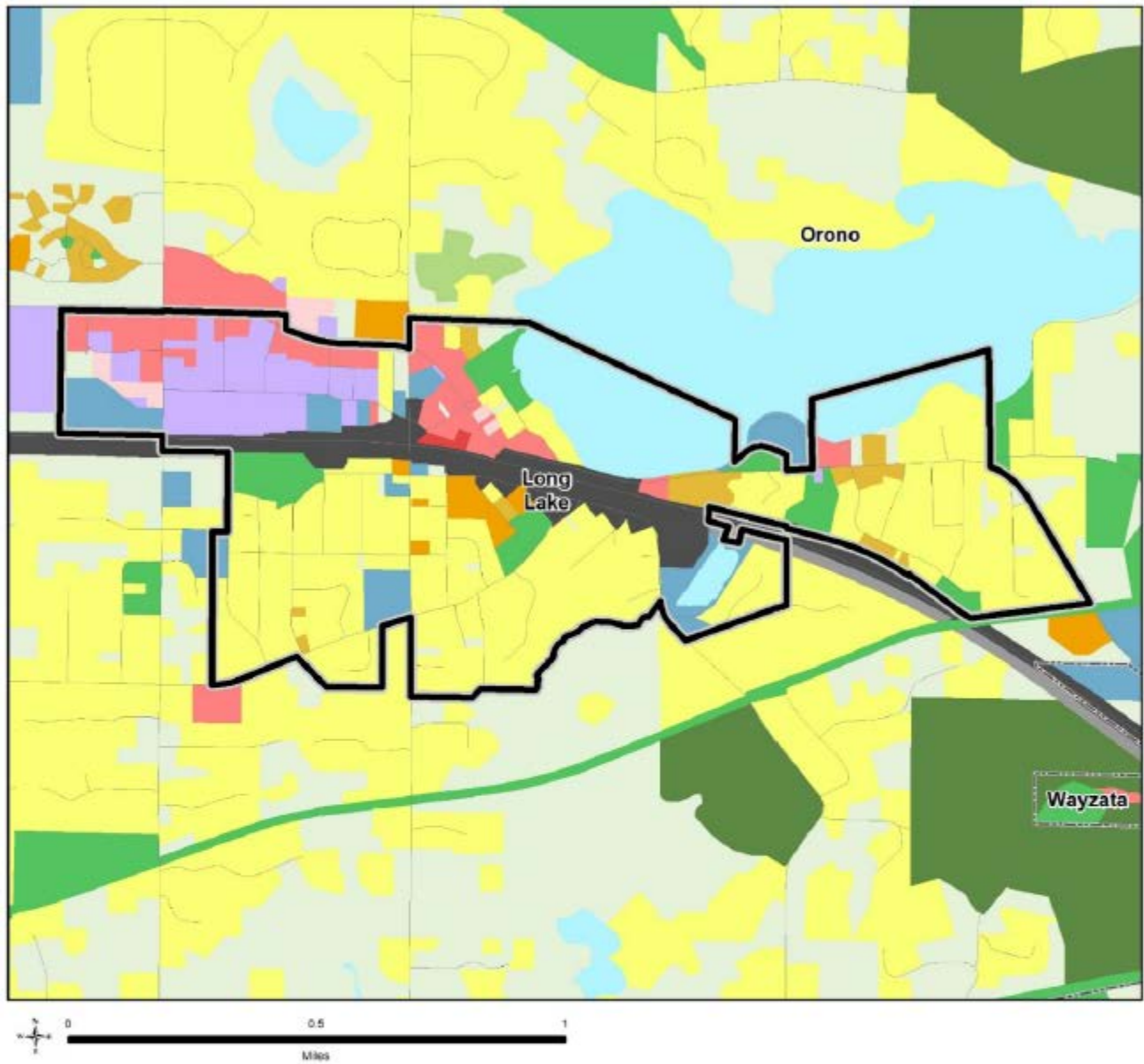


**Community Designations**

- 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**

- |                             |                                |                              |
|-----------------------------|--------------------------------|------------------------------|
| Farmstead                   | Mixed Use Residential          | Major Highway                |
| Seasonal/Vacation           | Mixed Use Industrial           | Railway                      |
| Single Family Detached      | Mixed Use Commercial and Other | Airport                      |
| Manufactured Housing Park   | Industrial and Utility         | Agricultural                 |
| Single Family Attached      | Extractive                     | Undeveloped                  |
| Multifamily                 | Institutional                  | Water                        |
| Retail and Other Commercial | Park, Recreational or Preserve | County Boundaries            |
| Office                      | Golf Course                    | City and Township Boundaries |
|                             |                                | NCompass Street Centerlines  |

Figure 4. 2040 Planned Land Use

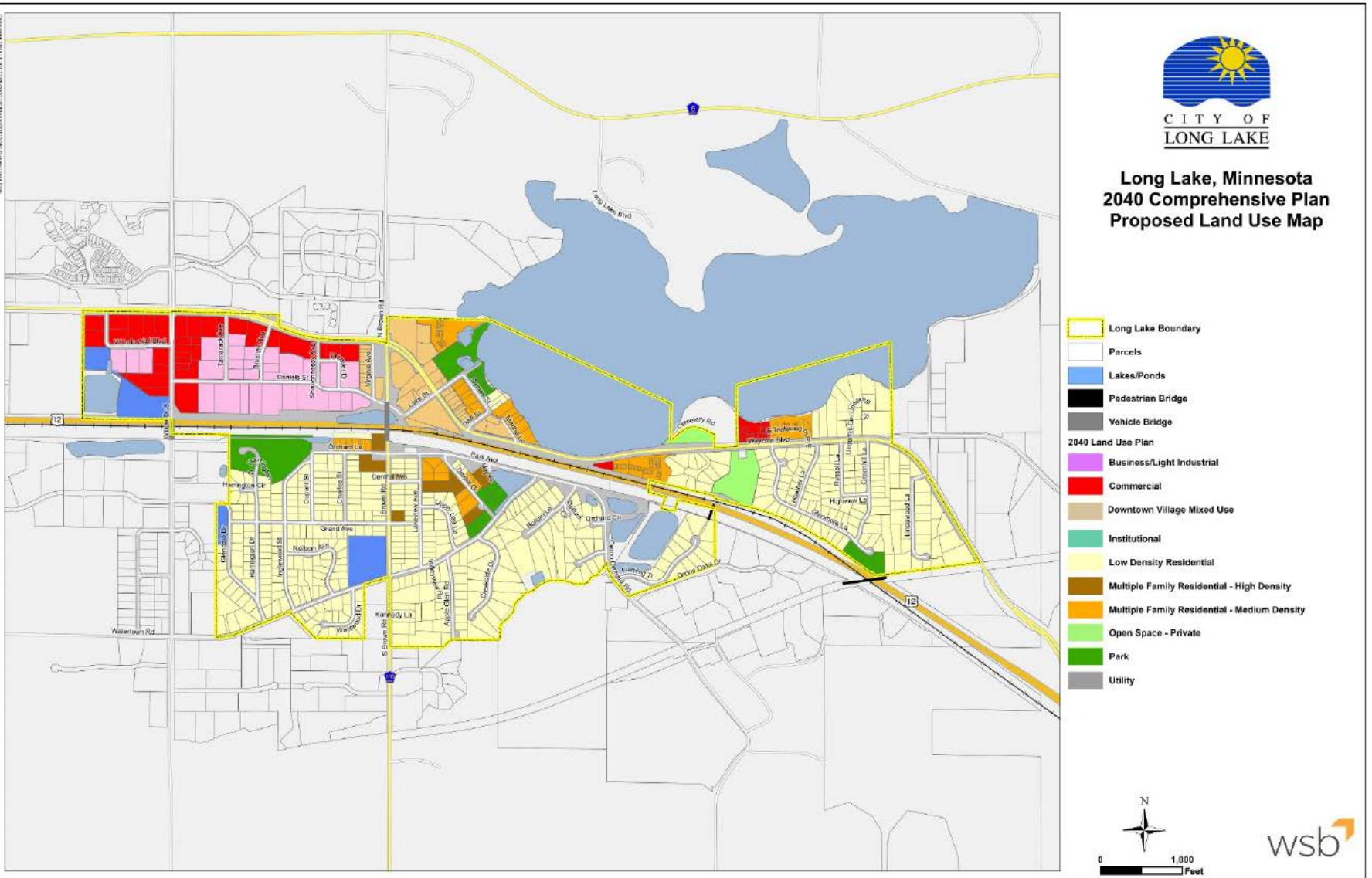


Figure 5. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **28 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>Multiple Family Medium Density</b>	0.85		8		100%		7
<b>Multiple Family High Density</b>	1.24		14		100%		18
<b>Downtown Village Mixed Use</b>	1.35		14		50%		10
<b>Total</b>	<b>3</b>						<b>35</b>

Sufficient/*(insufficient)* units possible against share of regional need: **7**  
 Affordable units built since 2021: **0**  
 Sufficient/*(insufficient)* units possible adjusted for affordable units built: **7**  
 Number of Comp Plan Amendments approved since Comp Plan Update: **0**

