

## Community Development Committee

Meeting date: December 7, 2020

## Environment Committee

Meeting date: December 8, 2020

For the Metropolitan Council meeting of December 9, 2020

**Subject:** City of Hastings 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22299-1

### 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 Hastings to place its 2040 Comprehensive Plan into effect.
2. Advise the City that the Council has reviewed the remainder of the Plan and has found no regional system conformance or policy consistency issues at this time. Because the City does not have the legal authority to plan and zone for areas within Nininger, Mashan, or Ravenna Townships in the absence of an OAA, the City may not put those portions of the Plan into effect at this time. At such time as the City of Hastings acquires jurisdiction of the lands planned for future urbanization in the surrounding Townships either through an Orderly Annexation Agreement or annexation by ordinance, the City will need to submit appropriate plan amendments to the Council for further review and action.
3. Revise the City's forecasts downward as shown in Table 1 of the attached Review Record.
4. Advise the City to:
  - a. Provide the Council with the date it adopted the final Local Water Management Plan.
  - b. Adopt the MRCCA Plan within 60 days after receiving final DNR approval and submit a copy of the final adopted plan and evidence of adoption to the DNR, Council, and National Park Service within 10 days after the adoption.
  - c. Implement the advisory comments in the Review Record for forecasts.

#### Recommendation of the Environment Committee

1. Approve the City of Hastings's Comprehensive Sewer Plan.
2. Advise the City that the Metropolitan Council will only acknowledge and plan for the 2040 flow projections based on existing and planned development within the City's current municipal boundary.

### Summary of Committee Discussion/Questions

#### Community Development Committee

Planning Analyst Patrick Boylan presented the staff's report to the Committee. Hastings Community Development Director John Hinzman was in attendance. The Community Development Committee unanimously recommended approval of the proposed action with no questions or discussion at its meeting on December 7, 2020.

#### Environment Committee

No comments or questions. The proposed action was approved on consent agenda at the Environment Committee's Tuesday, December 8, 2020 meeting.

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**Subject:** City of Hastings 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22299-1

**District(s), Member(s):** District 12, Francisco J. Gonzalez; District 16, Wendy Wulff

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

**Staff Prepared/Presented:** Patrick Boylan, Planning Analyst (651-602-1438)  
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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2. Advise the City that the Metropolitan Council will only acknowledge and plan for the 2040 flow projections based on existing and planned development within the City's current municipal boundary.

## ***Advisory Comments***

The following Advisory Comments are part of the Council action authorizing the City of Hastings 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 Hastings is located in eastern Dakota County, with a small portion of the City located in southern Washington County. It is surrounded by the communities of Denmark Township, Ravenna Township, Marshan Township, Nininger Township, and Cottage Grove.

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 \$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 Hastings 2040 Comprehensive Plan

### Review File No. 22299-1, Business Item No. 2020-319 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. Dakota and Washington counties are the park implementing agencies for different Regional Parks System components in Hastings, for which the Plan accurately describes the Regional Parks System components (Figure 1).

Regional Trails located within the City include the Mississippi River, Point Douglas and Vermillion River Greenway regional trails. The Plan also appropriately acknowledges State recreation lands within the City, including Gores Pool #3 Wildlife Management Area, and Hastings and Hastings Sand Coulee Easement scientific and natural areas

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

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

The Plan conforms to the 2040 Transportation Policy Plan (TPP) adopted in 2015. It accurately reflects transportation system components of the TPP as well as applicable land use policies for regional transitways. The Plan is also consistent with Council policies regarding community roles, the needs of non-automobile transportation, 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.

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 functional class and existing and forecasted traffic volumes for principal and A-minor arterials. Forecasting is consistent with regional methodology. The Plan also includes guidelines on how access will be managed for principal and A-minor arterials.

The Plan identifies an in-progress MnDOT study of MN Highway 316, on which the City will be participating. The study is meant to determine whether other roadway design and access modifications, including pedestrian facility additions can be incorporated into an upcoming mill-and-overlay project. The City will also cooperate with MnDOT and Dakota County on an eastern connector study (U.S. Highway 61 connecting with MN 316), a south triangle study (considering conversion of

segments of U.S. Highway 61 and 170th Street to principal arterials), and a southwest corners study (to determine a preferred dominant alignment of principle arterials).

## **Transit**

The Plan conforms to the Transit system element of the TPP as it shows the location of existing transit routes and facilities and acknowledges the City is a freestanding town center and is within Transit Market Area III.

The Plan incorporates the Red Rock Corridor, which is part of the Increased Revenue Scenario in the TPP. The Plan's maps and narrative acknowledge the uncertainty of this transitway. The Plan is consistent with the policies of the Transit system element of the TPP. The Plan addresses opportunities and challenges related to its Transit Market Area.

## **Aviation**

The Plan conforms to Aviation system element of the TPP. The Plan includes policies that protect regional airspace from obstructions and addresses seaplane use (which is prohibited due to the narrow channel, the location of Lock and Dam Number 2, and the proximity to downtown Hastings).

While there is no airport in Hastings, the Plan addresses issues including land use compatibility and the protection of airspace from obstructions.

## **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.

## **Freight**

The Plan is consistent with Freight policies of the TPP. The Plan identifies the needs of freight movement in and through the community, including accessibility to freight terminals and facilities in the City.

## **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.

## **Water Resources**

### **Wastewater Service**

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

The Plan conforms 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 accepted 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 through the local collection system to Metropolitan Council's Hastings Wastewater Treatment Plant located in Hastings where it is treated. The Plan projects that the City will have 12,000 sewer households and 9,600 sewer employees by 2040. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's growth forecasts.



MCES has initiated planning for a new wastewater treatment facility to be located on property it currently owns in Hastings at 2445 Ravenna Trail (CSAH 54). The planning, design, and construction of the proposed wastewater treatment facility is anticipated to be completed prior to 2040, including a diversion of existing flow from the current wastewater treatment facility to the new facility. Decommissioning of the existing facility will follow the completion of the flow diversion. The initial planned capacity of the new wastewater treatment facility will be up to 4 million gallons per day (average).

The Plan provides sanitary flow projections in 5-year increments and provides a breakdown of sanitary flow generated from areas within the City and outside of the current City boundary. Since the City has no orderly annexation agreements with any of the surrounding Townships, it has no authority to plan for development in those areas, therefore the Council will only acknowledge those flow projections based on development within the City's current boundary. 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 sewer forecasts as stated in the sewer element of the Plan.

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

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal (city) sanitary sewer system. The Plan summarizes I/I mitigation efforts through its annual street reconstruction program whereby sanitary sewers are televised and replaced or lined if they are in poor condition. The Plan states that the City is not impacted by excessive I/I. The Plan includes an Implementation Chapter that includes a summary of its Capital Improvement Plan (CIP). The CIP identifies a line-item expenditure of \$300,000 for sanitary sewer lining in 2021.

The Plan describes the requirements and standards for minimizing I/I and references City Code (Chapter 51.05.C.4) that prohibits any person to make or maintain a connection between eave troughs, rain spouts, footing drains, or any other conductor used to carry natural precipitation or ground water, to the sanitary sewer system.

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 34% of the total residential households within the City was built prior to 1970 when the use of clay tile services was prevalent. The significance of clay tile pipe is that as it ages, it can become more susceptible to I/I. The Plan states that none of the pre 1970 private services have been evaluated for I/I susceptibility. Using water use data between 2012 and 2016 to estimate average base flow (winter period dry weather) versus wastewater flow for summer periods (wet weather) for the same time period, the Plan states that the City's annual I/I averages 27%, and peak month I/I was approximately 32%.

### *Sewer Element Comments*

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

### *Advisory Comments*

The Plan provides 2040 sanitary flow projections that includes flow generated from areas outside of the current City boundary. The City has no orderly annexation agreements with any of the surrounding Townships and therefore has no authority to plan for development in those areas. The Plan also



reflects the ability to accommodate its growth forecasts without having to rely on land areas outside the City boundary. Therefore, the Council will only acknowledge the 2040 flow projections based on development within the City’s current boundary.

### Surface Water Management

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

The Plan is consistent with Council policy requirements and conforms with the WRPP for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. Hastings lies within the oversight boundaries of the South Washington Watershed District and the Vermillion River Watershed Joint Powers Organization. The City submitted a draft Local Water Management Plan (LWMP) to the Council in July 2018. Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watersheds in a letter dated September 11, 2018. The LWMP was approved by the South Washington Watershed District on September 11, 2018 and by the Vermillion River Watershed Joint Powers Organization on December 6, 2018. The Plan includes the required LWMP.

### Advisory Comment

The City needs to provide the Council with the date it adopted the final Local Water Management Plan.

### 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)*

City staff and Council staff have agreed on a revision of the community forecast. Development and employment growth in Hastings have lagged behind what was forecasted five years ago. A revised forecast is used and presented throughout the Plan. The revision is shown in Table 1 below, (changes underlined):

Table 1. City of Hastings Forecasts

	Census	Estimates	Council Forecasts			Revised Forecast		
	2010	2019	2020	2030	2040	2020	2030	2040
<b>Population</b>	22,172	22,962	23,300	26,000	28,800	<u>22,800</u>	<u>25,500</u>	<u>28,300</u>
<b>Households</b>	8,735	9,123	9,700	11,100	12,500	<u>9,200</u>	<u>10,600</u>	<u>12,000</u>
<b>Employment</b>	8,532	8,018	9,600	10,100	10,600	<u>8,100</u>	<u>9,100</u>	<u>9,600</u>

The Metropolitan Council expects that all of Hastings is sewer-serviced throughout the planning period. The Comprehensive Sewer Plan includes the table above as a revised sewer-serviced forecast (Comprehensive Sewer Plan Table 4.1).

The Council will officially approve the revised forecast, simultaneous with Council action on the Plan. Because the increment of growth between 2020 and 2030 remains +1,400 households, the affordable housing need allocation remains unchanged.

Chapter 4 of the Plan addresses land supply for future development or redevelopment (pages 4.42-4.43). The planned land and staging tables show the overall supply of land for residential uses growing from 2,577 acres in 2020 to 3,016 acres in 2040. If all the land described is developed and absorbed, this additional land can accommodate 3,200 to 7,700 housing units.

### Advisory Comments

Future urban growth areas are discussed in the Plan on pages 4.44-4.46. City and Council staff can revisit the forecast in the future as new land is annexed, and can revise the forecast, if necessary.

### Thrive MSP 2040 and Land Use

Reviewer: Patrick Boylan, CD – Local Planning Assistance (651-602-1438)

The Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the Thrive community designation of Emerging Suburban Edge (Figure 2). Thrive describes Emerging Suburban Edge communities as places that are in stages of transitioning into urbanized levels of development. Emerging Suburban Edge communities are expected to plan for forecasted population and household growth at average densities of at least 3-5 units per acre for new development and redevelopment. Communities designated as Emerging Suburban Edge are expected to target higher-intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, transit facilities, and recreational amenities.

The existing land use is dominated by 33% residential uses but also has 8.3% commercial or industrial land with commercial uses most present in the City’s historic downtown, along Highway 55 and Vermillion Street/Highway 61. As an established river town, the Mississippi River has shaped the City’s uses. Over 17% of the City’s existing land uses are in parks including scientific and natural areas and park land along the river. Approximately 21.4% of the City is agricultural or undeveloped land. Areas on the edge of the City are mostly agriculture with some extractive activity (Figure 3).

The Plan is consistent with Thrive for land use and residential density policies for an Emerging Suburban Edge community designation. As shown in Table 2 below, planned residential densities in the City between 2017 and 2040 result in an overall minimum density of 7.35 units per acres, which is consistent with Thrive land use policies. All acres shown are expected to be residential uses.

Table 2. Planned Residential Density, City of Hastings

Category	Density		Net Acres	2018-2040 Change	
	Min	Max		Min Units	Max Units
Low Density Residential	3	6	91	273	546
Medium Density Residential	8	22	319	2252	7081
High Density Residential	20	30	12	240	360
Mixed Use Residential*	10	30	13.5	135	405
	<b>TOTALS</b>		<b>435.5</b>	<b>3,200</b>	<b>8,329</b>
*75% residential	<b>Overall Density</b>			<b>7.3</b>	<b>19.1</b>

The Plan includes objectives related to compact and efficient growth of the perimeter areas of the City. It includes policies related to maximizing development in existing neighborhoods and prioritizing growth in areas with existing infrastructure including redevelopment in the downtown area. The future land use plan identifies areas with higher intensity of use, such as commercial, business park, and industrial, around major transportation corridors of Highway 55 and U.S. Highway 61 (Figure 4). The Plan also prioritizes access to amenities for residential neighborhoods.

The Plan also shows growth opportunities and constraints including area in a “Western Growth Area,” a “Highway 55 Corridor,” “Southern Growth Area,” and a gravel mine area. Most of these identified areas are outside of the existing corporate limits of the City. See the advisory comments below.

### Annexation

The City does not have orderly annexation agreements (OAA) with Nininger Township, Marshan Township, or with Ravenna Township (Figure 5). Therefore, the City has no authority to plan for areas

within any of the surrounding Townships. The Plan acknowledges this limitation, while setting goals and policies for future growth if annexation petitions are received from property owners within one of the Townships. Acreage included in Table 2 does not include these areas within the surrounding Townships.

If the City and one or more Townships are able to agree to and jointly execute an OAA in the future, the City would need to resubmit its Plan for the combined area to the Council for review and authorization. Meanwhile, the City will need to submit comprehensive plan amendments for any land area within the surrounding Townships that are being annexed by the City at the time of annexation. Favorable review is contingent upon conformance with Council systems, consistency with regional policy, and compatibility with affected jurisdictions.

### *Advisory Comments*

Advise the City of Hastings that the Council has reviewed the remainder of the Plan and has found no regional system conformance or policy consistency issues at this time. Because the City does not have the legal authority to plan and zone for areas within Marshan, Nininger, Denmark, and Ravenna Townships identified in the Plan, be advised that in the absence of an OAA, the City may not put those portions of the Plan into effect at this time. At such time as the City of Hastings acquires jurisdiction of the lands planned for future urbanization in township areas either through an Orderly Annexation Agreement or annexation by ordinance, the City will need to submit appropriate plan amendments to the Council for further review and action.

### *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 has more than 9,300 homes including 2,000 multifamily units, nearly 300 manufactured homes and 7,000 single-family homes. Approximately 2,700 homes are rented. More than 7,500 housing units are currently affordable to households earning under 80% of Area Median Income (AMI), however, nearly 1,900 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are about 800 units affordable to households with income at or below 30% AMI and nearly 650 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including maintenance and reinvestment in existing housing stock, multi-generational community living, and housing that is affordable below 80% AMI. The City has nearly 400 publicly subsidized housing units, including nearly 150 that are age-restricted for seniors.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 360 units; 173 of which are needed at prices affordable to households earning 30% of AMI or less, 43 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 144 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 6, 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 1,443 new housing units.

The housing implementation plan component of the Plan describes that the City will consider TIF and tax abatement for projects that support opportunities for multi-generational community living. The Plan also indicates that the City will consider the creation a rental licensing and inspection program and housing improvement areas. The City states that they will continue to use their existing accessory dwelling unit ordinance and close partnership with Dakota County Community Development Agency.

### *Water Supply*

*Reviewer: Brian Davis, ES – Water Supply Planning (651-602-1519)*

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 community prepared a Local Water Supply Plan in 2018 that was submitted to both the MN Department of Natural Resources and Metropolitan Council and was approved by the Metropolitan Council on December 3, 2018.

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

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

The Plan does not indicate that there are any public or privately-owned Community Wastewater Treatment Systems operated within the City. The Plan states that there are currently 25 individual Sewerage Treatment Systems (SSTS) in operation within the community in areas where centralized wastewater is not available. The City will continue to work with Dakota County and its efforts to inventory non-functioning and non-compliant SSTS and references the role of the Minnesota Pollution Control Agency in implementing an SSTS regulatory program.

### ***Special Resource Protection***

#### **Mississippi River Corridor Critical Area**

*Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)*

The Plan includes a Mississippi River Corridor Critical Area Plan (MRCCA Plan) component that was reviewed by Minnesota Department of Natural Resources (DNR) staff and found to be substantially consistent with Minnesota Statutes 116G and Minnesota Rules Chapter 6106. Council staff also find the MRCCA Plan component to be consistent with *Thrive MSP 2040* land use policies, and Minnesota Rules Chapter 6106. The DNR's January 16, 2020 conditional approval letter is attached to the Council staff report as Figure 7. Final DNR approval of the MRCCA Plan will be sent to the City after the Council authorizes local adoption of the Plan.

#### ***Advisory Comments***

Within 60 days after receiving final DNR approval, the City must adopt the MRCCA Plan, and submit a copy of the final adopted plan and evidence of adoption to the DNR, Council, and National Park Service within 10 days after the adoption.

#### **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 consistent with Council Policy and includes the required aggregate resources planning elements. *Minnesota Geological Survey Information Circular 46* indicates the presence of viable aggregate resources in the community. However, the Plan indicates that those viable areas are not within the area planned to be urbanized. The Plan indicates that in areas where these resources are viable for extraction that the “impacts of mining and extraction or other incompatible uses in the Rural Open Space District shall be minimized, and reclamation, buffering and reforestation of mining sites shall be completed in accordance with City regulations.” The Plan indicates that there are currently two aggregate resource extraction operations in the community. City regulations establish buffering, reclamation, and reforestation requirements for mining operations.

#### **Historic Preservation**

*Reviewer: Patrick Boylan, CD – Local Planning Assistance (651-602-1438)*

The Plan is consistent with requirements for preservation of historic resources. The City has significant structures and a rich history and as such, has an entire chapter of their Plan dedicated to heritage preservation. The Plan has great detail on preservation, including three Heritage Preservation Districts and 38 locally designated properties, and 15 properties on the National Register of Historic Places. The

geographic proximity of railroad corridors, highways, and the Mississippi River have provided the transportation that have enabled the City to thrive for over 160 years. A significant concentration of preserved sites is between Vermillion Street to the east (Highway 61) to the Canadian Pacific Railway to the west and from 4th street to the Mississippi River.

In 2005, the City enacted an ordinance to establish the Original Hastings Design Standards for the protection and preservation of identified properties. Planning efforts are guided by preservation planning goals and policies including design review goals, outreach, education and implementation goals and policies.

### ***Plan Implementation***

*Reviewer: Patrick Boylan, CD – Local Planning Assistance (651-602-1438)*

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 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:

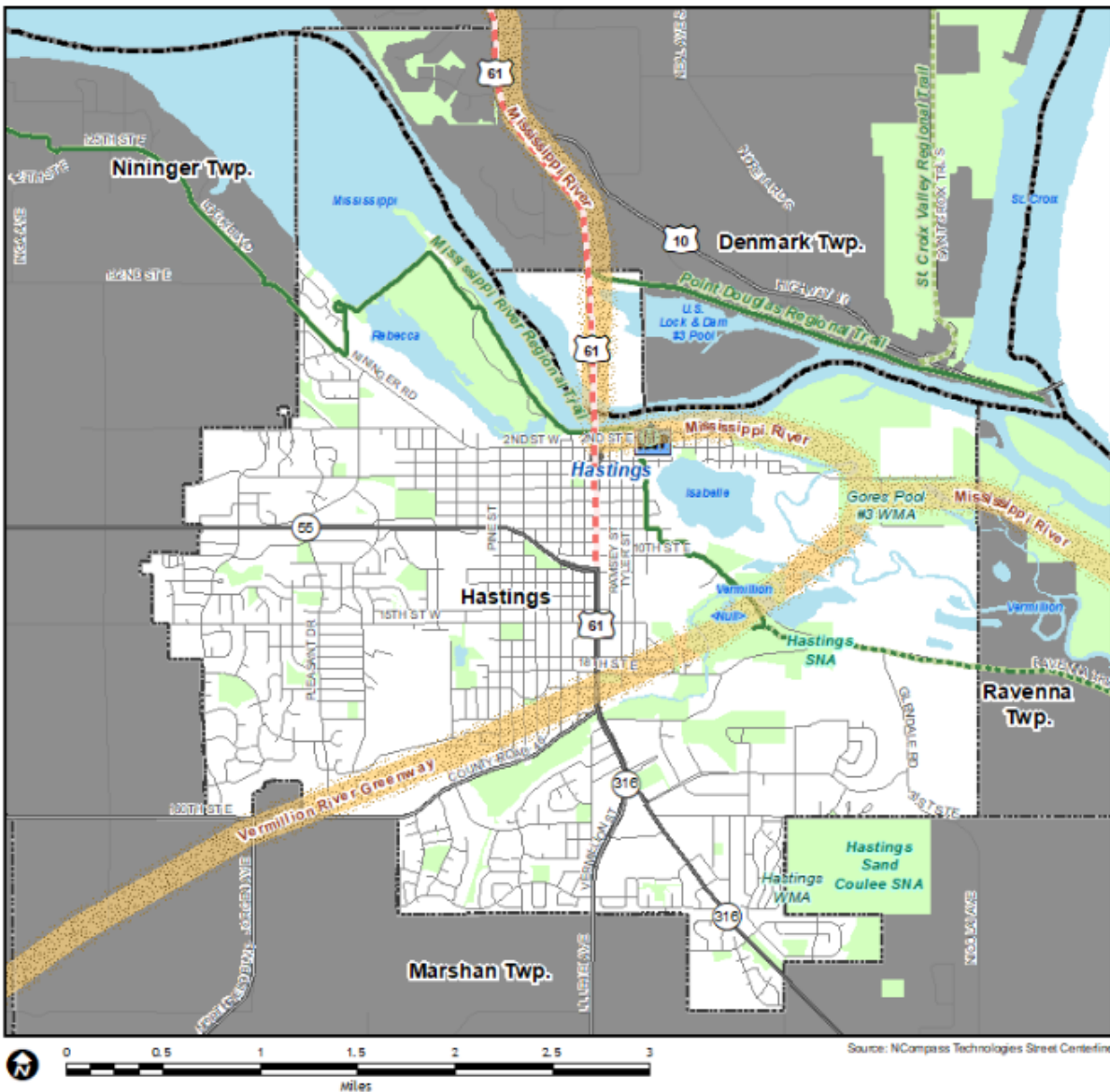
- June 19, 2019: Hastings 2040 Comprehensive Plan
- January 15, 2020: Revised MRCCA Chapter
- October 20, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Wastewater, Transportation, Parks and Trails, Land Use, Forecasts, Housing, Solar Resources Protection and Development, and Mississippi River Corridor Critical Area (MRCCA).

### **Attachments**

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Existing Land Use
- Figure 4: Hastings 2040 Future Land Use
- Figure 5: Development Staging Plan
- Figure 6: Land Guided for Affordable Housing
- Figure 7: MN DNR Letter of Conditional Approval for MRCCA



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
- MCES Treatment Plants

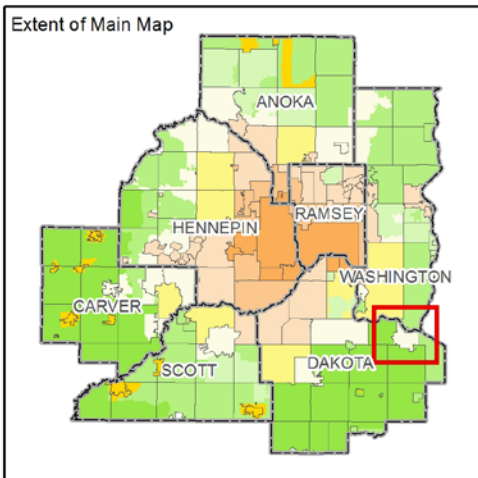
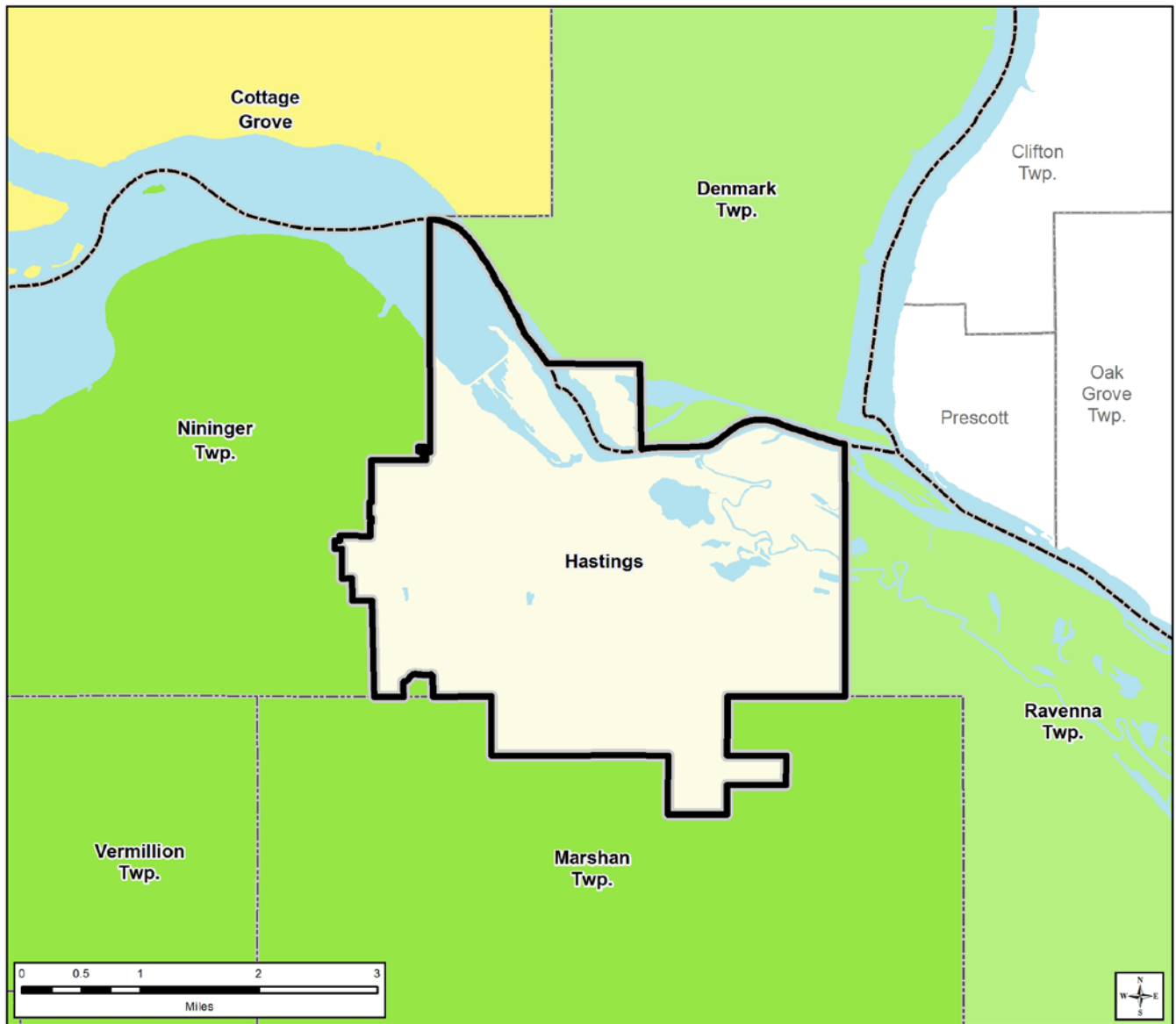
**Regional Park Search Areas and Regional Trail Search Corridors**

- 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

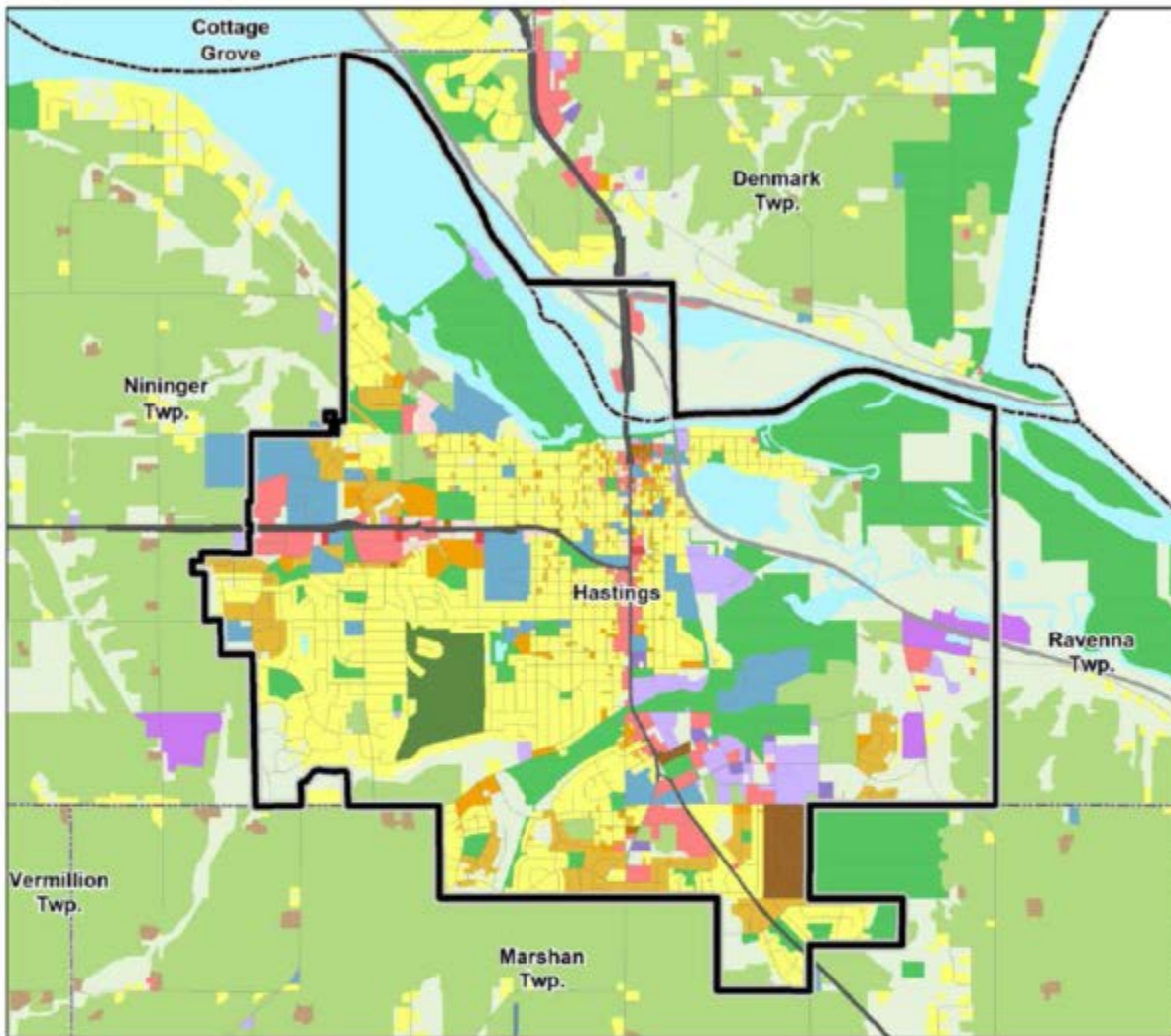


**Community Designations**

- 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



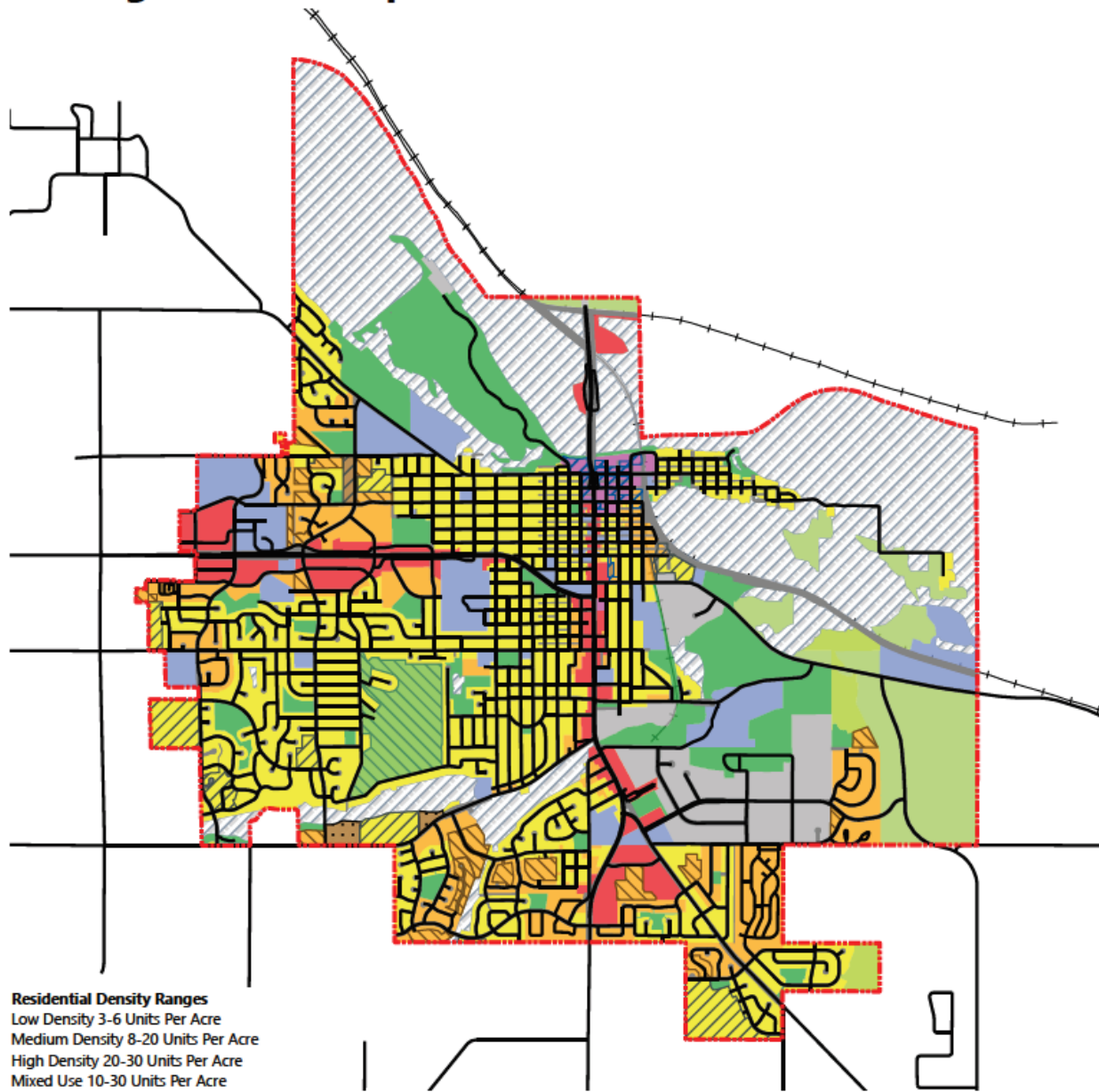
**2016 Generalized Land Use**



Figure 4. 2040 Future Land Use

# FUTURE LAND USE MAP

## Hastings 2040 Comprehensive Plan



**Residential Density Ranges**  
 Low Density 3-6 Units Per Acre  
 Medium Density 8-20 Units Per Acre  
 High Density 20-30 Units Per Acre  
 Mixed Use 10-30 Units Per Acre

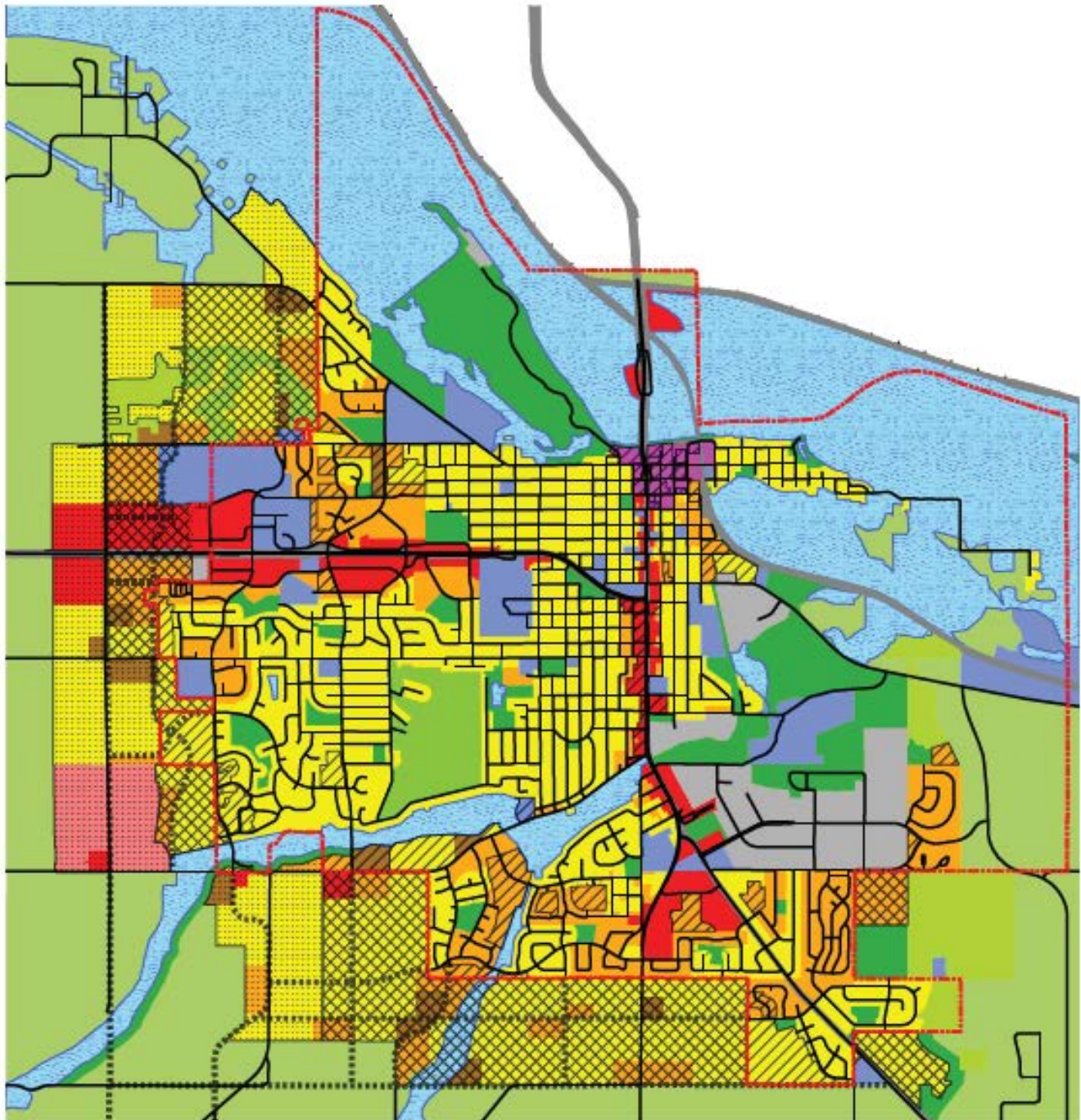
- |                                 |  |
|---------------------------------|--|
| Current City Limits             | Parks  |
| Floodplain & Wetland Protection | Upland Conservation Area                               |
| Agriculture                     | Golf Course  |
| Low Density Residential         | <b>Forecasted Residential Growth Areas</b>             |
| Medium Density Residential      | New Low Density Residential Growth                     |
| High Density Residential        | New Medium Density Residential Growth                  |
| Mixed Use                       | New High Density Residential Growth                    |
| Commercial                      | Mixed Use Redevelopment                                |
| Industrial & Utility            | Upper Story Redevelopment (Commercial on Ground Floor) |
| Institutional                   |  |



Figure 5. Development Staging Plan

# DEVELOPMENT STAGING PLAN

## Hastings 2040 Comprehensive Plan



- |   |                    |                                  |
|---|--------------------|----------------------------------|
| Stage 1 Development (X Inside Current Municipal Area) | Agriculture        | Industrial                       |
| Stage 2 Development                                   | Low Residential    | Institutional                    |
| Stage 3 Development                                   | Medium Residential | Park                             |
| Proposed Roadway                                      | High Residential   | Upland Conservation Area         |
| Current City Limits                                   | Mixed Use          | Floodplain or Wetland Protection |
| Streets & Roadways                                    | Commercial         | Golf Course                      |
|   | Business Park      | Road/ROW                         |

0 750 1,500 3,000 Feet

N

Figure 6. Land Guided for Affordable Housing

# Land Guided for Affordable Housing 2021-2030

## Hastings

Dakota County

Council Members Francisco J. Gonzalez and Wendy Wulff, Districts 12 and 16

2021-2030 share of regional need for Affordable Housing: **360 units**  
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	<b>Available Acres</b>	<b>X</b>	<b>Minimum Density</b> <i>(units per acre)</i>	<b>X</b>	<b>Expected % Residential</b> <i>(if mixed use)</i>	<b>=</b>	<b>Minimum Units Possible</b>
<b>Medium Density</b>	159		8		100%		1,272
<b>High Density</b>	6		20		100%		120
<b>Mixed Use</b>	7		10		75%		51
<b>Total</b>	<b>172</b>						<b>1,443</b>

Sufficient/*(insufficient)* units possible against share of regional need: **1,083**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **1,083**

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



Figure 7. Mississippi River Critical Corridor Area MRCCA



January 16, 2020

Justin Fortney, City Planner  
City of Hastings  
101 4<sup>th</sup> Street E  
Hastings, MN 55033

**Re: Conditional Approval of City of Hastings MRCCA Plan**

Dear Mr. Fortney

I am pleased to inform you that the Minnesota Department of Natural Resources (DNR) conditionally approves the City of Hastings' Mississippi River Corridor Critical Area (MRCCA) plan.

We reviewed the MRCCA plan chapter of your 2040 Comprehensive Plan submitted to the DNR on January 13, 2020. We have found that the MRCCA plan is substantially consistent with Minnesota Statutes, §116G and Minnesota Rules, chapter 6106. We will send final approval of your MRCCA plan after the Metropolitan Council authorizes the City of Hastings to put the comprehensive plan into effect. Within 60 days of receiving DNR final approval, the City of Hastings must adopt the MRCCA plan. The City must then submit a copy of the final adopted plan, with evidence of adoption, to the DNR, the Metropolitan Council, and the National Park Service within ten days of the adoption.

Only MRCCA plans and plan amendments approved by the DNR have the force and effect of law. Once in effect, local governments must implement and enforce the DNR-approved plans.

We appreciate your efforts to develop and adopt the MRCCA plan, which provides a solid basis for future ordinance amendments and MRCCA management. Please contact Dan Petrik at 651-259-5697 or at [daniel.petrik@state.mn.us](mailto:daniel.petrik@state.mn.us) if you have any questions about next steps.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jennifer Shillcox'.

Jennifer Shillcox  
Land Use Unit Supervisor

- c:     Raya Esmaili, Metropolitan Council  
       Alan Robbins-Fenger, National Park Service  
       Jennie Skancke DNR Region 3 Area Hydrologist  
       Dan Petrik, DNR Land Use Unit

Minnesota Department of Natural Resources • Division of Ecological and Water Resources  
500 Lafayette Road, Box 25, Saint Paul, MN 55155-4025