

## Environment Committee

For the Metropolitan Council meeting of March 25, 2020

**Subject:** City of Forest Lake 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22270-1

### 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 Forest Lake to place its 2040 Comprehensive Plan into effect.
2. Advise the City to implement the advisory comments in the Review Record for wastewater, surface water management, and land use.

#### Recommendation of the Environment Committee

1. Approve the City of Forest Lake's Comprehensive Sewer Plan.
2. Require the City to submit, as stated in the Plan, a copy of the hydraulic model and running system capacity evaluations on the local collection system once they are completed.

### Summary of Community Development Committee Discussion/Questions

Planning Analyst Eric Wojchik presented the staff's report to the Committee. No representatives from the City of Forest Lake were in attendance. Councilmember Vento inquired about the conservancy land use in the southeastern portion of the City. Wojchik responded that the area is unsewered, and Community Development Director Lisa Barajas stated that the land use coincides with the State Wildlife Management Areas (WMA) in the City. Chair Vento asked who owns the area, and Director Barajas stated that the State owns and administers a portion of the land (the WMA) and that, as far as she knew, the rest was in private ownership.

The Community Development Committee unanimously recommended approval of the proposed action at its meeting on March 2, 2020.

### Summary of Environment Committee Discussion/Questions

No comments or questions. The recommendation was approved on the consent agenda at the March 10, 2020 Environment Committee meeting.

## Community Development Committee

Meeting date: March 2, 2020

## Environment Committee

Meeting date: March 10, 2020

For the Metropolitan Council meeting of March 25, 2020

**Subject:** City of Forest Lake 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22270-1

**District(s), Member(s):** District 12, Francisco J. Gonzalez

**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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## Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Forest 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 Forest Lake is located in northwestern Washington County. It is surrounded by the communities of Wyoming, Chisago City, Chisago Lake Township, Scandia, May Township, Hugo, Lino Lakes, and Columbus.

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 Forest Lake 2040 Comprehensive Plan

### Review File No. 22270-1, Business Item No. 2020-60 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. Washington County is the Park implementing agency for Regional Parks System components in the City of Forest Lake, for which the Plan accurately describes the Regional Parks System components. Regional Trails located within the City include the Hardwood Creek regional trail. The City also appropriately acknowledges State recreation lands within the City, including the Hardwood Creek Wildlife Management Area and the Lamprey Pass Wildlife Management Area (Figure 1).

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

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

The Plan conforms to the 2040 Transportation Policy Plan (TPP) adopted in 2015. It accurately reflects transportation system components of the TPP 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, access to job concentrations, and the needs of freight.

#### **Roadways**

The Plan conforms to the Highways system element of the TPP. The City's Plan accurately accounts for the metropolitan highway system of principal arterials, which includes Interstate Highway 35 and U.S. Trunk Highway 8.

The Plan identifies a new interchange at I-35 and 180<sup>th</sup> Street North, but has not yet been reviewed by the MnDOT/Metropolitan Council joint interchange committee. However, the Plan acknowledges that this interchange proposal must be submitted for approval under the Highway Interchange Request Review Procedure before it is added to the TPP or constructed.

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, right-of-way preservation needs, and existing and forecasted traffic volumes for principal and A-minor arterials. Forecasting was done consistent with regional methodology. The Plan also includes guidelines on how access will be managed for principal and A-minor arterials.

The Plan identifies roadway issues, improvements to address them, and corridor studies including the TH 97 Access Management study. The study is reviewing access closure and consolidation, as well as roadway widening.

### **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 Areas Emerging Market Area III, IV and V and is also recognized as a Freestanding Town Center. It also discusses availability of Transit Link Dial-A-Ride. The Plan is consistent with the policies of the Transit system element of the TPP.

### **Aviation**

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

The Plan identifies the Daniel DePonti Municipal Airport and addresses elements of its long-term comprehensive plan. The Plan addresses issues including land use compatibility, noise sensitivity, and the protection of airspace from obstructions. The Plan addresses the recent runway improvement as well as additional hangar facilities needed in the future. The community has an adopted airport zoning ordinance.

### **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. (For other comments regarding regional trails, see the Regional Parks section of this Review Record.) The Plan shows a Tier 2 alignment and clearly identifies the alignment as “proposed for the RBTN.”

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 community, including accessibility to freight terminals and facilities.

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

The Plan conforms to the TPP regarding TAZ allocations. The City’s TAZ allocations for employment, households and population appropriately sum to the Metropolitan Council’s city-wide 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.

### **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. All wastewater generated within the City is conveyed through Council

Interceptors 7029 and 7029A. All flow is treated at the Council's Metropolitan Wastewater Treatment Plant in St. Paul. The Plan projects that the City will have 11,114 sewered households and 9,200 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 includes 10-year incremental sanitary flow projections for the entire City. The Metropolitan Council is committing to provide the level of wastewater service based on the sewered forecasts as stated in the sewer element of the Plan.

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

The Plan defines the community's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in both the local municipal (City) sanitary sewer system and private property services. The Plan includes a summary of activities and programs intended to mitigate I/I in the public collection system consisting of inspections and pipeline and manhole rehabilitation efforts. As part of the City's annual street rehabilitation program the wastewater collection system is cleaned and televised to observe and note system deficiencies and the presence of I/I sources. Work is then added to the street project to address items identified through the inspection. This would include follow-up investigations including private property inspections for those private services exhibiting constant clear water for non-compliant connections. The City has included \$500,000 in its capital improvement program for sewer lining projects in 2020.

The Plan describes the requirements and standards for minimizing I/I and references City Code 52.23 that prohibits discharge from sump pumps, foundation drains, roof leaders to the sanitary sewer system. The Ordinance also requires the disconnection of such discharges if discovered.

The Plan describes the sources, extent, and significance of existing I/I within the entire wastewater collection system and provides a description of an implementation plan for preventing and eliminating excessive I/I from entering both the municipal and private property sewer systems. The Plan states that approximately 17% of the homes within the entire City were built prior to 1970 when private service laterals were predominantly vitrified clay tile pipe. The majority of the pre-1970 homes are located within the 2040 wastewater service area. By comparing winter month wastewater flow generation to annual average flow, the Plan states that I/I contribution is between 5% to 21% with the highest occurring in 2014. The Plan also indicates that peak daily flow also occurred in 2014 and represented about 41% I/I. The Plan identifies areas that may potentially accommodate post-2040 growth (Figure 2-4 Staging Map, on page 23). These illustrative areas are consistent with the Council's Long-Term Service Area for wastewater identified in the WRPP.

### *Comprehensive Sewer Plan Comments*

The City is covered under two Metropolitan Council Planning designations: Diversified Rural and Emerging Suburban Edge. That portion of the City that is serviced through the MDS is identified in the Emerging Suburban Edge area and therefore the Sewer Element of the Update 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 and the regional wastewater system plan. 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 Comprehensive 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 states that the City will be completing development of a hydraulic model and running system capacity evaluations on the local collection system in 2020. Once these evaluations are completed, the City shall submit, as stated in the Plan, a copy of the evaluation results to the Council.



## Surface Water Management

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

The Plan is consistent with Council policy requirements and in conformance with the Council's 2040 Water Resources Policy Plan for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. The City lies within the oversight boundaries of the Comfort Lake – Forest Lake and Rice Creek Watershed Districts. Forest Lake submitted a draft Local Water Management Plan (LWMP) update for review on May 8, 2018. Council staff reviewed and commented on the draft LWMP to the City and Watershed Districts in a letter dated June 15, 2018. The LWMP was approved by the Comfort Lake – Forest Lake Watershed District on April 18, 2019 and by the Rice Creek Watershed District on April 24, 2019. The Plan incorporates the City's April 2019 final draft LWMP as Appendix H.

### Advisory Comments

When available, we request that the City provide to the Council the date the City adopted the final LWMP.

## Consistency with Council Policies

The Council reviews plans to evaluate their apparent consistency with the adopted plans of the Council. Council staff have reviewed the City's Plan and find that it is consistent with the Council's policies, as detailed below.

### Forecasts

Reviewer: Paul Hanson, CD – Research (651-602-1642)

The Plan appears complete and consistent with Council Policy. The Plan includes (Table 2-1 on page 7) the Council forecast for the City, as shown in Table 1 below.

Table 1. City of Forest Lake Forecasts

	Census	Estimated	Council Forecasts		
	2010	2017	2020	2030	2040
<b>Population</b>	18,377	20,497	21,500	25,200	28,900
<b>Households</b>	7,015	7,687	8,600	10,500	12,300
<b>Employment</b>	6,449	7,311	7,800	8,500	9,200

Chapter 2 (Table 2-13, page 17) describes land supply for future housing. The Plan has identified enough land supply to accommodate the 2030 and 2040 forecast growth.

### Thrive MSP 2040 and Land Use

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

The Plan is consistent with *Thrive MSP 2040* (Thrive) and its land use policies. The Plan acknowledges the *Thrive* community designations of Emerging Suburban Edge and Diversified Rural (Figure 2). The western portion of the community along the lakeshore areas of Forest Lake are designated as Emerging Suburban Edge, with the remaining eastern portion of the City as Diversified Rural.

The current acreage of the City includes 22,726 acres, a large portion of land in the City is currently undeveloped, representing about 38% of total acreage in the city. The single largest land use in Forest Lake is agriculture (16%), followed by single family detached housing (15%), and agriculture (16%) (Figure 3).

### Diversified Rural

Thrive describes Diversified Rural communities as home to a variety of farm and nonfarm land uses including very large-lot residential, clustered housing, hobby farms and agricultural uses. Diversified

Rural communities are expected to plan for growth not to exceed forecasts and in patterns that do not exceed 4 units per 40 acres. In addition, Diversified Rural communities are expected to manage land uses to prevent the premature demand for extension of urban services, and so that existing service levels will meet service needs.

The Plan identifies residential densities and policies that are consistent with the area of the City that is designated as Diversified Rural. Guiding land uses in this area include Agricultural, Conservancy, and Rural Residential. As a Diversified Rural community, the City is expected to accommodate forecasted growth without requiring the provision of regional urban services. In addition, these communities are expected to protect natural resources, prevent scattered rural residential development, and adopt conservation subdivision, cluster, or other environmental protection provisions in their ordinances.

The Plan has included policies to protect natural resources and sensitive areas, to balance the urban and rural areas of the community, and to restrict development in highly sensitive natural areas. The City has also included policies to encourage cluster developments as a way to obtain open space areas and to maximize infrastructure investment efficiency. The 2040 Future Land Use guides properties enrolled in the Agricultural Preserves program at densities no greater than one unit per 40 acres. Highly sensitive wetland areas along Hardwood Creek in the southern part of the City are designated as Conservancy with densities no greater than one unit per 20 acres. Other property in the southeastern part of the City is guided as Agricultural at a maximum density of 1 unit per 10 acres.

### *Advisory Comments*

The Plan identifies the land use objective of encouraging “cluster developments as a means of obtaining larger open space areas using infrastructure investments efficiently and providing for traditional neighborhood orientation” (page 6). The Plan could be clearer about the City’s intention to ensure consistency with Council land use policies if it explicitly tied use of the Council’s Flexible Development Guidelines to particular land use characteristics or development criteria within the Plan. As currently written, use of the cluster developments are not linked to the Council’s Flexible Development Guidelines. The City uses Planned Unit Developments (PUDs) within its zoning to develop rural clusters. Council staff are available to assist the City is creating policies that clearly link the use of Flexible Development Guidelines to land use criteria within the Plan.

The Council encourages the City to create a land use designation at reduced densities (for example, 1 unit per 10 acres) for new development and to more clearly identify areas where the City wants to preserve natural resources and open space through the use of such a land use designation and the Council’s Flexible Development Guidelines.

### **Emerging Suburban Edge**

Thrive describes Emerging Suburban Edge communities as in the early stages of transitioning into urbanized levels of development. Emerging Suburban Edge communities are expected to plan for forecasted population and household growth at average densities of at least 3-5 units per acre for new development and redevelopment.

The Plan identifies areas for urbanization with densities and policies that are consistent with the area of the City that is designated as Emerging Suburban Edge. The Plan carries forward the previous land use policies and land use designations from the 2030 Comprehensive Plan. The 2040 Future Land Use Map (Figure 4) shows Areas Identified for Development within the City. Medium and High Density Residential, and Mixed Use new or redevelopment are located along Highway 61, within the core downtown area, and along the west central portion of the community. Most of the remaining gross vacant land will be dedicated to residential development. The remainder of the Downtown Mixed-Use zoning district is expected to develop by 2040. Depending on the types of development, there may not be enough developable acres to accommodate projected growth in this district. However, there is plenty of acreage in the City of accommodate additional employment or businesses needing larger sites. Outside the Downtown Mixed-Use district, two other zoning districts permit high density residential development

(High Density Residential and Mixed Use). There is also the potential for redevelopment in this district, which could allow more growth to occur in this area.

Additionally, the 2040 staging plan anticipates development of the City’s remaining Medium Density acreage (Figure 5). The majority of land in this district is already developed, and remaining undeveloped areas are within the current MUSA service area. The full development of this land use district is not expected to pose a problem for the City, as the Low-Medium Density land use district allows all of the same land uses as the Medium Density district. The majority of developable land planned for residential land uses in Forest Lake is in the Low-Medium Density District.

Further, the balance of residential and commercial development in the Mixed-Use district will influence total developable acres in this district. The current 2040 staging plan does not forecast full development of lands planned for Mixed Use, providing flexibility to accommodate more residential or commercial development as market conditions demand. Current development in the Mixed-Use district may also influence the types of development that can take place or the desire to develop in specific areas.

Acreages, densities, and guiding land uses are shown in Table 2 and Figure 4 of this staff report. The Plan guides most of the land available for future urbanized development as Low-Medium Density Residential (16.2%) with a density range of 3-6 units per acre. This large area is followed by Low Density Residential (1.5-4 units per acre). The Plan also guides a large amount of land as Mixed Use, where 50% of the land is expected to develop as residential with a range of 10-15 units per acre, and High Density Residential (15-20 units per acre). As shown in Table 2 below, the overall minimum planned density is 3.27 units per acre.

Table 2. Planned Residential Density, City of Forest Lake

Category	Density		Net Acres	2016-2040 Change	
	Min	Max		Min Units	Max Units
Low Density Residential	1.5	4	295	442	1180
Low/Medium Density Residential	3	6	968	2904	5808
Medium Density Residential	6	10	9	54	90
High Density Residential	15	20	49.1	736	982
Mixed Use*	10	15	24.8	248	372
Downtown Mixed Use*	20	30	1.22	24	36
<b>TOTALS</b>			<b>1347.12</b>	<b>4408</b>	<b>8469</b>
			<b>Overall Density</b>	<b>3.27</b>	<b>6.29</b>

\*50% residential

The Plan includes a Staging Plan to guide the contiguous pattern and location of growth based on current development patterns and the availability of infrastructure (Figure 5). The goal of the Staging Plan is to manage growth and guide the orderly and cost-effective provision of infrastructure at a rate that is consistent with forecasted growth, at the same time responding appropriately to market conditions. The Plan details the sequence of growth and anticipated timing. The earliest staging years are adjacent to existing development and then extending from this point in a logical sequence based on what the city believes is the most logical and efficient pattern of growth.

## Housing

Reviewer: Tara Beard, CD – Housing (651-602-1051)

The Plan is consistent with the 2040 Housing Policy Plan. As of 2016, the City currently has more than 8,000 homes including more than 1,600 multifamily units, nearly 130 manufactured homes and nearly 6,400 single-family homes. Roughly 2,000 homes are rented. More than 5,400 housing units are currently affordable to households earning under 80% of Area Median Income (AMI); however, more

than 1,250 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. Notably, there are 530 units affordable to households with income at or below 30% AMI and more than 420 cost burdened households with incomes at or below 30% AMI. The Plan identifies existing housing needs including opportunities for multi-generational community living, maintenance of existing housing, and development and preservation of units for households with incomes below 80% AMI. The City does not currently have any publicly subsidized housing.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 648 units; 335 of which are needed at prices affordable to households earning 30% of AMI or less, 164 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 149 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 648 new housing units. The Plan guides land in three categories with development potential for affordable housing: High Density, Mixed Use, and Downtown Mixed Use (Table 4-7 of the Plan).

The housing implementation plan component of the Plan describes that the City will consider TIF, and tax abatement for projects that are in high density areas to create housing affordable for households with incomes below 80% AMI. The Plan also indicates that the City consider issuing housing bonds to support developments including units affordable to households with incomes at or below 30% AMI. The City states that they will work to make many programs available to single family homeowners available to manufactured homeowners and residents, including home improvement loans, foreclosure prevention, and housing improvement areas. Notably, the City has gone above and beyond Council policy stating in the Plan that it will consider the development of an affordable housing trust fund to develop new affordable housing.

## **Water Supply**

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

The Plan is considered complete and consistent with WRPP policies related to water supply, including the policy on sustainable water supplies, the policy on assessing and protecting regional water resources, and the policy on water conservation and reuse.

The City has prepared a Local Water Supply Plan (LWSP) in 2018 that was submitted to both the MN Department of Natural Resources (DNR) and Metropolitan Council and reviewed separately. A November 12, 2018, review letter to the MN DNR found the City's LWSP to be complete regarding Metropolitan Council requirements. The DNR approved the LWSP on March 9, 2019.

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

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

The Plan indicates that there are approximately 940 individual SSTS and no public or privately-owned Community Wastewater Treatment Systems operating in the City. Permitting, inspection, and maintenance management responsibilities for SSTS are managed by Washington County. The Washington County SSTS program and Ordinance 206 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: Jim Larsen, CD – Local Planning Assistance (651-602-1159)*

The Plan identifies, consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, the presence of small amounts of aggregate resources in the southeastern portion of the City. The resources are in an area guided for agricultural use. The City has a mining ordinance in place that would regulate any proposed aggregate resource mining.

## Historic Preservation

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

The Plan contains policy objectives to protect and preserve historical sites and buildings within the City. The Minnesota State Historic Preservation Office (SHPO) identifies one archaeological site, Simmons Point, within the City of Forest Lake. There is currently a single-family home on this site. In addition, the Northern Pacific Railroad was noted as a significant site within the City. The railroad has since been abandoned, but the path of the rail line has been preserved by the Hardwood Creek Regional Trail, running parallel along Hwy 61.

## Plan Implementation

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

The Plan includes an Implementation section, Chapter 9, which includes a description of and schedule for changes to the capital improvement program (page 130), the zoning code and zoning map, the subdivision code, and the SSTS code. The housing implementation program is included in the Housing section, Chapter 4. The Plan, with supplemental materials, describes the official controls and fiscal devices that the City will employ to implement the Plan.

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

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

## Documents Submitted for Review

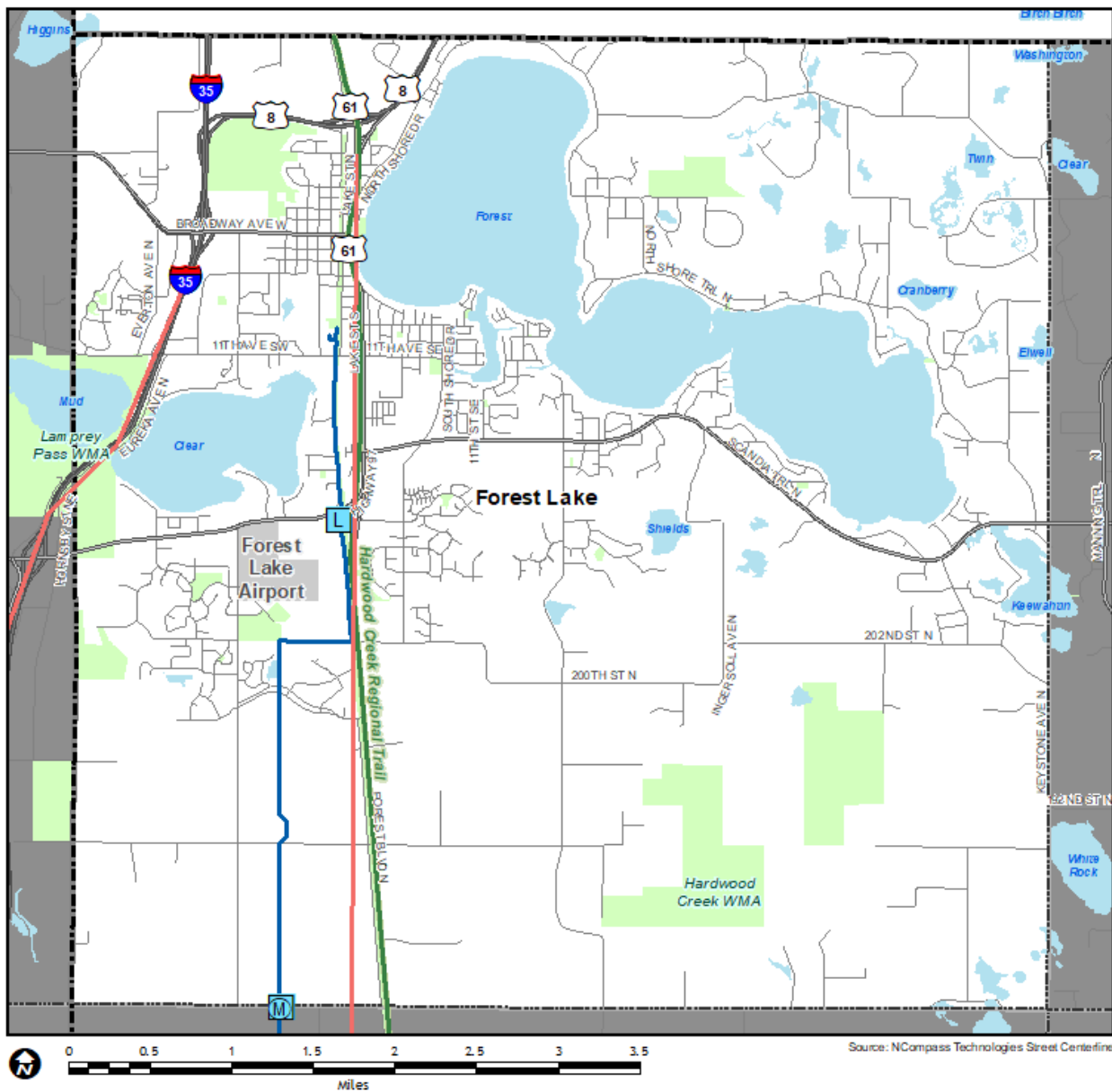
In response to the 2015 System Statement, the City submitted the following documents for review:

- April 29, 2019: Forest Lake 2040 Comprehensive Plan
- June 14, 2019: Supplemental information responding to Council incomplete items for Transportation, Wastewater, Housing, Land Use, and Water Supply.
- October 8, 2019: Supplemental information responding to Council incomplete items for Transportation and Wastewater
- October 29, 2019: Supplemental information for Wastewater
- December 5, 2019: Revised sanitary Sewer information and map
- January 7, 2020: Revised 2040 Comprehensive Plan
- January 15, 2020: Local Water Supply Plan

## Attachments

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

Figure 1. Location Map with Regional Systems



**Regional Systems**

**Transportation**

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

**Recreation Open Space**

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

**Wastewater**

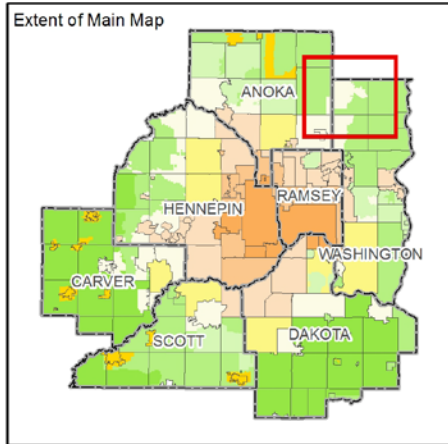
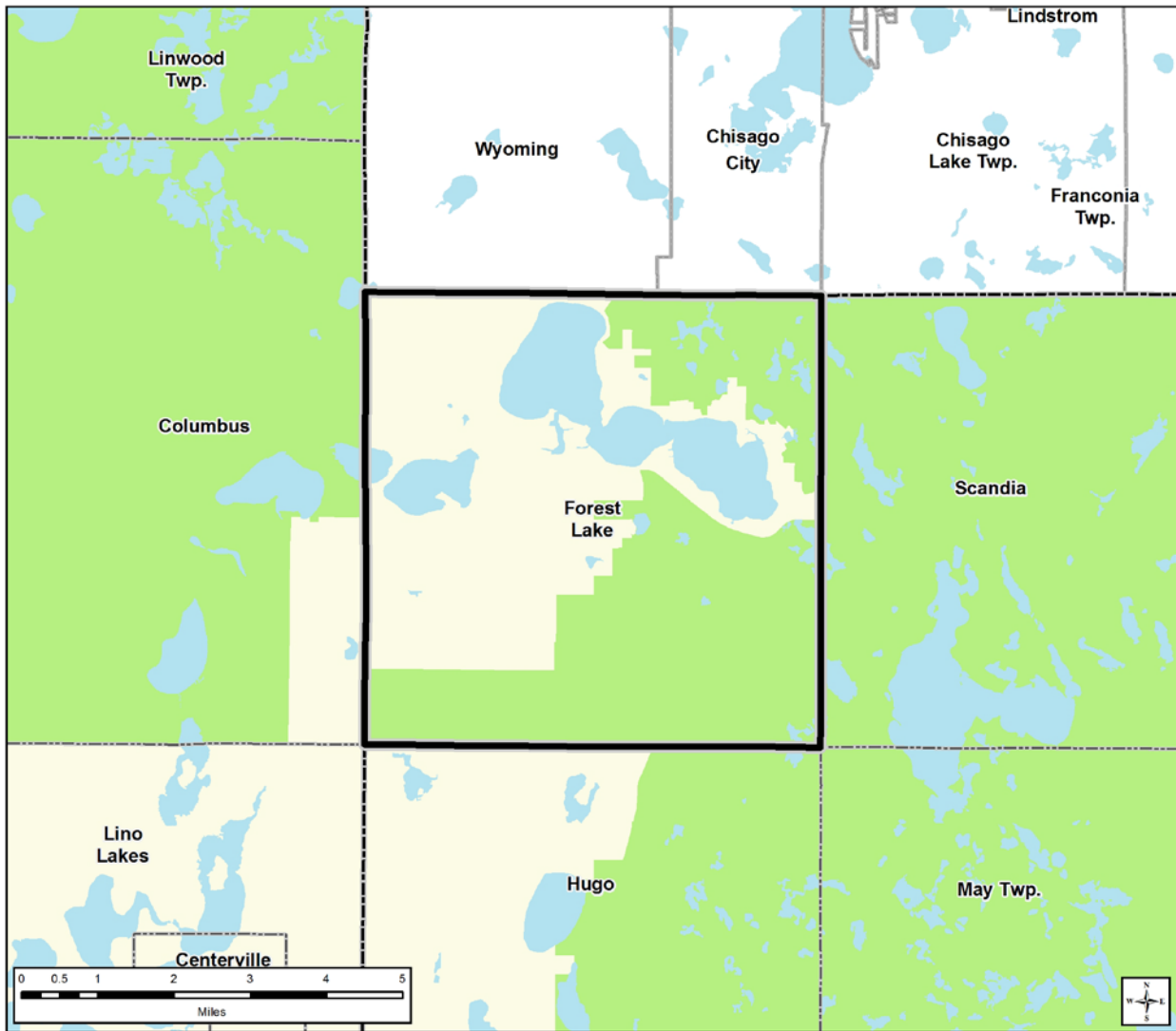
- M Meters
- L Lift Stations
- MCES Interceptors
- MCES Treatment Plants

**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)

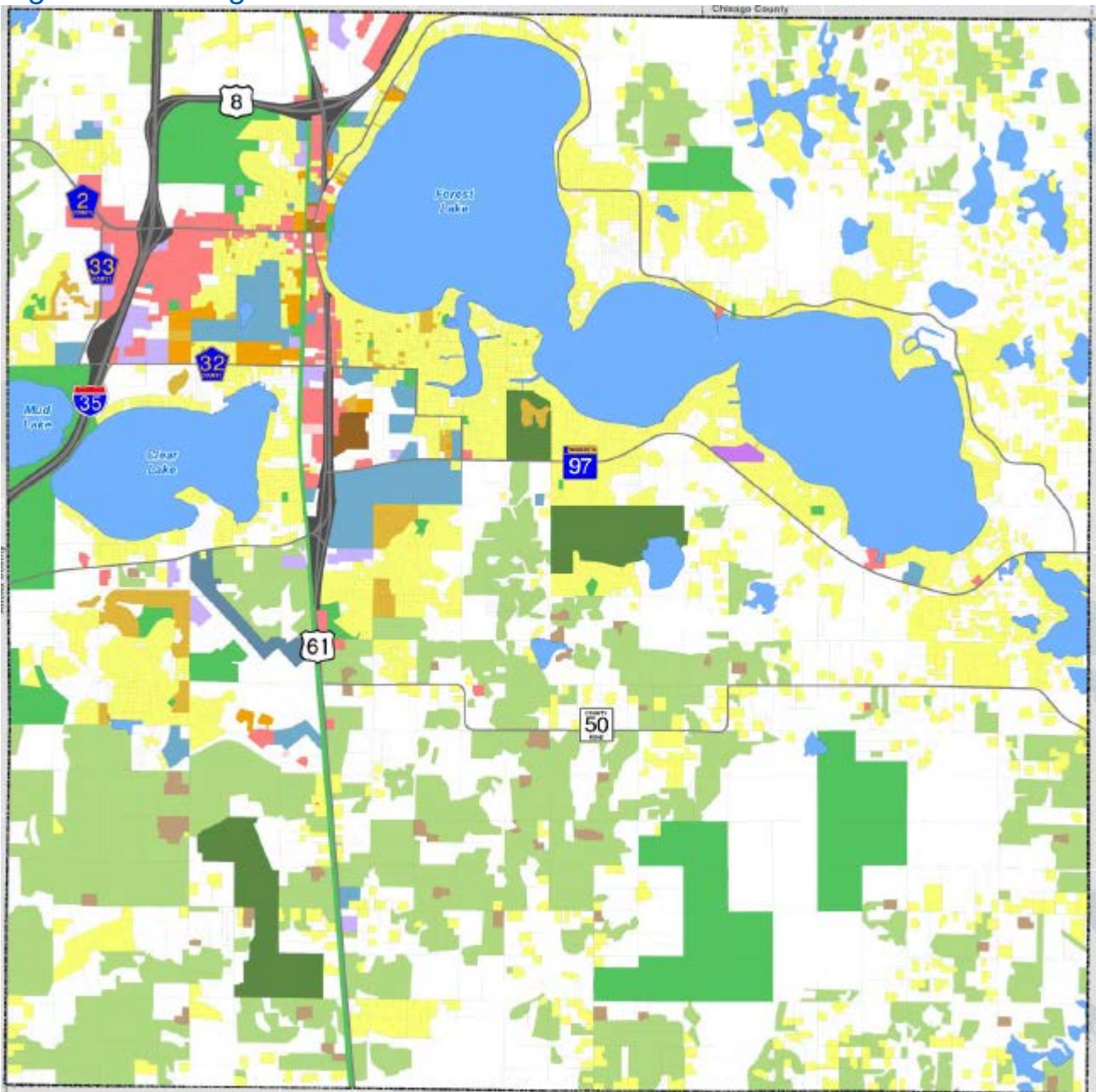
Figure 2. Thrive MSP 2040 Community Designations



**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



**Legend**

- City Limits
- County Boundary
- Lakes
- Parcels

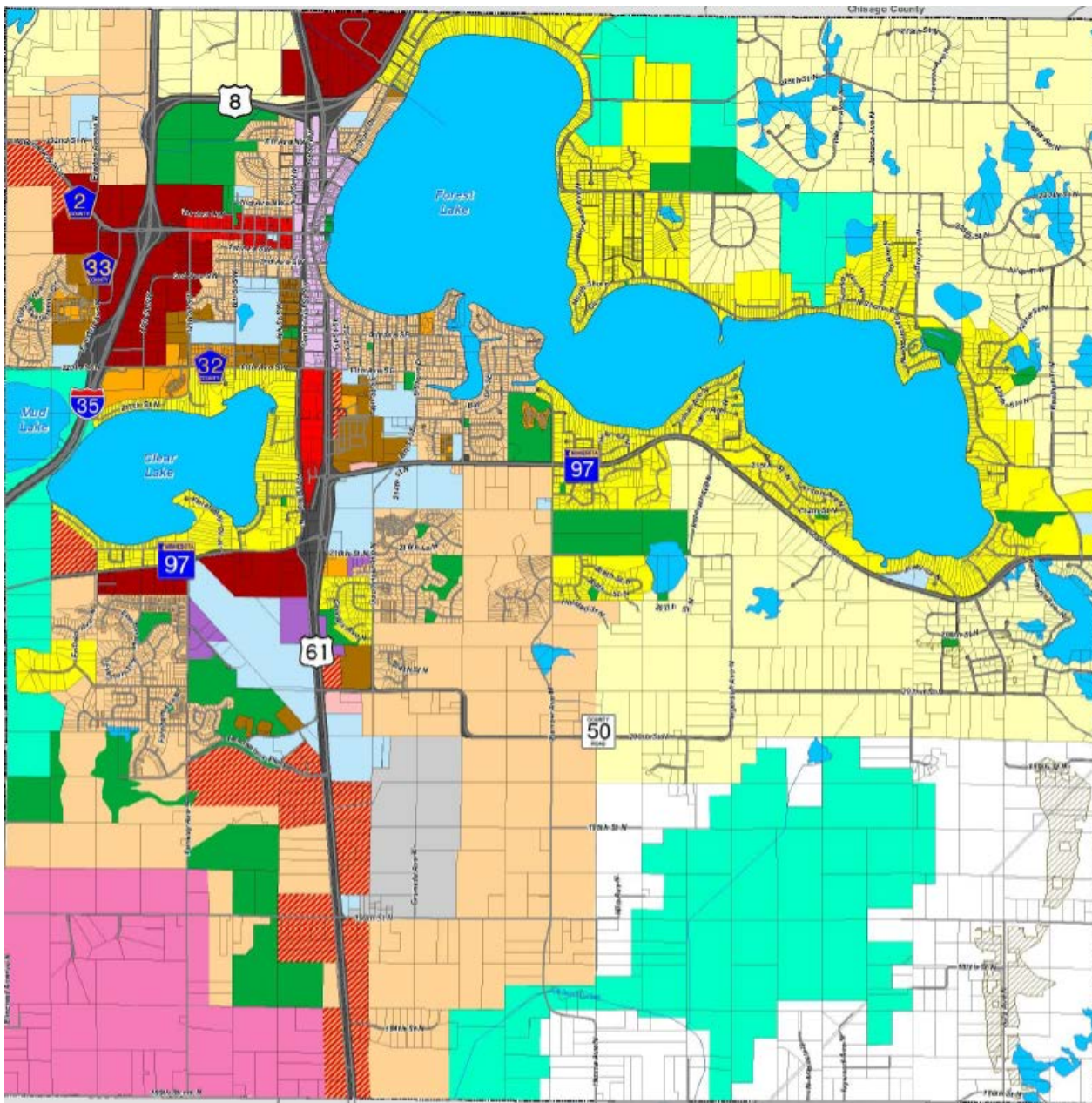
**Existing Land Use (2016)**

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

0 2,000 Feet  
 Source: City of Forest Lake, Washington County, MnGeo, Met Council



Figure 4. 2040 Future Land Use



**Legend**

Aggregate Resources	County Boundary
City Limits	Parcels
	Rivers and Streams

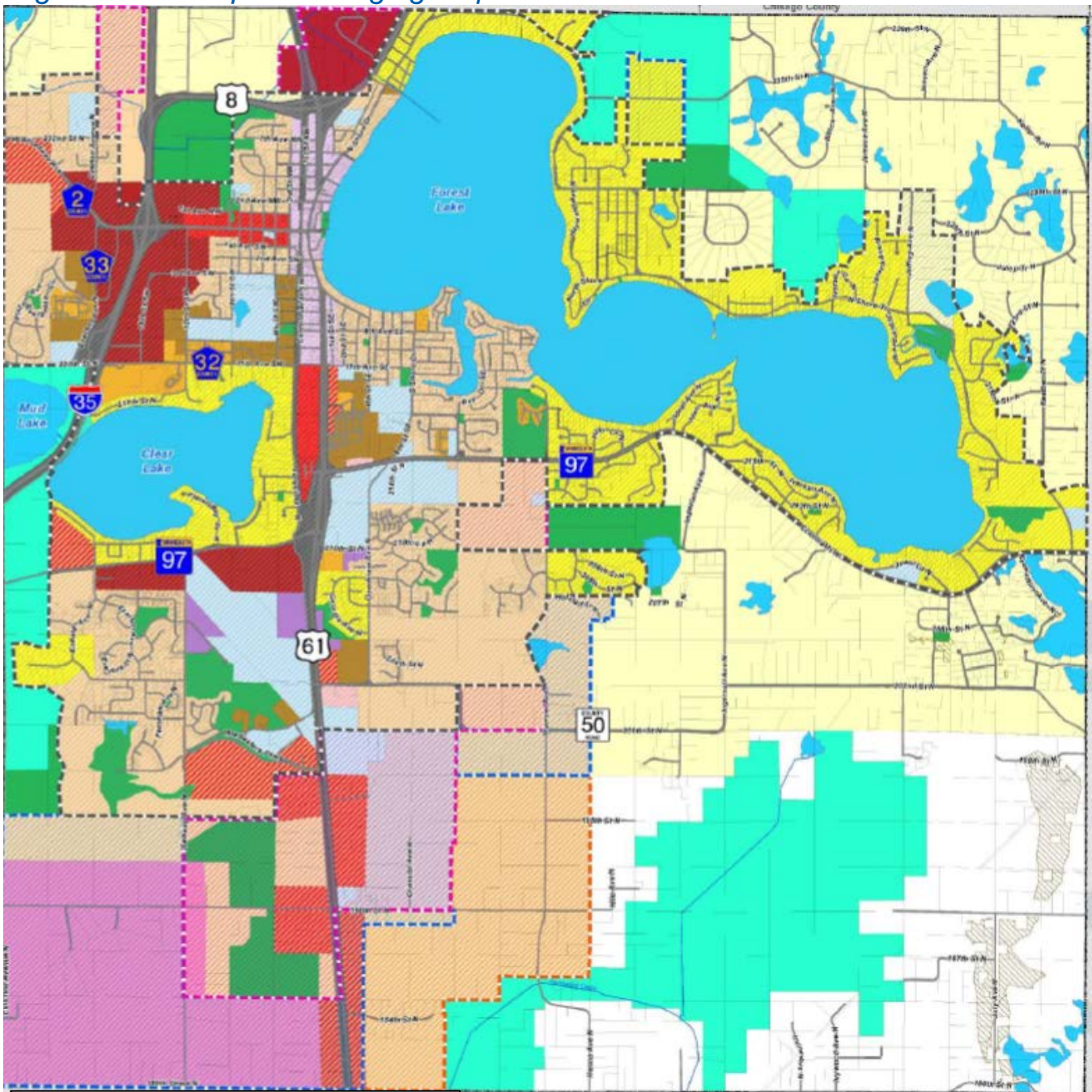
**Future Land Use**

Agriculture	Highway Business
Rural Residential	Highway Commercial
Low Density Residential	Business Park
Low-Medium Density Residential	Industrial
Medium Density Residential	Conservancy
High Density Residential	Park and Recreation
Mixed Use	Public/Institutional
Downtown Mixed Use	ROW
Neighborhood Commercial	Water
General Business	

0 1 Miles

Source: City of Forest Lake, Washington County, MnGeo, MnI Council

Figure 5. Development Staging Map



**Legend**

**2040 MUSA Staging**

- Current Sewer and Development Stage 1 (2020)
- Development Stage 2 (2030)
- Development Stage 3 (2040)
- Post-2040 Sewered Development
- Aggregate Resources
- City Limits
- County Boundary
- Parcels
- Rivers and Streams

**Future Land Use**

Agriculture	Highway Business
Rural Residential	Highway Commercial
Low Density Residential	Business Park
Low-Medium Density Residential	Industrial
Medium Density Residential	Conservancy
High Density Residential	Park and Recreation
Mixed Use	Public/Institutional
Downtown Mixed Use	ROW
Neighborhood Commercial	Water
General Business	

0 1 Miles

Source: City of Forest Lake, Washington County, MnGeo, Met Council

Figure 6. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **648 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>High Density Residential</b>	24.10		15		100%		362
<b>Mixed Use (only residential acres)</b>	25.60		10		100%		256
<b>Downtown Mixed Use (only residential acres)</b>	1.50		20		100%		30
<b>Total</b>	<b>51</b>						<b>648</b>

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

