



# CITY COUNCIL AGENDA

• SPECIAL WORK SESSION •

Monday, April 29, 2024

6:00 PM.

Council Chambers

***No Public Comment allowed at Work Sessions per the Rules of Decorum***

1. Call to Order and Roll Call
2. Setting the Agenda: Additions or Deletions
3. Discussion Regarding Potential Residential Development Moratorium, Michael Grochala & City Attorney, Jay Squires
4. Notices and Communications
5. Adjourn

**CITY COUNCIL  
WORK SESSION STAFF REPORT  
ITEM NO. 3**

**STAFF ORIGINATOR:** Michael Grochala, Community Development Director  
**WORK SESSION DATE:** April 29, 2024  
**TOPIC:** Discussion Regarding Potential Residential Development Moratorium

---

**BACKGROUND**

On April 1, 2024, the City Council discussed the possible consideration of a development moratorium in light of two potential projects proposed in the northwest quadrant of the City. The Pulte/Del Webb and Madinah Lakes projects include approximately 400 acres of the existing sod farm area north and south of Main Street.

The Council discussed concerns over water availability, citing the White Bear Lake court order and the pending ruling on the City’s appeal of amendments to our water appropriation permit. This includes court imposed restrictions on expansion of our water pumping capacity.

The discussion included the option of master planning the area. Both potential projects are located in Planning District 2, along the Main Street corridor. Per the City’s 2040 Comprehensive Plan, a Master Plan for the Main Street Corridor between Sunset Avenue and 4<sup>th</sup> Avenue should be completed. A moratorium could be put in place to allow time for this planning process.

City staff and City Attorney Squires will provide additional information regarding the water supply status and the moratorium process at the meeting.

**REQUESTED COUNCIL DIRECTION**

Staff is requesting City Council direction on whether to prepare a draft interim ordinance (moratorium) and proposed plan of study for Council review and consideration.

**ATTACHMENTS**

None.

# Discussion on Possible Residential Moratorium

City Council Meeting

April 29, 2024



# Background

## Sod Farm Area Development Proposals

### ❑ Integrate Properties

- PUD Concept Plan, (February 2022)
  - 160 Acres south of Main Street
- Robinson Sod Farm EAW, (August 2022)
  - Negative Declaration on Need for Environmental Impact Statement (Oct. 2022)
- “Promenade” PUD revised Concept Plan, (October 2022).

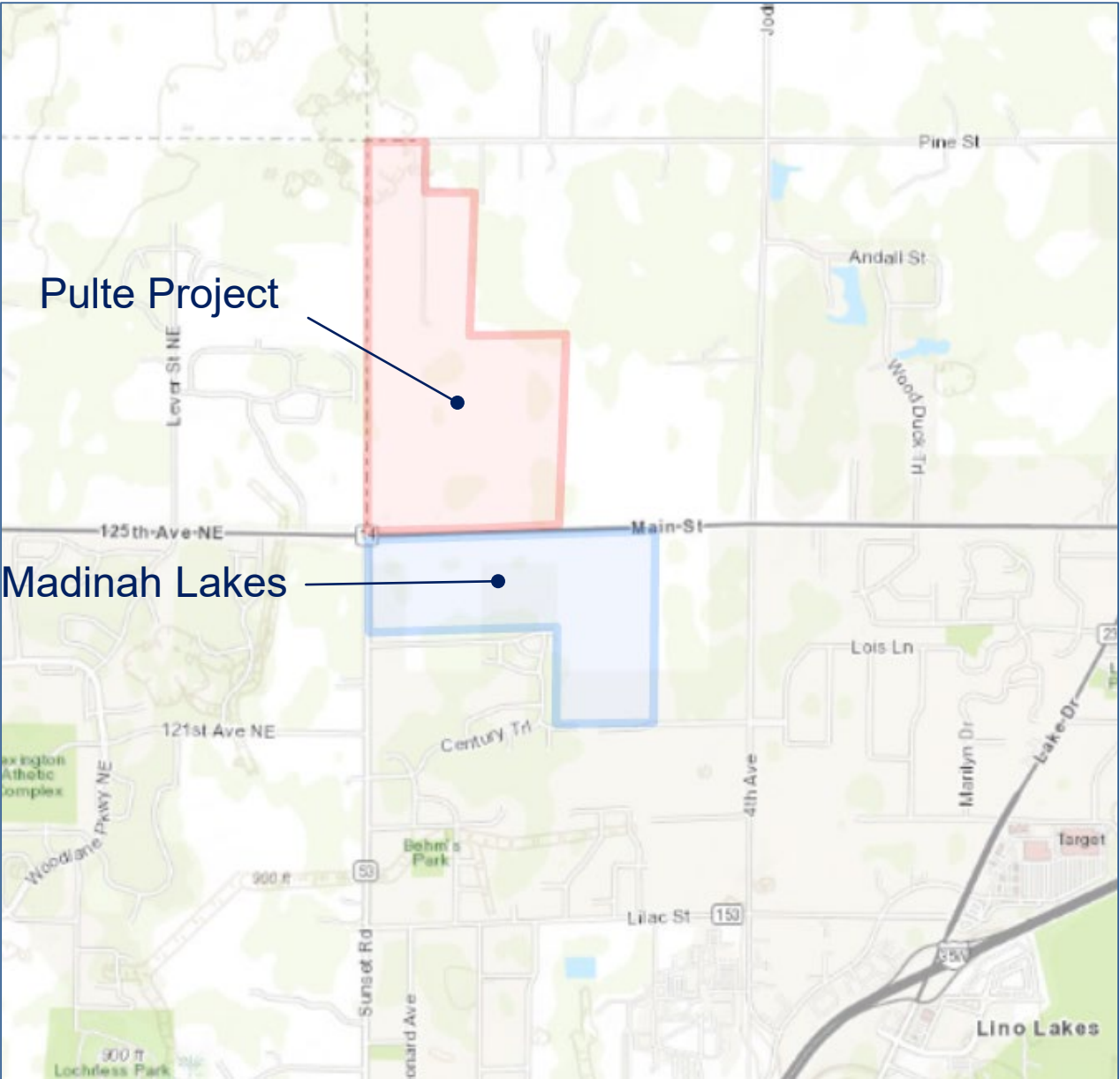
### ❑ Pulte Group/Del Web Community, (February 2024)

- 250 Acres, Robinson Property North of Main Street.
- City Council tour of Bellwether development in Corcoran (March 21, 2024).

### ❑ Madinah Lakes Project

- Information Posted on developers web page mid March.

# Project Location Map



# Background

April 1, 2024 Work Session – Council introduced topic of possible residential moratorium

- ❑ Water Capacity
  - Status and impact of Water Appropriation Permit Contested Case Hearing
  - Impact of White Bear Lake District Court Order
- ❑ Planning considerations for Main Street Corridor

# Water Supply

- ❑ On August 30, 2017, the Ramsey County District Court issued a judgement regarding the groundwater management of White Bear Lake and the Prairie Du Chien-Jordan Aquifer.
  
- ❑ City's Minnesota Department of Natural Resources (DNR) Water Appropriation Permit 1985-6168 was amended to include the following requirements:
  - Prepare a plan to convert, in whole or in part, to a surface water source.
  - Enact and enforce a residential irrigation ban when White Bear Lake drops below 923.5.
  - Prepare an enforceable plan to limit per capita water use (75 GPD for residential and 90 GPD Total).
  - Report annually on collaborative efforts with NE communities to meet the per capita requirements.
  
- ❑ City appealed the 3 of the 4 conditions.
  - Hearing completed in December of 2023.
  - Ruling is pending

# Water Supply

- ❑ City also subject to court order prohibiting the issuance of new well permits or increases within a 5 mile radius of White Bear Lake unless certain conditions are met.
  - May impact City's ability to meet future maximum day demand needs
  - City has 6 existing wells
    - Well 2 proposed to be capped and replaced as part of Water Treatment Plant Project
    - Well 4 is within 5 mile WBL radius will be used as peaking/maintenance well
  - Timing of new wells is based on projected average and maximum day demands and well firm capacity.
    - Well firm capacity is defined as the total system capacity with the largest well out of service.



# 2040 Comprehensive Plan Water Supply Chart

Figure 9-16. Future Water Supply by Year

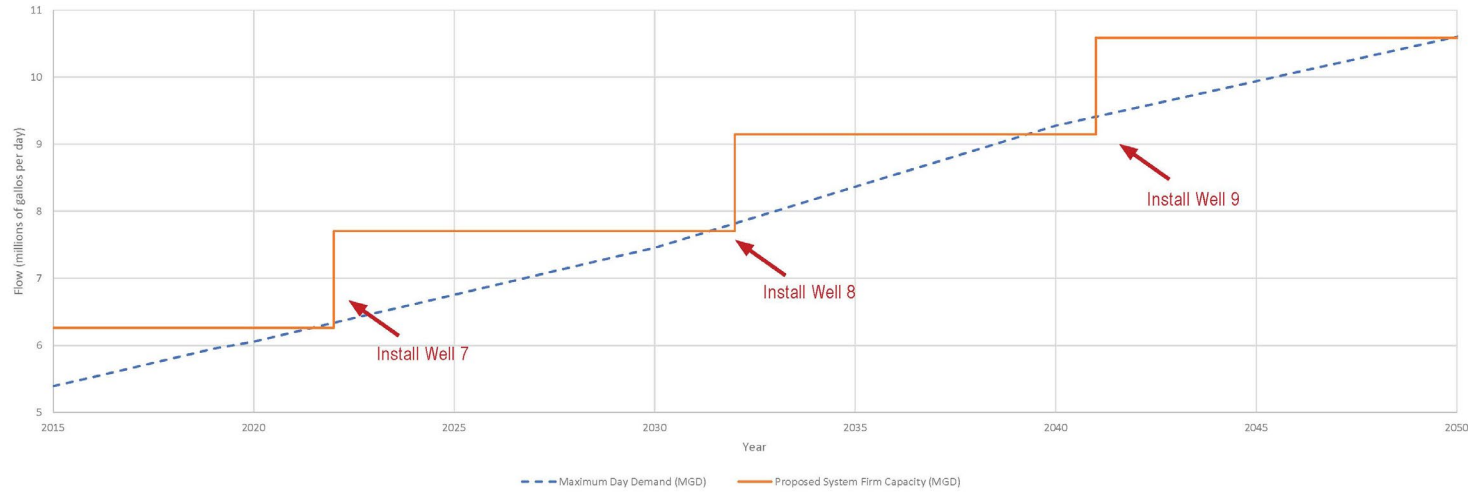
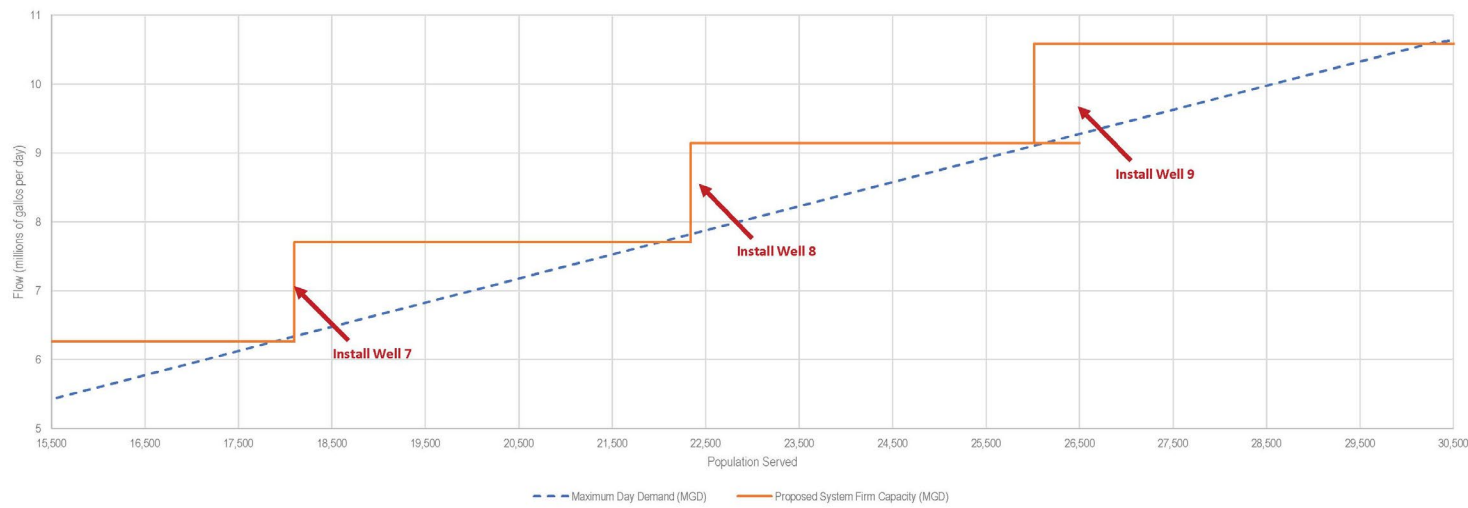
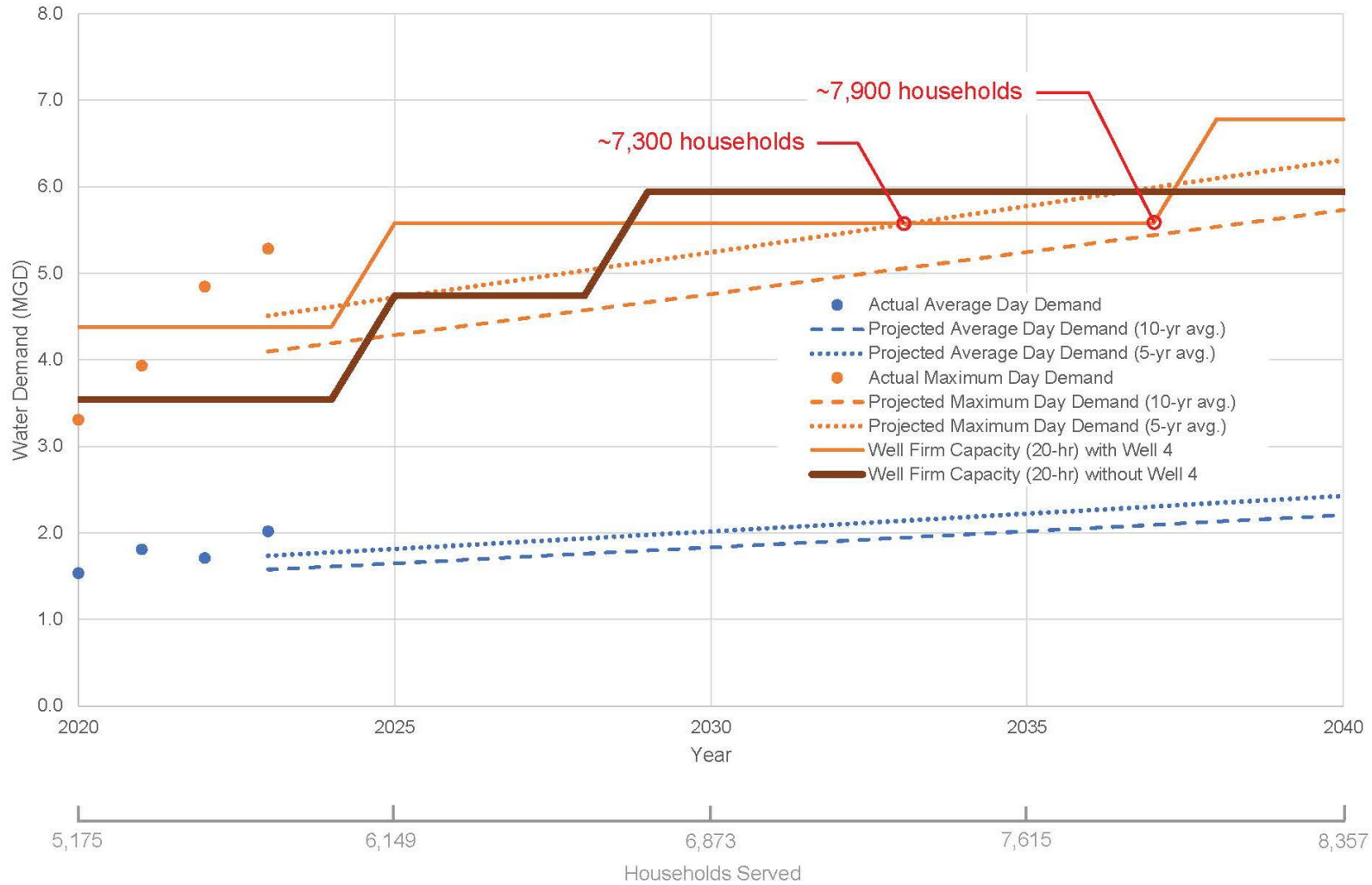


Figure 9-17. Future Water Supply by Population Served



# 2024 Water Supply Trigger Chart

Water Supply Trigger Chart  
City of Lino Lakes, MN  
(excluding Well 2)



# Water Supply

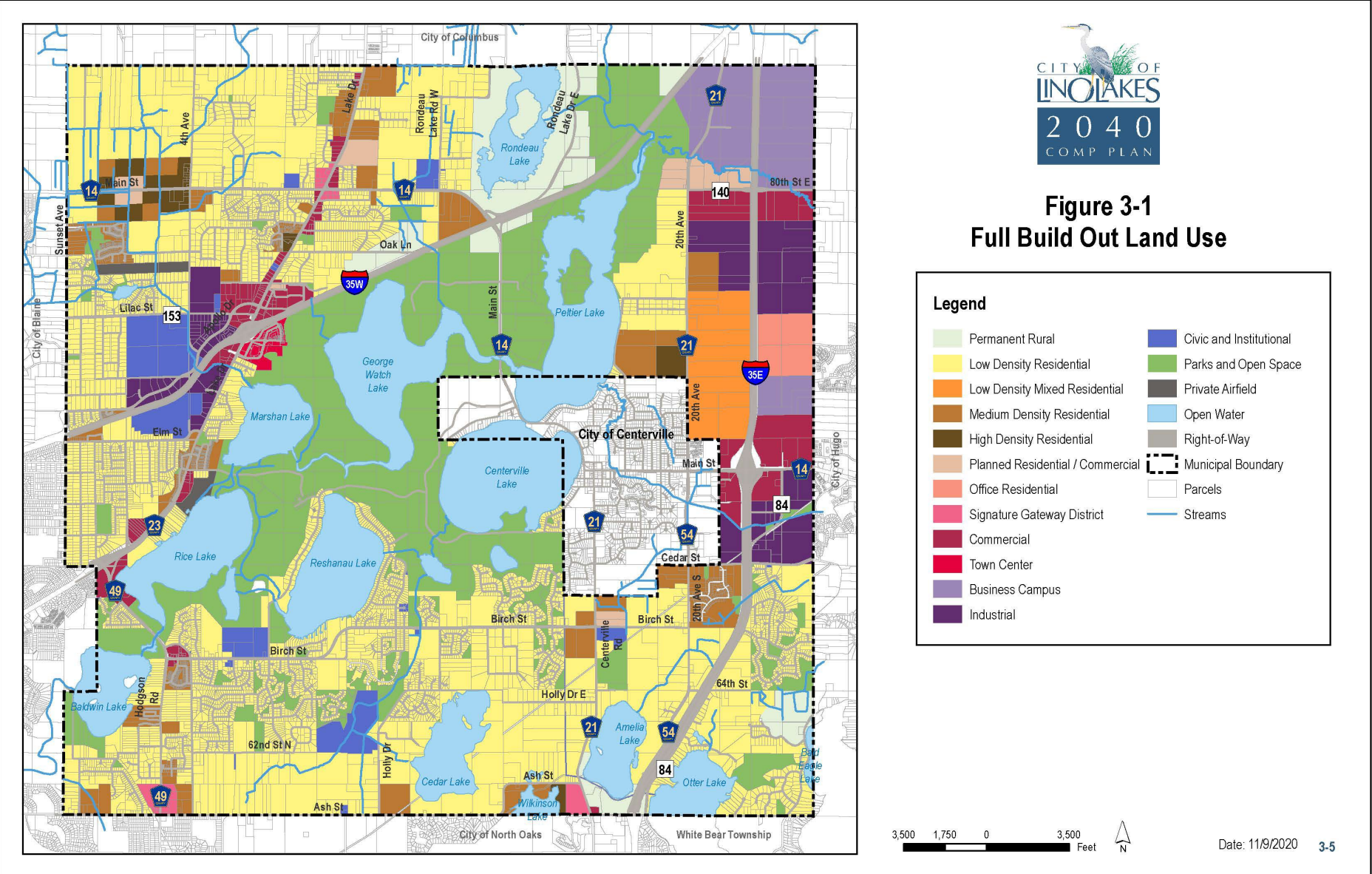
- ❑ Current status
  - ❑ Slower than anticipated growth has allowed system to absorb increased use from dry conditions.
  - ❑ Replacement of well 2 will be required when taken out of service.
  - ❑ The addition of well 7 (well 2 replacement) will accommodate approximately 1,400 households over current demands. Current households served is an estimated 5,859.
  - ❑ Staff is beginning conversations with DNR regarding replacement of well 2.
  - ❑ White Bear Lake Water Supply work group, funded by legislative action in 2023, is tasked with establishing a long term plan for water supply in NE Metro.

# Land Use and Development Area

## □ Growth Projections and Land Use Plan

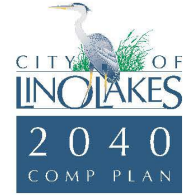
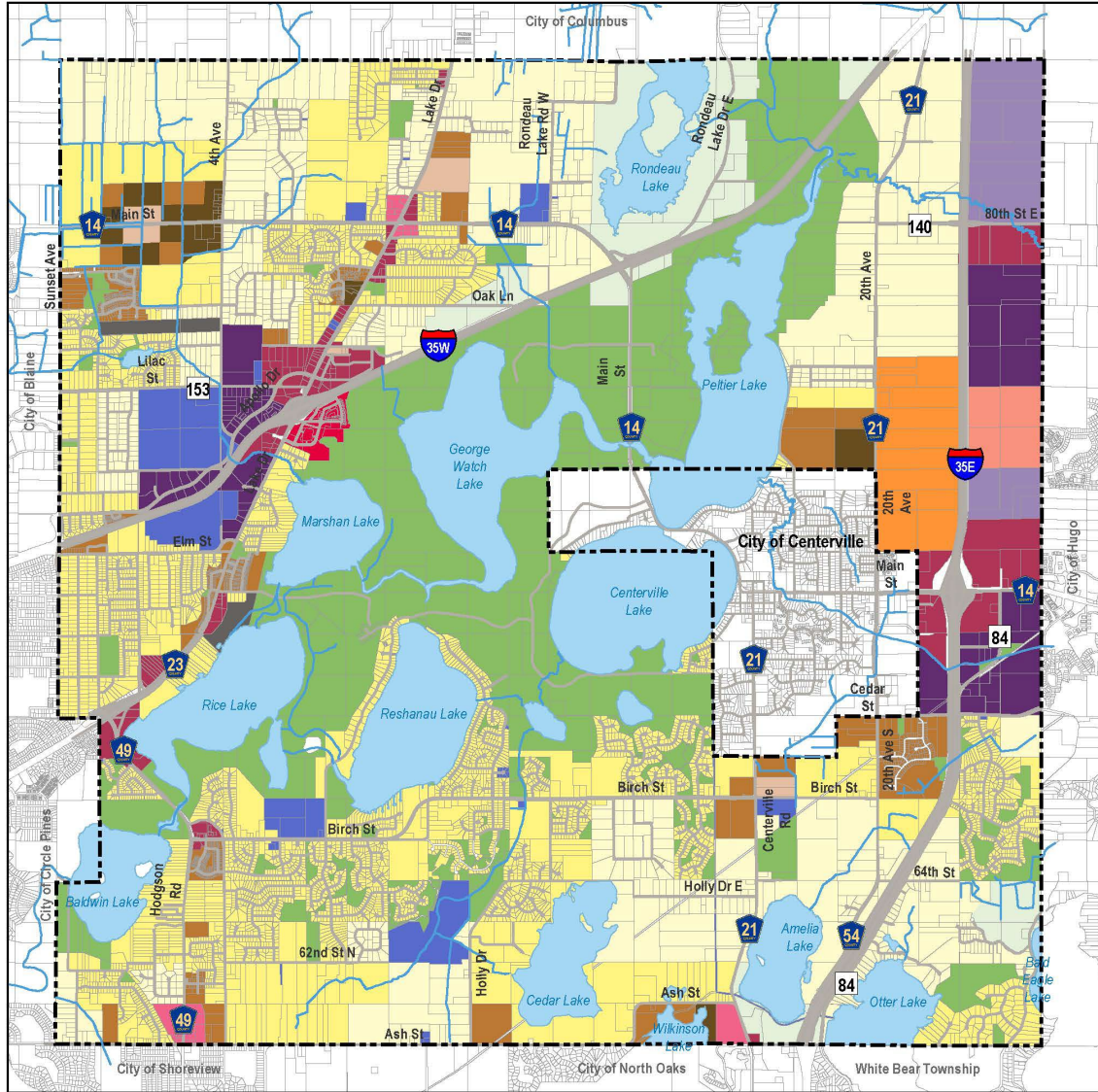
- The City's Comprehensive Plan was adopted in November of 2020.
- The City planned for forecasted growth of 1,600 units between 2020 and 2030 and an additional 2,000 units between 2030 and 2040.
- The estimated 2030 population is 26,100. Estimated population as of 2022 is 21,658. 2020 Census population was 21,399.
- The City's land use plan guides development and includes both a Full Build Out Plan and a 2040 Plan.
  - Allows City to plan for and stage development and public infrastructure investments while considering future needs of urban service area.
  - System plans including, transportation, parks, sanitary sewer and water supply are based on the Land Use Plan.

# Full Build Land Use Map





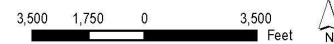
# 2040 Land Use Map



**Figure 3-2**  
**2040 Future Land Use**

**Legend**

- |                                  |                         |
|----------------------------------|-------------------------|
| Permanent Rural                  | Civic and Institutional |
| Urban Reserve                    | Parks and Open Space    |
| Low Density Residential          | Private Airfield        |
| Low Density Mixed Residential    | Right-of-Way            |
| Medium Density Residential       | Open Water              |
| High Density Residential         | Municipal Boundary      |
| Planned Residential / Commercial | Parcels                 |
| Office Residential               | Streams                 |
| Signature Gateway District       |                         |
| Commercial                       |                         |
| Town Center                      |                         |
| Business Campus                  |                         |
| Industrial                       |                         |



Date: 11/9/2020 3-6

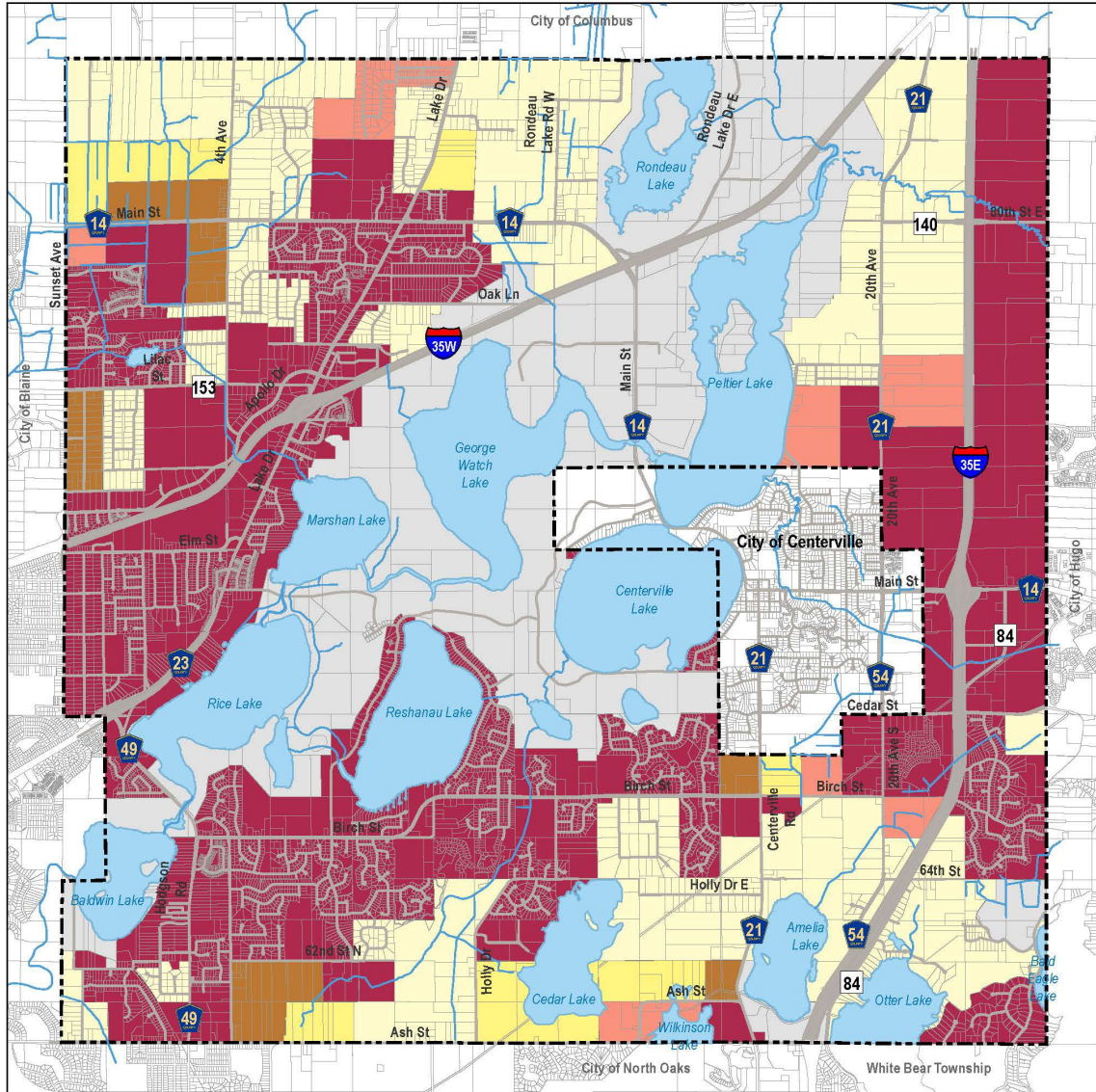


# Land Use and Development Plans

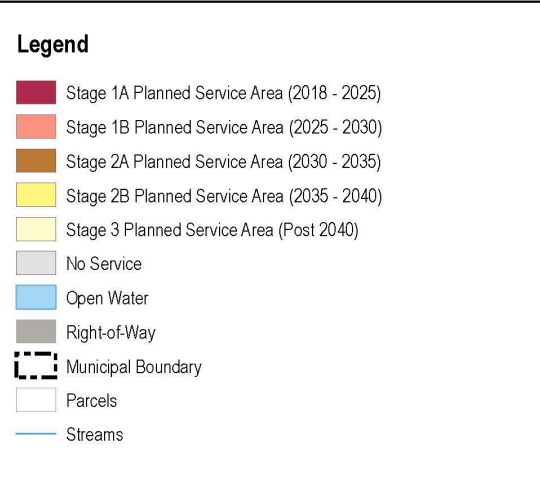
## □ Utility Staging Plan

- Primary growth management tool. Extension of sanitary sewer and water utilities based on this plan.
- Staging plan establishes the sequencing, timing and location of future growth water and sewer.
- Based on 5 year increments.

# Utility Staging Map



**Figure 3-4**  
**2040 Utility Staging Plan**



Date: 11/9/2020 3-14





# Land Use and Development Area

## □ Development area

- The 2040 Land Use Plan provides for a mix of housing types and supporting commercial opportunities along the Main Street Corridor.
- Both projects are located in Planning District 2. Specific guidance for this planning district includes a recommendation that:
  - “A Master Plan for the Main Street Corridor between Sunset and Main Street should be completed”.
- Both sites will require developer funded public improvements that would benefit from a comprehensive planning effort.
- City process could include a master planning effort in conjunction with an Alternative Urban Areawide Review (AUAR) environmental document.
  - Would eliminate need for multiple environmental review documents.
  - Would address cumulative impacts and create a mitigation plan to guide staging of improvements, permitting, and review processes.

# Next Steps

## Council Direction

Whether to prepare a draft interim ordinance (moratorium) and proposed plan of study for Council review and consideration