



# MAYOR & COUNCIL COMMUNICATION

**DATE: December 17, 2013**

**REGULAR**

**ITEM # 13**

**AGENDA ITEM:** Formal Adoption of Lake Elmo I-94 Land Use and Housing Chapter Comprehensive Plan Updates

**SUBMITTED BY:** Kyle Klatt, Community Development Director

**THROUGH:** Dean Zuleger, City Administrator

**REVIEWED BY:** Metropolitan Council  
Met Council Community Development Committee  
Planning Commission  
Village Planning Work Group  
Nick Johnson, City Planner

**SUGGESTED ORDER OF BUSINESS:**

- Introduction of Item .....Community Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff..... Mayor Facilitates
- Call for Motion ..... Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

**POLICY RECCOMENDER:** Staff and Planning Commission

**FISCAL IMPACT:** None – the Village Planning Area Comprehensive Plan amendment includes various implementation strategies that will require Council authorization in the future.

**SUMMARY AND ACTION REQUESTED:** The City Council is being asked to review and consider formal adoption of amendments to the 2030 Comprehensive Plan related to the Village Planning Area based on the Metropolitan Council’s acceptance of this document at its December 11, 2013 meeting. The action by the Met Council grants Lake Elmo authorization to put the Village Planning Area Comprehensive Plan Amendment into effect.

Please be advised that the Met Council has previously adopted a resolution modifying and clarifying the scope and nature of the Memorandum of Understanding (MOU) between the City of Lake Elmo and the Met Council. The MOU amendment allows the City to include revised

household and population forecasts in the Comprehensive Plan update based on a previous agreement with the Met Council that granted the City additional flexibility from the mandated growth numbers. The Village amendment does not alter the previously-agreed upon numbers adopted as part the I-94 Corridor update in any manner.

*The recommended motion to take action on this item is as follows:*

***“Move to approve Resolution No. 2013-108 adopting amendments to the Lake Elmo 2030 Comprehensive Plan”***

**LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT:** Minnesota law specifies that a local governmental unit cannot formally adopt a major amendment to a comprehensive plan within the Twin Cities metropolitan area until after the Metropolitan Council has reviewed and taken action on the plan. In cases where the Met Council has recommended changes, the local government should incorporate them into the plan or respond to the Council before the governing body finally adopts the comprehensive plan. The Met Council’s comments concerning the Village Area Comprehensive Plan Amendment were all advisory in nature, and the City did not receive any comments during the adjacent jurisdiction review that warranted revisions to the plan. Because no further changes are needed to the document, the City may now formally place the Comprehensive Plan amendments into effect.

Please note that the final version of the plan does incorporate additional language and a map concerning the Lake Elmo Regional Airport. Because these additions did not alter the intent of the original section, and were drafted to provide additional clarity during the course of the Met Council review, the City Council will be able to implement the final draft as presented. The attached document represents the final version of the Village Area Comprehensive Plan Amendment that was submitted and approved by the Metropolitan Council. This new section will augment the land use plan amendment adopted earlier this year.

The Planning Commission has conducted the required public hearing for the Village Planning Area Comprehensive Plan amendment, and the Planning Department has previously incorporated comments from the Commission and City Council into the final documents.

**BACKGROUND INFORMATION (SWOT):** The strengths, weaknesses, opportunities, and threats associated with the adoption of the revised Village Planning Area Comprehensive Plan Amendment have been thoroughly discussed and debated during the course of the City’s review of this document. This review included a substantial community engagement effort with:

- 20+ Village Work Group Meetings
- 2 Stakeholder Meetings
- 1 Technical Group Meeting
- 1 Public Open House Meeting
- 1 Town Hall Meeting

The most significant opportunity associated with formal adoption of the Plan at this time is that it will allow the City to move forward with implementation of the vision for the Village. The most obvious threat concerning adoption of the plan is that it will take time and effort to carry out the goals and objectives in the plan.

**RECOMMENDATION:** Based upon the above background information, Staff report, Planning Commission recommendation and Metropolitan Council action, it is recommended that the City Council approve the Village Area Comprehensive Plan amendment by undertaking the following action:

***“Move to approve Resolution No. 2013-108 adopting amendments to the Lake Elmo 2030 Comprehensive Plan”***

**ATTACHMENTS:**

1. Resolution No. 2013-108
2. Met Council Committee Report (12/11/13)
3. Final Village Area Comprehensive Plan Amendment