



MAYOR AND COUNCIL COMMUNICATION

DATE: 6/21/16

CONSENT

ITEM #: 17

AGENDA ITEM: Comprehensive Plan Text Amendment to Rural Single Family Land Use Designation

SUBMITTED BY: Stephen Wensman, Planning Director

THROUGH: Kristina Handt, City Administrator

REVIEWED BY: Emily Becker, City Planner

BACKGROUND:

On April 19, 2016, the Lake Elmo City Council approved a Comprehensive Plan Text Amendment to the City's Wastewater Facilities Plan by adding three properties to the Village MUSA. The Metropolitan Council, upon reviewing the amendment, requested that the Rural Single Family land use designation be amended to be in compliance with areas guided for sewer. The Comprehensive Land Use Plan designation is defined as being served by private on-site well and septic systems. The proposed new definition will allow for municipal sanitary sewer where the City Council deems it practical. This amendment will allow for municipal sanitary sewer without changing the guided density. Presently, there are two areas where properties guided for Rural Single Family are within a MUSA area; the Old Village and in the Tri-Lakes area near Oakdale.

ISSUE BEFORE COUNCIL:

The Council is respectfully being asked to consider a Comprehensive Plan Text Amendment to the Rural Single Family land use definition to allow municipal sanitary sewer where deemed practical by the City Council.

PROPOSAL DETAILS/ANALYSIS:

The current Rural Single Family planned land use category definition reads:

RURAL SINGLE FAMILY – This category defines a large portion of the City that was historically platted for conventional subdivision prior to 2005, but has been and will continue to be serviced by private on-site well and septic systems. Limited locations within this classification are allowed to have two-family dwellings based on zoning. [Corresponding Zoning District(s): R-1, R-2]

The category as defined is served by private on-site well and septic systems. In addition, the definition references zoning districts that are no longer in existence. The corresponding zoning district is RS - Rural Single Family. The proposed definition will allow on-site well and septic systems, unless the City Council considers connection to the sanitary sewer where practical. The corresponding zoning district is

RS - Rural Single Family. The proposed Rural Single Family planned land use category reads (inserted text is underlined):

RURAL SINGLE FAMILY – This category defines a large portion of the City that was historically platted for conventional subdivision prior to 2005, but has been and will continue to be serviced by private on-site well and septic systems unless within a Metropolitan Urban Service Area (MUSA). If within a MUSA, the City Council may consider connection to the sanitary sewer system where practical. Limited locations within this classification are allowed to have two-family dwellings based on zoning. [Corresponding Zoning District(s): RS – Rural Single Family]

This proposed amendment has been reviewed by the Metropolitan Council Staff and will require formal Metropolitan Council approval.

PUBLIC HEARING:

A public hearing on the Comprehensive Plan Text Amendment was held on June 13, 2016. Nobody from the public spoke for or against the amendment. During the Planning Commission discussion, Commissioner Dunn opposed the amendment, stating that residents should have a choice whether or not to connect to municipal sanitary sewer. The Planning Commission recommended approval of the Amendment.

FISCAL IMPACT:

None.

OPTIONS:

The City Council should consider whether the amended land use category definition is acceptable or not.

RECOMMENDATION:

Staff and the Planning Commission respectfully request, as part of tonight's consent agenda, that the City Council approve the Comprehensive Plan Text Amendment amending the Rural Single Family land use category definition to allow connection to municipal sanitary sewer where the City Council deems it practical by consent. Comprehensive Plan Text Amendments require a 4/5 affirmative vote of the City Council.

If removed from the Consent Agenda, the recommended action can be completed through the following motion:

“Move to approve Resolution 2016-50 Amending the City of Lake Elmo Comprehensive Land Use Plan land use designation for Rural Single Family to allow connection to municipal sanitary sewer where deemed practical by the Lake Elmo City Council.”

ATTACHMENTS:

- 1) Resolution 2016-50
- 2) Planning Commission Report
- 3) June 13, 2016 Planning Commission Minutes