



MAYOR AND COUNCIL COMMUNICATION

DATE: 4/02/2013

REGULAR

ITEM #: 13

RESOLUTION

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

SUBMITTED BY: Kyle Klatt, Planning Director

THROUGH: Dean A. Zuleger, City Administrator

REVIEWED BY: Planning Commission
Nick M. Johnson, City Planner

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 Land Use and Housing sections of the plan based on the Metropolitan Council's acceptance of this document at its February 27, 2013 meeting. The action by the Met Council grants Lake Elmo authorization to put the updated Land Use and Housing chapters into effect.

In conjunction with its review and approval of the City's Comprehensive Plan amendments, the Met Council also adopted a resolution at this same meeting 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 recommended motion to take action on this item is as follows:

"Move to approve Resolution No. 2013-025 adopting amendments to the Lake Elmo 2030 Comprehensive Plan"

BACKGROUND INFORMATION:

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 Lake Elmo's I-94 Corridor Land Use and Housing 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.

The parallel action taken by the Met Council to clarify the scope and nature of the MOU between the City and Met Council will require future action by the Council in order to formally acknowledge these modifications. The Resolution adopted by the Met Council does grant the Council's Regional Administrator the ability to negotiate with the City on a revised MOU that is consistent with this resolution.

OTHER INFORMATION:

The attached document represents the final version of the plans that were authorized for distribution and include Chapter III – Land Use and Chapter IV – Housing. These new sections will replace the existing land use and housing chapters in the Comprehensive Plan.

Please note that the Village Land Use Plan amendment is currently undergoing adjacent jurisdiction review and will be submitted to the Met Council for review in approximately 30 days. Because the City will be replacing the existing land use chapter in its entirety with the new language, Staff has included a new notation to Map 3-3 (Future Land Use) to note that the Village Plan is in pending status. Given the relatively short amount of time between the Council's formal adoption of the current plan and when the Village Plans will come forward for similar action, Staff does not recommend keeping any portion of the existing land use chapter during this interim period of time.

The Planning Commission has conducted the required public hearing for each of the revised sections, and the Planning Department has previously incorporated comments from the Commission and City Council into the final documents.

RECCOMENDATION:

Based upon the above background information, Staff report, Planning Commission recommendation and Metropolitan Council action, it is recommended that the City Council approve amendments to Chapter III – Land Use and Chapter IV – Housing of the Comprehensive Plan by undertaking the following action:

“Move to approve Resolution No. 2013-025 adopting amendments to the Lake Elmo 2030 Comprehensive Plan”

ATTACHMENTS:

1. Resolution No. 2013-025
2. Final Comprehensive Plan Amendments
 - a. Chapter III – Land Use
 - b. Chapter IV – Housing
3. Met Council Review Notification (March 5, 2013)
4. Met Council Resolution 2013-1 (MOU Modifications)

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item City Administrator
- Report/Presentation..... Planning Director
- Questions from Council to Staff..... Mayor Facilitates
- Public Input, if Appropriate Mayor Facilitates
- Call for Motion..... Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion Mayor Facilitates