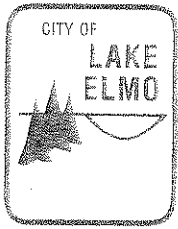




## **2030 COMPREHENSIVE PLAN – APPENDIX I**



*City of Lake Elmo, Minnesota*



# City of Lake Elmo

651/777-5510

3800 Laverne Avenue North / Lake Elmo, MN 55042

December 17, 2009

Lisa Barajas  
Sector Representative  
Metropolitan Council  
390 Robert St. N.  
St. Paul, MN 55101

## RE: Lake Elmo 2030 Decennial Comprehensive Plan Update – Incomplete Status Update

Dear Ms. Barajas:

I am writing in response to the notification that the City of Lake Elmo received from the Metropolitan Council in a letter dated June 19, 2009 stating that the Lake Elmo Comprehensive Plan Update submission was deemed incomplete for review. The Met Council's review noted four specific areas that required additional information or clarification in order to be accepted. The Lake Elmo City Council has authorized submission of a response to the notice of incompleteness, which includes a written update/statement for three of the items and a new implementation section that can be added to the original submission.

As a specific response to each of the items identified by the Met Council, please note the following:

- **Government Unit Review.** The City of Lake Elmo has previously been granted an extension from the Met Council regarding the deadline to submit its 2008 Comprehensive Plan Update. In accordance with the revised completion schedule, the draft plan was distributed to neighboring communities on May 29, 2009. To date, the City of Lake Elmo has received three comments back regarding the plan, and will forward these and any others received to the Met Council after the December 31, 2009 deadline for such responses has passed.
- **Community and Individual Sewage Treatment Systems.** The information requested is as follows:

	2006	2009 (to date)
ISTS Systems	2,030	2,071
Community Wetland Systems	10	12
"201" Community Systems	7	7

- **Housing.** As part of any future land use updates to the sewer development areas within the City of Lake Elmo, the City will plan for a spectrum and variety of housing options within these areas and promote appropriate mixed-use housing opportunities where so designated in the Village planning area. In addressing this range of housing options, the City may elect utilization and implementation of a variety of fiscal and land use tools - *as is listed by the Met Council as a legitimate response* - rather than relying merely upon density modifications.

Any decision regarding the mix, type, and location of housing within the community will best be made when more detailed plans are considered for housing in these urban service areas. In doing so, the City intends to explore successful models of workforce and lifecycle housing policies and programs (usually financial and land use based) that allow for creation of just such a housing stock spectrum without sacrificing overall community identity or forcing unwanted area-wide density modifications or specific high-density developments. The City also intends to evaluate its land use plan prior to development within these areas, and submit, as needed, land use updates in order to proceed with appropriate development scenarios studied under the Village Area Alternative Urban Areawide Review. These updates will take into account the overall development options allowed and the implementation tools needed to achieve the City's housing objectives.

- **Implementation.** The City of Lake Elmo has drafted the attached implementation document to comply with the requirements of State Statutes for the inclusion such a program as part of a comprehensive plan. This section organizes and expands upon implementation strategies that are covered elsewhere in the City's Comprehensive Plan.

In addition to the hard copy of the implementation section, I have enclosed a CR-ROM that includes an electronic version of this document as well.

The other advisory comments received from the Met Council have also been duly noted and will be addressed before the City takes final action with regards to the Comprehensive Plan update. It is the City's intent to make final revisions to the plan based on these comments and any others submitted by adjacent communities (in addition to those that have responded thus far) and to make any final changes once the Metropolitan Council review is complete.

Please contact me at 651-233-5402 if you have any question about the City's response described above or if you need any additional information to complete your review.

Sincerely,



Kyle Klatt  
Planning Director

cc: Bruce Messelt, City Administrator