

**City of East Bethel
Joint Meeting Planning Commission
and Economic Development Authority
AGENDA**



7:00 pm

Monday, September 23, 2013

*** This is a Work meeting, please note date and time.**

Agenda

- | | |
|---------|---|
| 7:00 PM | 1.0 Introduction and Meeting Purpose – Jack Davis, City Administrator |
| 7:05 PM | 2.0 Presentation by Craig Jochum, City Engineer – The new MS4 permitting process and how that relates to Best Management Practices and Minimum Impact Design Standards. |
| 7:30 PM | 3.0 Discussion regarding the Highway 65 corridor <ul style="list-style-type: none">- Background information – Jack Davis, City Administrator- Three potential Zoning Classification changes- Hwy 65 Corridor discussion |
| 8:00 PM | 4.0 Adjournment |



City of East Bethel Planning Commission Agenda Information

Date:

September 23, 2013

Agenda Item Number:

Item 2.0

Agenda Item:

Presentation by Craig Jochum, City Engineer-Hakanson Anderson

Background Information:

Over the past year, the City of East Bethel has been participating in the Minimum Impact Design Standards (MIDS) Community Assistance Package Pilot program. This program was sponsored by the University of Minnesota – Extension service, MPCA, the Builder’s Association of Minnesota, and EPA. The goals of the program were:

- Review our Existing ordinances related to management of stormwater, runoff, and development practices
- Receive new MIDS model ordinances
- Recommendations and guidance for local revisions and opportunities
- Customized training
- Streamline compliance for State water quality regulations

It is important to note that the City of East Bethel is a Municipal Separate Storm Sewer (MS4) community and are already required to follow MPCA rules regulating storm sewer. The MIDS project went beyond just looking at MS4 permitting and set the stage for land use, land management and water management through best management practices, streamlined approval and permitting process, and a method for calculating water impacts in the community.

Another important note is that the City of East Bethel is part of 2 different Watershed Districts – The Upper Rum River and the Sunrise River. Both of these districts are governed by Watershed Management Organizations that already require Best Management practices (BMP) and Minimum Impact Design Standards related to water quality and development. An example of a recent project that was completed using BMP’s is the Walmart that was just built on Hwy. 65 in Blaine, MN. That project is located in the Coon Creek Watershed District and had certain requirements that needed to be met and the result was a low impact design for the treating of the storm sewer on that site. This example illustrates the way that storm sewer is now handled in commercial development projects.

In the year that we have been discussing MIDS, several things have happened at the State and Federal level related to stormwater management as well as overall water quality management. August 1, 2013 new rules went in to effect by the MPCA for MS 4 communities, of which the

City of East Bethel is one. **Please find attached a handout that discusses what an MS 4 community is and requirements that they have to meet.**

There has been some concern on the part of the City Council that if we move forward and implement the recommendations that are outlined by the MIDs assistance package that we would be creating a negative impact on development and increasing development costs. Further the City Council is also concerned about MIDS on small scale projects, including individual lots. The Planning Commission shares some of those same concerns, particularly when it comes to small projects and individuals. The Planning Commission and Staff recommend moving forward with managing what is required under MS4 permitting at this time as that now deals with low impact development practices. Craig Jochum, City Engineer will be making a presentation that discusses MS4 permitting.



Municipal Stormwater Program

An Overview

wq-sw1-04 • April 2008

The Municipal Separate Storm Sewer System (MS4) general permit is mandated by the federal regulations under the Clean Water Act and administered by the Minnesota Pollution Control Agency.

The MS4 permitting program gives owners or operators of municipal separate storm sewer systems approval to discharge stormwater to lakes, rivers and wetlands in Minnesota.

Environmental harm

Urban stormwater frequently contains litter, oil, chemicals, toxic metals, bacteria, and excess nutrients, like nitrogen and phosphorous. Polluted stormwater contributes to swimming-beach closings, fish-eating advisories, excess algae growth and poor water clarity in urban water resources, especially lakes.

In addition to human effects, poorly managed urban stormwater can drastically alter the natural flow and infiltration of water, scour stream banks and harm or eliminate aquatic organisms and ecosystems.

The primary goal of the MS4 general permit is to improve water quality by reducing pollutants in stormwater discharges. Specifically, the program aims to ensure proper management of stormwater discharges into waters of the state.

Defining MS4s

In general terms, MS4s are publicly owned or operated stormwater infrastructure, used

solely for stormwater, and which are not part of a publicly owned wastewater treatment system. Examples of stormwater infrastructure include curbs, ditches, culverts, stormwater ponds and storm sewer pipes. Common owners or operators of MS4s include cities, townships and public institutions.

The MS4 general permit focuses on reducing the pollution that enters these public systems and discharges to wetlands, streams and lakes (“waters of the state”).

Owners and operators of MS4s which are required to get a permit are created in one of three ways: By federal rule, 40 CFR § 122.34 (a) and (b) (the Clean Water Act), state rule (Minnesota Rules Chapter 7090), or by public petition to the Minnesota Pollution Control Agency.

By federal rule, stormwater systems in urban areas are labeled Mandatory MS4s. In addition to these, Minnesota added other stormwater systems (Designated MS4s) to the list. These MS4s are only added if the stormwater system is located in an urban area that meets the criteria established in the State Rule for population and discharge points.

The number of MS4s in Minnesota is growing as urban areas expand. As of April 2008, there were 243 MS4s in Minnesota.

Public Process

After a term of five years, the MS4 general permit is improved and revised, if necessary, and re-issued. Public comment

is encouraged before the re-issuance of new MS4 general permits and before the creation of new MS4s. In addition, the public is asked each year to share its opinion on plans the owner or operator of their local MS4 has made to manage stormwater. These opinions are shared at local meetings required by the permit.

Requirements of the MS4 General Permit

All owners or operators of MS4s are required to satisfy the requirements of the MS4 general permit; Minneapolis and St. Paul are required to meet customized individual permits, which are similar but which contain additional requirements.

Basically, the MS4 general permit requires the MS4 operator or owner to create a Stormwater Pollution Prevention Program with six important components:

1. Public education and outreach, which includes teaching citizens about better stormwater management
2. Public participation: Include citizens in solving stormwater pollution problems. This includes a required public annual meeting and an annual report.
3. A plan to detect and eliminate illicit discharges to the stormwater system (like chemical dumping and wastewater connections)
4. Construction-site runoff controls
5. Post-construction runoff controls
6. Pollution prevention and municipal “good housekeeping” measures, like covering salt piles and street-sweeping.

Reducing Stormwater Pollution

The MS4 general permit is a requirement, but also a tool in the hands of city, township and county officials who want to improve the quality of lakes and rivers that receive their stormwater discharges. MS4 administrators have can improve the quality of life for their citizens by protecting and restoring local water quality.

Citizens served by an MS4 are invited to encourage the owner or operator (normally their city, township or county) to tackle stormwater pollution problems, but the responsibility for water quality is not left in the hands of public officials.

Public and private spaces contribute to urban stormwater pollution. While MS4 administrators control the public sources of stormwater pollution, it’s ultimately in the hands of private citizens to change the way they do small things that will have a dramatic effect on the quality of their favorite fishing spot or swimming beach.

Simple Steps for Better Water Quality

You can make simple changes to reduce stormwater pollution and improve the quality of your local lake or river by following these tips:

- Fertilize established lawns with phosphorous-free fertilizer and don’t overspray fertilizer into the street.
- Rake leaves and sweep grass clippings away from curbs. Clean curbs mean clean water.
- When you wash your car or truck, direct water onto your lawn to soak up soap.
- Find attractive alternatives to large, impervious driveways and sidewalks.
- Direct your home’s gutters onto your lawn. Water that doesn’t make it to the curb can’t carry pollutants to lakes and streams.

Detailed Information

For more detailed information about the MS4 general permit or for further information about reducing stormwater pollution, please visit the MPCA stormwater program Web site: www.pca.state.mn.us/stormwater



City of East Bethel Planning Commission Agenda Information

Date:

September 23, 2013

Agenda Item Number:

Item 3.0

Agenda Item:

Discussion regarding the Highway 65 corridor

Background Information:

In 2009 the City of East Bethel approved a Comprehensive Plan and Future Land Use Map for the community. Since that time, there have been some significant changes in the community – namely municipal sewer and water. The scale of the municipal sewer and water project is much smaller than what was originally envisioned, and that along with the economic downturn and slow recovery have had an impact on development now and in the future. With that in mind, it is a good time to look at how we can best market “The Corridor” and position East Bethel as a community that is open to new businesses and development. There are three specific areas where the Land Use and underlying Zoning may need to be changed, and there may be other areas as well where the Land Use simply does not fit what is needed for East Bethel. The three areas that need to be looked at are:

1. West side in Sewer and Water District – need to look at changing this to Light Industrial to support the application as a Shovel Ready Site to MN Dept. of Employment and Economic Development. This has been a priority for the EDA and the new designation would allow us submit a single application.
2. City Center District – Is this still applicable? The concepts outlined in this district are ones that could apply to many areas in the corridor and we may want to look at expanding this area.
3. Higher Density Residential development – Look at implementing Planned Unit Development Concepts, similar to the City Center District.

Other areas to discuss:

- Viking Blvd.
- MPCA landfill site – required zoning change.

Attachments:

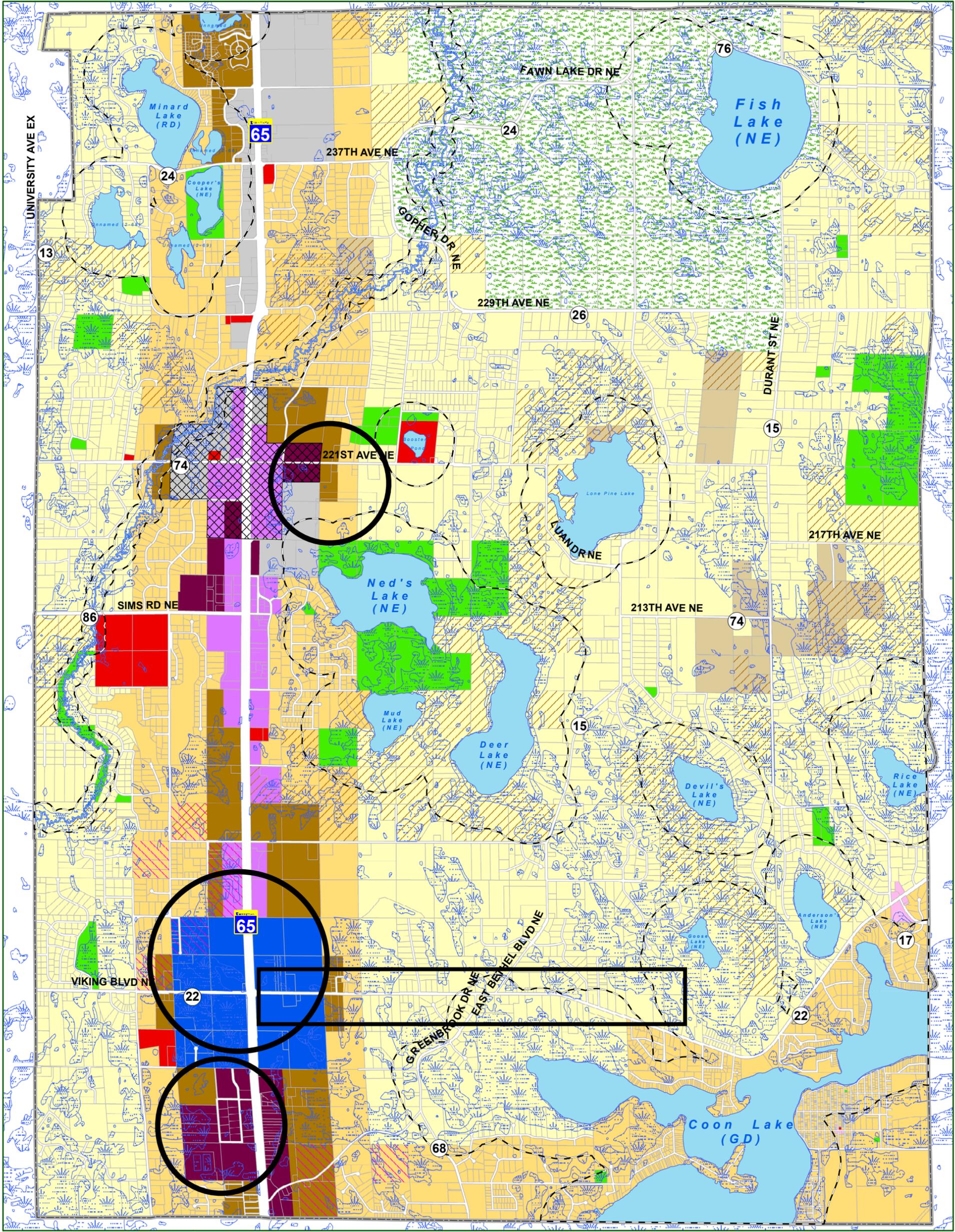
- Future Land Use Map
- West end map
- MPCA map
- City Center requirements

The Sept. 23rd meeting is a Strategic Planning Session and as a group the following questions should be answered:

1. Do you agree with Staff's recommendations to propose changing the Comprehensive Plan to reflect the change in Land Use designations as outlined above?
2. Should the focus of modifications to the Comprehensive Plan be limited to the Highway 65 corridor?
3. Should Viking Boulevard be designated a different zoning classification to reflect the business community that exists along that street?
4. Are there other areas that should be looked at for higher density residential development?
5. Do we want to have zoning in place that is flexible enough to allow a number of different uses to coexist together with common design elements (reference City Center corridor)?



FUTURE ZONING MAP



Zoning	B-3 - Highway Business	R-2 - Single Family & Townhome Residential	Natural Area	Planned Unit Development
AG - Agriculture	I - Light Industrial	CC - City Center District	Planned Business District	Wetlands
B-1 - Limited Business	RR - Rural Residential	Public / Institutional	Parcel/Lot	City Limits
B-2 - Central Business	R-1 - Single Family Residential	Park / Open Space	Significant Natural Environment Area Overlay District	Approximate Shoreland Overlay Boundary

Map Date: October 26, 2007

0 0.25 0.5 1 Miles

Sources:
Anoka County
East Bethel Planning Department
East Bethel GIS

Figure V - 4

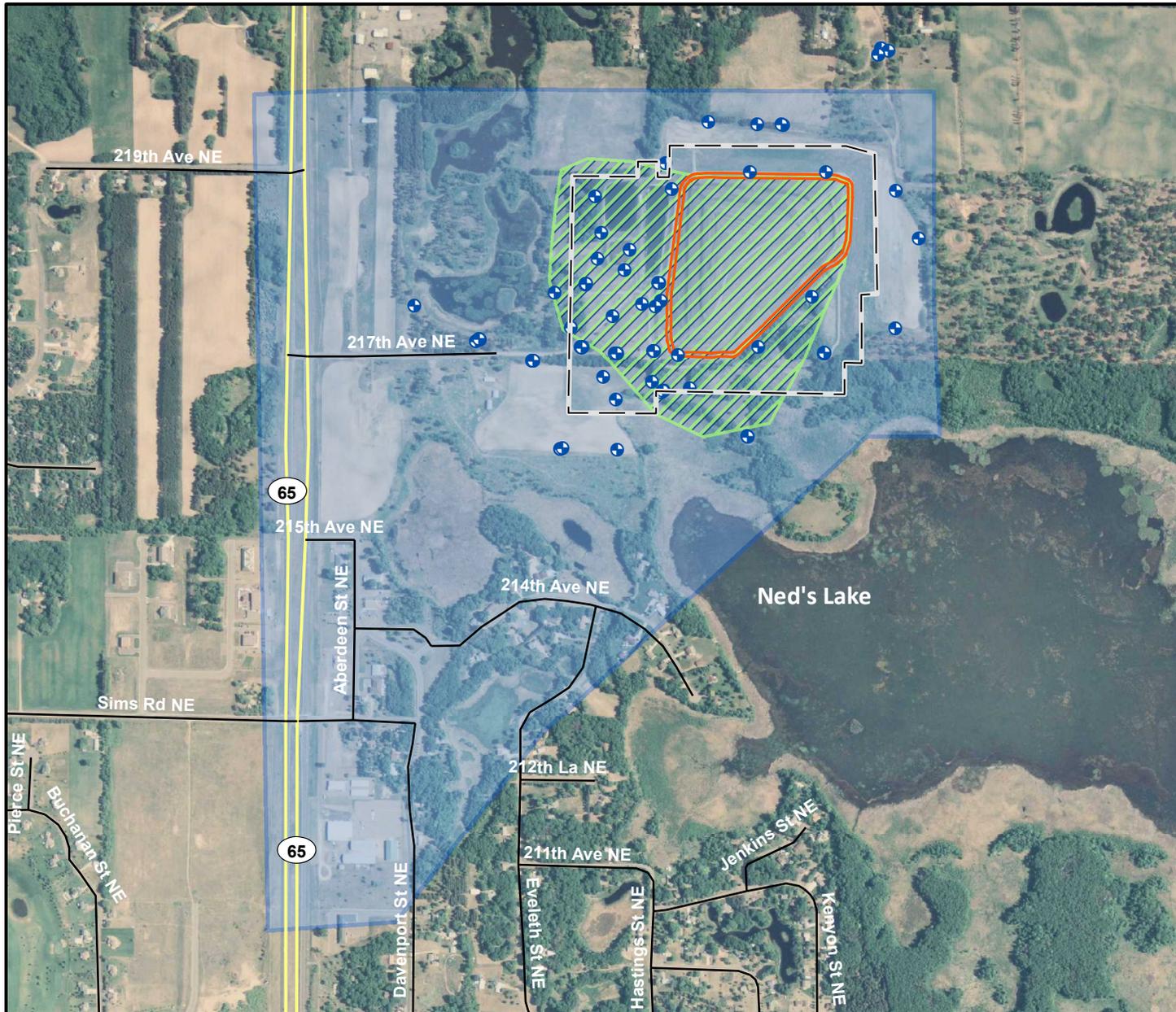
CLP GW Area of Concern: EAST BETHEL SANITARY LANDFILL



Minnesota Pollution Control Agency

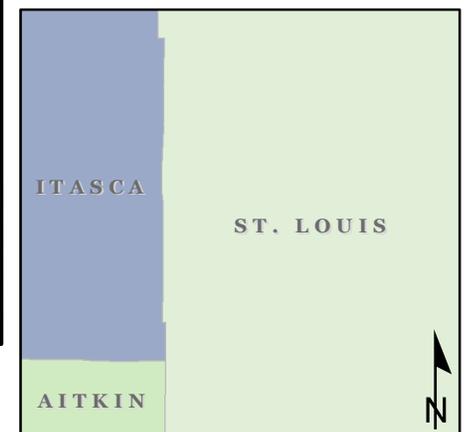
Site Contacts

Land Manager: Jean Hanson
 Engineer: Peter Tiffany
 Hydrogeologist: Joe Julik



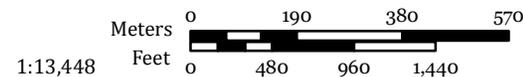
Site Features

- Monitoring Well**
- Waste Footprint**
- Land Management Area**
Designates the property that is under the responsibility and control of the MPCA.
- Groundwater Plume**
Approximate area of the subterranean contaminated groundwater plume.
- Groundwater Area of Concern**
An area where the groundwater may be affected by landfill contamination.



Created Dec 09, 2010 by CLP Hydrogeologist Joe Julik

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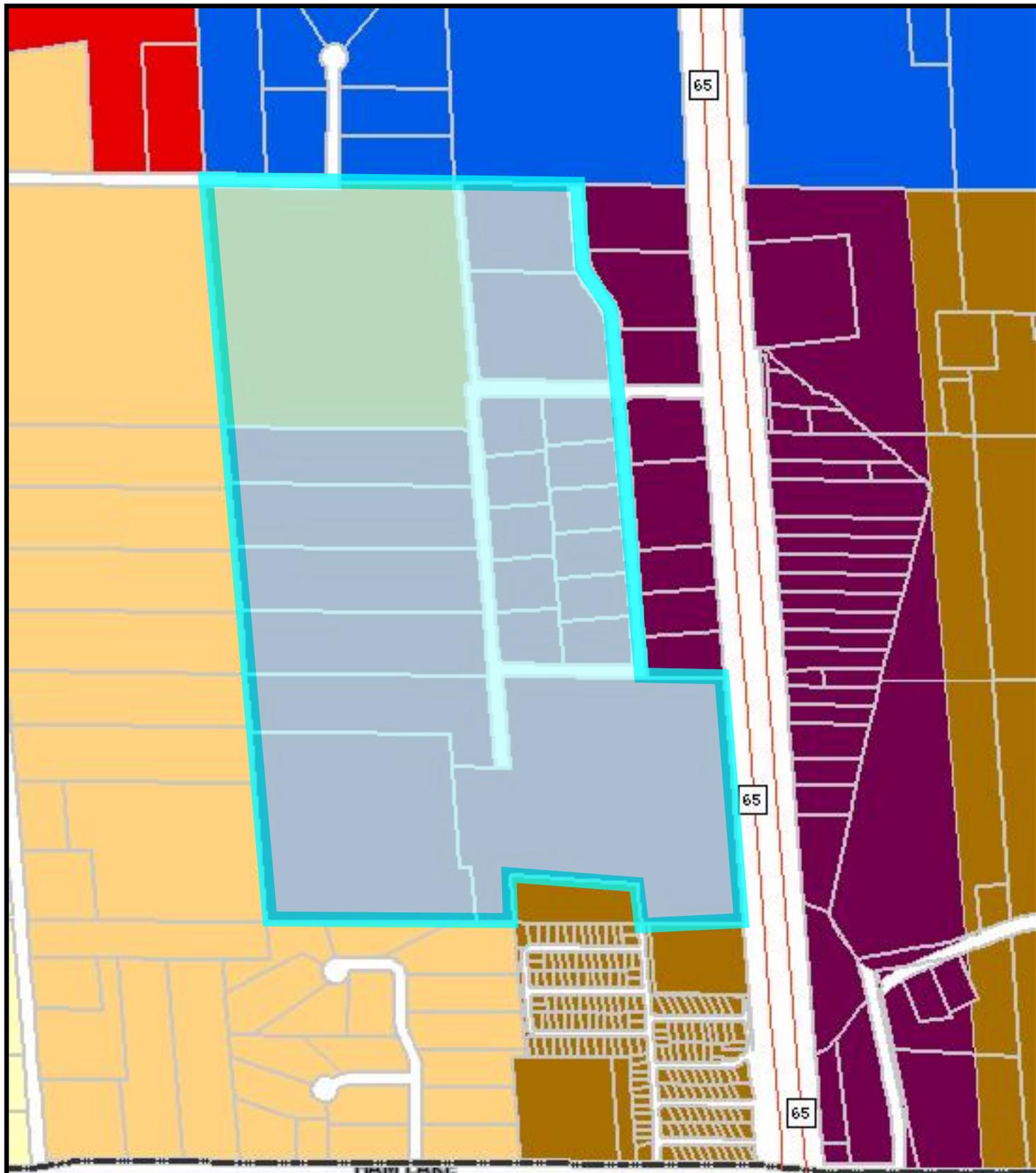


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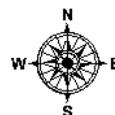




Proposed I - Light Industrial



Disclaimer: Maps and documents made available to the public by the City of East Bethel are not legally recorded maps or surveys and are not intended to be used as such. The maps and documents are created as part of the Geographic Information System (GIS) that compiles records, information, and data from various city, county, state and federal resources.
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Closed Landfill Management Use - EAST BETHEL LANDFILL

Minnesota Pollution Control Agency

Site Contacts

Land Manager: Jean Hanson

Engineer: Peter Tiffany

Hydrogeologist: Joe Juilk

Site Features



Waste Footprint

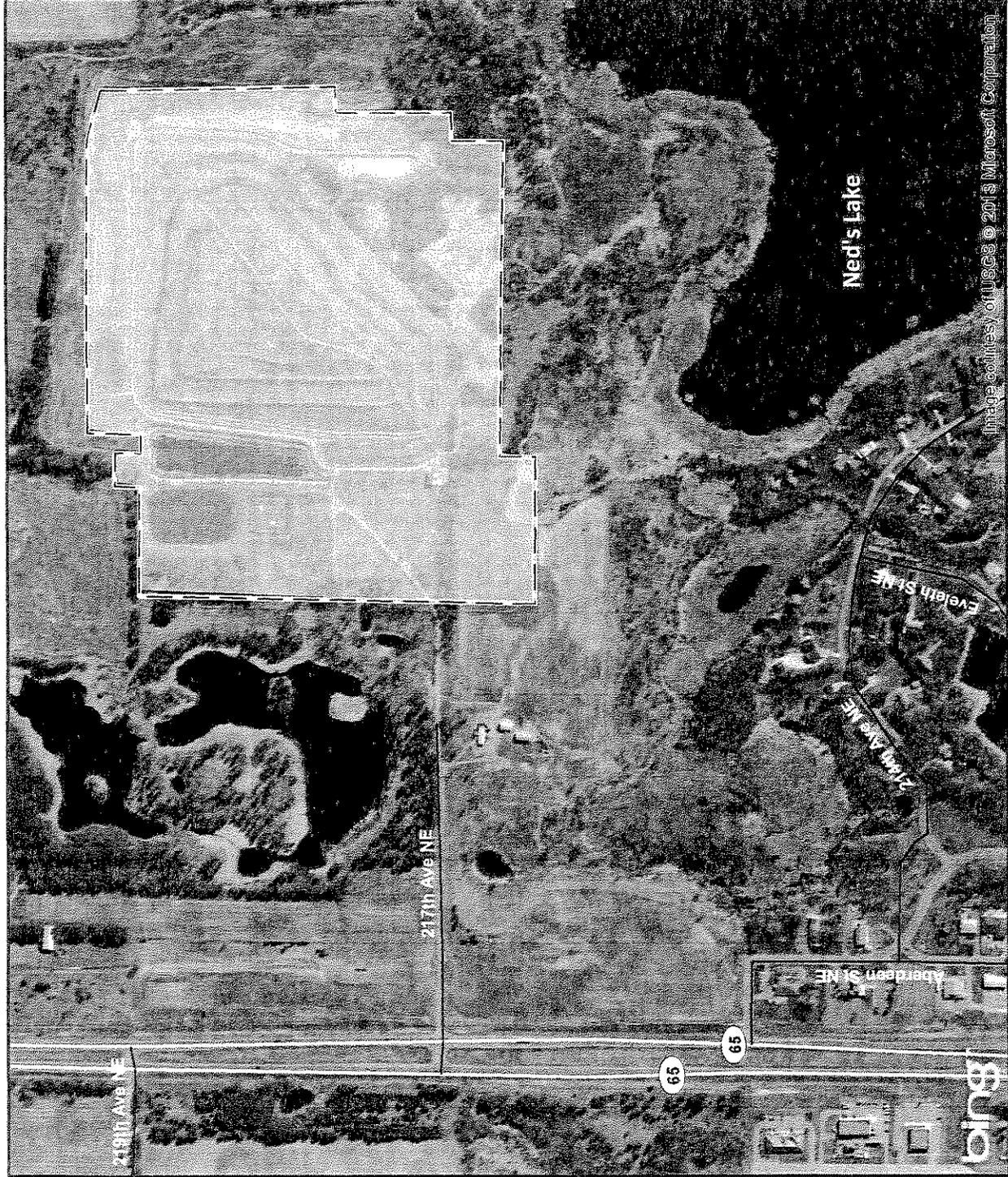
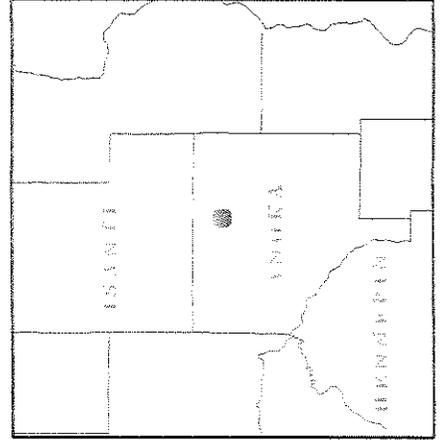


Land Management Area

Designates the property that is under the responsibility and control of the MPCA.



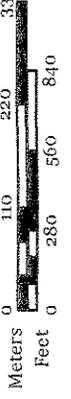
Closed Landfill Management Use



DISCLAIMER: The State of Minnesota makes no representations or warranties or guarantees to the user as to the accuracy, currency, suitability or reliability of this data for any purpose. This map depicts a reasonable approximation of impacts from the landfill only and makes no inference about impacts from other potential sources.

Image courtesy of USGS © 2013 Microsoft Corporation

Created 2/4/2013 by C.L.P Hydrogeologist



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SECTION 49. - CITY CENTER (CC) DISTRICT

SECTION 49. - CITY CENTER (CC) DISTRICT

1. - Purpose.

The purpose of this district is to create a focal point in the community that embodies the principles of urban mixed-use development. The city center (CC) district envisions a distinctly different development pattern with a more urban structure of streets and blocks than the suburban and rural patterns typical of urban fringe communities. The CC area is comprised of a number of land uses that provide mixed-use development, commercial workplace, neighborhood and parks/open space components.

2. - Permitted uses.

- A. The primary land uses within the CC district shall include office, retail, and residential uses. The mix, location, and relationship of these uses shall conform to the land use plan, the purpose statement, and all the specific findings of the city council. In addition, the applicant shall demonstrate to the satisfaction of the city that the proposed lot sizes and land uses and their mix and location are compatible and complementary both internally and with adjacent land uses.
- B. Essential services—Governmental.

3. - Prohibited uses.

Some land uses are not compatible with the purpose statement and the activities planned for the CC district area. For this reason the following uses are prohibited:

- A. Open sales lots including, but not limited to, cars, trucks, recreational vehicles, mobile homes, trailers, machinery, lumber, and similar items.
- B. Truck terminals and truck stops.
- C. Outside storage.
- D. Windmills.
- E. Self-service storage.
- F. Pawnshops.
- G. Adult uses.
- H. Other uses deemed by the zoning administrator, subject to the right to appeal to the city council, to be similar to those set forth in the section or inconsistent with the purpose statement set forth in.

4. - Interim uses.

- A. Grading activities that move more than 1,000 cubic yards of material per acre.
- B. Place of worship.
- C. Other uses similar to those permitted in this section as determined by the planning and zoning commission and city council.

SECTION 49. - CITY CENTER (CC) DISTRICT

5. - Conditional uses.

- A. Electric power and communications transmission lines.

6. - Development procedure.

Mixed-use and single-use projects. The application procedure and applicable general requirements pertaining to planned unit developments (PUD) shall apply to the CC district, subject to any exceptions, modifications, or additions set forth in the ordinance. Amendments to the PUD can be proposed and implemented upon city council approval.

The application procedure shall include submittal and approval by the city council of a concept plan prior to the submittal of a PUD request.

7. - Certificate of compliance.

Temporary/seasonal sales as permitted in Section 10. General Development Regulations

8. - Development standards.

- A. Scale and size.

- 1) A mixed-use project within the CC district shall contain a minimum of 20 acres. The proposed land uses in such a project and their mix, location, and relationship as discussed in this section may require varying lot sizes within the project.

(Ord. No. 19, Second Series, 5-5-2010; Ord. No. 27, Second Series, 11-3-2010)