

CITY OF LORETTO 2040 COMPREHENSIVE PLAN OPEN HOUSE

January 24, 2018

The City of Loretto is currently in the process of updating its comprehensive plan which is intended to provide a vision of the community through the year 2040.

This “fact sheet” is intended to provide background information related to “comprehensive planning” in general as well as specific steps involved in the update of Loretto’s existing 2030 Comprehensive Plan.

Definition. Generally speaking, a comprehensive plan is a document that describes a community’s vision of itself in the future and provides recommendations as to how to achieve such desired future.

More specifically, the Plan is a compilation of policy statements, goals, standards and maps which guide the physical, social and economic development (both private and public) of the municipality and may include, but is not limited to, the following:

1. Statements of policies, goals, standards
2. A land use plan, including proposed densities for development
3. A community facilities plan
4. A transportation plan
5. A sanitary sewer plan
6. A water plan
7. A stormwater management plan
8. Recommendations for plan execution

Purposes. A comprehensive plan has several purposes. These are as follows:

- Guide growth and development within a community and lands expected to be part of the community at some future point.
- Document community goals and values as established throughout a planning process.
- Manage community growth in a compatible and cost-effective manner.
- Serve as a communication device between decision-makers, units of government, agencies and property owners (by guiding stakeholders in making land use decisions).
- Provide a legal basis for the establishment of ordinances used to implement the Plan.

Authority to Plan. The enabling planning statutes (found in Minnesota Statute. §462.351 through §462.364) give communities the authority to plan and manage land use and related facilities (such as transportation, utilities, and other functions) to accomplish specific objectives. These objectives are quoted as follows:

The legislature finds that municipalities are faced with mounting problems in providing means of guiding future development of land so as to insure a safer, more pleasant and more economical environment for residential, commercial, industrial and public activities, to preserve agricultural and open lands, and to promote the public health, safety, and general welfare.

The Statute recognizes that the development of land is not merely a private venture. Instead, private landowners create a partnership with the public to develop the land - the landowner provides the private land (as well as the capital to develop it) and public agrees to provide access to properly maintained roads, highways, sanitary sewer treatment, water supply, stormwater management systems, parks and recreation, police and fire protection, and other public functions. Because the public has such a great stake in the ongoing cost of serving private land, the legislature has granted communities the ability to plan for development and make sure that the public's costs will be manageable in the future.

Mandatory Update. Minnesota law requires every municipality and every county within the seven-county metropolitan area to prepare and submit a comprehensive plan to the Metropolitan Council every ten years. These updates are required to ensure consistency with the regional system plans that are prepared by the Metropolitan Council. Of specific importance is that existing comprehensive plans must be updated by the end of 2018.

Regional Planning. As part of the mandated comprehensive planning process, the City of Loretto is required to coordinate its Comprehensive Plan in a manner consistent with the *Thrive MSP 2040* Regional Development Guide, as adopted by the Metropolitan Council.

To build the foundation for a prosperous, equitable, livable, and sustainable future, the *Thrive MSP* document identifies seven general policies to guide land use and regional development. These policies are as follows:

Orderly and Efficient Land Use: Align land use, development patterns, and infrastructure to make the best use of public and private investment.

Natural Resources Protection: Conserve, restore, and protect the region's natural resources to ensure availability, support public health, and maintain a high quality of life.

Water Sustainability: Conserve, restore, and protect the quality and quantity of the region's water resources to ensure ongoing availability, support public health, and maintain a high quality of life.

Housing Affordability and Choice: Promote housing options to give people in all life stages and of all economic means viable choices for safe, stable, and affordable homes.

Access, Mobility, and Transportation Choice: Sustain and improve a multimodal transportation system to support regional growth, maintain regional economic competitiveness, and provide choices and reliability for the system's users.

Economic Competitiveness: Foster connected land use options to provide businesses and industries with access to materials, markets, and talent.

Building in Resilience: Promote sensitive land use and development patterns to achieve Minnesota's adopted greenhouse gas emissions goals at the regional scale, and to develop local resiliency to the impacts of climate change.

Communities within the seven-county metropolitan area are assigned various "community designations" by the Metropolitan Council. Metropolitan Council has classified the City of Loretto as a "Suburban" community.

The Metropolitan Council's *Thrive MSP 2040* Regional Development Guide provides specific growth strategies for "Suburban" communities (such as Loretto) to ensure orderly and efficient land use. These strategies are listed below:

- *Plan for forecasted population and household growth at overall average densities of at least five units per acre, and target opportunities for more intensive development near regional transit investments at densities and in a manner articulated in the 2040 Transportation Policy Plan.*
- *Identify areas for redevelopment, particularly areas that are well-served by transportation options and nearby amenities and that contribute to better proximity between jobs and housing.*
- *In collaboration with other regional partners, lead major redevelopment efforts.*
- *Lead detailed land use planning efforts around regional transit stations and other regional investments.*
- *Plan for and program local infrastructure needs (for example, roads, sidewalks, sewer, water, and surface water), including those needed to accommodate future growth and implement local comprehensive plans.*

Comprehensive Plan Components. The City of Loretto's 2040 Comprehensive Plan update will include the following components:

Planning Tactics (Issue Identification). This task involves interviews/surveys with City Officials and Staff as well as a community-wide survey with an intent of defining the

community's perspective and approach to planning and land use issues. The results of such interviews/surveys summarize the City's interests, values and issues.

Inventory / Community Profile. The Inventory / Community Profile is a summary of existing conditions related to Loretto's demographic characteristics. Such profile will include sections related to land use, housing, transportation and infrastructure.

The inventory must also reflect the forecasted growth in population, households, and employment assigned to the City by Metropolitan Council. Basically, this effort represents an update of the community profile information provided in the 2030 Comprehensive Plan.

Policy Plan. This section of the Plan update will be a narrative statement of goals and policies that respond to the issues and opportunities that are presented in the Tactics Plan and Inventory.

Current community goals and policies may not be too dissimilar from those established in the 2030 Comprehensive Plan. Some changes may, however, be made to reflect changing viewpoints, a desire for refinement and/or recent planning efforts.

Development Framework. This component of the Plan update entails the preparation of the various physical plans and programs which lay out the City's proposed land use, transportation system, and other community facility plans. The scope of this section and extent of modification is to be determined, to an extent, by the issues which are identified in the early stages of the planning process. Each step in the planning process is tied to the others in this same way. In this section, the City's plan for directing development will be established.

Required plans are as follows:

- Land Use
- Housing
- Natural Environment
- Transportation
- Parks and Trails*
- Water Supply*
- Wastewater*
- Stormwater Management*

* Denotes stand-alone document

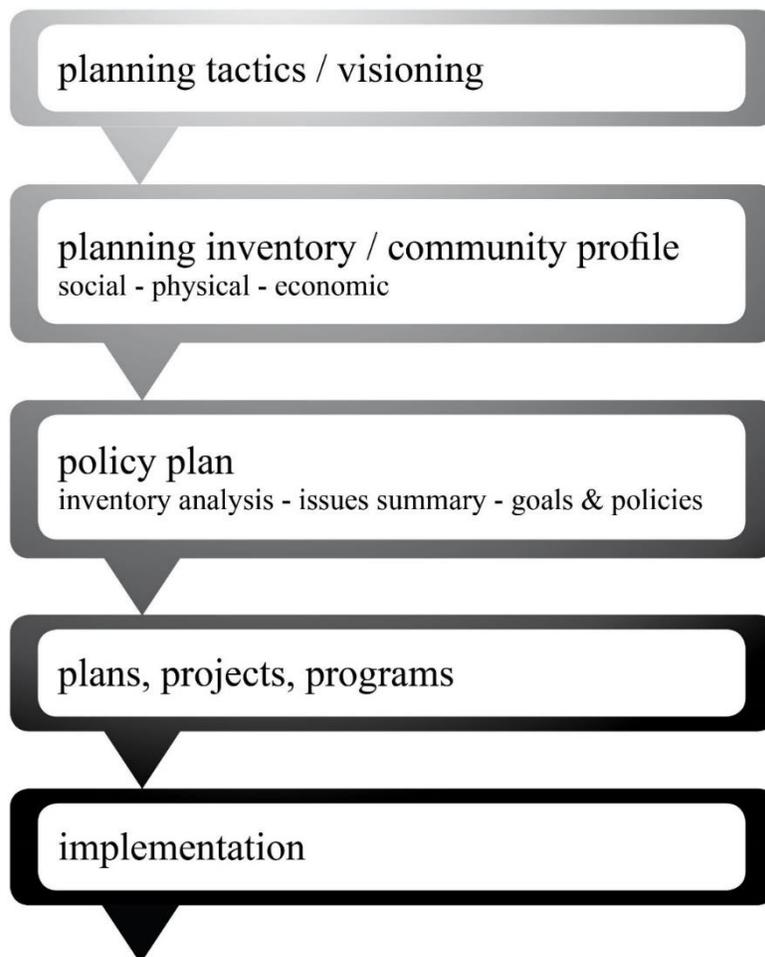
Implementation. In practice, a comprehensive plan is only as good as its execution. Thus, the Plan update is required to include an implementation chapter which must identify how various goals and plans are to be implemented.

The most common tools used to execute Plan directives are the City's "Official Controls" which include the following:

- Zoning Regulations
- Subdivision Regulations
- Official Street Maps
- Building Regulations
- Capital Improvement Budgeting

Planning Process. Comprehensive planning is a broad base problem solving process. As such, the effort involves well-defined steps, which begin with problem and objective identification and progress to proposed solutions and actions.

The general comprehensive planning process must be specifically tailored and designed for the jurisdiction it serves. In the case of Loretto, the 2040 Comprehensive Planning work program has been divided into five phases. The diagram below graphically illustrates the general series of stages which are undertaken in the comprehensive plan process.



Future Steps. As previously indicated, existing comprehensive plans for communities within the seven-county metropolitan area must be updated by the end of 2018.

Moving forward, the following steps are anticipated (within the noted timeframe) as part of Loretto's Comprehensive Plan update process:

1. City Council considers open house feedback and possible modifications to draft plans resulting from feedback.
2. City Council holds public hearing to consider draft version of 2040 Comprehensive Plan document and considers possible modifications to draft plans resulting from received public comment.
3. City Council directs the forwarding of the draft Comprehensive Plan to adjacent communities and affected school districts for review and feedback (up to six months).
4. City Council considers received feedback from adjacent communities and affected school districts and considers possible modifications to draft plans resulting from such feedback.
5. City forwards the draft Plan to the Metropolitan Council for review and approval.