Steering Committee Agenda
2040 Comprehensive Plan Update
Mahtomedi City Hall
Thursday, August 30, 2017
5:30 p.m.

5:30 I. Welcome and introductions (Erin Perdu)

5:35 II. Approval of Minutes from August 3, 2017

5:40 II. Housing Chapter - Draft

5:50 III. Review Sustainability Goals and Policies (Roxy Franta)
  • Input from Environmental Commission and Steering Committee
  • Integrating sustainability throughout the Plan

6:40 IV. Sewer Chapter – Overview (Jon Christensen)

6:55 IV. Next Steps
  • Economic Development focus group
  • Future Meeting Schedule
  • Loose ends

7:00 VI. Adjourn

Next Meeting: Wednesday, September 27, 2017

Please Read and Review the Following Attachments:

1. Draft Housing Chapter
2. Draft Sustainability Goals and Policies
The Comprehensive Plan Update Steering Committee meeting convened at 5:30 p.m. with the following members in attendance: Mayor Jud Marshall, Council member Tim Deans, Environmental Commissioner Scott Peterson, Park Commission members Jeff Charlesworth and Charles Lindberg and Finance Commissioner Greg Maples. Planning Commissioners Susan Stewart and Mike Hedquist were absent with prior notice. Also absent was Environmental Commissioner Christine Ahmann-Maples. Also in attendance were City Planner Erin Perdu, City Administrator Scott Neilson and Administrative Support Specialist Patricia McGing.

I. Welcome and Introductions.

Introductions were made.

II. Approval of the May 31, 2017 Meeting Minutes

Finance Commissioner Maples moved, and Park Commissioner Charlesworth seconded the motion to approve the minutes of the May 31, 2017 meeting as written. The motion was unanimously approved.

III. Review of Housing Strategies – Input from Housing Focus Group

Planner Perdu stated that a matrix of housing objectives was included in the packet. She held a meeting with the Housing Focus Group who discussed a range of issues including current and future needs for housing. She asked the committee if there was anything else they would like included. There would be a need to amend the ordinance to include tiny houses and cooperative housing. There may be projects that need to be a certain lot size to be affordable. The city may also consider granting fee waivers. Administrator Neilson stated that the city waived fees for the Piccadilly Square project.

Park Commissioner Charlesworth said that he would like to see how communities comparable in size, i.e. Wayzata, are doing this. He also asked if the city would consider minimum house sizes for “tiny homes”.

Mayor Marshall mentioned that when he was in Wisconsin recently, he saw a lot of modular homes.

Planner Perdu said that in order to cluster tiny homes, the ordinance would need to be changed.

Environmental Commissioner Peterson said that the Wildwood Road area could be suitable for high density, and there may be other areas in the city suitable for duplexes, twin homes and multi-family. He would also like to see more commercial in the downtown area with residential on top.
III.  (Continued)

Planner Perdu said that MICAH is looking for parcels in the city where non-profits can build. There may be parcels that have gone tax forfeit more than 30 years ago that could be used for affordable housing.

Environmental Commissioner Peterson asked if there is a minimum green space per capita. If the city is meeting that goal, then maybe we could look at affordable housing in those areas. Planner Perdu stated that would be in the Park Plan that is still being worked on.

IV.  Economic Development Concepts

- Changes from 2030
- Questions/Topics for Focus Group

Planner Perdu informed the committee that an Economic Focus Group will be organized.

Council member Deans said that he would like to see the empty commercial areas filled, such as the Snyder’s building.

Administrator Neilson said that some communities have EDA’s. He informed the committee that Washington County has hired an Economic Development Director. He also explained that the Snyder’s building was built for a specific purpose, which is hindering it being filled. There is a Cushman report on this building and they have looked at the market area.

Environmental Commissioner Peterson said there is a growing trend of people working out of their homes.

Planner Perdu commented that major city employers, i.e., Fed Ex and Century College, will be invited to be included in the Economic Focus Group.

V.  Resilience Update

Planner Perdu said Roxie Franta from her office has met with the Environmental Commission and will be attending the next meeting Comp Plan meeting.

VI.  Next Steps

- Future Meeting Schedule
- Transportation and Housing Chapters
- Economic Development Focus Group

Planner Perdu stated that at the meeting on August 30, discussion will be focused on sustainability and the draft sewer plan.
IV. (Continued)

Planner Perdu said at the September 27 meeting, we will see what topics are still out there and discussion will be on economic development. Drafts will be sent out for the committee’s review. At the November 1 meeting, a complete draft plan will be discussed. She also informed the committee that a draft Land Use Plan has been sent out and she will send out a draft Transportation Plan soon. She will also be working on a Focus Group meeting on Economic Development.

A brief discussion ensued regarding objectives to reduce energy and that every part of the plan will include sustainability measures.

Planner Perdu said that the Park Plan is a document on its own, but will also be included as a chapter in the Comp Plan; she is not sure if the entire document will be included or a minimized version.

VII. Adjourn

There being no further discussion, Environmental Commissioner Peterson moved, and Park Commissioner Charlesworth seconded the motion to adjourn the Comprehensive Plan Update Steering Committee meeting at 6:25 p.m. The motion was unanimously approved.

Respectfully submitted by:

PATRICIA K. MCGING
ADMINISTRATIVE SUPPORT SPECIALIST
CHAPTER SIX: HOUSING

Mahtomedi has been historically dominated by small-lot single family homes, and to this day the most prominent land use in Mahtomedi is residential. Now, in 2017, Mahtomedi’s housing stock is beginning to show its age with the majority (just under 60 percent) of housing having been built between 1980 and 2009. According to Metropolitan Council estimates, household sizes will continue to decrease over the next 20 years, leading to an increase in the number of households while population stays stable. This may increase the demand for smaller or non-traditional housing units in Mahtomedi. This chapter will examine the physical features of the housing stock in Mahtomedi as well as providing some insights into housing affordability and the general characteristics of the people who live in Mahtomedi’s housing. This chapter will outline goals and policies to meet the community’s housing vision for the future.

Housing was identified as an important feature in Mahtomedi’s 2040 goals, which includes the following components related to housing:

2040 HOUSING GOALS AND STRATEGIES

Mahtomedi has well designed and well maintained housing and neighborhoods.

- Encourage strong residential property maintenance and enhancement activities.
- Ensure that all neighborhoods are safe and attractive and are well served by essential municipal services and facilities.
- Promote green building techniques and renewable energy sources in the development of new housing and the renovation of existing housing.
- Utilize zoning tools to ensure that new housing respects neighboring properties and the character of the neighborhood.

Mahtomedi provides diverse housing options for all income levels and housing needs in the City.

- Promote opportunities to modify or renovate existing housing units and/or property in a manner that enables existing residents to stay in their homes.
and that provides an affordable way to provide additional housing for others.

- Integrate housing for all income levels throughout the city wherever possible.

**Housing: What Did We Hear from the Community?**

During visioning events for the comprehensive plan, community members indicated that housing was an important issue. In addition to visioning events, there was also a housing focus group that offered insight. Among the comments and feedback given during visioning, the following housing themes emerged:

- Mahtomedi’s greatest features are its quiet, small-town feel and quality school system
- The community should embrace new housing options for young professionals, singles, and families
- Diversify available housing options by supporting mid-density and accessible developments
- Maintain vitality of the community to attract newcomers, but increase affordability
- Foster economic diversity and plan for increasing demographic diversity and a shift in the types of housing demanded

These community-driven housing themes shaped not only the vision and the tone of the conversations about the comprehensive plan, but also the Goals and Implementation Actions for housing that will be discussed later in the chapter.

**The Housing Landscape in Mahtomedi**

Mahtomedi transitioned from a rural farming community to a full-fledged urban area over the past 150 years, and has remained a largely residential community with a “small town” feel. The ages of Mahtomedi’s housing stock are quite mixed, indicating that there have been several waves of housing development within the city over its history. Around 23 percent of Mahtomedi’s homes were built prior to 1940 indicating a significant rate of older homes in the community, but 65 percent of the homes in Mahtomedi were built after 1970. Today, the housing stock in Mahtomedi is also diversifying – you can find single family homes and four-story apartment buildings within one block of each other. The images below represent the range of housing types that can be found in Mahtomedi:
Over eighty percent of the housing units in Mahtomedi are single family detached homes. Those homes are located on a wide variety of lot sizes, from very small lots in the historic district between Mahtomedi Avenue and White Bear Lake to suburban-style lots in the south and east parts of the city, to some rural residential lots in the far corners of the city. There are very few multi-family residential structures in Mahtomedi, the most notable one being the recently completed Piccadilly Square senior housing project near downtown. There are several small multi-family structures scattered throughout the city, but there are very few options available for market rate multi-family housing.

**Large Single Family Homes.** Because of the desirability of Mahtomedi’s neighborhoods, many larger single family homes are being constructed on remaining lots in the City, such as these homes on the former Wildwood School property.

**Small Single-Family.** Smaller single-family homes in Mahtomedi’s Historic District and other city neighborhoods are extremely popular with young families due to Mahtomedi’s desirable school district.

**Townhomes.** Townhomes and other attached units, such as the Ledgestone Condominiums shown here, provide some of the more affordable and higher density housing options in Mahtomedi.

**Senior Living.** All of Mahtomedi’s multi-family rental developments are specifically for senior citizens including the Piccadilly Square.
Of the 2,871 occupied housing units in Mahtomedi, 84 percent are owner-occupied. The remaining share are homes that are occupied by renters. The population share living in renter-occupied housing units is 16 percent.
The median value of an owner-occupied home in Mahtomedi is $292,300, compared to the Washington County median home value of $243,600.
Housing Needs and Affordability

The regional planning authority looks at housing affordability through lens of area median income, or AMI. For a family of four, regional AMI in the Twin Cities is $85,800. Households that have an income of 80% of AMI or less are the targeted population for housing affordability. Median household income in Mahtomedi is $94,300 which is 110% of area median income for a household of four.

Figure 4. Source: Metropolitan Council Existing Housing Assessment

About 25 percent of Mahtomedi households are making less than 50% of AMI, a percentage which is not mirrored in the city’s housing stock: around 7 percent of housing units are affordable to households making 50% of AMI or less. Of the 3,023 total housing units in Mahtomedi, around 30 percent are affordable to low or moderate-income households that are at or below 80% of AMI. As shown in Figure 4, the majority of Mahtomedi’s affordable housing is not affordable to households in any AMI band, or those making less than $65,700 annually. For those households with yearly incomes of less than $25,740, or below 30% of AMI, a much smaller percentage (around 4 percent of Mahtomedi’s housing units) can be
considered affordable. There are currently 195 publicly subsidized housing units in Mahtomedi, all specifically for senior citizens. Those units are located in three developments: Lincoln Place (48 units, assisted living), East Shore Place (61 units, independent living) and Piccadilly Square (79 units of independent living). Deeply subsidized housing is the most likely type of housing to be affordable to those households making 30% of AMI or less.

Compared to neighboring communities and the Twin Cities region overall, Mahtomedi offers a smaller share of its housing as affordable units, as shown in the table below. As with most Twin Cities communities, the greatest share of Mahtomedi’s affordable units are affordable to those in the highest low-income bracket of 51-80 percent of AMI.

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<thead>
<tr>
<th>City</th>
<th>Existing Affordable Units</th>
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<th>Total Affordable Units</th>
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<tr>
<td></td>
<td>at &lt;30% AMI</td>
<td>at 31-50% AMI</td>
<td>at 51-80% AMI</td>
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<tr>
<td>Mahtomedi</td>
<td>4%</td>
<td>3%</td>
<td>22%</td>
<td>29%</td>
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<td>North St. Paul</td>
<td>5%</td>
<td>46%</td>
<td>44%</td>
<td>94%</td>
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<td>Stillwater</td>
<td>3%</td>
<td>11%</td>
<td>47%</td>
<td>60%</td>
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<td>White Bear Lake</td>
<td>5%</td>
<td>19%</td>
<td>61%</td>
<td>84%</td>
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<td>Twin Cities Region</td>
<td>6%</td>
<td>22%</td>
<td>40%</td>
<td>68%</td>
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</table>

Source: Met Council Existing Housing Assessment 2017

While the price of housing units relative to area median income is one measure of housing affordability in a community, another way to examine the impact of housing costs is by looking at cost-burdened households. Households are “cost-burdened” if their housing costs are at or over 30 percent of their income. This is an indicator of households that are spending a disproportionate share of their income on housing. The implications of a housing cost burden are most severe for households in the lowest income tier.

Figure 5 illustrates the share of households that are cost-burdened in Mahtomedi, by AMI income level. About 14 percent of Mahtomedi’s total households are cost-burdened, and the cost-burdened households are spread evenly between the income tiers.
In comparison to neighboring communities and the Twin Cities region on the whole, Mahtomedi’s overall share of cost-burdened households is relatively low. However, this does not minimize the fact that close to 1 in 5 households in the city are experiencing a housing cost burden.

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<tr>
<th>City</th>
<th>Cost-burdened households</th>
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<td></td>
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<td>Stillwater</td>
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<td>White Bear Lake</td>
<td>8%</td>
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<td>Twin Cities Region</td>
<td>10%</td>
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*Ssource: Met Council Existing Housing Assessment 2017*

**Existing Housing Needs**

From this assessment of the physical and cost characteristics of the housing stock in Mahtomedi, combined with the demographic analysis of the community, there are some features and trends of the housing landscape that are especially notable and will shape the actions Mahtomedi will take to address housing in the coming decades. The following section summarizes the community’s most critical housing needs as they relate to affordability, demand and supply. Each section contains a housing trend observation, a supplemental narrative and a subsequent “housing need goal” that arises out of this observation. Connecting each housing need goal to applicable tools and policies will occur in a later section entitled “Planning for Affordable Housing.”
• **Homes in Mahtomedi, compared to other Washington County communities, are more expensive to homebuyers and cheaper to renters.** Mahtomedi’s median home value and the median gross rent is higher than the average for Washington County. This likely makes the community less attractive to young families and younger or lower-income homebuyers. Mahtomedi’s median gross rent is lower than the average for Washington County which may help to balance out the effects of higher home values by drawing in renters looking for the amenities and proximity of an urban suburb at a lower cost.

• **Ten percent of Mahtomedi’s households are cost-burdened.** Despite more expensive housing costs in the city, a minor portion of the city’s residents pay more than one-third of their income toward housing. However, the lowest-income households feel this cost burden the hardest. Maintaining a range of housing options to meet the needs of residents at all income levels is one of the city’s aspirations in its goals for this plan.

• **The housing stock in Mahtomedi is aging.** Despite being more affordable, Mahtomedi’s single family homes developed in the 1960s and 1970s may not be as attractive or suitable for modern households as they once were. Maintaining Mahtomedi’s existing housing stock will remain a challenge in order to continue to attract newcomers to the city.

• **The population of Mahtomedi is becoming older and more diverse.** As this inevitable trend plays out across the region in the decades to come, Mahtomedi must consider what initiatives to undertake if it wants to provide housing opportunities for people of all ages and in all stages of life.

**Planning for Housing Affordability**

As demonstrated in the Land Use chapter of this Plan, Mahtomedi has increased minimum and maximum densities in low and high density residential land use categories to meet its affordable housing allocation of 26 units.

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<th>Affordable Housing Need Allocation</th>
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<td>At or below 30% AMI</td>
<td>12</td>
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<td>From 31% to 50% AMI</td>
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<td>From 51% to 80% AMI</td>
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<tr>
<td>Total Units</td>
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Merely guiding land at these densities, however, does not guarantee the
development of affordable housing, nor does the goal of developing affordable housing fully encapsulate the community’s housing goals. Supplying, maintaining and supporting safe and affordable housing requires intentional goal setting and the aid of various programs, funds, resources and tools. The table on the following page illustrates Mahtomedi’s affordable and life-cycle housing goals for 2040 and some of the tools that could be used to achieve those goals.
<table>
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<tr>
<th>Mahtomedi Housing Objectives</th>
<th>Tax Increment Finance</th>
<th>MN Housing Consolidated RFP</th>
<th>CDBG grants (Washington County)</th>
<th>HOME grants (Washington County)</th>
<th>ARRA Housing Incentive Funds (Washington County)</th>
<th>NSP Funds</th>
<th>Homebuyer assistance programs/education</th>
<th>Repair &amp; Rehab Support programs</th>
<th>Foreclosure prevention programs</th>
<th>Energy Assistance programs</th>
<th>Livable Communities grant (Met Council)</th>
<th>Fee waivers or adjustments</th>
<th>Zoning and subdivision policies</th>
<th>Rental Assistance Programs</th>
<th>GROW Fund</th>
<th>Effective Referrals</th>
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**Bolded** programs indicate that Mahtomedi has previously used these programs.
AFFORDABLE HOUSING TOOLS

Programs

Numerous programs are available to help the City meet its housing goals and policies. The City will continue to build a strong partnership with the Washington County Community Development Agency (CDA) to refer residents to these programs, as well as to use them to generate redevelopment that fulfills the City’s housing needs. The Washington County CDA helps Washington County communities thrive by supporting housing stability and opportunity and by facilitating investment and economic growth. The City and CDA have partnered on many important initiatives including the Piccadilly Square development.

The City is also committed to supporting the levies, incentives and grant programs described below to preserve existing affordable housing and create new units when opportunities arise.

GROW Fund: The GROW Fund is a levy-supported loan gap financing tool for rental and homeownership housing affordable to households at 60% AMI or below. The funds are intended to leverage public and private sector funds for the development of new affordable housing units or the preservation of existing ones through redevelopment.

Community Development Block Grants (CDBG): CDBG funds can be used to meet a variety of community development needs including investments in public infrastructure, single family or multi-family housing rehabilitation, homelessness assistance, business loans, or capital improvements for publicly owned buildings. The activities must benefit households with incomes at 80% AMI or below. Funding is granted on an annual basis through a competitive process. The CDA administers the CDBG program on behalf of Washington County as pass-through funds from the U.S. Department of Housing and Urban Development.

HOME Funds: Often HOME funds are used for the construction of new affordable housing or rehabilitation and preservation of existing affordable housing. They may also be used for activities related to homebuyer assistance or tenant-based rental assistance. The activities must benefit households with incomes at 80% AMI or below. Funding is granted on an annual basis through a competitive process. The CDA administers the HOME program on behalf of Washington County as pass-through funds from the U.S. Department of Housing and Urban Development.

Homebuyer Assistance Programs: The CDA offers the Home Stretch educational workshops for prospective homeowners. It also provides one on one professional homebuyer counseling by
appointment. The CDA is a HUD-approved housing counseling agency and provides services at no cost to participants. Services address a variety of homebuying topics from budgeting and credit scores to home maintenance and mortgages to create savvy, smart homeowners in the process.

**Repair and Rehabilitation Support:** Deferred no interest loans up to $18,000 are available from the CDA to households with incomes at or below 80% AMI. Loans can finance projects that make homes safer and more livable including energy efficiency, accessibility, exterior painting, siding, windows, electrical, plumbing, or lead stabilization projects.

**Foreclosure Prevention:** The CDA provides post-purchase counseling to homeowners looking at options to refinance their mortgage as well as homeowners struggling with their mortgage payments. The award-winning CDA counseling team has established a track record of successful outcomes in nearly 80% of resolved foreclosure prevention counseling cases. The CDA is a HUD-approved housing counseling agency that works with homeowners to discuss options and create a plan over the phone or through in person sessions.

**Rental Assistance:** Affordable housing is put within reach for 530 households through a variety of state and federal rental assistance programs: Housing Choice Vouchers (Section 8), Shelter Plus Care, and Bridges. Residents find housing in the private market and pay rent based on income, with the CDA administering subsidy dollars to fill in the gap. These programs serve households with incomes less than 50% AMI. The Bridges program partners with Canvas Health to provide supportive services to people with serious and persistent mental illness. The federal government allocated only 90 Housing Choice Vouchers directly to the CDA while around 380 Vouchers are administered monthly by the CDA on a port-in basis. The waiting list for all rental assistance programs are currently closed and no new vouchers have been issued in decades.

**Livable Communities Grants:** Mahtomedi is a participating community in the Metropolitan Council’s Livable Community Act (LCA) programs. These grants help to fund innovative development projects that provide unique amenities and serve populations with a diverse range of income levels. Mahtomedi is willing and able to apply for livable communities grants on behalf of developers who provide a level of affordable housing and the guaranteed length of affordability that generates a public benefit greater than the resources required to apply for and administer the livable community grants.

**Effective Referrals:** Mahtomedi staff will work with Washington County CDA Staff who can serve as a resource for interested parties to learn about the wide variety of available affordable
housing programs from the CDA as well as other agencies like MN Housing and the Metropolitan Council.

Fiscal Devices

Fiscal devices, such as revenue bonds, tax increment financing, or tax abatement can be used to help ease the construction and availability of affordable housing.

Tax Increment Financing: The CDA is authorized to establish site specific TIF districts throughout the county for housing, redevelopment, economic development, infrastructure and other public community improvements. The tax increment is used to increase and diversify property tax base, eliminate blight, support employment, and promote housing diversity through affordable housing. The City will prioritize TIF projects that include affordable housing for non-senior populations on redevelopment sites that have been identified on the city’s future land use plan.

Official Controls

Official controls and land use regulation can be used to assist in the construction of affordable housing units. Controls and regulations can also be used to simplify the process of expanding local housing options also.

Zoning and Subdivision Policies: There are a number of zoning and subdivision policy considerations that could increase affordable housing development in Mahtomedi.

- The City has the ability to adjust its zoning and subdivision regulations through a planned unit development (PUD). Zoning and subdivision regulation are created in part to mitigate the impacts that a development may have on adjoining properties. When considering a PUD for affordable housing, the City should determine when the level of affordable housing and the guaranteed length of affordability provide a public benefit great enough to justify the potential impacts that would result from a deviation in the zoning or subdivision regulations.

- Accessory Dwelling Units (ADUs). Currently the city’s zoning code allows for the construction of accessory dwelling units. As an increasingly popular way to increase housing density and opportunity in built-out communities, Mahtomedi allowed for ADUs to be successful in the community, which can help meet affordable housing goals.
Sustainability and Natural Resources Goals

Healthy Community

Goal: Promote and foster opportunities that provide efficient, healthy, and environmentally aware lifestyles.

Objectives

1. Implement policies to make sustainability a part of resident’s daily lives and take necessary actions to keep citizens informed of sustainable policy decisions.
2. Use a committee to lead, coordinate, and report to community members on implementation of GreenStep best practices.
3. Increase community access to local food resources by promoting Community Supported Agriculture (CSA) farms, Mahtomedi farmer’s market, and residential and community gardens.
4. Implement actions or develop policy that minimizes the production of waste by maximizing reuse and recycling.
5. Implement actions or incentives that encourage recycling of materials from demolition and land development.
6. Implement incentives that encourage local businesses to participate in sustainable practices, such as the Washington County Business Recycling Program.
7. Implement organics and yard waste collection services within the City.
8. Promote sustainable transportation infrastructure and adopt zoning language that aligns with the Green Streets Program strategies.
10. Identify potential locations and future projects that can incorporate Electric Vehicle Charging Stations.

Energy Infrastructure and Renewable Resources

Goal: Promote alternative energy resources, reduction in energy consumption, and reduction of energy-related emissions.

Objectives

11. Develop zoning language to allow solar energy as an accessory use in all districts.
12. Encourage residents to use or subscribe to renewable energy resources.
13. Protect access to solar resources and maximize renewable energy resources in new development while minimizing potential adverse impacts to biological, visual, and natural resources.
14. Achieve the following goals which are outlined in the Xcel Partners in Energy, Mahtomedi Energy Action Plan:
a. 30 percent reduction in energy-related greenhouse gas emissions by 2030 and a 100 percent reduction (carbon neutrality) by 2050
b. 1.4 percent average annual energy savings to reduce energy consumption 19 percent below the 2016 baseline by 2030.

15. Reduce community water use and the energy needed to treat, deliver, and collect wastewater.
16. Implement policies that support energy efficiency standards in new development within the City.

Natural Resources

Goal: Identify, preserve, and protect desirable natural areas, sensitive ecological resources, and aquatic systems.

Objectives

1. Investigate adopting sustainable vegetation management ordinances which allow for native tall grass plantings.
2. Adopt or amend tree ordinance language to address future plantings in regard to concerns for tree species which are targeted by disease and biological pressures, such as oak wilt, emerald ash borer, or invasive beetles.
3. Consider developing a Natural Resources Management Plan which incorporates areas of sensitive resources which should be preserved, enhanced, and protected.
4. Educate residents about the water quality benefits of rain gardens and provide guidance on installation.
5. Encourage residents and businesses to plant native, pollinator-friendly vegetation.
Discussion Topics:

1. Introduction to the Comprehensive Sewer Plan
2. Review of goals and objectives from the 2030 Comprehensive Sewer Plan
3. Overview of the existing system (Figures 1-3)
4. Description of the analysis completed
5. Review of the outcomes and recommendations (Figure 4, Tables 1-2)

The City of Mahtomedi has the following goals and objectives for its sanitary sewer system:

GOAL SS-1: To provide an efficient, reliable, and cost effective sanitary sewer system for the residents of the City of Mahtomedi in addition to protecting public health and the environment.

Objective 1.1: Review sanitary sewer service as growth occurs and provide sanitary sewer service with the most efficient infrastructure feasible.

Objective 1.2: Plan for and provide sanitary sewer infrastructure in a manner that best serves the residents and business within the City of Mahtomedi.

Objective 1.3: Evaluate the condition of the sanitary sewer system on a regular basis and make repairs as needed.
### Table 1 - Trunk Sewer Capacity Analysis

<table>
<thead>
<tr>
<th>Sub-district</th>
<th>Location</th>
<th>Diameter</th>
<th>Slope</th>
<th>Capacity (gpm)</th>
<th>2040 Max Flow (gpm)</th>
<th>Remaining Capacity (gpm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>N-5</td>
<td>Mahtomedi Ave</td>
<td>15</td>
<td>0.0005</td>
<td>650</td>
<td>212</td>
<td>438</td>
</tr>
<tr>
<td>N-8</td>
<td>Maple St</td>
<td>12</td>
<td>0.0018</td>
<td>680</td>
<td>317</td>
<td>363</td>
</tr>
<tr>
<td>N-10</td>
<td>Juniper St</td>
<td>15</td>
<td>0.0015</td>
<td>1,120</td>
<td>616</td>
<td>504</td>
</tr>
<tr>
<td>N-12</td>
<td>Park Ave</td>
<td>15</td>
<td>0.0015</td>
<td>1,120</td>
<td>776</td>
<td>344</td>
</tr>
<tr>
<td>N-13</td>
<td>Park Ave</td>
<td>15</td>
<td>0.0015</td>
<td>1,120</td>
<td>876</td>
<td>244</td>
</tr>
<tr>
<td>N-14</td>
<td>Wildwood Beach Rd</td>
<td>15</td>
<td>0.0015</td>
<td>1,120</td>
<td>942</td>
<td>178</td>
</tr>
<tr>
<td>E-2</td>
<td>Stillwater Rd</td>
<td>12</td>
<td>0.0046</td>
<td>1,080</td>
<td>416</td>
<td>664*</td>
</tr>
<tr>
<td>W-1</td>
<td>Birchwood Rd</td>
<td>12</td>
<td>0.0022</td>
<td>750</td>
<td>625</td>
<td>125</td>
</tr>
<tr>
<td>W-3</td>
<td>Wedgewood Dr</td>
<td>8</td>
<td>0.0040</td>
<td>340</td>
<td>490</td>
<td>-150**</td>
</tr>
<tr>
<td>W-5</td>
<td>Robert St</td>
<td>10</td>
<td>0.0100</td>
<td>980</td>
<td>81</td>
<td>899</td>
</tr>
<tr>
<td>S-2</td>
<td>Echo Lake Ave</td>
<td>10</td>
<td>0.0028</td>
<td>520</td>
<td>207</td>
<td>313</td>
</tr>
</tbody>
</table>

**gpm = gallons per minute**

*This trunk sewer also receives flow from the City of Willernie.

**Installation of VFD in upstream lift station recommended.

### Table 2 - Capital Improvements

<table>
<thead>
<tr>
<th>Year</th>
<th>Item</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>Historic District 3 (chimney seals, pipe replacement)</td>
<td>$90,000</td>
</tr>
<tr>
<td></td>
<td>Echo Lake Area Improvements</td>
<td>$10,000</td>
</tr>
<tr>
<td></td>
<td>Bevins Lane Improvements</td>
<td>$450,000</td>
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<tr>
<td></td>
<td>Ideal Avenue Improvements</td>
<td>$70,000</td>
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<tr>
<td></td>
<td>Sanitary Sewer Maintenance &amp; Lining</td>
<td>$160,000</td>
</tr>
<tr>
<td>2020</td>
<td>Historic District 4 (chimney seals, pipe replacement)</td>
<td>$100,000</td>
</tr>
<tr>
<td></td>
<td>CSAH 12 Improvements Phase II (Wildwood to Ideal)</td>
<td>$175,000</td>
</tr>
<tr>
<td></td>
<td>Street Improvements (Birchwood, Lost Lake, Harmony, N Warner)</td>
<td>$30,000</td>
</tr>
<tr>
<td></td>
<td>Sanitary Sewer Maintenance &amp; Lining</td>
<td>$160,000</td>
</tr>
</tbody>
</table>
Figure 2 - Sanitary Sewer Districts
Mahtomedi Comprehensive Plan
Mahtomedi, MN

Sanitary Sewer Districts
- North
- East
- West
- South
- City of Willernie
- Sub-districts
- Gravity Main
- Forcemain
- Lift Station
- MCES Lift Station
- MCES Gravity Main
- MCES Forcemain

1 inch = 1,750 feet
Figure 3 - Individual Sewage Treatment Systems
Mahtomedi Comprehensive Plan
Mahtomedi, MN
Figure 4 - 2040 Sanitary Sewer System
Mahtomedi Comprehensive Plan
Mahtomedi, MN

2040 Gravity Main
Gravity Main
Diameter
6"  8"  10"  12"  15"  18"  24"
Forcemain
Lift Station
MCES Lift Station
MCES GravityInterceptor
MCES Forcemain

1 inch = 1,750 feet