



MEMORANDUM

DATE: February 4, 2026

TO: Planning Commission Chair and Commissioners

FROM: Lucas J. Miller – Assistant Public Works Director
Jake Reilly – Community Development Director

SUBJECT: Planning Case #26-003 – Public Hearing Required
Applicant: City of Arden Hills
Request: Ordinance Amendments to Chapter 11 Subdivisions – related to stormwater management

Requested Action

- The City of Arden Hills is required to amend Chapter 11 Subdivisions to bring it into conformance with required updated rules set by the Minnesota Pollution Control Agency. The proposed amendment includes revisions to Section 1140 Required Improvements.

Background

The City of Arden Hills is one of Minnesota’s approximately 248 entities required to obtain National Pollutant Discharge Elimination System (NPDES) Permits and develop Stormwater Pollution Prevention Programs (SWPPPs). The Minnesota Pollution Control Agency (MPCA) updates Municipal Separate Storm Sewer System (MS4) Language every five years. In 2025, the MPCA issued new MS4 Permits with updated language to take effect for the permit cycle of 2025 through 2029. Entities typically have up to two years to comply with the new rules. City Staff worked with a consultant to update the language within our City’s Code of Ordinance to correctly reflect the revisions required by the MPCA for the new MS4 permit rules.

The City of Arden Hills Planning Commission has review and recommendation authority over proposed changes to Chapter 11 Subdivisions, Chapter 12 – Signs, and Chapter 13 – Zoning Code. There is a related ordinance change to Chapter 15 – Erosion and Sediment Control. Proposed changes to Chapter 15 – Erosion and Sediment Control is included as Attachment B.

Both Ordinances are anticipated to be considered together at the March 9 City Council meeting. They are presented here as a package as they are related to one set of rule changes from the MPCA.

Attachments

Attachment A: Ordinance 2026-XX - Amending Chapter 11 Subdivisions (redlines)

Attachment B: Ordinance 2026-XX – Amending Chapter 15 - Erosion and Sediment Control