

Minutes

Land Use Advisory Committee



Special Meeting date: April 18, 2024

Time: 4:00 PM

Location: 390 Robert Street

Members present:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Chair, Wendy Wulff, D16 | <input type="checkbox"/> Vacant, District 6 | <input type="checkbox"/> Vacant, District 12 |
| <input type="checkbox"/> Jonathan Bottema, District 1 | <input type="checkbox"/> Vacant, District 7 | <input type="checkbox"/> Vacant, District 13 |
| <input type="checkbox"/> April Graves, District 2 | <input checked="" type="checkbox"/> Noah Keller, District 8 | <input type="checkbox"/> Vacant, District 14 |
| <input type="checkbox"/> Vacant, District 3 | <input type="checkbox"/> Vacant, District 9 | <input checked="" type="checkbox"/> William Droste, District 15 |
| <input checked="" type="checkbox"/> Gerald Bruner, District 4 Carver | <input checked="" type="checkbox"/> Dan Roe, District 10 | <input type="checkbox"/> Vacant, District 16 |
| <input type="checkbox"/> Kathi Mocol, District 4 Scott | <input checked="" type="checkbox"/> Phil Klein, District 11 | <input type="checkbox"/> = present |
| <input type="checkbox"/> Vacant, District 5 | | |

Call to order

A quorum being present, Committee Chair Wulff called the Special meeting of the Land Use Advisory Committee to order at 4:02 p.m.

Agenda approved

Committee Members did not have any comments or changes to the agenda. **Agenda approved.**

Approval of minutes

It was moved by Klein, seconded by Bruner to approve the minutes of the March 21, 2024, regular meeting of the Land Use Advisory Committee. **Motion carried.**

Information

1. Draft Land Use Policies and Actions for Objective 4 (natural systems), Objective 7 (climate change) (Eric Wojchik)

Wojchik gave a presentation on the draft Land Use Policies and Actions for Objective 4 (natural systems) and Objective 7 (climate change) as outlined in the materials provided.

Bruner stated while he supports local food sources, he asked what this has to do with land use. Wojchik discussed community gardens, flower gardens and discussed examples of urban agriculture taking place.

Roe asked about natural systems. Wojchik gave examples where large corporate campuses are planting prairies and he talked about water preservation being done, for example, CHS field using roof top runoff from the Transit Garage next door to water their fields. Wulff stated redevelopment of the Ford Plant is another great example.

Kelin discussed incentives for cities to adopt some of these policy objectives. Wojchik stated they are looking into this. Angela Torres, Local Planning Assistance, added that the Council is looking at construction of a grant program to offer incentives.

Klein asked if communities are made aware of these objectives. Wojchik discussed work being done with underrepresented groups.

Klein discussed, culturally speaking, the lack of use of parks by ethnic groups. Wulff discussed

work being done with the implementing agencies to do outreach.

The Commission discussed incentives to prioritize land use and development activities that protect, restore, and enhance natural system at all levels. Wojchik discussed supplying cities with information and technical assistance. Torres discussed highlighting communities that have done some of this work.

Keller referred to Policy 4 and asked for a greater level of detail for the inventory of natural systems within and between communities to assess areas for protection, restoration and enhancement. Wojchik stated again that supplying technical assistance and data is one way to help. He noted that Watersheds, etc. also have data that can be shared.

Klein asked about outreach for solar, how do we handle capacity if substations are full. Wojchik discussed broader engagement that was done early on.

Droste discussed Policy 1 and stated we need to communicate with local governments to make this happen. Roe discussed job density – near transit as well as residential near transit.

Barajas spoke to emissions and energy sources within the region being more from daily building uses versus vehicles.

Keller asked if we have considered allowing delivery trucks to utilize dedicated bus lanes to streamline traffic?

Roe discussed Partners in Energy with Xcel that was a great tool for them.

2. Draft Land Use Policies and Actions for Objective 2 (transportation), Objective 5 (housing), Objective 8 (economic wellbeing) (Erick Wojchik and Emma Dvorak)

Wojchik and Dvorak gave a presentation on draft Land Use Policies for Objective 2 (transportation), Objective 5 (housing), and Objective 8 (economic wellbeing) as outlined in the materials and presentation provided.

Roe asked, regarding Policy 4, if thought was given to repurposing an office building and if it is more affordable for housing. Dvorak stated this is not always the case.

Roe discussed Policy 2 and integrating support.

Droste suggested incentives, i.e., waiving SAC charges for developers to refurbish an office building into affordable housing. Barajas noted housing has been talking about ways to incentivize developers to build affordable housing. Wulff discussed the cost of land zoned commercial is cheaper than land zoned for housing.

Roe asked how economic wellbeing relates to land use. Dvorak discussed where cities are located in terms of supporting small businesses as well as transit use. Torres discussed connecting job centers, housing, transportation networks.

Klein asked for elaboration on culturally responsive access to financial services and resources. Dvorak discussed cultural responses with ethnic groups.

Adjournment

Business completed; the meeting adjourned at 5:35 p.m.

Certification

I hereby certify that the foregoing narrative and exhibits constitute a true and accurate record of the Land Use Advisory Committee meeting of April 18, 2024.

Approved this 16th day of May 2024.

Council contact:

Sandi Dingle, Recording Secretary
Sandi.Dingle@metc.state.mn.us
651-602-1312