

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, June 17, 2019

Committee Members Present: Atlas-Ingebretson, Chamblis, Cummings, Johnson, Muse, Lee, Lilligren, Lindstrom, Vento, Wulff

Committee Members Absent:

Committee Members Excused:

CALL TO ORDER

A quorum being present, Committee Chair Lilligren called the regular meeting of the Council's Community Development Committee to order at 4 p.m. on Monday, June 17, 2019.

APPROVAL OF AGENDA AND MINUTES

It was moved by Lindstrom, seconded by Wulff to approve the agenda. Motion carried.

It was moved by Cummings, seconded by Johnson to approve the minutes of the June 3, 2019 regular meeting of the Community Development Committee. Motion carried.

[Click here to view the video form the 6/17/19 CDC meeting.](#)

BUSINESS

2019-148 West Lakeland Township 2040 Comprehensive Plan, Review File 21875-1
Senior Planner Corrin Wendell presented the business item to the Community Development Committee.

It was moved by Vento, seconded by Lindstrom, that the Metropolitan Council:

1. Authorize West Lakeland Township to place its 2040 Comprehensive Plan into effect.
2. Revise the Township's forecasts upward, as shown in Table 1 in the Review Record.
3. Advise the Township to:
 - a. Update the maps and text in the Plan to reflect the Prairie Island Indian Community's purchase of land and application for Federal trust designation.
 - b. Implement the advisory comments in the Review Record for Transportation, Surface Water Management, Forecasts, Land Use, and Housing.

Motion carried.

There were no representatives from West Lakeland Township in attendance. The Community Development Committee recommended approval of the proposed action without questions or discussion.

2019-149 Hennepin County 2040 Comprehensive Plan, Review File 22099-1
Senior Planner Michael Larson presented the business item to the Community Development Committee.

It was moved by Muse, seconded by Johnson, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize Hennepin County to place its 2040 Comprehensive Plan into effect.
2. Revise the County's forecasts upward for the unincorporated areas of Fort Snelling as shown in Table 1 of the attached Review Record.
3. Advise the County to:
 - a. Adopt its MRCCA Plan within 60 days after receiving final DNR approval and submit a copy of the final adopted plan and evidence of adoption to the DNR, the Council, and National Park Service within 10 days after the adoption.
 - b. Implement the advisory comments in the Review Record for Forecasts, and Water Supply.

Motion carried.

Alisa Salewski, Chief Innovation Officer for Hennepin County, was in attendance. Councilmembers inquired about the nature and location of the proposed forecast increase. Mr. Larson explained that the employment increase is related to larger than forecasted growth for Minneapolis-St. Paul International Airport and that the population/household increase is related to known affordable housing projects proposed in the Fort Snelling area. A Councilmember inquired about the timing of transportation planning for Hennepin County versus its constituent cities. Mr. Larson explained that counties coordinate to varying degrees with cities. Future transportation modelling and traffic forecasting by counties will be based on an updated regional demographic dataset following the adoption of all comprehensive plans.

2019-150 JT: City of Bloomington 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21953-1

Senior Planner Michael Larson presented the business item to the Community Development Committee.

It was moved by Atlas-Ingebretson, seconded by Chamblis, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize the City of Bloomington to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts upward as shown in Table 1 of the attached Review Record.
3. Revise the City's affordable housing need allocation to 842 units.

Recommendation of the Environment Committee

1. Approve the City of Bloomington's Comprehensive Sewer Plan.
2. Once approved, the City shall submit to the Council a copy of the final adopted Ordinance that requires the disconnection of any identified prohibited discharges to the sanitary sewer system.

Motion carried.

Julie Farnham, Senior Planner with the City of Bloomington, was in attendance. The Community Development Committee recommended approval of the proposed action without questions or discussion.

2019-151 JT: City of St. Louis Park 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22095-1 Senior Planner Raya Esmaeili presented the business item to the Community Development Committee.

It was moved by Atlas-Ingebretson, seconded by Wulff, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize the City of St. Louis Park to place its 2040 Comprehensive Plan into effect.
2. Advise the City to implement the advisory comments in the Review Record for Surface Water Management, Forecasts, and Water Supply.

Recommendation of the Environment Committee

1. Approve the City of St. Louis Park's Comprehensive Sewer Plan.
2. Advise the City to implement the advisory comments in the Review Record for Wastewater.

Motion carried.

Sean Walther, Planning/Zoning Supervisor from the City of St. Louis Park, was in the audience. A Councilmember inquired about specific changes between the existing and future land uses of the City. Ms. Esmaeili responded that the changes in land uses include not only different land use guiding but also the definition and uses allowed within each land use category.

2019-147 JT: City of New Brighton 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22061-1

Senior Planner Eric Wojchik presented the business item to the Community Development Committee. It was moved by Wulff, seconded by Lee, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize the City of New Brighton to place its 2040 Comprehensive Plan into effect.
2. Advise the City to implement the advisory comments in the Review Record for Land Use and Water Supply.

Recommendation of the Environment Committee

1. Approve the City of New Brighton's Comprehensive Sewer Plan.

Advise the City to implement the advisory comments in the Review Record for Wastewater.

Motion carried.

Ben Gozola, Assistant Director of Community Assets and Development, from the City of New Brighton, was in the audience. A Councilmember inquired about why the community is changing land uses from primarily commercial to mixed use land use categories. Mr. Wojchik responded that the changes in land uses reflect market trends across the region. Councilmember Wulff made a statement that this trend has been occurring across the region to allow for more flexibility in development.

2019-152 Establish Public Hearing Date – Public Housing Agency Five Year and Annual Plan
HRA Manager Jennifer Keogh presented the business item to the Community Development Committee. It was moved by Wulff, seconded by Lee, that the Metropolitan Council establish a date to conduct a public hearing to discuss and receive comment on the 2020-2024 Public Housing Agency (PHA) Five Year Plan and 2020 Annual Plan. The hearing will take place on August 19, 2019 at 6:00 PM in the Council Chambers.

Motion carried.

There was general discussion regarding the process, timeline and participant engagement surrounding the Public Housing Agency Plan. Committee members had questions on potential policy changes. Staff stated there will be a future policy level discussion at the Committee prior to the public hearing.

The Committee voted to amend the action and change the public hearing start time to 6:00 PM to accommodate more resident participation.

2019-128 Hidden Falls-Crosby Farm Regional Park Master Plan, Saint Paul

Colin Kelly, Planning Analyst, presented the business item to the Community Development Committee. It was moved by Lee, seconded by Vento, that the Metropolitan Council:

Approve the Hidden Falls – Crosby Farm Regional Park Master Plan.

1. Require that the City of Saint Paul, prior to initiating any new development of the regional park, send preliminary plans to the Engineering Services Assistant Manager at the Metropolitan Council’s Environmental Services Division, for review in order to assess the potential impacts to the regional interceptor system.

Motion carried.

Anne Gardner, Landscape Architect with the City of Saint Paul, was also present and responded to some questions.

A Council Member inquired about the Ford River parcel and whether “Area C” – a former dump site—has been factored into park plans. Ms. Gardner responded that the City has reviewed reports of the clean-up work underway and said there is no indication of any leaching at this time. Further study would be needed if development takes place. Also asked whether the National Park Service was involved in the planning process, and Ms. Gardner responded that they were, along with many other partners.

Council Member Atlas-Ingebretson shared notes from the June 6 Metropolitan Parks and Open Space Commission meeting. She anticipated some follow up on key questions like whether the American Indian community would be charged for events at the regional parks and for more detail on community engagement during the planning process. Mr. Kelly responded that Council staff has been in contact with City staff regarding whether fees would be charged, and that firm response had not yet been received. With regard to community engagement, Mr. Kelly said the City had conducted extensive community engagement which is detailed in the master plan’s appendices. Ms. Gardner outlined some of the key efforts, including outreach to residents immediately adjacent to the parks, engagement on National Public Lands Day, and work by the City’s Parks Ambassador.

A Council Member asked about transportation access and whether railroads play a role in preventing better access to the river. Mr. Kelly responded that the biggest challenge to accessing the parks is steep topography.

Community Development Director Barajas directed Council staff to follow up with the City regarding the potential to waive fees for permitted uses by indigenous communities. Since the CDC meeting, Council staff followed up and the City expressed a commitment to waiving fees for indigenous ceremonies or events at these two regional parks. While the goal is to waive fees when possible, the City will need to evaluate requests on a case-by-case basis. Some requests that involve city staff or additional services may require permit fees to offset operational costs.

2019-129 Park Acquisition Opportunity Fund Grant for the Minnesota River Bluffs Regional Trail, Carver County (Hennepin County Regional Rail Authority)
Senior Finance Planner Deb Jensen presented the business item to the Community Development Committee.

It was moved by Cummings, seconded by Vento, that the Metropolitan Council:

1. Approve a grant of up to \$1,700,000 to Carver County to acquire the 89.81-acre Hennepin County Regional Rail Authority property located in the City of Chanhassen for the Minnesota River Bluffs Regional Trail.
2. Authorize the Community Development Director to execute the grant agreement and restrictive covenant on behalf of the Council.
3. Inform Carver County that an additional appraisal supporting the \$5.1 million value must be completed by March 21, 2020, and the County must close on the property within one year from the appraisal date.

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion.

2019-130 Future Reimbursement Consideration for Carver County
Senior Finance Planner Deb Jensen presented the business item to the Community Development Committee.

It was moved by Wulff, seconded by Muse, that the Metropolitan Council:

1. Consider reimbursing Carver County up to \$1.5 million from its share of a future Regional Parks Bonding Program for costs it incurs for development in Lake Waconia Regional Park; and
2. Inform Carver County that the Council does not under any circumstances represent or guarantee that it will reimburse the County and that expenditure of local funds never entitles a park agency to reimbursement.

Motion carried.

A Council Member asked if the development of Lake Waconia Regional Park would include Coney Island. Ms. Jensen responded that Carver County is presently engaged in its historical due diligence to preserve artifacts on the island, and that development of the island will proceed with different funding after those efforts have concluded.

2019-131 Equity Grant Program Fund Distribution Plan
Regional Parks Manager Emmett Mullin, and Senior Outreach Coordinator Amanda Lovelee presented the business item to the Community Development Committee.

It was moved by Muse, seconded by Vento, that the Metropolitan Council:

1. Adopt the 2019 Fund Distribution Plan for the Competitive Equity Grant Program for the Regional Parks System.
2. Recommend that as the equity program moves forward, additional money be provided to create awareness of the Metropolitan Council's emphasis on expanding equitable usage of the Regional Parks and Trails system.

Motion carried.

A Council Member asked whether all implementing agencies have an American with Disabilities Act transition plan in place. Mr. Mullin responded that because agencies receive federal transportation funding from the Transportation Advisory Board, they are required to have it in place. He said he would follow up with the park implementing agencies and confirm this answer with the Council Members.

Council Member Atlas-Ingebretson provided a summary of the June 6 Metropolitan Parks and Open Space Commission meeting, expressing their support for the Equity Grant Program Fund Distribution Plan, as well as the desire to share all the work that is happening in regional parks. In particular, the Commission expressed its support for community engagement work to inform planned capital projects. A Council Member inquired about engagement with the Council's Equity Advisory Committee. Mr. Mullin stated that they have directly informed the shaping of this program. A Council Member requested that the composition of the grant application review team reflect geographic balance. The Chair responded that as the person who will appoint members from the Community Development Committee to the review committee, he will consider this factor. A Council Member inquired about the scoring criteria for important factors such as replicability and innovation. Mr. Mullin responded that staff designed the selection criteria to reflect what staff heard during the development process.

INFORMATION

1. 2018 Regional Parks System Annual Use Estimate

Senior Research Darcie Vandegrift presented the information item to the Community Development Committee.

The estimate includes data from 113 regional parks, trails, park reserves, special recreation features and two new trail sections: Point Douglas Regional Trail (Washington County) and Nokomis-Minnesota River Bluffs Regional Trail (Bloomington). The annual use estimate has been produced annually since 1995, data is used in formulas to calculate regional park implementing agency's share of Regional Parks System grant program dollars and allows for monitoring trends over time. Research underway includes analyzing visitation using cell phone data (Streetlight); the 2020 Visitor Study –surveying visitors about park experience, set funding formula statistics, provide key data on equity; and a qualitative study on youth in parks.

Ms. Vandegrift provided information on the collection and calculating of data, parks with the highest number of visitors, visits by agencies, and research underway.

ADJOURNMENT

Business completed, the meeting adjourned at 6:55 p.m.

Michele Wenner
Recording Secretary