

## Minutes of the

### REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, December 16, 2019

**Committee Members Present: Atlas-Ingebretson, Cummings, Johnson, Lee, Vento, Wulff**

**Committee Members Absent: Chamblis, Lilligren, Lindstrom, Muse**

**Committee Members Excused:**

#### CALL TO ORDER

A quorum being present, Committee Vice Chair Vento called the regular meeting of the Council's Community Development Committee to order at 4:00 p.m. on Monday, December 16, 2019.

#### APPROVAL OF AGENDA AND MINUTES

It was moved by Cummings, seconded by Atlas-Ingebretson to approve the agenda. Motion carried.

It was moved by Johnson, seconded by Wulff to approve the minutes of the December 2, 2019 regular meeting of the Community Development Committee. Motion carried.

[click here to view 12/16/19 CDC meeting video](#)

#### BUSINESS

**2019- 362** Public Hearing for Livable Communities Act Affordable and Life-Cycle Housing Goals for 2011-2020

Vice-chair Vento opened the public hearing. No one in the audience had any testimony or comments for the hearing.

The Livable Communities Act (LCA), Minnesota Statutes § 473.254, requires communities to adopt affordable and life-cycle housing goals to participate in the LCA. Communities electing to participate in the LCA Local Housing Incentives Account must establish their goals, by City Council resolution, and communicate their desire to participate to the Council by November 15 of any year.

The City of Little Canada has passed a resolution electing to participate in the LCA and adopting affordable and life-cycle housing goals for their community. The City of Little Canada has established affordable housing unit and life-cycle housing unit goals. These goals are consistent with Metropolitan Council policies and with negotiations with other local governments who have enrolled in the program for this decade. The Council must hold a public hearing prior to adopting the new goals. The public record will remain open until 5 p.m. on Monday, December 27, 2019. The Community Development Committee will consider the adoption of a resolution to officially add Little Canada as Livable Communities Act participant at its regularly scheduled committee meeting on January 6, 2020.

No vote required.

**2019-310 JT** City of Rosemount 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22286-1

Local Planning Assistance Manager Angela Torres presented the business item to the Community Development Committee.

It was moved by Lee, 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 Rosemount to place its 2040 Comprehensive Plan into effect.
2. Within 60 days after receiving final DNR approval, the City must adopt the MRCCA Plan, and submit a copy of the final adopted plan and evidence of adoption to the DNR, Council, and National Park Service within 10 days after the adoption.

**Recommendation of the Environment Committee**

Approve the City of Rosemount's Comprehensive Sewer Plan.

**Motion carried.**

Mr. Kyle Klatt, Senior Planner from the City of Rosemount was in attendance. Councilmember Atlas-Ingebretson shared an observation about changes in land uses for green spaces in the Agricultural Research area. Mr. Klatt responded by indicating that the City hasn't changed how they are planning for parks, but that all of UMore Park used to be designated as Agricultural Research. This Plan is the first time the City has designated specific residential or commercial land uses for UMore. The City still has park dedication requirements and while it may not be apparent with the new land uses, some larger park areas will still be within UMore.

**2019-331 JT** Carver County 2040 Comprehensive Plan and Laketown Township Comprehensive Sewer Plan, Review File 21937-1

Senior Planner Raya Esmaeili presented the business item to the Community Development Committee. It was moved by Wulff, 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 Carver County to place its 2040 Comprehensive Plan into effect.
2. Revise the Laketown Township's forecasts upward as shown in Table 2 of the attached Review Record.
3. Revise the Laketown Township's sewer-serviced employment forecasts upward as shown in Table 3 of the attached Review Record.

**Recommendation of the Environment Committee**

1. Approve Laketown Township's Comprehensive Sewer Plan.

**Motion carried.**

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

**2019-352 JT** City of St. Francis 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22287-1

Senior Planner Eric Wojchik presented the business item to the Community Development Committee.

It was moved by Cummings, 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 St. Francis to place its 2040 Comprehensive Plan into effect.
2. Revise the City's sewer-serviced forecasts upward as shown in Table 2 of the attached Review Record.
3. Revise the Affordable Housing Need Allocation to 213 units.
4. Advise the City to implement the advisory comments in the Review Record for Wastewater, Surface Water Management, Forecasts, Land Use, and Water Supply.

**Recommendation of the Environment Committee**

1. Approve the City of St. Francis's Comprehensive Sewer Plan.

**Motion carried.**

Councilmember Johnson inquired about why the community approached staff early on in the process to discuss the Plan. Mr. Wojchik responded that the City was proactive in its approach and organization of the Plan update. Chair Vento asked what the land use Permanent Agriculture refers to. Mr. Wojchik responded that this land use designation was created by the City to appropriately guide parcels enrolled in the State's Agricultural Preserves program.

**2019-363 City of Eden Prairie 10197 Eden Prairie Road Comprehensive Plan Amendment, Review File No. 21978-2**

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

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

1. Adopt the attached Review Record and allow the City of Eden Prairie to place the 10197 Eden Prairie Road Comprehensive Plan Amendments into effect.
2. Find that the amendment is inconsistent with Natural Resource policies in *Thrive MSP 2040*, and that urbanization of the parcel is inadvisable. Urbanization at even low residential densities can result in the permanent loss of the site's existing diverse ecological integrity with the process of grading for buildable homesite(s), provision of necessary support infrastructure, and the inevitable introduction of invasive vegetative species into the area.
3. Strongly encourage the City to:
  - a. Reconsider the development of this property due to the limited development capacity and the potential for environmental degradation on and adjacent to the site.
  - b. Complete further analysis to determine the level of development that is suitable for the site including environmental review, steep slopes, bluffs, tree removal and replacement, cultural/archeological studies, and shoreland and floodplain information.
  - c. Collaborate with the U.S. Fish and Wildlife Service, and other entities that consider the overall environmental and aesthetic conditions of the Refuge and its surroundings.
4. Advise the City to implement the additional advisory comments in the Review Record for Natural Resources.

**Motion carried.**

Councilmember Johnson asked questions related to the role and authority of the Council related to natural resources. Mr. Larson elaborated on the Council’s role and authority versus that of other planning and regulatory agencies, including the City. He further stated that the feasibility and extent of home construction on the amendment site, and in surrounding area, were not yet determined. Councilmember Atlas-Ingebretson questioned the effectiveness of the Council’s natural resources policies given the extent of the Council’s authority. Councilmember Wulff reiterated the City’s role to regulate and/or acquire property. Councilmember Atlas-Ingebretson abstained from voting.

**2019-345** Park Acquisition Opportunity Fund Grant for Rush Creek Regional Trail (Higgins), Three Rivers Park District

Senior Planner Jessica Lee presented the business item to the Community Development Committee. It was moved by Johnson, seconded by Atlas-Ingebretson, that the Metropolitan Council:

1. Approve a grant of up to \$435,925 to Three Rivers Park District to acquire the 5.27-acre Higgins property located at 10530 Holly Lane North in the City of Maple Grove for the Rush Creek Regional Trail.
2. Authorize the Community Development Director to execute the grant agreement and restrictive covenant on behalf of the Council.
3. Consider reimbursing Three Rivers Park District for up to \$170,245 from its share of a future Regional Parks Capital Bonding Program for costs associated with their local match.
4. Inform Three Rivers Park District that the Council does not under any circumstances represent or guarantee that the Council will grant future reimbursement and that expenditure of local funds never entitles a park agency to reimbursement.

**Motion carried.**

Councilmember Johnson asked how much of the parcel is developable, and Ms. Lee responded that 1.33 of the 5.27 acres are developable. Councilmember Johnson expressed concern with the cost of the acquisition but stated she would vote for the project.

**2019-364** 2019 Livable Communities Demonstration Account Transit Oriented Development Funding Recommendation for Tabled Lexington Avenue Project

Senior Planner Hannah Gary presented the proposed action which was tabled at the October 21, 2019 Community Development Committee Meeting.

It was moved by Lee, seconded by Johnson, that the Metropolitan Council:

1. Award one Livable Communities Demonstration Account Transit Oriented Development grant as shown in Table 1 below, totaling \$1,250,000.
2. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council

**Table 1. Recommended Projects**

Project Name	Applicant	Points	LCDA-TOD Funding
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Lexington Project	Saint Paul	94.20	\$1,250,000
<b>Total Recommended</b>			<b>\$1,250,000</b>
Total Available			\$3,068,200
Total Remaining			\$1,818,200

**Motion carried.**

The Committee recognized that the City of Saint Paul has taken steps to address the community concerns which were raised prior to the initial funding recommendation proposal. A Councilmember noted the importance of having a clear process by which we provide information about submitted projects.

**INFORMATION**

1. none

**ADJOURNMENT**

Business completed, the meeting adjourned at 5:15 p.m.

Michele Wenner  
Recording Secretary