

Minutes

Community Development Committee



Meeting Date: August 15, 2022

Time: 4:00 PM

Location: 390 Robert Steet

Members Present:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Chair, Robert Lilligren, D7 | <input checked="" type="checkbox"/> Reva Chamblis, District 2 | <input checked="" type="checkbox"/> Peter Lindstrom, District 10 |
| <input checked="" type="checkbox"/> Vice Chair, Susan Vento, D11 | <input checked="" type="checkbox"/> Molly Cummings, District 5 | <input type="checkbox"/> Chai Lee, District 13 |
| <input type="checkbox"/> Judy Johnson, District 1 | <input type="checkbox"/> Abdirahman Muse, District 8 | <input checked="" type="checkbox"/> Wendy Wulff, District 16 |
| | | <input checked="" type="checkbox"/> = present |

Call to Order

A quorum being present, Committee Chair Lilligren called the regular meeting of the Community Development Committee to order at 4:00 p.m.

Approval of Minutes

It was moved by Wulff, seconded by Lindstrom to approve the minutes of the August 1, 2022 regular meeting of the Community Development Committee. **Motion carried.**

Non-Consent Business

1. 2022-224 Public Hearing – 2023 Public Housing Agency (PHA) Plan (Stephanie Paulson 651-602-1584)

The following people pre-registered to speak at the public hearing:

Reverend Nancy Nord Bence, New Hope, MN, Public Policy Manager Beacon Interfaith Housing Collaborative

Kathy Lamp, Saint Paul, MN, Olivet UCC Church

Mike Elliot, Minnetonka, MN, Minnetonka United Methodist Church

Consent Business

Consent Business Adopted (Items 2022-213, 2022-215, 2022-225, 2022-188)

1. 2022-213 Park Acquisition Opportunity Fund, North Creek Greenway Regional Trail (Magellan), Dakota County (Jessica Lee 651-602-1621)
2. 2022-215 Mississippi West Regional Park Master Plan Amendment and Land Conversion, Rice Creek Chain of Lakes Park Reserve Acquisition Master Plan Amendment, Anoka County (Tracey Kinney 651-602-1029)
3. 2022-225 City of Cottage Grove Utility Staging and Land Use Comprehensive Plan Amendment, Review No. 22236-3 (Raya Esmaeili 651 602-1616)
4. 2022-188 City of Newport Transit Station Area Comprehensive Plan Amendment Review File No 21915-2 (Patrick Boylan 651-602-1438)

It was moved by Vento, seconded by Cummings.

The Community Development Committee recommended approval of the proposed action without questions or discussion as part of its consent agenda.

Motion carried.

Non-Consent Business

2. 2022-229 JT: City of Bayport 2040 Comprehensive Plan Update and Comprehensive Sewer Plan, Review No. 22164-1 (Raya Esmaeili 651-602-1616)

It was moved by Wulff, seconded by Chamblis, that the Metropolitan Council adopt the attached Review Record and take the following actions:

1. Authorize the City of Bayport to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts downward as shown in Table 1 of the attached Review Record.
3. Revise the City's affordable housing need allocation for 2021-2030 to 7 units.
4. Advise the City to implement the advisory comments in the Review Record for Forecasts.

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

Motion carried.

3. 2022-230 JT: City of Willernie 2040 Comprehensive Plan Update and Comprehensive Sewer Plan, Review No. 22226-1 (Raya Esmaeili 651-602-1616)

It was moved by Chamblis, seconded by Wulff, That the Metropolitan Council adopt the attached Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize the City of Willernie to place its 2040 Comprehensive Plan into effect.
2. Advise the City:
 - a. When available, Council staff request that the City provide to the Council the date the City adopts the final Local Water Management Plan. Council staff also request that the City provide the Council with a copy of the final adopted Local Water Management Plan that will be included in the Final Plan document that the City adopts if it differs from the draft Local Water Management Plan previously submitted to the Council.
 - b. To implement the advisory comments in the Review Record for Transportation and Land Use.

Motion carried.

Council Member Cummings inquired about potential reasons for declining population forecasts in communities like Willernie. Ms. Esmaeili responded that smaller cities experiencing no growth may lack housing options, causing residents to seek options elsewhere. Director Barajas added that as families age, household size reduces, which is reflected in population forecasts. Council Member Cummings asked whether the City, being a small community, received assistance from the Council. Ms. Esmaeili responded that the City received a planning grant, as well as technical assistance in preparing their plan. Senior Manager Torres added that the Council is considering approaches to better serve smaller communities in their decennial updates.

4. 2022-227 City of Norwood Young America Meadows 2nd Addition Comprehensive Plan Amendment, Review No. 22238-2 (Raya Esmaeili 651 602-1616)

It was moved by Wulff, seconded by Cummings, that the Metropolitan Council adopt the attached Review Record and take the following actions:

1. Authorize the City of Norwood Young America to place its comprehensive plan amendment into effect.
2. Find that the amendment renders the City's comprehensive plan inconsistent with the Council's land use policies in *Thrive MSP 2040*.

3. Find that the amendment does not change the City's forecasts.
4. Advise the City
 - a. The Plan is inconsistent with Council policy and, therefore, the City will be unable to participate in Livable Communities Act programs.
 - b. To implement the advisory comments in the Review Record for Land Use and Natural Resources.

Motion carried.

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

5. 2022-228 City of Lake Elmo Tapestry Development Comprehensive Plan Amendment, Review No. 22215-6 (Raya Esmaeili 651 602-1616)

It was moved by Vento, seconded by Lindstrom, that the Metropolitan Council adopt the attached Review Record and take the following actions:

1. Authorize the City to place its comprehensive plan amendment into effect.
2. Revise the City's sewer-serviced forecasts upward for population and households as shown in Table 1 in the Review Record.
3. Revise the *Thrive MSP 2040* community designation for the amendment site from Rural Residential to Emerging Suburban Edge.
4. Advise the City to implement the advisory comments in the Review Record for Forecasts.

Motion carried.

Council Member Chamblis inquired about the cost of failing communal systems. Kyle Colvin, Manager of Wastewater Planning and Community Programs, responded that the cost depends on environmental conditions of the site and level of system maintenance. The design life of such systems is around 30 years, but may need to be upgraded sooner, which may cost several hundred thousand dollars.

6. 2022-226 White Bear Township Capital Partners Comprehensive Plan Amendment, Review No. 22083-2 (Michael Larson 651-602-1407)

It was moved by Vento, seconded by Wulff, that the Metropolitan Council adopt the attached Review Record and take the following actions:

1. Authorize the Township to place its comprehensive plan amendment into effect.
2. Revise the Township's forecasts in 2030 and 2040 as shown in Tables 1 and 2 in the Review Record.
3. Revise the Township's affordable housing need allocation for 2021-2030 to 37 units.
4. Find that the amendment renders the Township's comprehensive plan inconsistent with the Council's housing policy and, therefore, that the Township will be ineligible to receive grant funds from Livable Communities Act programs.
5. Advise the Township:
 - a. to explore opportunities for higher density and mixed-use residential development to increase housing affordability and choice.
 - b. that to be consistent with Council housing policy and eligible for Livable Communities grant programs, the Township needs to identify an inventory of land guided with sufficient minimum densities (8+ units per acre) to support the Township's revised allocation of affordable housing need of 37 units for the 2021-2030 decade.



Council Member Chamblis asked questions related to the future eligibility of the City for Livable Communities grants and whether its current ineligibility would increase funding available for other communities. Director Barajas responded that the Township's ineligibility would decrease competition for funds, but that the Council establishes the total funding amount for Livable Communities on an annual basis. Council Member Vento commented that the fully developed pattern of the Township limits potential suitable sites for higher density housing to small infill sites.

Motion carried.

7. 2022-231 Project Scope Amendment for Farwell Yards TBRA Cleanup Grant (SG-16802) (Samuel Johnson 651-602-1757)

It was moved by Wulff, seconded by Lindstrom, that the Metropolitan Council approve amending the Farwell Yards (SG-16802) TBRA Cleanup Grant Award project summary as detailed in this report.

Chair Lilligren asked to confirm the change in the project is a site change, and the number of units remains the same. Mr. Johnson explained the change and timeline.

Motion carried.

Information

none

Adjournment

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

Certification

I hereby certify that the foregoing narrative and exhibits constitute a true and accurate record of the Community Development Committee meeting of August 15, 2022.

Approved this 20 day of August 2022.

Council Contact:

Michele Wenner, Recording Secretary

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651-602-1456

