

**Minutes of the
MEETING OF THE LAND USE ADVISORY COMMITTEE**

November 21, 2013

Committee Members Present: Jon Commers, Bill Neuendorf, Kristina Smitten, Chip Halbach, Elizabeth Wefel, Kathi Hemken, Bill Droste, Tami Diehm

Committee Members Absent: Andy Hestness, Amy Ihlan, Elizabeth Kautz, Kim Kang, Phillip Klein,

CALL TO ORDER

Committee Chair Commers called the meeting of the Council's Land Use Advisory Committee to order at 4:05 p.m. on Thursday, November 21, 2013.

APPROVAL OF AGENDA AND MINUTES

Chair Commers postponed approval of the agenda and minutes, as there was not a quorum present at this time.

INFORMATION

Update on Filling Committee Vacancies – Jon Commers

Commers stated that there are five vacancies and noted that three people will be appointed at the December 11, 2013 Metropolitan Council Meeting. He also mentioned two additional vacancies in District 4 (Carver County) and District 9 (northern Anoka County). He asked committee members for suggestions if they have any.

Discussion of Geographic Planning Areas by Committee of the Whole – Jon Commers

Commers gave an update from the October 30, 2013 Committee of the Whole. He stated that the work of this committee has been really well received. He touched on a few themes discussed:

- Importance of communication rationale for change and what difference it will make and what value it will bring.
- Council members were pleased to see more nuance and range of character in the region.
- Sense of cross-city linkages recognized.

Halbach asked what is different between policy layers and geographic planning areas - or is there one. Commers stated that policy layers refer to overlays / cross policy. He discussed using base layers for broad policy and distinction.

Commers is working with staff regarding the request from the Committee of the Whole for more information. The 'next steps' will be developed after this information is provided.

Commers thanked this group for their work in developing these recommendations.

Ideas for LUAC Agendas from Community Development Committee – Jon Commers

Commers discussed suggestions given by CDC for LUAC's 2014 Work Plan.

1. Issue of RCAP and land use role related to that. How to blend social and geographic pieces.
2. Issue of TOD overlays and how we might recommend using those on a concrete basis.
3. Looking at land values across the region.
 - What are drivers of land values regionally?
 - Interest in looking at what is going on with the market as it is important to land use/development.
4. Looking at industry clusters and their geographic orientation.
5. How to maximize access to this geography to allow access to RCAP.

Neuendorf asked for further clarification of the third suggestion. Commers responded that if we take away structures and look at just land we need to ask what the drivers of land values are. Detrick commented that Chair Haigh is interested in this topic as well.

Detrick noted that forecast models now look at a real estate model that will look at land availability and trends, as well as other elements such as access to transit.

Land Use Strategies for Transportation Policy Plan – Cole Hiniker, Metropolitan Transportation Services; John Kari, Consultant

Hiniker gave an update on the Transportation Policy Plan (TPP) Update and its correlation to the work of Thrive. He stated that the Council is federally required to do this update. The difficulty is in that Thrive 2040 is still in draft form.

Hiniker reviewed how staff is thinking about the TPP and discussed the requirements. The TPP is performance based. The first step was developing the Framework with goals and objectives. He discussed performance measures and targets, strategies, and the investment plan as outlined in the materials provided.

Hiniker referred back to the existing plan and discussed how it is changing. He noted that the new draft is based off of Thrive 2040 and not the Framework, which is what the current TPP is based off of. He noted that eventually measures will be developed from the primary goals and preliminary objectives.

Halbach commented on the goal between transportation and land use should also contain some language about equity. He also wants to see something that ties in the role to reduce carbon emissions.

Hiniker stated there are relationships between the goals and there are strategies that will tie into this. He noted the struggle is that it's all inter-related but we need to structure it somehow. Kari noted that we are trying not to be repetitive.

Smitten noted a number of strategies, when put to use, will cover objectives of reducing greenhouse gasses. We need to manage our assets as we will realize climactic impacts.

Hiniker asked with a focus on local elements of land use planning what can local communities do through land use.

Smitten stated that we need to remember land use decisions. She commented on objective A in the handouts and noted that she wants to ensure that regional growth includes attention to reduction of greenhouse gasses. Hiniker stated that this is the overreaching goal of this objective.

Neuendorf agreed and also echoed Halbach's comment that the primary goal is too vague. He doesn't really know what 'best use' means. He suggested that objective C include verbiage that stated 'design in a way that also encouraged density where it makes sense'. He felt that support would be helpful. Commers asked what type of support. Neuendorf responded technical assistance to show where development has occurred and worked.

Hiniker stated the Council's vision is to develop more resources.

Kari talked about how we set up best practices for the Local Planning Handbook.

Hiniker stated that we need to make sure what we say in the TPP supports Thrive 2040.

Diehm commented on the need for the broad policy statements to leave some control at the local level.

Neuendorf felt the tone of the document was good in that it uses the word should vs. must. Hiniker talked about should vs. musts, etc. He noted that in some cases the 'shoulds' should be 'musts'.

Commers stated that the theme of the conversations is consistent with the Council's theme of integration. TPP needs to be explicit and integrated.

Droste commented on objective B and noted that future growth should be outside the metro area. Commers asked if he was referring to objective B or strategies 7 and 8. Droste responded both.

Hiniker stated that the City of St. Paul is struggling with this issue. As a region we need to be sure that we have enough land for rail to meet the needs. It is a delicate balance. He stated that the impetus for B is these are facilities that are difficult to replace.

Smitten commented on objective C and feels like it is lacking in guidance for future suburban communities.

Hiniker stated strategies are fairly broad. He discussed investment plans and specifics for communities and comprehensive planning.

Barajas discussed broader principals of planning that they are looking into.

Hiniker discussed their timeline in that they're ahead of Thrive 2040 due to their requirement but not in a policy sense. He asked for further comments via email.

Hiniker discussed the strategies outlined in the materials provided.

Commers asked if #1 is describing future sewer or development matching current sewer build out. Hiniker stated it is the latter – future development matched to our current build out. Barajas discussed where we have capacity to expand into rural expansion.

Neuendorf asked for clarification of 'high frequency' – is that in terms of today or future. Hiniker discussed the idea is to look at future high frequency.

Halbach suggested #3 add the language 'and location of affordable housing'.

Kari stated #6 is also important when looking at transit marketing areas.

Hiniker noted that this is one subset of the strategies in the TPP. He encouraged feedback. He noted that broader outreach of the draft TPP will begin in May with adoption in late 2014.

Neuendorf asked how are ideals in TPP forced to be implemented in the investment plan. Hiniker discussed the idea of introducing goals and objectives to better align them with where we are trying to go in the region. This plan will be first attempting to align with investments. We are focusing on goals and objectives and will hopefully get better measures through these efforts.

Commers asked if it would be helpful to have a second conversation on this topic. Hiniker stated that the strategies will be refined and maybe he could come back in March for further feedback.

APPROVAL OF AGENDA AND MINUTES

With a quorum now present at the meeting, Chair Commers asked for approval of the November 21, 2013, minutes. It was moved by Diehm, seconded by Wefel, to approve the minutes of the November 21, 2013, meeting of the Land Use Advisory Committee. Motion carried.

SAC Task Force Recommendations – Jason Willett, Environmental Services

Willett discussed sewer availability charge (SAC). He noted that the waste water budget is 100% fee funded. By law, SAC fees go to the cities. By law money can only be used for future reserve portion (debt service).

Willett gave a PowerPoint presentation discussing the process highlights as outlined in the materials provided. He discussed SAC 'evaluative principles' and reviewed the summary of Ehler's findings.

Willett discussed a refined list of ideas and also the Workgroup Recommendations.

Klein asked what 'other uses' are. Willett gave the example of affordable housing, small business, redevelopment – and stated the group felt they shouldn't have to pay.

Klein stated he is in an area looking at reduced water usage. He asked if they see a reduction in usage what will that do to SAC fees. He also asked how we are working regionally to reduce water usage.

Willett stated there is discussion of water reuse, etc. in Thrive 2040 (in the water management policy plan) and stated it will be discussed further. Regarding conservation, he noted that system flows have gone down for many reasons, for example, conservation, I&I work. He discussed variations in reserved portions and how this

will not change. The volume of water doesn't reduce costs – solids are still the same and need to be processed.

Klein discussed the use of 'gray' water. Willett stated that although this is expensive conservation is great.

Halbach stated his concern that we use waiver of SAC charges for affordable housing. He's concerned we're backing away from that.

Smitten asked about #4 and its equity. Commers felt this question remains unsettled. He felt members accepted what they knew was not a perfect price structure.

Pattie Nauman stated the issues is, it is a utility fee and this is the cost of service. She noted that Metro Cities is about making sure there is equity in the system for all users within the region.

Smitten feels #4 reads differently than what she's hearing. Willett stated that it is still in draft form and encourage LUAC Members to send recommendation to him.

Commers apologized that we don't have more time for feedback and encouraged members to send comments by December 2, 3013.

Willett commented that he could add more comments before it goes to Environment Committee.

Meeting Dates in 2014 – Deb Detrick

Detrick referred to materials provided that list the 2014 meeting dates.

NEXT MEETING

January 16, 2014, at 4:00 pm at the Metropolitan Council in Room LLA.

ADJOURNMENT

Business completed, the meeting adjourned at 6:07 p.m.

Sandi Dingle
Recording Secretary