

Minutes of the

REGULAR MEETING OF THE LAND USE ADVISORY COMMITTEE

Thursday, March 20, 2014

Committee Members Present:

Amy Ihlan, Elizabeth Kautz, Jon Commers, Bill Neuendorf, Chip Halbach, Andy Hestness, Phillip Klein, Marvin Johnson

Committee Members Absent:

Jon Ulrich Kristina Smitten, Elizabeth Wefel, Kathi Hemken, Bill Droste, Tami Diehm, Colleen Ratzlaff-Labeau, James McClean

CALL TO ORDER

Committee Chair Commers called the regular meeting of the Council's Land Use Advisory Committee to order at 4:03 p.m. on Thursday, March 20, 2014.

APPROVAL OF AGENDA AND MINUTES

With no quorum being present, Commers asked for a consensus on the Agenda with a change in the order and proposed to switch items 2 and 3. A consensus to approve the amended Agenda was accepted.

With no quorum being present, Commers postponed approval of the minutes of the January 16, 2014, regular meeting of the Land Use Advisory Committee.

BUSINESS

Meeting Date in May – Jon Commers

Commers requested that the May 15, 2014 LUAC meeting be moved to May 8, 2014. There was a consensus of the Committee to move the May meeting to May 8, 2014.

INFORMATION

1. Follow-up On *Thrive MSP 2040* and Water Supply Planning

Commers discussed the release of the Thrive MSP 2040 (Thrive) draft for review and noted that comments are due by April 28.

Neuendorf asked if there are hard copies available. Staff noted that they could provide some.

Commers discussed the water supply planning progress report provided. He noted that this is a report required by the legislature and funded by the Clean Water Legacy Fund. It outlines the nature of individual projects being worked on as well as work being done in the northeast metro.

Klein noted that they've asked that a bill the Legislature is working on should be rewritten as it doesn't work for people in the northeast metro. He feels it is too restrictive. He also discussed a \$3 million dollar bonding bill being put together for work on conservation.

The collaborative efforts of many cities were discussed.

Neuendorf noted that the report doesn't mention watershed districts. Kautz stated that we need to work with them, however, they have a different charge than looking at aquifers.

Klein noted that Barr and Associates are looking at efficiencies and ways to conserve.

2. Transit Market Areas for the Transportation Policy Plan

Commerz introduced Cole Hiniker and stated that the Transportation Policy Plan (TPP) is the first of the policy plans to move forward. He stated that this group will have an opportunity to talk about land use as it relates to transportation.

Halbach asked for clarification on what they want from this Committee. Commerz stated that this is a relatively open time for dialogue on the draft TPP, and comments are welcome.

Hiniker stated that this is somewhat different than what was done in the past as staff are asking for comments (he noted that this Committee is made up of many local elected officials) and will be able to provide a more polished TPP prior to it going out for public comment.

Hiniker gave a presentation on the chapter regarding land use in the TPP. He briefly discussed how Thrive MSP 2040 and the TPP are linked and how important land use is to this effort.

Hiniker discussed the coordination of local comprehensive planning, including conformance, consistency and compatibility, as described in the materials provided.

Halbach shared concern with the transportation system supporting affordable housing. He believes communities are required to have their fare share of affordable housing and believes this is a conformance issue. Hiniker stated it is not conformance but more a consistency issue and it will be addressed in the land use chapter in Thrive.

Lisa Barajas, Local Planning Assistance Manager, discussed conformance issues and noted that they look to whether there would more likely than not be a system impact.

Halbach asked if a community would follow the Metropolitan Land Planning Act and locate all affordable housing away from transportation system would that be a departure.

Barajas stated that would be a question for our Legal Department. She referenced policy guidance and how to connect people to transit.

Halbach suggested following up from a legal standpoint as there is no such system plan as housing.

Hiniker discussed density and diversification of centers.

Ihlan asked what is meant by parking policies to reduce oversupply. Hiniker responded they look at strategies to reduce over supply like shared parking by reducing minimums required. He noted that staff would make comments on comprehensive plans.

Kautz noted that we need to be aware of private property rights since many of these parking lots are privately owned.

Commerz commented that St. Paul is trying to pull the city out of parking minimums. His experience has been the amount of parking land owners provide is less than minimum required.

Hiniker discussed elements of planning around transit and densities around the different geographic planning areas as outlined in Thrive MSP 2040.

Halbach clarified that minimum densities will be guidance to be used in local comprehensive plans. Hiniker stated these would be a conformance issue.

Hiniker discussed and showed aerial photos of various densities and what would be required in new development or redevelopment near transit service.

Kautz commented that development in Burnsville along the Orange Line (BRT) doesn't meet any of these guidelines. Hiniker noted that this is for new or redevelopment.

Halbach discussed guidance for overall density and asked about planning and zoning. Barajas stated that this is a local decision but once a comprehensive plan is adopted, the city has nine months to update any needed zoning changes.

Hestness asked about phasing. Hiniker stated that once you have a local preferred alternative, your comprehensive plan should be working towards meeting these requirements.

Klein asked how do you get 'buy-in' in neighborhoods - how is this addressed. Hiniker stated that it's the tough conversation we all think about. It's a dialogue that goes back and forth – if you want a transit station, you need to support density. Hiniker said they are talking of using densities to prioritize investments.

John Kari stated that the TOD Guidebook discusses areas with blight of homes, strip malls, etc. where a city tears down and rebuilds at a higher density.

Neuendorf discussed regional goals and local control.

Kautz stated we want to create choices that people want and referenced the Heart of the City.

Commers stated that this is great dialogue that will be continued in our next presentation.

Hiniker discussed elements that support transit including bicycle and pedestrian planning. He noted there is no regional pedestrian system. He passed out a handout and reviewed elements of a good pedestrian experience.

Hiniker discussed freight and aviation consideration for land use still under development.

Neuendorf asked if the freight section addresses all modes including roads and rail. Hiniker stated it will and gave examples being considered.

Halbach asked how the TPP relates to social and racial equity. Hiniker stated they have criteria of how investments are utilized and these issues are considered. He stated staff is working with Council Members on how Thrive outcomes are being met and would welcome comments/suggestions.

Commers noted that this is a priority shared by all Council Members. He noted that areas of racial concentrations of poverty are among those areas best served by transit access.

Hiniker noted the transit chapter discusses this and is focused on this.

Hiniker pointed out his contact info and invited further comments.

3. Transportation and Land Use – Implementing the Update to the *Transportation Policy Plan*

Kyle Burrows gave a presentation on transit market areas and the process they've been undergoing to update them. He discussed the purpose of transit market areas (TMA), transit market index (TMI), and current market area boundaries.

Burrows discussed how TMI is calculated and the different levels of service that can be expected in each market area. He discussed the testing of ridership factors and the updated TMI.

Commers pointed out that population density comes across as being very important.

Barajas stated there is discussion about grid connections and connectivity issues. The strategy in land use policy is to do this – make streets more walkable and more connected. Burrows stated this is in both the land use chapter and the transit chapter in the TPP.

Burrows discussed emerging market areas and freestanding town centers.

Commers asked what the relationship of these findings is to the TPP. Burrows stated market areas are included in Appendix G.

Detrick asked if there is a deadline for feedback. Burrows stated two weeks would be useful. He noted that comments could be emailed to him.

Halbach asked if the market area exercise is a guide to where routes, stations, etc. should be. Burrows stated that this is our regular route transit service. This is a guide to understand what planners might expect.

Hestness asked if there is a service frequency to market areas. Burrows said yes, they are included in the appendix that also talks about the span of service. Burrows will send the committee this table in the appendix.

Next Meeting – May 8, 2014

Commers noted that the Green Line will be launched the weekend of June 14-15, 2014 and noted there will be free rides and celebrations.

ADJOURNMENT

Business completed, the meeting adjourned at 6:02 p.m.

Sandi Dingle
Recording Secretary