

Minutes of the

MEETING OF THE LAND USE ADVISORY COMMITTEE

Thursday, May 21, 2015

Committee Members Present:

Jon Commers, Pamela Harris, Chip Halbach, Bill Droste, Marvin Johnson, James McClean, James Saefke, Kathi Mocol, Bill Neuendorf, Mary Hershberger Thun, Elizabeth Wefel, and Kristina Smitten

Committee Members Absent:

Phillip Klein, Elizabeth Kautz, and Kathi Hemken

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, May 21, 2015.

APPROVAL OF AGENDA AND MINUTES

Chair Commers asked for a motion to approve the agenda. A motion was made by Saefke, seconded by Droste, to approve the May 21, 2015, agenda of the meeting of the Land Use Advisory Committee.

Motion carried.

Chair Commers asked for a motion to approve the minutes. A motion was made by Johnson, seconded by Mocol, to approve the March 19, 2015, minutes of the meeting of the Land Use Advisory Committee. **Motion carried.**

INFORMATION

System Statements – Lisa Barajas, Manager, Local Planning Assistance

Barajas gave an overview of what System Statements are and the role of the Land Use Advisory Committee (LUAC) as outlined in the materials provided.

Hearings are held by the Office of Administrative Hearings or the Land Use Advisory Committee who then would make a recommendation to the Council. The question was raised who decides who holds the hearings? Detrick stated that this came up at a meeting with General Counsel staff, and she will check on the process.

Commers noted that if a hearing is requested of this committee there will be preparations made to inform new committee members who have not been through this process before. He clarified that the 60-day window begins after the System Statement is delivered. Barajas confirmed this and noted that a city's request for a hearing must be done by resolution.

Droste asked if when System Statements are sent out that the requirements are driven by state statute are noted. Barajas noted that the System Statements will contain information on what they are, what is required by law, what the appeal process is, etc.

Local Planning Handbook Update on Testing – Angela Torres, Senior Planner, Local Planning Assistance

Torres discussed the purpose and relationship of the Local Planning Handbook (Handbook) to the System Statements and ultimately the Comprehensive Plan

Update. Torres gave a presentation on the Handbook testing program outlined in the materials provided.

Halbach stated that he represents equity advocates and he would like to have a conversation with staff on what goes into this. Torres responded that staff's focus is on those who are writing the plans.

Halbach stated that he feels it would still be a benefit as they are a participatory group, and as cities hold hearings, they can be helpful in how to achieve racial equity.

Commers stated that the main focus of the external focus group process is to give critical feedback, not on policy itself, but on how it translates into the guidance to be used by the writers of those plans.

Halbach feels that it is very important that the policy itself is presented in a way that communicates what that policy is to the people writing the plans. He still feels there are different stakeholders that can help the process as a whole and should at least hear how this guidance is carried forward to local governments so they may present recommendations if they have any.

Commers appreciated this and stated that the Community Development Committee (CDC) has had a number of conversations with supportive staff on this point. He feels that there is a real commitment by the CDC and the Council for a successful translation of policy into guidance.

Barajas discussed the work that has been done on the Housing Policy Plan and how it carries over to the Handbook. She also discussed additional resources that are being provided in the Handbook. She encouraged Halbach to look at this and provide feedback.

Torres noted that LUAC is also considered an external focus group and will be given a chance to test the site and provide feedback.

Comers commented on the Community Highlights – this is an area where communities can share successes they've had. He noted there is a nomination form and encouraged people to nominate their own cities or others.

Halbach discussed resources. Torres noted that they would welcome any resources he would like to forward to staff.

Transit Oriented Development Guide Update – Mike Larson, Senior Planner, Local Planning Assistance and Deb Detrick, Planning Analyst, Local Planning Assistance

Larson and Detrick gave an update on the TOD Guide as outlined in the materials provided. Detrick noted that they are looking for feedback from this committee and welcome suggestions.

Larson discussed new TOD Station Area Policy and density requirements shown in the materials provided.

Mocol asked if staff are looking at getting people to the urban centers or bringing people out to the suburban areas for jobs. Larson stated that the role of the transit system is to provide mobility, and density plays a role in that. Mocol discussed Shakopee where they have run out of housing and they are bringing in more jobs. Their priority is getting people to their jobs.

Harris asked how counts are done – could be student, resident or job. Larson stated that there may be some overlap.

Commers discussed the adjusted guidelines and how cost of property plays into this, as it may be prohibitive. Larson stated that this has not been completely fleshed out yet. Commers felt this should be discussed further.

Harris asked if libraries were considered in public spaces. She felt that libraries should be accessible by public transportation. Detrick stated not specifically, but walkability, pedestrian access, green space, connectivity, etc. were considered.

Droste referred to incorporating the building as part of the station – is there any way to incent the private business to create the overhang that would serve the substation. Larson gave an example of seamless connectivity that is taking place in Minneapolis, although he is not sure of details regarding who paid for what.

Detrick discussed LCA grants and how they give developers more incentive and also discussed timing issues.

Smitten discussed design guidelines needed in a development she is working on in Minneapolis where they want to integrate transit- supportive infrastructure within their development. She noted it's been hard to find good design guidance to do this – tips in this guidebook would be helpful.

Halbach asked about activity levels and jobs. Larson stated that activity levels can include jobs. Detrick discussed outcomes we're looking for and not just focusing on numbers.

Halbach discussed zoning and stated it would be helpful to show examples of inclusionary zoning. Detrick stated they haven't gotten that specific, but would appreciate suggestions.

Droste stated when we look out 20-30 years we can say we'll have to have density – feels this will be a great tool.

Larson noted transit market analysis in the Transportation Policy Plan will also provide a lot of insight as well.

Barajas talked about the broad scope of inclusionary zoning to be across region, not just around transit centers.

Neuendorf stated that we can do better. He feels we should make recommendations beyond housing.

Droste stated you have to look beyond your community when you talk transit – need to look at corridors.

Commers discussed the study that was done last year by Metro Transit that shows what drives ridership. He stated we could circulate that to committee members.

ADJOURNMENT

Business completed, the meeting adjourned at 5:43 p.m.

Next Meeting – July 16, 2015

Respectfully submitted,

Sandi Dingle
Recording Secretary