

Minutes

Land Use Advisory Committee



Meeting Date: September 15, 2022

Time: 4:00 PM

Location: 390 Robert Steet

Members Present:

- | | | |
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| <input checked="" type="checkbox"/> Chair, Wendy Wulff, D16 | <input checked="" type="checkbox"/> Kathi Hemken, District 6 | <input checked="" type="checkbox"/> Steve Morris, District 12 |
| <input type="checkbox"/> Jonathan Bottema, District 1 | <input type="checkbox"/> Vacant, District 7 | <input type="checkbox"/> Vacant, District 13 |
| <input checked="" type="checkbox"/> April Graves, District 2 | <input checked="" type="checkbox"/> Noah Keller, District 8 | <input type="checkbox"/> Mitra Jalali, District 14 |
| <input type="checkbox"/> Mark Nelson, District 3 | <input checked="" type="checkbox"/> Jennifer Geisler, District 9 | <input checked="" type="checkbox"/> William Droste, District 15 |
| <input checked="" type="checkbox"/> Gerald Bruner, District 4 Carver | <input checked="" type="checkbox"/> Dan Roe, District 10 | <input type="checkbox"/> Karl Drotning, District 16 |
| <input type="checkbox"/> Kathi Mocol, District 4 Scott | <input checked="" type="checkbox"/> Phil Klein, District 11 | <input checked="" type="checkbox"/> = present, |
| <input type="checkbox"/> Vacant, District 5 | | |

Call to Order

A quorum being present, Committee Chair Wulff called the regular meeting of the Land Use Advisory Committee to order at 4:00 p.m.

Agenda Approved

Committee Members did not have any comments or changes to the agenda. The September 15, 2022 Agenda was approved by consensus.

Approval of Minutes

It was moved by Klein, seconded by Bruner to approve the minutes of the July 21, 2022 regular meeting of the Land Use Advisory Committee. **Motion carried.**

Information

1. Community Designations (Raya Esmaeili and Paul Hanson)

Esmaeili gave a presentation and update on Community Designations reviewing progress as outlined in the materials provided.

Bruner asked, what is the purpose of gathering this information – what is to be accomplished? Esmaeili stated feedback will help inform future policies in the 2050 Regional Development Guide. Staff are asking, can they make it better?

Torres noted that density requirements are tied to Community Designations.

Wulff explained how communities differ and therefore can't have the same policies/rules.

Hemken asked, what is connectivity. Esmaeili explained intersection density.

Klein asked, will communities have an opportunity to weigh in on the designations? Esmaeili stated they absolutely will.

Torres pointed out that there is an opportunity for communities to amend their comprehensive plan if their communities change.

Bruner asked if this program is needed. Esmaeili stated it is not a 'program' but a refinement of a basis for land use and policy development. Hanson added that with 188 communities in the region, there isn't a one size fits all concept for development.

Torres noted every community already has a community designation. She added that this is a process to determine if communities have changed and should be guided differently.

Wulff further explained forecasts that will be done to determine where density can/should take place.

Graves asked about affluent neighborhoods vs. less affluent neighborhoods. Esmaeili stated they do not look at net tax capacity or determine the type of development based on community designations.

Esmaeili discussed minimum density requirements are based on new development/redevelopment. She noted that most cities don't have a problem meeting density and discussed changes to comprehensive plans through amendments needed.

Graves stated she leans more towards Proposal C versus A. She stated she questions the land temperature component. Hanson stated when they looked at land temps and similarities were found. Esmaeili stated there were strong concerns from focus groups on this variable, i.e., older communities that have tree cover, new developments do not, and this affects land temperatures.

Droste stated he feels changes in the market due to land costs and building costs going up is going to self-correct the density concerns. Builders are just building higher density due to increased costs and the current market.

Roe stated he is looking at Proposal C and noted intersection density and land temps are the same – the differentiation seems to be with the year built. Klein agreed with Roe.

Hanson stated if you don't add land temps, they tend to lump together.

Esmaeili discussed questions to consider listed in the presentation provided.

Geisler stressed the importance of percent developed in her community. Hanson stated this can be said for much of the region and discussed how other variables help to balance this.

Droste stated it would be interesting to see what was projected 10 years ago and where they are at now to see how close the estimates were.

Esmaeili discussed Proposal B with planned residential density. Hanson noted there's not a whole lot of difference between Proposal A and B.

Morris asked, do we get tapped and can't turn back by using previous designations?

Geisler asked, do we see any risk that communities would manipulate their designations and get rid of potential high-density development? Esmaeili stated changes will not be so big and also how communities that are impacted will be looked at as designations are assigned.

Esmaeili discussed Proposal C which adds land temperature data.

Geisler asked if there's more clarification in only having 4 categories vs. 5?

Roe asked, if there isn't too much difference, why have 2?

Keller asked, does distance from services factor in? Esmaeili explained that parks and transitways were not taken into consideration and noted that wastewater is within the region.

Keller asked, what the average distance is to the grocery store, etc. Esmaeili stated they didn't break it down in this long-range planning tool.

Roe stated Proposal B makes more sense to him. He stated it groups 'more like' communities than Proposal C does. The Commission took a poll and agreed they all liked Proposal B.

Esmaeili discussed the next steps outlined in the presentation.



Adjournment

Business completed; the meeting adjourned at 5:40 p.m.

Certification

I hereby certify that the foregoing narrative and exhibits constitute a true and accurate record of the Land Use Advisory Committee meeting of September 15, 2022.

Approved this 17 day of November 2022.

Council Contact:

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