

# Minutes

Land Use Advisory Committee



**Meeting Date:** July 20, 2023

**Time:** 4:00 PM

**Location:** 390 Robert Steet

## Members Present:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Chair, Wendy Wulff, D16          | <input type="checkbox"/> Vacant, District 6                 | <input type="checkbox"/> Vacant, District 12                    |
| <input checked="" type="checkbox"/> Jonathan Bottema, District 1     | <input type="checkbox"/> Vacant, District 7                 | <input type="checkbox"/> Vacant, District 13                    |
| <input type="checkbox"/> April Graves, District 2                    | <input checked="" type="checkbox"/> Noah Keller, District 8 | <input type="checkbox"/> Mitra Jalali Nelson, District 14       |
| <input type="checkbox"/> Mark Nelson, District 3                     | <input type="checkbox"/> Vacant, 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"/> Vacant, District 16                    |
| <input type="checkbox"/> Kathi Mocol, District 4 Scott               | <input type="checkbox"/> Phil Klein, District 11            | <input type="checkbox"/> = present, E = excused                 |
| <input type="checkbox"/> Vacant, District 5                          |   |   |

## Call to Order

Without 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. Agenda approved by consensus.

## Approval of Minutes

Due to the lack of a quorum, the approval of the May 18, 2023 regular meeting of the Land Use Advisory Committee was postponed.

## Information

### 1. Density Analysis by Community Designation (Raya Esmaeili)

Esmaeili gave a presentation on Density Analysis by Community Designations as outlined in the materials and presentation provided.

Bottema asked some clarifying questions. 1) He asked about the 2030 Plan numbers versus existing numbers. Esmaeili noted that the 2030/2040 numbers come from the comprehensive plans and there are often amendments/updates to those plans which may account for the discrepancies. 2) Bottema asked if density analysis has to do with sewer and water? Esmaeili stated yes and noted future comprehensive plans need to take sewer and water into account when planning.

Torres noted the Metropolitan Council only plans for wastewater services.

Droste feels the market is driving density. He discussed wetlands and how to calculate density. Guidance around this could be helpful. Esmaeili stated that for net density calculations, they rely on community's numbers.

Bottema commented that they've stayed pretty close to 3 units/acre in his area.

Esmaeili discussed what trends are telling us and how we go forward.

Bottema feels the challenge to meeting minimum density is the way it is measured.

Esmaeili explained they are looking at planned development. She noted a large lot, i.e., 1 house on 100 acres, would bring down the density numbers. She discussed the plat monitoring program, however, only about 45 communities participate in the plat monitoring program.

Brunner discussed the cost for putting up infrastructure, i.e., water towers, etc. and asked, how does this play into the data? Esmaeili stated it plays into the minimum density requirements. Three units/acre is the lowest if you are connected. For areas on their own systems, it's still 3 units/acre.

Roe asked if the gravel mine is guided for residential is it counted. Esmaeili stated it is not.

Droste discussed developers wanting higher density making it more affordable for them. Also, he feels younger people want houses, just no yard.

Wulff discussed counting only ones on sewer/water.

Bottema asked about wetlands. Esmaeili stated staff can look into how that is counted.

Bottema discussed natural resource preservation. Esmaeili stated if a city has it in their ordinance to be protected/preserved, that land doesn't have to be counted in calculations.

Esmaeili asked if the group has a way to encourage cluster development to communities on a regional scale. Droste felt verbiage that encourages cluster development to preserve natural resources may be helpful.

Esmaeili encouraged members to contact her if they have further thoughts.

## 2. **Scenario Planning: Water Findings** (Jen Kostrzewski, Emily Resseger, Lanya Ross, Kyle Colvin, Emma de Villa, Judy Sventek)

Kostrzewski began the presentation with an overview of water planning for the Water Resources Policy Plan discussing key considerations and connecting to regional goals.

Resseger discussed surface water analysis and findings as outlined in the materials provided.

Bottema asked about partnering with watersheds. Sventek explained the Council's role as an advisory body and noted they monitor rivers, lakes and streams in partnership with watersheds.

Bottema discussed matching requirements for smaller watersheds.

Ross discussed highlights of water supply analysis focusing on contamination and water demand and reviewed water supply findings as outlined in the materials provided.

de Villa discussed wastewater scenario findings and discussed key wastewater concepts outlined in the materials provided. She noted their analysis is not yet complete. She discussed other facilities and summarized wastewater analysis results and connections to land use policy.

Sventek wrapped up stating water is foundational to land use. She discussed next steps for water planning.

Brunner asked if there's a way to calculate how much water is beneath us. Ross stated it's more of a hose versus a bucket but discussed an 'atlas' that is being developed that will help measure.

Brunner asked how aquifers are replenished. Sventek discussed multiple ways this happens.

## **Adjournment**

Business completed; the meeting adjourned at 6:02 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 July 20, 2023.

Approved this 21st day of September 2023.

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### Council Contact:

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