

# Minutes

Land Use Advisory Committee



**Meeting Date:** May 18, 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 type="checkbox"/> Noah Keller, District 8            | <input checked="" 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 checked="" 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. **Agenda approved.**

## Approval of Minutes

It was moved by Bruner, seconded by Klein to approve the minutes of the March 16., 2023 regular meeting of the Land Use Advisory Committee. **Motion carried.**

## Information

1. From Models to Plans: Getting to Local Forecasts in the Metro Region (Todd Graham)

Graham gave a presentation on going from models to plans – getting to local forecasts in the metro region as outlined in the presentation provided.

Droste discussed artificial intelligence and automated vehicles and what they'll mean to transportation elements and job growth in the future.

Bottema asked about interaction of policy with projections. He also discussed transportation and economics behind light rail, etc. as well as the give/take of the Met Council.

Bruner discussed how much COVID changed the needs for transportation and asked how models were affected. Graham stated these are variables that can't be predicted. He noted that they are making some assumptions about commuting, remote work, etc.

The Commission discussed income levels and consideration taken in the modeling done.

Jalali Nelson asked where feedback goes. Graham stated that Council Member Wulff is liaison to the Council and there are staff taking notes.

Jalali Nelson discussed policies in St. Paul and the billion-dollar housing bill and also discussed the need for more transportation as well as housing. She stated we need a more

coordinated regional plan.

2. Scenario Modeling Results: Transportation and Housing Findings (Baris Gumus-Dawes, Dennis Farmer and Hilary Lovelace)

Staff gave a presentation on the transportation and housing findings of the scenario planning analysis. These findings will help explore the intersections of land use with transportation and housing to inform ongoing policy discussions. Scenario planning findings help build the foundation for development of 2050 regional land use goals, policies, and strategies as part of the Council's responsibility to manage growth and development within the region.

The Commission discussed transit and limitations of living within ½ mile of transit. They also discussed land use and lot sizes that are getting smaller due to the high price of land.

Jalali Nelson asked about the difference between gentrification and displacement. Lovelace explained that gentrification happens to communities while displacement moves people.

Wulff expressed concern that it is projected that 65% of new households will be at or below 50% AMI.

Bottema discussed the challenges for owners of rental property.

Jalali Nelson feels Community Land Trusts are an important tool to keeping homeownership affordable. She discussed low incomes making it difficult for people to afford housing/rent.

## Adjournment

Business completed; the meeting adjourned at 6:00 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 May 18, 2023.

Approved this 20th day of July 2023.

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### Council Contact:

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