

# Minutes

Land Use Advisory Committee



**Meeting date:** November 21, 2024

**Time:** 4:00 PM

**Location:** 390 Robert Street

## 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"/> Vacant, District 2                          | <input type="checkbox"/> Noah Keller, District 8            | <input type="checkbox"/> Vacant, District 14                    |
| <input type="checkbox"/> Vacant, 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 type="checkbox"/> = present, E = excused                 |
| <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 was approved as presented.

## Approval of minutes

It was moved by Klein, seconded by Droste to approve the minutes of the July 18, 2024, regular meeting of the Land Use Advisory Committee. **Motion carried.**

## Information

### 1. 2050 Local Forecasts: Next Steps (Todd Graham, Principal Forecaster)

Graham gave a presentation on the 2050 Local Forecasts: Next Steps, as outlined in the materials provided.

Roe asked about potential changes if there were a 'major event' that creates a big turn of events, i.e., a pandemic. Graham stated they do look at the forecasts every 10 years and are also willing to look at them on a case-by-case basis.

Klein discussed demographics, i.e., increasing the age of workforce and what that will look like. Graham noted that they consider different household demographics and senior households, which is the fastest growing demographic.

### 2. Update to 2050 Community Designations (Angela R. Torres, Senior Manager, Local Planning Assistance)

Torres gave an update to the 2050 Community Designations as outlined in the materials provided.

Droste asked if there is data from the past 10 years that shows density changes. Torres responded that there is not specifically, but the trend has been development at higher densities.

3. Imagine 2050 Land Use Public Comment Overview (Angela R. Torres, Senior Manager, Local Planning Assistance)

Torres gave an overview of the Imagine 2050 Land Use Public Comments as outlined in the materials provided.

Bruner asked, what the new negative outcomes (regarding new density requirements) were? Torres responded that some felt the character of neighborhoods would change.

Bottema shared his frustration that the impacts will be felt on the suburban edge going from 3 to 4 units per acre. He feels it is an overreach by the Council and areas like Corcoran are not going to want to follow. He stated he feels the Met Council is being too heavy handed.

Klein stated he didn't see a lot of positive feedback on density. He shared concerns that need to be addressed and there needs to be flexibility. He's also concerned with monitoring greenhouse gases and asked; how do cities fund that? Klein felt geographics need to be considered (regarding infrastructure, i.e., wetlands) that make a development difficult. He does not believe mandates are the way. Torres discussed lands that are not developable are not included. Staff are also looking at ways to be more flexible with density ranges. She noted a lot of communities are already planning at higher densities.

Klein asked about plat monitoring. Torres discussed the program and how it works.

Klein asked why we can't leave the current density where it is and let communities decide where/how much to develop. Torres discussed the Region's goals and how to meet them and regarding greenhouse gases, she noted that the Met Council has a tool to measure this.

Klein commented on Transit and stated some communities don't have it. This, along with higher densities, increases greenhouse gas emissions. Torres noted if a community doesn't agree with density forecasts, staff is willing to work with that community. This differs from growth.

Chair Wulff noted that communities are already accommodating much of the increased density with market forces.

Bruner discussed the public opinion of the Met Council - that they want higher density to occur in the outer core and to move people from the inner core to the country. Chair Wulff stated that is not the intent and noted it is more market driven. Droste added that due to the high costs of development, developers are building on smaller lots which equals higher density but also keeps costs down.

Bottema discussed the Met Council's authority. Chair Wulff stated many comments are regarding suggestions and not a mandate and clarification will be made.

Roe discussed changing development from 3 to 4 units per acre and felt it was maybe done due to areas that weren't even developing at 3 units/acre. He asked, is there a better way to address this issue? He also noted this is to help with the planning for the next 30 years and not necessarily what will actually happen. He noted if the market doesn't meet what a city has planned then it is up to the city to figure it out.

Mocol noted that many think the Met Council has power, but she stated any 'power' they have is defined by state statute. Wulff stated that the Met Council does not have as much 'power' as people perceive. She added, regarding density, this is an area where cooperation is needed.

4. An Introduction to Imagine 2050 Outcomes Measurement (Sarah Henrickson, Senior Researcher, 651-602-1396 and Krysten Ryba-Tures, Research Manager, 651-602-1821)

Henrickson and Ryba-Tures introduced Imagine 2050 Outcomes Measurement as outlined in the materials provided.



Wulff discussed road/trail quality and usage and stated they should be looked at.

Bruner asked why the American Indian Council is given so much attention. Wulff noted there is a lot of input being discussed.

Klein requested another look when this is flushed out.

Roe stated engaging local governments as partners in the development of measures is very important.

## **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 November 21, 2024.

Approved this 16th day of January 2025.

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### **Council contact:**

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