

Minutes of the

MEETING OF THE LAND USE ADVISORY COMMITTEE

Thursday, March 15, 2018

Committee Members Present:

Chip Halbach, Phillip Klein, Jon Commers, Bill Neuendorf, Bill Droste, Kristina Smitten, Marvin Johnson, and Jennifer Geisler, James McClean, Kathi Mocol, James Saefke and Kathi Hemken

Also attending but not yet appointed: Renae Clark and Gerald Bruner

Committee Members Absent:

Jamil Ford, Karl Drotning, Elizabeth Wefel

CALL TO ORDER

Chair Commers called the regular meeting of the Council's Land Use Advisory Committee to order at 4:06 p.m. on Thursday, March 15, 2018. He welcomed Renae Clark and Gerald Bruner and asked that they introduce themselves at the end of the meeting.

APPROVAL OF AGENDA

Chair Commers asked for a motion to approve the March 15, 2018 agenda. It was motioned by Hemken and seconded by Klein. **The motion was approved.**

APPROVAL OF THE MINUTES

Chair Commers asked for a motion to approve the January 18, 2018, minutes. It was motioned by Neuendorf and seconded by Johnson. **The motion was approved.**

BUSINESS

Updated 2018 LUAC Work Plan – Jon Commers

Commers reviewed the updated 2018 LUAC work plan as outlined in the materials provided.

It was motioned by Neuendorf and seconded by Hemken that the Land Use Advisory Committee approve the Updated 2018 Land Use Advisory Committee Work Plan. **The motion was approved.**

INFORMATION

2040 Regional Parks Policy Plan Update – Jan Youngquist, Regional Parks & Natural Resources

Youngquist gave some background and information on the regional park system and the 2040 Regional Parks Policy Plan Update (RPPP). She stated this item will come back to this committee in May for input and feedback on regional balance and system addition criteria.

Hemken asked where the funding comes from. Youngquist explained the different funding mechanisms including state bonding, Met Council bonding, grant programs, lottery dollars, etc. She noted that state and Council bonds were never intended to fund 100% and discussed other sources of revenue the implementing agencies (IA) have, including foundations, local revenue, etc.

Bruner asked about the search areas in Carver County specifically. Youngquist stated one is Miller Lake and the other is the Minnesota River Bluffs. She noted that they have been search areas for many, many years.

Halbach asked how the Council looks at regional balances. Youngquist stated they, in addition to population forecasts, look that a lot of analysis that has been done at the implementing agency (IA) level.

Halbach asked if racial equity is factored in. Youngquist discussed the research done to talk to communities of color and immigrant communities. She stated they've learned that these groups don't use parks the same way that many others do, and they focus more on large gatherings.

Marckel talked about the many levels to the matrix of the system.

Smitten asked about balance with geography, people, natural resources, etc. Smitten asked how parks and trails align with policies around housing, transportation, etc.

Neuendorf stated it would be helpful to understand the RPPP and how it relates to the implementing agencies. He also asked what the Metropolitan Parks and Open Space Commission (MPOSC) is. Youngquist explained the role of MPOSC (an advisory body to the Community Development Committee and ultimately to the Metropolitan Council) and explained the relationship is more of a partnership with the implementing agencies. She explained their main focus is to review master plans submitted by the implementing agencies and also approve grants for land acquisition and park improvements.

Johnson asked if the implementing agencies charge a fee for entrance into the regional parks. Youngquist stated that this is a local decision and noted that Washington, Carver and Anoka counties require a day usage fee or a yearly pass which is reciprocal to all the regional parks. The money collected from these fees is used primarily to help with operations and maintenance costs.

A Typology of Change in Suburban Neighborhoods – Baris Gumus-Dawes, Regional Policy & Research, and Lisa Barajas and Angela Torres, Local Planning Assistance

Gumus-Dawes and Torres gave a presentation on a project they've been working on over the past 14 months as outlined in the materials provided. The concept was to look at equity in planning and develop technical resources. She discussed traits that define a neighborhood and those that capture change.

Droste asked, regarding housing values, how did they account for the 2008 housing crash and recovery in 2015. Gumus-Dawes discussed how they accounted for this anomaly.

Halbach asked how they identified variables in the clusters. Gumus-Dawes stated they used statistical tests and discussions with 12 people of varying degrees of expertise around the table.

Bruner asked what the purpose of this research is. Gumus-Dawes stated it is to offer a toolkit for local planners to help with strategies in local planning.

Torres added that it is to provide more information to communities to identify where other communities are experiencing the same types of issues and to share resources.

Halbach asked how community designations are used (from Thrive MSP 2040). Lisa Barajas discussed the nine community designations in Thrive which are used to look at expectations and gave examples.

Halbach asked about the expectation of housing density – will this replace that? Barajas stated not at all and discussed the role of local government in providing/planning for housing densities.

Smitten discussed change predictability using this information. Gumus-Dawes agreed and stated the goal was to give planners a place to be more intentional about the future of their communities.

Commers stated that a one sentence overview of each of the groups would be helpful. Gumus-Dawes stated that there's seven pages, so trying to summarize would not do this justice. She stated she would be happy to provide the information.

Hemken asked why income as opposed to assets was looked at. Gumus-Dawes stated that net worth data isn't available.

Commers asked about the pace of change – are there variations. Gumus-Dawes stated that neighborhoods change in far longer time periods. Certain census tracts were not available in the 1980's, and Gumus-Dawes discussed why they chose this timeframe and a 15-year spectrum.

Torres discussed the next steps and went back to the four questions in the presentations for LUAC members.

Commers asked members to get in touch with staff with additional comments.

How We Talk About Housing Matters: A Conversation About Housing Messaging – Tara Beard, Regional Policy & Research, and Libby Starling, Regional Planning

Beard and Starling did a presentation on how to talk about housing in productive ways.

Hemken discussed a new building owner who renovates a building and raises rent and asked what do you say?

Beard discussed a similar thing in Richfield and reinforced that we need to be a part of the solution.

Klein stated a lot of these issues are market driven. He discussed the example of what they did with Habitat for Humanity and the pushback that occurred but in the end it all worked well.

Saefke discussed words to never use like subsidized housing or Section 8 and what has happened in his neighborhood.

Starling pointed out that the home mortgage tax deduction is the biggest housing subsidy.

Hemken discussed a company they worked with that wanted a lower tax rate if they updated a building but did not raise rents.

Halbach stated that there are success stories out there that will help guide this going forward.

2017 Report on PlanIt Program – Angela Torres, Local Planning Assistance

Commers pointed out that there is a written report in the meeting materials that members should look at.

Update on Appointment of New Committee Members – Jon Commers

Commers noted that the March 14 Council meeting was canceled so the new members will not be appointed by the Council until March 21, but they were asked to attend today's meeting and tell a little bit about themselves.

Renae Clark, District 3 introduced herself and gave some background on her work on clean water in her district and also her work in land use and water policy planning.

Gerald Bruner, District 4 (Carver County) introduced himself and gave some history of his past work. He believes we get better government when people step up.

ADJOURNMENT

Business completed, the meeting adjourned at 6:10 p.m.

Next Meeting – May 17, 2018

Respectfully submitted,

Sandi Dingle
Recording Secretary