

## Minutes of the

### REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, May 15, 2017

**Committee Members Present: Elkins, Barber, Chávez, Dorfman, Munt, Wulff**

**Committee Members Absent: Commers, Cunningham, Kramer**

**Committee Members Excused:**

#### CALL TO ORDER

A quorum being present, Committee Chair Elkins called the regular meeting of the Council's Community Development Committee to order at 4:10 p.m. on Monday, May 15, 2017. He thanked the City of Ramsey for hosting the Community Development Committee meeting in their City Hall Chambers.

#### APPROVAL OF AGENDA AND MINUTES

It was moved by Chávez, seconded by Barber to approve the agenda. **Motion carried.**

It was moved by Chávez, seconded by Wulff to approve the minutes of the April 17, 2017 special meeting of the Community Development Committee. **Motion carried.**

#### INFORMATION

1. City of Ramsey Update - Tim Gladhill, Community Development Director, provided a presentation to the Community Development Committee with information on development projects, Transit Oriented Development, existing housing stock. He commented the Local Planning Assistance received is very beneficial, used by policy makers, staff and citizens to clarify their Comprehensive Plan Amendment.

#### BUSINESS

##### A. Consent

**2017-94** Bunker Hills Regional Park Master Plan Amendment, Anoka County

It was moved by Wulff, seconded by Dorfman, that the Metropolitan Council:

1. Approve the Bunker Hills Regional Park Master Plan Amendment.
2. Inform Anoka County that future grant eligible development costs for the Central Maintenance Facility will be prorated to reflect the proportion of the County' regional park acreage to the total park acreage owned by Anoka County at the time of a grant request for Metropolitan Regional Parks funding.

**Motion carried.**

The Community Development Committee recommended approval of the proposed action without questions or discussion as part of its consent agenda.

**2017-96** Battle Creek-Indian Mounds Regional Park, Project Scope Grant Amendment (Parks Grant SG-03653), City of St. Paul

It was moved by Wulff, seconded by Dorfman, that the Metropolitan Council:

Approve an amendment to grant agreement SG-03653 to modify the project scope to support preparation of a cultural resource study and interpretive program at Battle Creek-Indian Mounds Regional Park.

**Motion carried.**

The Community Development Committee recommended approval of the proposed action without questions or discussion as part of its consent agenda.

**2017-106** City of Carver Trinity Comprehensive Plan Amendment, Review File No. 20325-9

It was moved by Wulff, seconded by Dorfman, that the Metropolitan Council:

1. Adopt the attached review record and allow the City of Carver to place the Trinity comprehensive plan amendment (CPA) into effect.
2. Find that the amendment does not change the City's forecasts.

**Motion carried.**

The Community Development Committee recommended approval of the proposed action without questions or discussion as part of its consent agenda.

**2017-107** City of Rosemount Rosewood Commons Apartments Comprehensive Plan Amendment, Review File No. 20584-12

It was moved by Wulff, seconded by Dorfman, that the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Rosemount to place the Rosewood Commons Apartments Comprehensive Plan Amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Encourage the City to consider the advisory comments for Wastewater and Housing

**Motion carried.**

The Community Development Committee recommended approval of the proposed action without questions or discussion as part of its consent agenda.

## B. Non-Consent

**2017-95** Mississippi West Regional Park Master Plan Amendment and Facility Exchange, Anoka County

Planning Analyst Jan Youngquist presented the business item to the Community Development Committee.

It was moved by Wulff, seconded by Munt, that the Metropolitan Council:

1. Approve the Mississippi West Regional Park Master Plan Amendment.
2. Approve the conversion of 5.31 acres of land within Mississippi West Regional Park needed for the Riverdale Drive frontage road project as shown in Attachment 1, in exchange for the investment of \$200,000—the appraised value of the property—toward the development of improvements in the park including a paved entrance road, parking, and additional trails.
3. Require Anoka County to submit documentation by December 31, 2021\* of its \$200,000 investment in the park improvements described above to the Council and inform the County that these costs are not grant eligible expenses.

### **Motion carried.**

The Community Development Committee had no questions.

After the consent agenda was passed, Committee member Dorfman requested 2017-106 be placed on the non-consent agenda for the next Metropolitan Council meeting to discuss this item further.

This item passed unanimously as part of the consent agenda. The Committee, however, later discussed the amendment further. Committee member Dorfman raised a question about the potential for providing affordable housing given the nature of the amendment in reducing residential density. Committee member Barber responded that the City provides a variety of housing options throughout the community and that this one amendment does not reflect that larger picture. The Committee did not change the vote on the approval of this amendment.

**2017-108** Consent to Easement, Lake Waconia Regional Park, Carver County – Planning Analyst Jan Youngquist presented the business item to the Community Development Committee.

It was moved by Wulff, seconded by Barber, that the Metropolitan Council consent to Carver County granting a permanent utility easement and a temporary construction easement to ParkSide Church as described in Attachment 1 and shown in Attachment 2, subject to approval of the easements by the Carver County Board of Commissioners.

### **Motion carried.**

The Community Development Committee had no questions.

Local Planning Assistance Manager LisaBeth Barajas presented the business item to the Community Development Committee.

It was moved by Chávez, seconded by Wulff, that the Metropolitan Council:

1. Adopt the attached review record and allow the City of Lake Elmo to place the Royal Golf Club comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the review record for land use, housing, and forecasts.

**Motion carried.**

Committee Member Gail Dorfman asked regarding the purpose for extension of the MUSA line. Barajas responded that the City would be providing city water and sewer to this development. Council Dorfman noted that this would likely not include housing opportunities for lower income families. Chair Steve Elkins asked about potential for future development opportunities on the site. Barajas noted that much of the site is retained for public stormwater management and retention of natural resources, so it would not be available for future development. On a separate note, Chair Elkins asked about the City's progress in updating its ordinances to reflect major amendments that had been approved over the last couple of years. Barajas indicated that the City had done that work as part of the amendment work, given that new ordinances were needed to accommodate development in what was once a rural area. Evidence of this ordinance work can be seen in the amount of development that has occurred in the I-94 corridor since then. The Committee recommended approval of the proposed actions on a vote of 4-2.

**INFORMATION**

2. Overview of the Comprehensive Plan Review Process -Local Planning Assistance Manager Lisa Barajas provided a presentation overview of the Comprehensive Plan Review process to the Community Development Committee which included local comprehensive plan review timelines, review standards, and process. Local Planning Assistance staff will provide estimates on 2040 plan submittals and plan reviews. And will also provide an overview of the Council's statutory review standards for comprehensive plans.

**ADJOURNMENT**

Business completed, the meeting adjourned at 5:45 p.m.

Michele Wenner

Recording Secretary