

## Minutes of the

### MEETING OF THE LAND USE ADVISORY COMMITTEE

Thursday, July 19, 2018

#### Committee Members Present:

Chip Halbach, Phillip Klein, Karl Drotning, Jon Commers, Bill Neuendorf, Bill Droste, Marvin Johnson, Gerald Bruner, Elizabeth Wefel, and Jennifer Geisler

#### Committee Members Absent:

Jamil Ford, Kristina Smitten, James McClean, James Saefke, Kathi Mocol, Renae Clark, and Kathi Hemken

#### CALL TO ORDER

Chair Commers called the regular meeting of the Council's Land Use Advisory Committee to order at 4:09 p.m. on Thursday, May 17, 2018.

#### APPROVAL OF AGENDA

Chair Commers asked for a motion to approve the July 19, 2018, agenda. It was motioned by Geisler and seconded by Klein. **The motion was approved.**

#### APPROVAL OF THE MINUTES

Chair Commers asked for a motion to approve the May 17, 2018, minutes. It was motioned by Klein and seconded by Bruner. **The motion was approved.**

#### INFORMATION

##### **2040 Comprehensive Plans - Emerging Themes** – Lisa Barajas, Community Development

Barajas gave an update on the comprehensive plan updates (CPUs) that have been submitted thus far and discussed emerging themes in preliminary reviews as outlined in the materials provided. She discussed tracking going forward and methods to identify good action plans and report on them.

Drotning asked if there is an internal 'rating' system to evaluate the plans. Barajas explained that they are looking at this but noted that there are 40+ staff reviewing the documents. They have more of a checklist and are looking for emerging trends.

Halbach asked how public are the preliminary submittals in terms of which communities aren't doing anything with housing tools. Barajas stated that most of the CPUs that have been put out to adjacent communities for review and also posted on the community's website.

Halbach asked for the three approved, what tools did they gravitate towards. Barajas noted that the three submitted were all townships and not many tools were used.

Gruber asked if the federal government was pushing for solar use? Barajas stated that the grant received was prior to the change in the administration. The current administration has scaled back on their purpose. She discussed the requirements under the Land Planning Act for solar planning.

Commers commented on this round of plans he feels there is more community engagement and also more concentration on where the market is trying to drive. He feels there is great work coming out of this round of plans.

## **Neighborhood Project** – Angela Torres, Local Planning Assistance

Torres gave a presentation on the seven different neighborhood types that came out of research done as outlined in the materials provided. She reviewed questions for LUAC contained in the handouts.

Drotning discussed high growth communities not seeing turnover. Barajas stated that was true in high growth areas and larger census tracts and discussed the framework of how to use this information.

Geisler discussed diversity within their city. Torres stated staff are hoping to identify different neighborhood types and provide resources.

Barajas discussed different strategies that may be used in different neighborhoods.

Halbach discussed the challenge when basing on census tracts. He discussed analysis and direction he would take from this and opportunities to learn from each other.

Johnson discussed the difference between Maple Plain and Independence that are classified the same but are much different. Barajas discussed the census tract data used and noted the need to apply findings to what you know to be true.

Gruber asked about the study area. Torres explained the study area was well defined with criteria, i.e., within the MUSA boundary and also excluded Minneapolis and St. Paul.

Droste discussed aging in place. He feels part of that was from recession but is now changing. Also, he noted, senior rentals are up and changing the aging in place.

Barajas stated that they've had this discussion – about how much has changed since 2015.

Barajas discussed how Minneapolis and St. Paul were not included in the study.

Torres stated that staff will be back in November to report back on the focus groups.

Commers noted that there was a need to change the order of the agenda, so the committee next heard item #4 on the agenda.

## **Economic Indicator Dashboard** – Corrin Wendell, Local Planning Assistance, and Todd Graham, Regional Policy & Research

Wendell and Graham gave a presentation on economic indicator dashboard as outlined in the materials provided.

Commers discussed local labor sheds and how it relates to the last presentation.

Graham discussed employment 'magnets' and distribution of how far workers are traveling to get to their work sites.

Johnson commented on longer commutes and asked if we know where they're coming from. Graham discussed commuter patterns and data they have on this and the number of folks commuting into downtown areas.

Klein discussed technology changes and less workers needed and asked if staff are looking into this. Graham discussed forecasting work being done for the region as a whole.

Gruber questioned if the Eden Prairie is growing faster due to Hwy 212. Graham responded that in his opinion it has been growing even before.

Geisler finds it is interesting but feels that times are changing. People are living where they want because of telecommuting, etc.

Neuendorf discussed knowing what amenities are needed to keep business there.

Wendell discussed next steps.

**Transit Oriented Development (TOD) Guide 2018 Update** – Mike Larson, Local Planning Assistance and Elizabeth Abramson, Urban Scholar

Larson and Abrahamson gave an update on the TOD Guide and case studies contained in the materials provided.

Johnson asked are there any studies that show the number of people vs. parking spots. Larson stated some of that data is starting to become available and is something we'd like to learn more about.

Neuendorf stated it may be helpful to know some of the history of projects and what it took to get success.

Commers discussed benefits of some of these studies for builders to lenders.

Gruber asked has business increased along these lines due to the rail and less need for parking? Larson stated he was not sure.

Commers stated there has been a lot of focus on investment but not in increased sales, business, etc.

Geisler stated she would love to see where there is availability for pickup/drop off and the potential shift for that type of space vs. parking.

Larson stated that they have been discussing this in the update of the Transportation Policy Plan and are in a speculative state. He stated he could look into it further.

Commers stated this has been discussed with the Metropolitan Airports Commission (at the airport) and where space they allocate is never enough.

Larson acknowledged all of the staff that have been helping in these case studies.

Commers discussed follow up on yesterday's email and equity materials that were distributed. He clarified that he received materials in June and apologized for the delay in response.

## **ADJOURNMENT**

Business completed, the meeting adjourned at 6:00 p.m.

**Next Meeting** – September 20, 2018

Respectfully submitted,

Sandi Dingle  
Recording Secretary