

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, April 17, 2017

Committee Members Present: Cunningham, Barber, Chávez, Commers, Elkins, Munt, Wulff

Committee Members Absent: Dorfman, Kramer

Committee Members Excused:

CALL TO ORDER

Information items were presented due to a lack of quorum at 4:07.

INFORMATION

1. Metropolitan Council Housing and Redevelopment Authority (Metro HRA) Funding Overview

HRA manager Terri Smith provided the Community Development Committee a presentation regarding Metro HRA funding.

The Metropolitan Council Housing and Redevelopment Authority (Metro HRA) administers rent assistance programs for low income families and is the largest administrator of the Housing Choice Voucher (HCV) program in Minnesota. The Metro HRA currently serves 7,200 families with rent assistance and distributes \$55 million annually to 2,200 private landlords. Funding for the HCV program is provided by the U.S. Department of Housing and Urban Development (HUD) and is dependent on annual congressional appropriations.

The budget environment for federal rent assistance programs has fluctuated in recent years. The purpose of this information item is to present a more in-depth review of funding history and funding projections for the HCV program.

2. Land Use Advisory Committee Report

Planning Analyst Deb Detrick provided an update on the Land Use Advisory Committee.

The Land Use Advisory Committee (LUAC) gives advice and assistance on metropolitan land use, comprehensive planning, and matters of metropolitan significance as requested by the Council.

Sixteen members serve on the Committee chaired by Council Member Commers. One vacancy remains in District 3. Half of committee members must be locally elected officials.

The Land Use Advisory Committee discussed proposed amendments to its bylaws during meetings in February and March. The bylaws were last amended in 2004, and proposed amendments clarify some provisions, support efficient Committee meetings, and reflect current Council practices. Recommended amendments are effective when approved by the Council pursuant to the Council's Bylaws.

Committee members continued to develop the 2017 Work Plan that reflects ongoing interest in several main topics: water supply and water reuse; resiliency strategies and Climate Vulnerability Assessment (CVA); PlanIt training program;

comprehensive plan themes; trends and issues affecting land use and regional planning; and the Transportation Policy Plan (TPP). Other topics for planned agendas include economic competitiveness, housing, equity initiatives, and parks, open space and trails. Committee members want to weave equity into topics and consider its application.

Committee members also discussed PlanIt training, the Transportation Policy Plan (TPP) 2040 Plan Update, and the timeline for local comprehensive plans.

For the Committee meeting in February, [Agenda](#) items covered:

- [Appointment of Vice Chair](#);
- [Review of Bylaws](#) of the Metropolitan Council Land Use Advisory Committee and [Proposed Amendments to Bylaws](#);
- [PlanIt: 2016](#) Conference Report and 2017 Program Summary, including [2017 Event Schedule](#) and;
- [Revised 2017 Work Plan](#) for Land Use Advisory Committee.

In March, [Agenda](#) items included:

- [Proposed Amendments to Bylaws](#) of the Metropolitan Council Land Use Advisory Committee and [Proposed Amendments to Bylaws](#);
- [Transportation Policy Plan 2040 Plan Update](#);
- [Timeline for Comprehensive Plans](#); and
- [Revised 2017 Work Plan](#) for Land Use Advisory Committee.

A quorum being present, Committee Chair Cunningham called the regular meeting of the Council's Community Development Committee to order at 4:35 p.m. on Monday, April 17, 2017.

APPROVAL OF AGENDA AND MINUTES

It was moved by Wulff, seconded by Elkins to approve the agenda. Motion carried.

It was moved by Munt, seconded by Wulff to approve the minutes of the March 20, 2017 regular meeting of the Community Development Committee. Motion carried.

BUSINESS - Consent

2017-76 Cottage Grove Ravine Regional Park Master Plan and Consent to Easement, Washington County (Jan Youngquist 651 602-1029)

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

1. Approve the Cottage Grove Ravine Regional Park Master Plan.
2. Inform Washington County that a master plan amendment which includes the location and estimated development costs for the proposed adventure course must be approved by the Council prior to implementation of the project.

3. Require Washington County to submit to the Council the future forest restoration plan for the stormwater conveyance project area and erosion study of the east ravine that are referenced in the master plan, upon completion of these documents.
4. Consent to Washington County granting a drainage and stormwater ponding easement to the South Washington Watershed District as shown in Attachment 1, subject to the Council's receipt of an executed Operation and Maintenance Agreement between Washington County and the South Washington Watershed District. **Motion carried.**

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

2017-77 Land Exchange and Boundary Amendment for Rice Creek West Regional Trail, Anoka County (Jan Youngquist 651 602-1029)

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

1. Approve a land exchange between Anoka County and the City of Fridley that exchanges 1.8 acres of regional parkland at the Rice Creek West Regional Trail for 1.9 acres of City-owned land adjacent to the trail corridor as described in Attachment 1 and depicted in Attachment 2.
2. Approve a master plan boundary amendment to the Rice Creek West Regional Trail corridor that removes 1.8 acres and adds the adjacent 1.9 acres as depicted in Attachment 2, adds trailhead parking, and shifts the trail alignment approximately 100 feet south of its current location as depicted in Attachment 3.
3. Require that the City of Fridley ensure that an easement of acceptable width to Anoka County for the relocated regional trail alignment is granted at no cost to Anoka County.
4. Determine that the costs associated with relocation of the Rice Creek West Regional Trail are not eligible for regional parks funding from the Council. **Motion carried.**

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

2017-78 Future Reimbursement Consideration for Coon Creek Regional Trail, Anoka County (Deb Jensen, 651-602-1554)

It was moved by Wulff, seconded by Elkins,

That the Metropolitan Council:

1. Consider reimbursing Anoka County up to \$175,000 from its share of a future Regional Parks Capital Improvement Program for costs it incurs to build a segment of the Coon Creek Regional Trail along Egret Boulevard in the City of Coon Rapids; and
2. Inform Anoka County that the Council does not under any circumstances represent or guarantee that it will reimburse Anoka County and that expenditure of local funds never entitles a park agency to reimbursement. **Motion carried.**

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

BUSINESS – Non-Consent

2017-74 2017 Unified Budget Amendment - First Quarter

Senior Planner Deb Jensen presented the business item to the Community Development Committee.

It was moved by Elkins, seconded by Wulff, that the Metropolitan Council authorize the amendment of the 2017 Unified Budget as indicated and in accordance with the attached tables. **Motion carried.**

The Community Development Committee had no questions.

2017-87 City of Minneapolis request for a Project Change to the TBRA Grant, Leef Park, Grant No. SG-01957

Livable Communities Manager Paul Burns presented the business item to the Community Development Committee.

It was moved by Munt, seconded by Barber, that the Metropolitan Council (1) approve a project change and term extension for the Tax Base Revitalization Account grant for the *Leef Park* project in the City of Minneapolis; and (2) authorize the Community Development Director to execute an amendment to Grant No. SG-01957 reflecting the change. **Motion carried.**

The Community Development Committee had no questions.

2017-86 Proposed Amendments to Bylaws of the Land Use Advisory Committee (Jon Commers; Deb Detrick 651 602-1327)

It was moved by Commers, seconded by Wulff, that the Community Development Committee recommend approval of proposed amendments to the Bylaws of the Metropolitan Council Land Use Advisory Committee, as shown in Attachment A. **Motion carried.**

The Community Development Committee had no questions. The chair and committee members commented on this work is an example of stewardship, and the challenges of working toward equity, and the composition of the Land Use Advisory Committee.

2017-90 Updated Metropolitan Urban Service Area Implementation Guidelines

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 adopt the updated Metropolitan Urban Service Area Implementation Guidelines as follows:

1. Regarding comprehensive plan amendment requests for land use and staging changes:
 - a. The city's overall residential density for development since 2000 must be a minimum of three units per developable acre. Determination of this density will be based on approved preliminary plats as reported in the Plat Monitoring Program.
 - b. The following will not be counted in a city's density calculation:
 - i. Replatted areas that were previously platted and reported in the Plat Monitoring Program.

- ii. Existing developments that are part of townships or areas being annexed from townships.
 - iii. Areas that have failing sub-surface sewage treatment systems (SSTS) and no on-site alternative SSTS locations. The city shall provide documentation from a licensed SSTS inspector confirming the failure of the existing system and the existing conditions on the site that prohibit the installation of a new SSTS.
 - c. Communities may receive credit for the installation of stormwater BMP facilities provided that the facilities are located on separate lots or outlots, are publicly-owned, properly maintained, and do not encroach upon or modify an existing natural resource.
2. Regarding review of decennial updates to local comprehensive plans:
- a. For communities that participate in the Council's Plat Monitoring Program, the Council will calculate density giving credit on a 1:1 basis for housing units platted or developed that yield an overall average density in excess of the applicable minimum net density required in the current metropolitan development guide. The housing unit credits will be applied to areas guided for the next decade of planned development on urban services and to any other proposed reguidd areas.
 - b. For communities with platted development history, the Council will calculate density using an acreage average of the city's actual platting since 2000, the lowest allowable density on land guided for development for the next decade of planned development, and any reguidd land within the community's current approved MUSA.
 - c. For communities without platted development history, the Council will calculate density using the lowest allowable density on land guided for development for the next decade of planned development and any reguidd land within the community's current approved MUSA.
 - d. The Council will not include in the density calculations any remaining undeveloped land within the current approved MUSA in the city's existing comprehensive plan, with the exception of areas that are being reguidd in the comprehensive plan update.

Motion carried.

Committee members asked if there were substantial changes in the policy, also responded some things cannot be amended, and inquired about the future of vacant MUSA land.

Ms. Barajas responded the review of CPU guiding remains unchanged, density calculation support growth, vacant land is considered, and the review was consistent with last cycle 2030-2040.

A committee members asked about need numbers and land designations.

Ms. Barajas explained density and capacity is separate from densities, minimum land densities – no land use changes.

Committee member inquired about the previous language in 2000, rational for baseline.

Ms. Barajas commented the inception of plat monitoring system was after plans were adopted, data goes back to 2000.

Committee members requested access to plan monitoring report. Ms. Barajas informed them of the website to obtain information.

2017-88 City of Ramsey Woodlands 4th Addition Comprehensive Plan Amendment, File No. 20652-7 Planning Analyst Patrick Boylan presented the business item to the Community Development Committee.

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

1. Adopt the attached Review Record and allow the City of Ramsey to place the Woodlands 4th Addition Comprehensive Plan Amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Strongly encourage the City to:
 - a. Consider implementing the existing lower rural residential density guiding or employing density transfer and conservation design methods in the proposed site design to minimize the impacts to existing habitat.
 - b. Consider siting of municipal stormwater management facilities on publicly-dedicated outlots instead of constructing them on private property, which could hamper site maintenance activities. **Motion carried.**

The Community Development Committee had no questions.

2017-89 City of Ramsey Brookfield 8th Addition Comprehensive Plan Amendment, File No. 20652-8 Planning Analyst Patrick Boylan presented the business item to the Community Development Committee.

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

1. Adopt the attached Review Record and allow the City of Ramsey to place the Brookfield 8th Addition Comprehensive Plan Amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Strongly encourage the City to:
 - a. Consider implementing the existing lower rural residential density guiding or employing density transfer and conservation design methods in the proposed site design to minimize the impacts to existing habitat.
 - b. Consider siting of municipal stormwater management facilities on publicly-dedicated outlots instead of constructing them on private property, which could hamper site maintenance activities. **Motion carried.**

The Community Development Committee had no questions.

ADJOURNMENT

Business completed, the meeting adjourned at 5:20 p.m.

Michele Wenner
Recording Secretary