

Minutes

Land Use Advisory Committee



Meeting Date: May 19, 2022

Time: 4:00 PM

Location: 390 Robert Street

Members Present:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Chair, Wendy Wulff, D16 | <input type="checkbox"/> Kathi Hemken, District 6 | <input type="checkbox"/> Steve Morris, District 12 |
| <input type="checkbox"/> Jonathan Bottema, District 1 | <input type="checkbox"/> Vacant, District 7 | <input type="checkbox"/> Trista MatasCastillo, District 13 |
| <input type="checkbox"/> April Graves, District 2 | <input type="checkbox"/> Noah Keller, District 8 | <input type="checkbox"/> Mitra Jalali, District 14 |
| <input type="checkbox"/> Mark Nelson, District 3 | <input type="checkbox"/> Jennifer Geisler, District 9 | <input checked="" type="checkbox"/> William Droste, District 15 |
| <input checked="" type="checkbox"/> Gerald Bruner, District 4 Carver | <input type="checkbox"/> Dan Roe, District 10 | <input checked="" type="checkbox"/> Karl Drotning, District 16 |
| <input type="checkbox"/> Kathi Mocol, District 4 Scott | <input type="checkbox"/> Phil Klein, District 11 | <input type="checkbox"/> = present, E = excused |
| <input type="checkbox"/> Suado Abdi, District 5 | | |

Call to Order

Without a quorum being present, Committee Chair Wulff called the regular meeting of the Land Use Advisory Committee to order at 4:10 p.m.

Agenda Approved

Committee Members did not have any comments or changes to the agenda. Approved by consensus.

Approval of Minutes

Because there was not a quorum present approval of the January 22, 2022 and March 17, 2022 minutes was postponed until the next regular meeting of the Land Use Advisory Committee.

Public Invitation

None.

Business

None.

Information

2050 Regional Development Guide - Vision, Values and Goals (Lisa Barajas, Community Development Director and Michael Larson, Local Planning Assistance)

Barajas gave a brief overview of the purpose of this information item to gather input from LUAC to identify values and vision and outcomes for the 2050 Regional Development Guide.

Larson continued and discussed the vision process and qualities. He also discussed values to implementation. Next, he reviewed exploratory issues outlined in the presentation provided.

Larson shared values that came from the survey, also contained in the presentation.

Drotning stated the land uses in his community are identified in the comprehensive plan. He noted that, when developing communities, this differs. He discussed the high costs of construction and

infrastructure.

Bruner discussed the challenges of not knowing what the future holds.

Larson continued the presentation and discussed a vision for the future of the region.

Bruner discussed changes in Carver County and its rapid growth that is diminishing farmland.

Bruner asked how accurate the Development Guide was from 30 years ago. Barajas stated that growth and development was pretty close – within a regional margin of error. She also discussed transit visions that have come to fruition.

Drotning discussed the evolution Lakeville went through and lessons learned.

Community Designations (Raya Esmaeili, and Jake Reilly, Local Planning Assistance)

Esmaeili gave an overview on the Community Designations project including the importance/outcome of community designation, process, engagement/analysis, timeline, and deliverables outlined in the materials provided. He discussed internal and external focus groups involved in the project.

Drotning stated each community develops based on their unique characteristics. They've had to evolve plans as expectations for the region have changed.

Wulff asked, what can be developed and redeveloped and what are communities willing to develop/redevelop.

Barajas discussed looking at high level land availability when we get to forecasts, we get much more specific.

Esmaeili discussed additional variables looked at, for example, climate, natural resources, transit/transportation, and demographics.

Esmaeili passed out a list of questions for discussion.

1. Given that surface water/groundwater interaction areas can greatly impact developable lands in the region, should they be considered as a variable?

Bruner and Droste both agreed they should.

Wulff noted that not so much a community designation because cities are not universal within their borders.

Droste discussed restricting large lot development – could be a discussion at the policy level.

Wulff discussed contaminated well data.

2. What characteristics of job density impact communities indifferent or similar ways?

Discussed changes, due to pandemic, where with so many people working from home no longer supports restaurants, shops, etc.

Droste discussed transit needs changing as office buildings are converted to apartments.

Reilly stated as people's longer trips diminish more transit is needed for shorter trips. He discussed how trends are changing back to shorter trips as was done with street cars in the 1940's.

Esmaeili discussed industry versus jobs.

Esmaeili switched the order of the questions in the interest of time.

5. Is it feasible to have multiple designations for within the urban areas, considering potential future policy impacts?

Droste agrees with multiple designations depending on their development. Bruner and Wulff agreed.

Esmaeili stated we need to consider minimum density requirements. Wulff stated it depends on



water/sewer infrastructure availability.

6. How can special features be better utilized? Should they continue?

Wulff stated she feels they are already built into the plans.

4. How might demographic information be considered in distinguishing communities?

Torres asked, how do we look at built environment and how people impact it.

Wulff discussed household size trending down.

Barajas stated except with multi-generational families in certain cultures.

3. How might prime agricultural land differentiate communities?

There was no time to continue the conversation.

Esmaeili discussed next steps outlined in the materials provided.

Wulff suggested sending information to members not in attendance to give feedback individually.

Adjournment

Business completed; the meeting adjourned at 6 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 May 19, 2022.

Approved this 00 day of Month 2022.

Council Contact:

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LUAC 5/19/2022

Community Designations: Small Group Discussion

1. Given that surface water/groundwater interaction areas can greatly impact developable lands in the region, should they be considered as a variable?
2. What characteristics of job density impact communities indifferent or similar ways?
3. How might prime agricultural land differentiate communities?
4. How might demographic information be considered in distinguishing communities?
5. Is it feasible to have multiple designations for within the urban areas, considering potential future policy impacts?
6. How can special features be better utilized? Should they continue?