

Minutes

Land Use Advisory Committee



Meeting date: February 22, 2024

Time: 4:00 PM

Location: 390 Robert Street

Members present:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Chair, Wendy Wulff, D16 | <input type="checkbox"/> Vacant, District 6 | <input type="checkbox"/> Vacant, District 12 |
| <input checked="" type="checkbox"/> Jonathan Bottema, District 1 | <input type="checkbox"/> Vacant, District 7 | <input type="checkbox"/> Vacant, District 13 |
| <input type="checkbox"/> April Graves, District 2 | <input type="checkbox"/> Noah Keller, District 8 | <input type="checkbox"/> Vacant, District 14 |
| <input type="checkbox"/> Mark Nelson, District 3 | <input type="checkbox"/> Vacant, District 9 | <input checked="" type="checkbox"/> William Droste, District 15 |
| <input checked="" type="checkbox"/> Gerald Bruner, District 4 Carver | <input checked="" type="checkbox"/> Dan Roe, District 10 | <input type="checkbox"/> Vacant, District 16 |
| <input type="checkbox"/> Kathi Mocol, District 4 Scott | <input checked="" type="checkbox"/> Phil Klein, District 11 | <input type="checkbox"/> = present |
| <input type="checkbox"/> Vacant, District 5 | | |

Call to order

A quorum being present, Committee Chair Wulff called the regular meeting of the Land Use Advisory Committee to order at 4:02 p.m.

Agenda approved

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

Approval of minutes

It was moved by Klein, seconded by Bruner to approve the minutes of the November 16, 2023, regular meeting of the Land Use Advisory Committee. **Motion carried.**

Information

1. Density and Land Use Approaches (Raya Esmaeili, Planning Analyst)

Esmaeili gave a presentation on density and land use approaches as outlined in the materials provided. Specifically, she discussed approaches that may better align with regional goals and land use objectives through minimum density requirements.

Chair Wulff asked how many communities in the suburban and emerging suburban edge fall below their required densities. Esmaeili stated she can look into that to give specifics.

Droste asked for data that shows sewage output from 3 units/acre versus 10 units/acre. Chair Wulff discussed the costs in regard to serving the core where there's more density and noted it's more costly to put in pipe. This makes them somewhat equal. Esmaeili stated the methodology to get this data would be very complex.

Committee members discussed development changes and comprehensive plan revisions and the role the Met Council plays in that.

Bottema discussed cost considerations for development in certain areas that may be very different than other areas.

Esmaeili discussed minimum density requirements and switching from 3 to 4 units/acre as a

minimum. Droste noted developers are changing their models to fit on smaller lots due to higher costs as well as meeting the market demands.

The group discussed water usage and the effects from higher densities. Also discussed environmental goals – reducing the number of miles driven per person. Members felt this will need to be tied to land use.

The committee discussed communities that have developed at 3 units/acre and are now being asked to develop at a minimum of 4 units/acre and the feeling that those communities will feel punished.

Esmaeili continued her presentation and discussed the policy approaches of MUSA expansion and minimum density for new connections as outlined in the presentation.

The committee discussed the negative impacts to some developing communities.

Next, Esmaeili discussed administrative approaches including: all land guided to support growth, which committee members felt made sense. She also discussed meeting density minimums every decade, looking at all existing developments, and target density as listed in the presentation.

The committee members discussed market driven development that will make higher density development more achievable. They also discussed the effects of climate change. Chair Wulff noted that the Met Council has staff who study this and make projections.

Lastly, Esmaeili discussed the administrative approach looking at incentives.

Comments that this would not be practical and would be a huge undertaking for the Met Council to monitor. Staff stated they wouldn't police the development but would ask for evidence from cities that it's being done.

The committee discussed affordable housing development incentive with new money from the Legislature.

Chair Wulff asked members to send additional comments/questions to staff.

Adjournment

Business completed; the meeting adjourned at 6:55 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 February 22, 2024.

Approved this 21st day of March 2024.

Council contact:

Sandi Dingle, Recording Secretary
Sandi.Dingle@metc.state.mn.us
651-602-1312