

**Minutes of the
REGULAR MEETING OF THE LAND USE ADVISORY COMMITTEE**

Thursday, March 21, 2013

Committee Members Present: Jon Commers, Ginny Black, Gregory Boe, Bill Droste, David Elvig, Chip Halbach, Kim Kang, Elizabeth Kautz, Phillip Klein, Bill Neuendorf, Kristina Smitten, Jon Ulrich.

Committee Members Absent: Tami Diehm, Amy Ihlan, Kathi Hemkin, Andy Hestness, Elizabeth Wefel.

CALL TO ORDER

A quorum being present, Committee Chair Commers called the regular meeting of the Council's Land Use Advisory Committee to order at 4:05 p.m. on Thursday, March 21, 2013.

APPROVAL OF AGENDA AND MINUTES

It was moved by Kautz, seconded by Ulrich to approve the agenda. **Motion carried.**

It was moved by Elvig, seconded by Neuendorf to approve the minutes of the January 17, 2013, regular meeting of the Land Use Advisory Committee. **Motion carried.**

Chair Commers introduced Ginny Black as a new LUAC member.

BUSINESS

(none)

INFORMATION

Committee of the Whole Discussion of Geographic Planning Areas – Jon Commers

- **Memo to COW Summarizing LUAC Feedback**
- **Summary Information on Planning Areas**

Chair Commers explained to the committee the usefulness of the Memo and the Summary which were formed with LUAC assistance and will aid in geographic planning areas going forward. These documents were well received at Committee of the Whole, opening up a series of conversations between LUAC and the Council. Commers stated LUAC has a role in geographic planning areas and Thrive System plans.

Sewer Availability Charge (SAC) Task Force – Jon Commers

Chair Commers stated SAC is a topic of interest all around the region. A working group was formed to discuss SAC charges, and financing mechanisms. The group members are: Commers, Patty Nauman, Gary Cunningham, Gary Van Eyll, Wendy Wulff, Mayor Mike Gamache, and Dan Boe. They are planning their first meeting in April.

Halbach asked what is the next step? Commers responded the work will come back to LUAC in May or July. Detrick responded July is more likely.

Thrive MSP 2040: LUAC Feedback to Impact Public Engagement – Jon Commers and Libby Starling, Community Development Division

- **Thrive MSP 2040: Status Report**

Ms. Starling explained the Thrive MSP 2040: Status Report handout. Ms. Starling provided an overview explaining the 1st phase of engagement, and the 2nd phase is more targeted. This is a status report from the Council and the Thrive Working Group of the plan with public comments integrated, providing a Mission, Outcomes, Principles, and Goals.

- Overview of process and how four policy areas have been selected

Ms. Starling provided a PowerPoint overview of Thrive MSP starting with defining the vision. She explained the timeline for Phase 1 of Thrive Outreach/Engagement with more outreach this Fall and public meetings/hearings in the Winter to adopt the Thrive MSP policy plan. Phase 1 will determine what to keep/change from listening session last summer. Key themes include: connecting jobs, housing, transit and community amenities; residents want jobs, commerce, community activities close to home; prioritize regional investment, particularly transit infrastructure; and convenor for regionally significant discussions. Council policies need to provide some flexibility to address the specific needs of communities and assure an adequate water supply and improved water quality.

Ms. Starling outlined the Mission, Outcomes, Principles, and Goals for Thrive MSP 2040. Mission is: working together towards a prosperous, livable and sustainable region where all will thrive. Outcomes are: Prosperity, Livability, and Sustainability. Principles are: Collaboration, Equity, Stewardship, Integration, and Accountability. Goals are: protect natural areas, a vibrant and globally competitive economy creating opportunities, land use, development patterns, safe, stable and affordable housing options for people in all life stages, a multi-modal transportation system, and to minimize its contribution and develop resilience in light of climate change.

The next phase includes 4 key policy issues:

1. Economic development and competitiveness
2. Water supply and water quality
3. Land use and transit
4. Affordable housing

Late April or May the overall framing for Thrive will be distributed.

Chair Commers remarked a lot of information was received – the set of revisions/outcomes and the 4 key policy issues will provide good conversations for the next meeting on April 18th.

Kautz thanked staff for their work, she was glad to see equity as an issue and stewardship. How do we finance? Financial management is needed in the vision for transit systems.

Commers commented the goal should be financial sustainability.

Kautz remarked investments are needed for capital and operating budgets.

Smitten commented the financial component should include accountability. Starling responded the financial piece also includes stewardship.

Kautz asked if the principles and strategies are at the comprehensive plan level; leveraging resources, public/private partnerships, balancing surface and ground water.

Ulrich questioned the 4 issues, are they resolved or unresolved? He believes transit is more unresolved.

Commers commented a build out of transit systems has multiple competing efforts.

Ulrich commented the listening sessions' critique is the 2040 road system is not adequate; systems don't touch outside the beltway except for Northstar.

Neuendorf commented on the importance of multi-modal systems; car, bus, or bike.

Ulrich indicated the policy plan doesn't include roads, just transit.

Commers reminded members this is not a comprehensive list, just 4 key issues selected for interaction. Thrive is not single modal – it includes road and transit networks, TTP, passenger mode, freight, etc.

Halbach stated a difference in vision in Council and region. Where should the Council support growth? He expects a lot of growth near the downtown areas where transit is a bigger factor. He cautioned the committee to look at the changes in the last twenty years and to consider the best way to revise future assumptions.

Commers remarked on the need for an adaptable plan for unpredictable events/changes.

Halbach commented on the need for value built in the plan and how to adapt when change occurs. Commers stated a plan that can pivot would be advantageous.

Black confirmed the expected growth around the downtown areas, but outside of 494 in Plymouth there are gaps in the system. We need to service those areas better. We need North – South multi-modal transit to connect these areas.

Kautz expressed the need for collaboration with MnDot and to address the issue of domain.

Ulrich remarked on the need for a transportation guiding plan, not just expansion of two-lane highways to four lanes.

Kautz commented there are existing great models for examples to amend transportation plans and we should make those tools available.

Elvig stated the outer-ring communities are not connected, the roads are not aligned. He states developers are looking for transit corridors. Suggests incentives for developers - tax base incentives, and that financial modeling of trends could be very effective.

Black commented on the need for jobs near houses and the need for transit near affordable housing. She stated transit is not friendly for people getting to jobs with hours other than 9 to 5; very unlikely the person that works a second job can use transit to get there.

Halbach remarked that is a great goal, and we cannot tackle each goal by itself, they're tied together.

Elvig stated the labor opportunities for less skilled workforce are in industrial parks which the LRT does not reach. We must bring the industry to the people or the people to the industry – connectivity is important.

Commers responded we need to facilitate industrial land use over time to provide employment, even in the developed area.

Elvig suggested connecting the pockets of industrial areas to transit. Commers confirmed the theme of connectivity.

Droste had a question regarding the data on the influx of residents, for example one county had 15K residents move out and another county had 20K move in, where are these people going? Do we have enough information on existing patterns?

Starling responded data on employment centers and jobs types will be presented at the meeting in May. The information will include commuter and labor patterns.

Kautz reminded the group of the goals for housing options for all stages of life.

Commers confirmed that was one of the goals of the CDC, to accelerate housing programs, including a study of inventory of all housing stock and availability across the region.

Kautz stated the next step is looking at the goals, principles, strategies and implementation for long term. However the word “affordable” is still a problem.

Commers stated the need to identify sensitivity to the word “affordable” housing.

Ulrich stated his interpretation of the goals is to maximize roadways, maximize infrastructure inside and outside the beltway which is the best use of land planning.

Neuendorf stated he is supportive of the goals, but the natural resources aspect should be broadened, and the last goal regarding climate change is unclear.

Boe stated he liked that climate change is mentioned.

Commers agreed it is not clear.

Smitten commented on the support of natural resources; due to all the different weather patterns we must be mindful to climate change.

Kautz remarked we must be good stewards with a sustainability plan; climate change is a reality and a very sensitive issue. Commers addressed the issue of sensitivity, careful selection of words, and sustainability vs. climate change.

Halbach stated the wording “reduction of greenhouse gases” was awkward.

Smitten remarked the region will be impacted by climate change.

Halbach remarked on the need to minimize greenhouse gases and increase our resilience to climate change.

Kautz stated the need for a lot of strategies.

Black remarked no matter what word is used we must decide the best way to describe and clarify resilience and sustainability, infrastructure, and managing storm water.

Droste commented on the long-term cost, stating Duluth as an example of an enormous cost.

Black asked of the non-believers, how much will it cost if not addressed?

Chair Commers thanked the committee for the helpful feedback. The feedback will be reflected in the next steps. For the April meeting the committee will have a draft for public dialogue, please come ready with comments.

Kautz asked if this information will be on the web-site. Starling confirmed on the Thrive MSP.org web-site
- Additional Information on Policy Areas

Other Business – Special Meeting April 18

ADJOURNMENT

Business completed, the meeting adjourned at 5:40 p.m.

Michele Wenner
Recording Secretary