

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, January 6, 2020

Committee Members Present: Atlas-Ingebretson, Chamblis, Johnson, Lee, Lilligren, Lindstrom, Vento, Wulff

Committee Members Absent: Cummings, Muse

Committee Members Excused:

CALL TO ORDER

A quorum being present, Committee Chair Lilligren called the regular meeting of the Council's Community Development Committee to order at 4:00 p.m. on Monday, January 6, 2020.

APPROVAL OF AGENDA AND MINUTES

It was moved by Atlas-Ingebretson, seconded by Vento to approve the agenda. Motion carried.

It was moved by Wulff, seconded by Johnson to approve the minutes of the December 16, 2019 regular meeting of the Community Development Committee. Motion carried.

[Click here to view January 6, 2020 Community Development Committee meeting video](#)

BUSINESS

2020-1 City of Oak Grove 2040 Comprehensive Plan, Review File 22040-1

Planning Analyst Eric Wojchik presented the business item to the Community Development Committee. It was moved by Vento, seconded by Wulff, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

1. Authorize the City of Oak Grove to place its 2040 Comprehensive Plan into effect.
2. Revise the Community Designation for the southeastern portion of the City to Rural Residential, as shown in Figure 3, in accordance with the Special Law from the first Special Session, [section 126, article 3 of the 2017 session laws \(first special session\)](#).
3. Advise the City to implement the advisory comments in the Review Record for wastewater, surface water management, land use, and water supply.

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion.

2020-3 JT: City of Brooklyn Park 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21968-1

Planning Analyst Eric Wojchik presented the business item to the Community Development Committee. It was moved by Chamblis, seconded by Wulff, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize the City of Brooklyn Park to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts downwards as shown in Table 1 of the attached Review Record.
3. Revise the City's Affordable Housing Need Allocation to 795.
4. Advise the City to adopt the Mississippi River Critical Corridor Area (MRCCA) Plan within 60 days after receiving final DNR approval and submit a copy of the final adopted plan and evidence of adoption to the DNR, Council, and National Park Service within 10 days after the adoption.
5. Advise the City to implement the advisory comments in the Review Record for Forecasts, Housing, and Water Supply.

Recommendation of the Environment Committee

1. Approve the City of Brooklyn Park's Comprehensive Sewer Plan.
2. Advise the City to implement the advisory comments in the Review Record for Wastewater.

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion.

2020-2 JT: City of Waconia 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22018-1

Senior Planner Raya Esmaeili presented the business item to the Community Development Committee. It was moved by Wulff, seconded by Vento, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize the City of Waconia to put into effect the portion of its 2040 Comprehensive Plan pertaining to areas within the City's boundaries as of November 19, 2019, and those portions of Laketown Township for which the City has existing Orderly Annexation Agreement (OAA).
2. Advise the City of Waconia that the Council has reviewed the remainder of the Plan and has found no regional system conformance or policy consistency issues at this time. Because the City does not have the legal authority to plan and zone for areas within Waconia Township in the absence of an OAA, the City may not put those portions of the Plan into effect at this time. At such time as the City of Waconia acquires jurisdiction of the lands planned for future urbanization in Waconia Township either through an Orderly Annexation Agreement or annexation by ordinance, the City will need to submit appropriate plan amendments to the Council for further review and action.
3. Advise the City to implement the advisory comments in the Review Record for Surface Water Management, Land use, and Water Supply.

Recommendation of the Environment Committee

1. Approve the City of Waconia's Comprehensive Sewer Plan.

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion.

2020-10 JT: City of Chanhassen 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21810-1

Senior Planner Raya Esmaeili presented the business item to the Community Development Committee. It was moved by Wulff, seconded by Lindstrom, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize the City of Chanhassen to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts upward as shown in Table 1 of the attached Review Record.
3. Revise the City's sewer-serviced forecasts upward as shown in Table 2 of the attached Review Record.
4. Advise the City to implement the advisory comments in the Review Record for Surface Water Management.

Recommendation of the Environment Committee

1. Approve the City of Chanhassen's Comprehensive Sewer Plan.
2. Implement the advisory comments in the Review Record for Wastewater

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion.

2020-4 JT: City of Golden Valley 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21988-1

Senior Planner Michael Larson presented the business item to the Community Development Committee.

It was moved by Atlas-Ingebretson seconded by Chamblis, That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize the City of Golden Valley to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts upward as shown in Table 1 of the attached Review Record.
3. Revise the City's allocation of affordable housing need to 222 units.
4. Advise the City to implement the advisory comments in the Review Record for surface water management.

Recommendation of the Environment Committee

1. Approve the City of Golden Valley's Comprehensive Sewer Plan.

Motion carried.

Mr. Larson shared comments sent via e-mail from the City's Planning Manager Jason Zimmerman. Councilmember Lee inquired regarding the source of demand for the City's recent boom of multifamily development. Community Development Director Barajas responded by providing a general synopsis of the Council's understanding and research regarding the region's recent demand for multifamily housing.

2020-11 Ramsey County 2040 Comprehensive Plan, Review File 22191-1
 Planning Analyst Patrick Boylan presented the business item to the Community Development Committee. It was moved by Lee, seconded by Lindstrom, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize Ramsey County to place its 2040 Comprehensive Plan into effect.
2. Advise the County:
 - a. To adopt the Mississippi River Corridor Critical Area Plan within 60 days after receiving DNR final approval, and to submit a copy of the final adopted plan and evidence of adoption to the DNR, Council, and National Park Service within ten days after the adoption.
 - b. That authorization of the County’s Plan does not commit the Council to funding expansion or improvements to State Trunk Highway 36, the interchange at I-35E/County Road J, and Anoka County’s interchange at County Road J/I-35W, as these projects are not in the Current Revenue Scenario of the TPP.
 - c. To implement the advisory comments in the Review Record for Forecasts and Transportation.

Motion carried.

Max Holdhusen, Ramsey County Policy Analyst, was in the audience representing Ramsey County. Councilmember Johnson mentioned her appreciation on the County’s targeted business growth. Councilmember Lee mentioned appreciation for County public art. Councilmember Vento mentioned the outstanding parks and trails on the east side of the metropolitan area.

2020-15 Livable Communities Act Tax Base Revitalization Account Funding Recommendations Senior Planner Marcus Martin presented the business item to the Community Development Committee. It was moved by Wulff, seconded by Lindstrom, that the Metropolitan Council:

1. Award 11 Tax Base Revitalization Account grants as shown in Table 1 below.
2. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

Table 1. Tax Base Revitalization Account Grant Recommendations

Recommended Projects - Contamination Investigation	Recommended amount
Saint Paul – 1222 University	\$49,200
Recommended Projects - Contamination Cleanup	Recommended amount
Minneapolis - 14th and Central	\$370,500
Minneapolis - RBC Gateway	\$425,000
Roseville - Twin Lakes Station	\$722,500
Edina - Amundson Flats	\$400,500
Minneapolis - 907 Winter Street NE	\$185,000
Minneapolis - Amber Apartments	\$180,700
Minneapolis – Stonehouse Square Apartments	\$140,700
Minneapolis - Creekside at Van White	\$367,000
Saint Paul - Waterford Bay	\$316,900

Saint Paul - Stryker Av	\$179,800
TOTAL Recommended (All Grant Categories)	\$3,337,800
Total Available	\$3,394,500
Total Remaining	\$56,700

Motion carried.

Committee members asked questions related to the proposal evaluation process including the responsibility for contamination by prior property owners or users and the impact of the level of contamination present at a site particularly whether certain properties could have “too little” contamination relative to other sites. Questions were also asked about communication with applicants about other sources of funding for cleanup, the ability for projects not recommended for funding to re-apply and the frequency of funding cycles. Information was requested in future presentations on the scoring criteria for all LCA grants, location of prior TBRA grant awards and geographic information about exposure to contamination.

2020-16 SW: Adoption of the Livable Communities Act Affordable and Life-Cycle Housing Goals for 2011-2020 for Little Canada, Res. No. 2020-1

Livable Communities Manager Tara Beard presented the business item to the Community Development Committee.

It was moved by Vento, seconded by Wulff, that the Metropolitan Council approve Resolution 2020-1 adopting the Livable Communities Act Local Housing Incentives Account Affordable and Lifecycle Housing Goals adopted by the City of Little Canada to participate in the Livable Communities Act for calendar year 2020.

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion.

INFORMATION

1. Parks and Trails Legacy 25 Year Plan Overview

Parks’ Manager Emmett Mullin presented the information item to the Community Development Committee. He provided **an overview of the Plan** and the related funding, which is one of the funding sources that supports the Regional Parks and Trails System.

In 2008, Minnesota voters passed the Legacy Constitutional Amendment that included a three-eighths of one percent sales tax for 25 years, until 2034, dedicated to cleaner water, healthier habitat, better parks and trails, and to support and preserve vibrant arts and cultural heritage.

This information item will focus on the 25-year *Parks and Trails Legacy Plan* that was created as a condition of the new Amendment. This plan looks out 25 years to envision a future in which parks and trails play a significant role in the lives of all Minnesotans. It was created over an 18-month period that included extensive public engagement. It is a parks and trails plan *for* Minnesotans and *by* Minnesotans.

The Plan focuses on improving and expanding Minnesota's parks and trails of state and regional significance. It is based on four strategic directions that together ensure a great future for parks and trails:

- Connect people and the outdoors.
- Acquire land and create opportunities.
- Take care of what we have.
- Coordinate among partners.

2. Status Update on 2040 Comprehensive Plan Reviews

Local Planning Assistance Manager Angela Torres presented the information item to the Community Development Committee. She provided an update of the status of plan submissions, plan authorizations, and reviews in process. In addition, staff shared initial takeaways from local plans on topics of economic competitiveness, climate and resilience, housing, and equity.

The Metropolitan Land Planning Act (MLPA) requires each local governmental unit to review and, if necessary, amend its entire comprehensive plan at least once every ten years to ensure it conforms to metropolitan system plans. The deadline for local governmental units to complete their "decennial" updates was December 31, 2018, unless the Council granted an extension to that deadline.

Council staff have been working with the region's communities to prepare for the 2040 Comprehensive Plan submittals since the Council issued System Statements in September 2015. This includes providing planning resources and process improvements, administering comprehensive planning grant assistance funds, facilitating requests for deadline extensions, providing preliminary review of plans, and receiving plan submittals online. During 2019, Council staff have worked to assess conformance with system plans, consistency with policy plans, and compatibility with plans of affected jurisdictions. This work includes review of submitted local comprehensive plans, technical assistance for local governments to respond to incomplete items and requests for additional information, and coordination of staff reports for local plan review through Council committees.

3. 2020 Community Development Committee Work Plan (Lisa Barajas 651 602-1895)

Community Development Division Director Lisa Barajas presented this information item to the Community Development Committee. Each year, the Community Development Committee approves and annual work plan to guide its business and meeting agendas. The annual work plan typically includes ongoing business of the Council, special projects/initiatives anticipated during the year, regular reports and information items, and special reports by invited speakers.

The Work Plan is intended to be a guide to the Committee's work, provide staff direction, and is considered flexible and modifiable as the year progresses. Input from staff and Committee members guide and shape the Work Plan. At this meeting, Council staff seek direction from the Committee Members on the proposal below, with the following questions in mind:

- Are there any gaps in the Work Plan given the Council's recently formed priorities?
- Is there any additional information or reports that the Committee seeks in order to better inform its work?

- Are there any invited speaker or panel presentations that the Committee is interested in to better inform its work?

Council staff will incorporate the Committee's input and prepare a Work Plan for adoption in early February. This finalized Work Plan will include also a timeline for the different items in the Plan.

The Work Plan is divided between Regular Business, 2020 Initiatives, Information and Regular Reports, and Invited Speakers. In addition to the 2020 Initiatives section, other initiatives or special projects for 2020 are listed under work unit headings and with an asterisk (*).

Items listed below may include an estimated month or quarter in which they will be on the Committee's agenda. These estimated dates may change as staff finalize the Work Plan for the Committee's adoption in February.

Regular Business

Livable Communities

- Livable Communities Act Annual Fund Distribution Plan – March
- Recommendations for Livable Communities Act grants
 - Tax Base Revitalization Account (TBRA) – June, December
 - Livable Communities Demonstration Account (LCDA) – November
 - Local Housing Incentives Account (LHIA) – November
 - LCDA TOD Pre-development grants – July, December
 - LCDA/TBRA TOD Development and Cleanup – October
- Livable Communities Re-enrollment for 2021-2030*
 - Approach to negotiations – Q1
 - Public Hearing - November
 - Adoption of negotiated goals
- Livable Communities Act grant changes, extensions – as needed

Metro HRA

- Public Housing Agency Plan including Housing Choice Voucher Administrative Plan
 - Set Public Hearing date – June
 - Public Hearing – August
 - Approval – September
- Project Based Voucher awards – November
- Bridges Rental Assistance Program – Grant Renewal – June
- Rental Assistance Program for Anoka County – Grant Renewal – June
- Update Utility Allowance Schedule – October
- Annual Payment Standards – October/November
 - Information report on Small Area Fair Market Rents in first year
 - Approval of 2021 standards
- Consideration for Section 8 Homeownership Program*

Local Planning Assistance

- Review of 2040 Comprehensive Plan Updates – ongoing
- Review of Comprehensive Plan Amendments – ongoing
- Comprehensive Plan Implementation Program (PlanIt) - training and technical assistance for local governments*

Regional Parks and Natural Resources

- Amendment to the *2040 Regional Parks Policy Plan**
- 2020-2025 Parks Capital Improvement Program – July
- Regional Parks Operations and Maintenance Allocations – July
- Regional Park and Trail grant reviews – ongoing
- Regional Park and Trail Master Plan reviews – ongoing
- Regional Parks Equity Grant Program
 - Notice of funding availability – Q1/Q2
 - Recommendations for awards - November

Community Development Budget & Finance

- Budget Amendments, if needed – February, April, June, August, October
- 2021 Budget Initial discussion – April
- 2021 Community Development Division annual operating budget review – July
- 2021 Community Development Division annual capital budget
- Annual Consolidated Grant Report - quarterly

2020 Initiatives

- Review Livable Communities grant programs: Statutory objectives and Fund Distribution Plan – February, March
- Regional Parks Visitor Study – December
- Metro Climate Stats
- Regional Housing Initiative and Moving to Work authority
- Neighborhoods Project: Tools & Resources for local governments
- CDC-related components of the Comprehensive Economic Development Strategy
- CDC-related components of the agency-wide Sustainability Plan
- Continued implementation of Community Choice Program
- Continued implementation of Parks Ambassador Program

Information and Regular Reports

- Project Based Voucher policy and usage – February
- Land Use Advisory Committee – quarterly
- Fiscal Disparities Report – October
- Plat Monitoring Report – August
- Agricultural Preserves Report – September
- Regional Parks use estimates - July
- Affordable Housing Production Report
- Composite and Trends in 2040 Comprehensive Plans – Q4
- MetroStats Reports:
 - Annual building permits – May
 - Population estimates – July
 - Affordable Housing Production Survey – November
 - New data from the American Community Survey – September, December
 - Ongoing Research

Invited Speaker/Panel Presentations

Upon suggestion/request

ADJOURNMENT

Business completed, the meeting adjourned at 6:20 p.m.

Michele Wenner

Recording Secretary