SPECIAL JOINT WORKSHOP OF THE LAND USE ADVISORY COMMITTEE AND THE METROPOLITAN AREA WATER SUPPLY ADVISORY COMMITTEE

US Bank Center – 16th Floor (Minnesota Room)
101 East 5th Street, St. Paul, MN

METROPOLITAN COUNCIL

November 6, 2017

Participants

Jon Commers, Land Use Advisory Committee (LUAC) Chair
Sandy Rummel, Metropolitan Area Water Supply Advisory Committee (MAWSAC) Chair
Phil Klein, LUAC and MAWSAC
Randy Ellingboe, MAWSAC
Jeff Berg, MAWSAC
Joe Richter (attending in place of MAWSAC member)
Steve Schneider, MAWSAC
Jamie Schurbon, MAWSAC
Barry Stock, MAWSAC
Bill Droste, LUAC
Karl Drotning, LUAC
Jamil Ford, LUAC
Chip Halbach, LUAC
Marvin Johnson, LUAC
Elizabeth Wefel, LUAC

Staff

Leisa Thompson
Beth Reetz
Sam Paske
Lisa Barajas
Debra Detrick
Judy Sventek
Ali Elhassan
Lanya Ross

Observers

Barb Huberty and Charlie Vander Aarde

On Monday, November 6, 2017, members of the Land Use Advisory Committee (LUAC) and the Metropolitan Area Water Supply Advisory Committee (MAWSAC) met to start a conversation among members of the Land Use Advisory Committee (LUAC) and the Metropolitan Area Water Supply Advisory Committee (MAWSAC) about connections between regional land use and water supply planning, to strengthen both committees' work.

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Overview

AGENDA

Special Joint Workshop of the Land Use Advisory Committee (LUAC) and the Metropolitan Area Water Supply Advisory Committee (MAWSAC)

PURPOSE

To start a conversation among members of the Land Use Advisory Committee (LUAC) and the Metropolitan Area Water Supply Advisory Committee (MAWSAC) about connections between regional land use and water supply planning, to strengthen both committees' work.

OUTCOMES

1. LUAC and MAWSAC members get to know one another and begin working together
2. Creation of a shared vision and momentum for working together
3. Identification of areas of overlapping interest/concern

TIME	*AGENDA ITEM*
9:00	Welcome & Overview
9:10	Committee Chairs
9:20	Discussion
10:05	Break
10:25	Discussion
11:10	Report Out
11:40	Wrap-Up/Next Steps

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DISCUSSION

The bulk of the workshop was spent discussing four questions developed with input from a design group, including LUAC Chair Jon Commers, MAWSAC Chair Sandy Rummel, LUAC and MAWSAC member Phil Klein, and Metropolitan Council staff. Staff included Leisa Thompson, Beth Reetz, Ali Elhassan, Lisa Barajas, Judy Sventek, Debra Detrick, and Lanya Ross. The questions were:

1. What opportunities and/or obstacles are there for working together?
2. What are your interests or concerns for land use and water supply? Do you see areas of overlap?
3. What resources might be leveraged to better connect land use and water supply planning?
4. What outcomes do you want to see come out of more collaboration?

WRAP-UP & NEXT STEPS

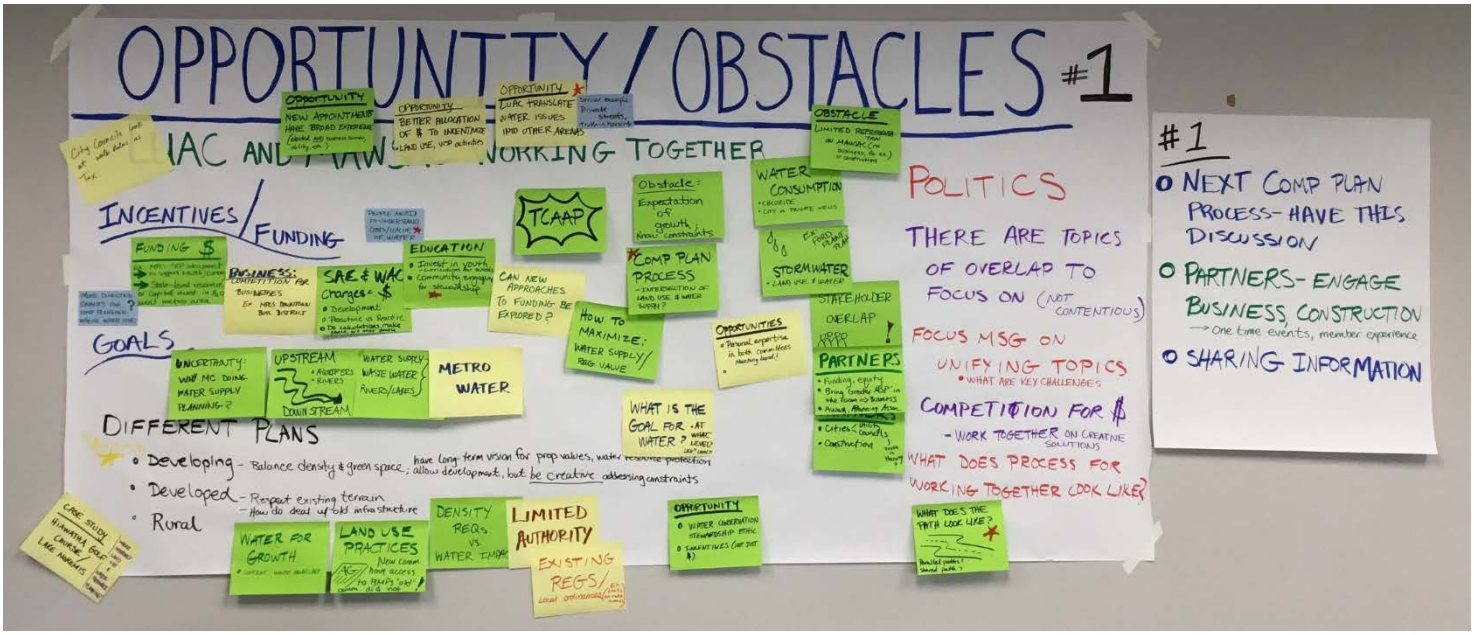
The meeting ended with a discussion of next steps:

- Hear what land use and water staff are doing as links between the committees.
- Digest information and further discuss it.
- See the perspective of businesses and research how they could help make decisions.
- Do visioning planning.
- In the comprehensive planning process, identify key decisions the Council and agencies will make. Then get input of both committees to inform that.

QUESTION 1: WHAT OPPORTUNITIES AND/OR OBSTACLES ARE THERE FOR WORKING TOGETHER?

After sharing ideas, committee members highlighted some key topics of interest. Examples of ideas that rose to the top include:

- Have this discussion to inform the next comprehensive plan process
- Work with partners – engage business, construction (leverage one-time events, members' experience)
- Share information



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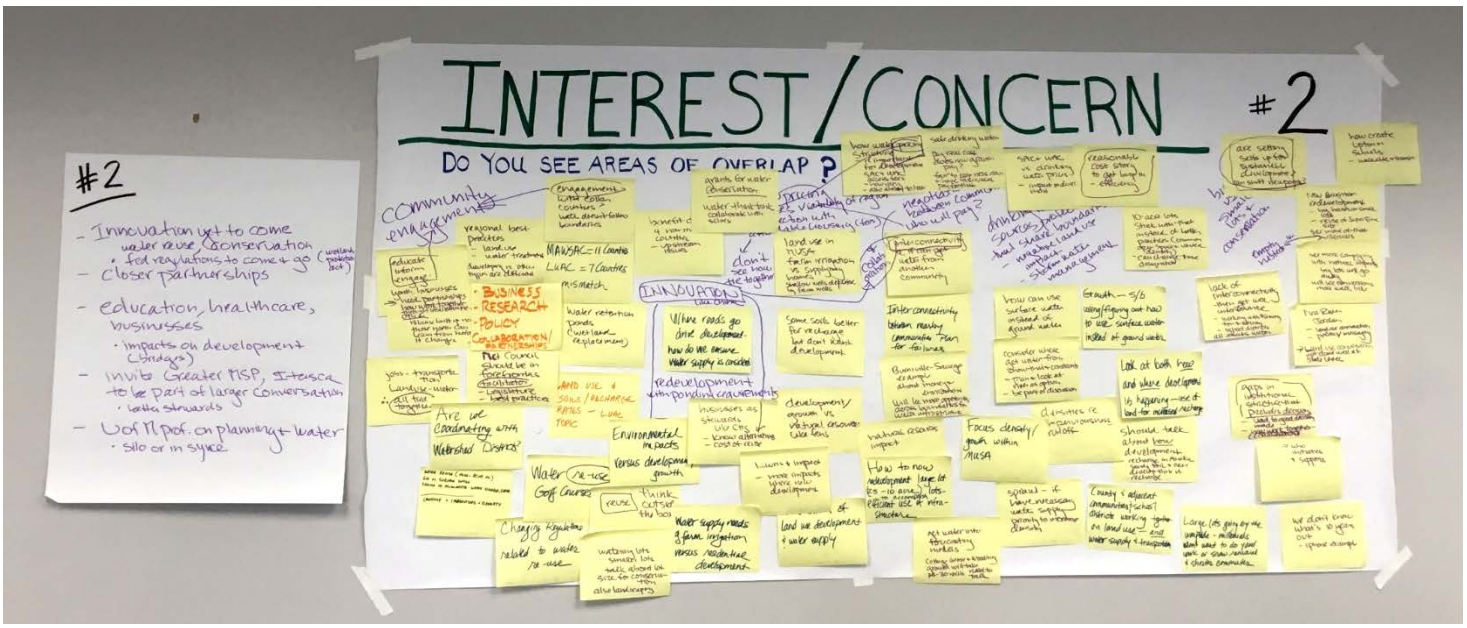
QUESTION 2: WHAT ARE YOUR INTERESTS OR CONCERNS FOR LAND USE AND WATER SUPPLY? DO YOU SEE AREAS OF OVERLAP?

After sharing ideas, committee members highlighted some key topics of interest. Examples of ideas that rose to the top include:

- Innovation yet to come
- Education, health care, businesses
- Invite GreaterMSP to be part of larger conversation
- University of Minnesota resources focused on planning and water (siloed, or in sync?)
- Financial impacts, including ramifications to local governments and households from water-land use decisions



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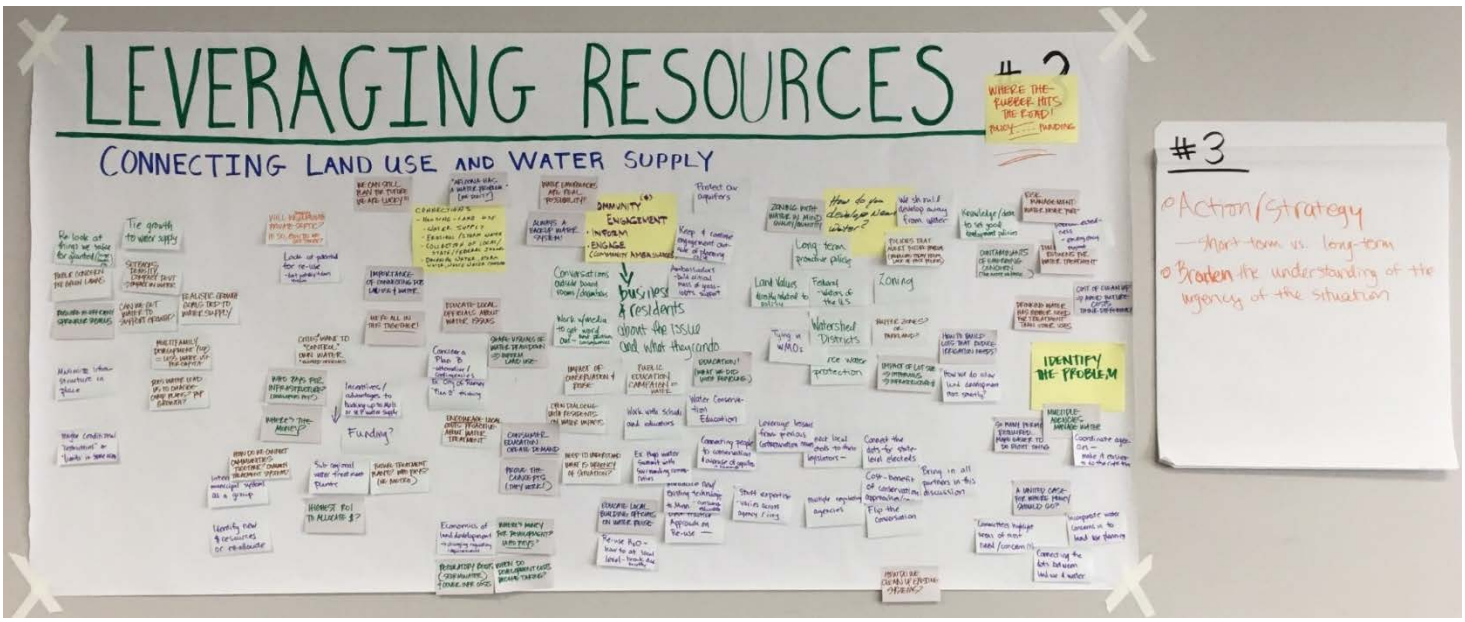
QUESTION 3: WHAT RESOURCES MIGHT BE LEVERAGED TO BETTER CONNECT LAND USE AND WATER SUPPLY PLANNING?

After sharing ideas, committee members highlighted some key topics of interest. Examples of ideas that rose to the top include:

- Actions/strategies (short-term versus long-term)
- Broaden the understanding of the urgency of the situation



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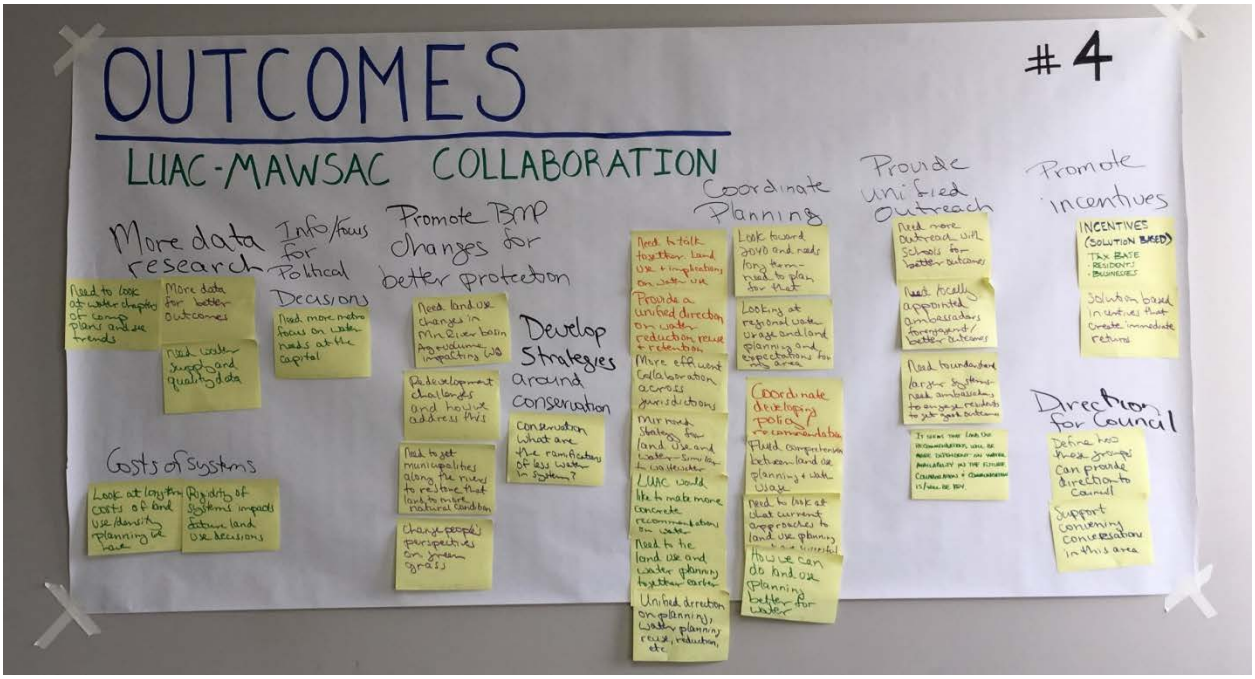
QUESTION 4: WHAT OUTCOMES DO YOU WANT TO SEE COME OUT OF MORE COLLABORATION?

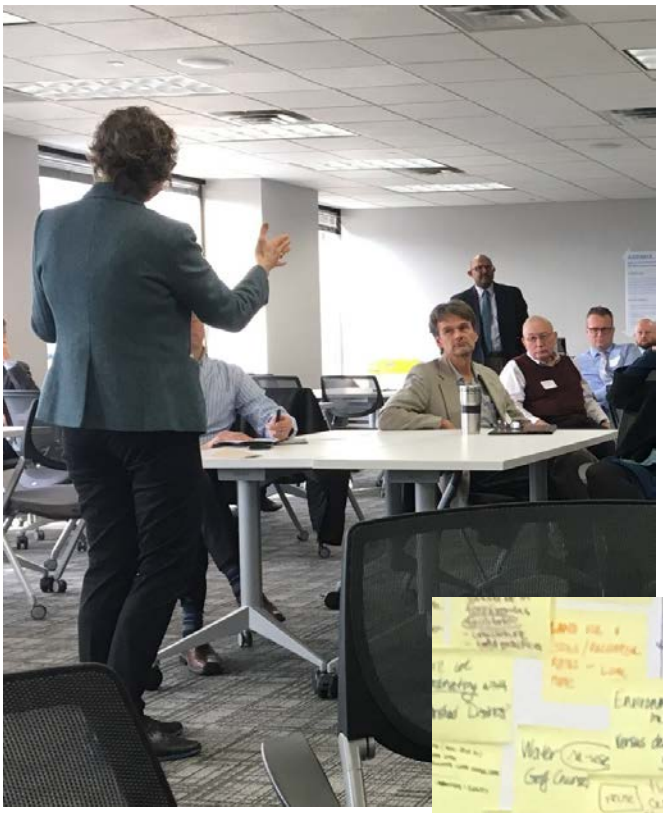
After sharing ideas, committee members highlighted some key topics of interest. Examples of ideas that rose to the top include:

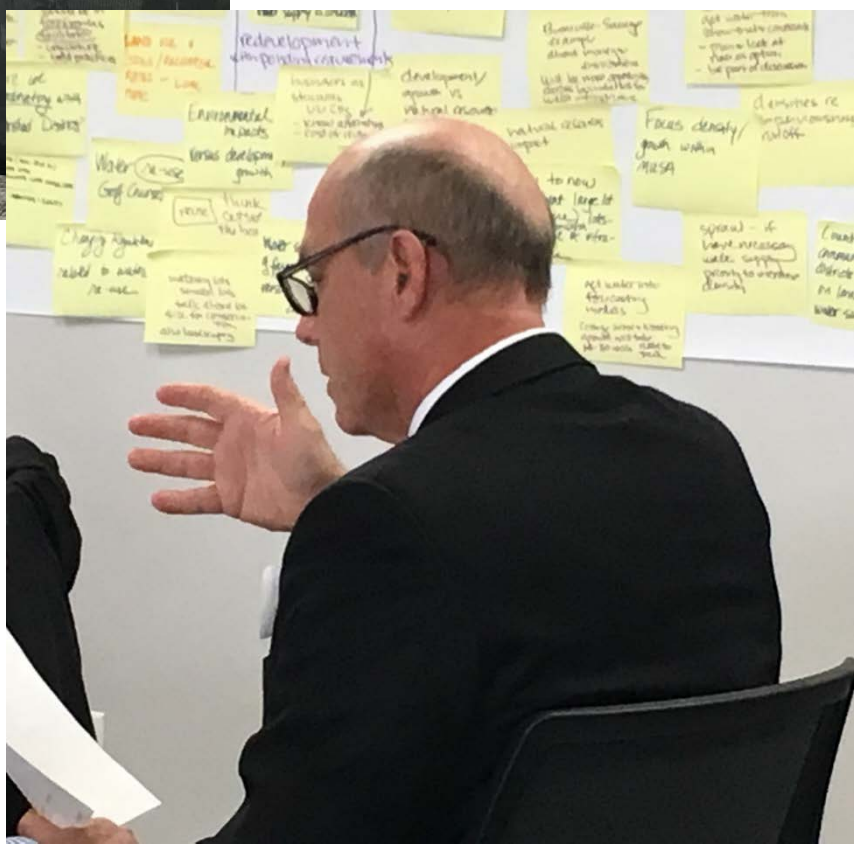
- More data/research
- Information/focus for political discussion
- Promote BMP changes for better protection
- Develop strategies around conservation
- Coordinate planning
- Provide unified outreach
- Promote incentives
- Direction for Council



Detailed comments

The following pages include all comments recorded for each discussion question. Comments have been edited lightly for clarity and arranged loosely with similar content.





QUESTION 1: What Opportunities And/or Obstacles Are There for Working Together?

Working together

- Politics
- There are topics of overlap to focus on (not contentious)
- Focus messaging on unifying topics – what are key challenges?
- Competition for money – work together on creative solutions
- What does the process for working together look like?
- What does the path look like for MAWSAC and LUAC working together – parallel paths? Shared path?
- Stormwater – land use and water (example: Ford Plant plan)
- Stakeholder overlap!
- Partners:
    - Funding, equity
    - Bring "Greater MSP" in the room → business
    - AWWA, Planning Association
    - Cities – utilities, councils (Trust in housing?)
    - Construction

Context

- City councils look at water rates as a tax
- Water consumption
    - Chloride
    - City versus private wells

Opportunities

- New committee appointments have broad experience (elected, business owners, utility, etc.)
- Better allocation of money to incentivize land use, water supply planning activities
- Water conservation stewardship ethic

Incentives (not just money)

- Personal expertise in both committees (marching band!)
- Incentives/Funding
- Example: Minneapolis-St. Paul interconnections to support health, economy
- State-level resources for capital investments in water aren't in the metro area
- More directed grants for comprehensive planning where water issues exist

Goals

- What is the goal for water? At what level – local, legislative?
- Uncertainty: why is Met Council doing water supply planning?
- Consider upstream and downstream effects on aquifers, rivers

QUESTION 1, CONTINUED

- Address water supply, wastewater, rivers/lakes → Metro Water

Obstacles

- Expectation of growth; know constraints

Different Plans

- Developing communities – balance density and green space; have long-term vision for property values and water resource protection; allow development by being creative addressing constraints
- Developed communities – respect existing terrain; how to deal with old infrastructure?
    - Case study: Hiawatha golf course/Lake Nokomis (where there is an intersection of land use and water resource planning)
- Rural
- Agricultural
- Water for growth (context: White Bear Lake)
- Land use practices – new communities have access to best management practices that old communities did not!
- Density requirements versus water impacts
- Limited authority
- Existing regulations/local ordinances
- TCAAP

QUESTION 2: What Are Your Interests or Concerns for Land Use And Water Supply? Do You See Areas of Overlap?

Pricing and who pays

- How pricing increases viability of region.
    - Intersection with affordable housing (fees) → Don't see how tie together
- Water pricing structure
    - Is important for development
    - SAC and WAC access fees
    - How vary
    - Also ability to have safe drinking water
    - Pay for real cost
    - Does new growth pay?
    - Fair to keep rates down and have businesses pay for that?
- SAC and WAC versus drinking water prices – impact of development
- Reasonable cost story to get buy in – efficiency
- Negotiations between communities – who will pay?

Interconnectivity and water sources

- Interconnectivity regarding if can get water from another community
- Interconnectivity between nearby communities; plan for failure
    - Burnsville-Savage example about money versus environment – will keep more opportunities across boundaries for water infrastructure
- How can we use surface water instead of groundwater?
- Consider where we get water from. Know that and constraints
    - Plan and look at river as option
    - Be part of discussion
- Growth – s/b using/figuring out how to use surface water instead of groundwater
- Lack of interconnectivity, then get well interference
    - Working with Farmington and county
    - School districts
    - All affects water
- Mississippi River, Jordan aquifer
    - Land use annexation
    - Politics/messaging

Development and natural resource protection

- Land use in MUSA: farm irrigation versus supplying homes
    - Shallow wells depleted by farm wells
- Some soils better for recharge but areas don't want development
- Development/growth versus natural resources like fens
- Lawns and impact – more impacts where new development
- Impacts of land use development and water supply
- Natural resource impact
- Drinking water source protection that shares boundaries

QUESTION 2, CONTINUED

    - Negative land use impact
    - Storm water management
- Land use and soils/recharge rates – LUAC topic
- Water retention ponds (wetland replacement)

Density, sprawl, and how and where we develop

- Densities regarding imperviousness, runoff
- Focus density/growth within MUSA
- Sprawl
    - If have necessary water supply
    - Priority to increase density
- Look at both how and where development is happening – use of land for increased recharge
- Should talk about how develop: recharge in Anoka sandy soil and if can develop there versus recharge

Lot sizes and changes

- 10-acre lots: stuck with that instead of better practices (common open space and varied density) – can change those designations
- Are we setting selves up for sustainable development? Can we shift viewpoints?
- Big versus small lots and conservation
- Large lots going by the wayside
    - Millennials don't want to do yard work or snow removal and want short commute
- How to create Uptown suburbs – walkable and transit
- New Brighton redevelopment
    - Big houses on small lots
    - Reuse of Superfund sites
    - See more of that with millennials and empty nesters
- See more complying with natural impacts; big lots will go away; will see division with more walk, bike
- How to now: redevelopment large (10- 25 acre) lots – to accomplish efficient use of infrastructure

Community engagement and education

- Engagement with collar counties? Water doesn't follow boundaries
- MAWSA = 11 counties; LUAC = 7 counties: mismatch
- Benefit of 4 non-metro counties – upstream issues
- Educate, inform, engage
    - Youth, businesses - need partnerships
    - How to work together through local example
        - Blaine built up; now those north can learn from it before changes

QUESTION 2, CONTINUED

Collaboration, coordination, and best practices

- County and adjacent communities and school districts working together on land use – and water supply and transportation
- Jobs-transportation; land use-water: all tied together
- Are we coordinating with watershed districts?
- Business, research, policy: Collaboration/partnerships
- Met Council should be forefront as facilitator
    - Legislature
    - Best practices
- Grants for water conservation. Water think tank, collaborate with selves
- Regional best practices – land use, water treatment
    - Developing areas versus other types of communities are different
- Get water into forecasting models
    - Cottage Grove and Woodbury growth will take 25-30 wells. We need to talk.

Innovation (like China)

- Where roads go drive development – how do we ensure water supply is considered?
- Draw connections among innovation, interconnectivity and innovation
- Redevelopment with ponding requirements
- Businesses as stewards like CHS
    - Know alternatives
    - Cost of reuse
- Environmental impacts versus development, growth
- Watering, smaller lots: talk about lot size for construction and landscaping
- Water supply needs of farm irrigation versus residential development

Reuse

- Water reuse (Hugo-RCWD example)
    - Groundwater versus surface water
    - Zoning to accommodate – water storage, infrastructure
    - Land use + impervious + density
- Reuse: Think outside the box
- Water reuse, golf courses
- Changing regulations related to water reuse

Challenges

- Land use conversation not done well at state level
- Gaps in institutional structure that precludes decisions
    - Lead to good decision made
    - How work together (collaboration)
    - Who initiates and supports?
- We don't know what's 10 years out (iPhone example)

QUESTION 3: What Resources Might Be Leveraged to Better Connect Land Use and Water Supply Planning?

Goals

- Re-look at things we take for granted
- Maximize infrastructure in place
- Protect our aquifers

Lawns and watering

- Public concern for green lawns
- Require hi-efficiency sprinkler systems
- Maybe conditional “restrictions” or “limits” in some areas

Growth and water supply

- Tie growth to water supply
- Setbacks, density, compact development → impact on water
- Can we get water to support growth?
- Realistic growth goals tied to water supply
- Multifamily development (up) = less water use per capita
- Does water lead us to change comp plans? Population growth?
- Water emergencies are a real possibility!!

Funding

- Who pays for infrastructure (developers pay)?
- Where’s the money?
- Identify new financial resources or reallocate
- Funding?
- High return on investment (ROI) to allocate money?
- A united case for where money should go?
- Communities highlight areas of most need/concern?

Connections and local control

- Cities (elected officials) want to “control” own water
- How do we connect communities together? Common treatment systems?
- Interconnect municipal systems as a group
- We can still plan for future – we are lucky!!!
- Importance of connecting dots: land and water use
- We’re all in this together!
- “Arizona has a water problem” [we don’t]
- Connections
    - Housing-land use
    - Water supply
    - Drinking water, storm water, waste water are connected
    - Erosion/storm water

QUESTION 3, CONTINUED

- Collection of local/state/federal issue

Identify the problem

- So many permits required; make it easier to do the right thing
- Multiple agencies manage water
- Coordinate agencies – make it easier to do the right thing
- Connecting people to conservation and overuse of aquifers in the summer

Land development and regulatory requirements

- Economics of land development → changing regulatory requirements
- Regulatory requirements (stormwater) and covering infrastructure costs
- Land values directly related to policy
- How to build lots that reduce irrigation needs?
- How do we allow land development more smartly?
- Impact of lot size: Impervious, infrastructure spending
- How do we clean up existing systems?

How do you develop near water?

- Zoning with water in mind (quality/quantity)
- We should develop away from water
- Long-term proactive policies
- Policies that avert future failure (problems today from lack of past policies)
- Zoning
- Buffer zones or parkland?
- Tying in with WMOs
- Federal – waters of the U.S.
- Watershed districts
- Source water protection

Community engagement and education

- Community engagement → Businesses and residents about the issues and what they can do. Inform and engage (community ambassadors)
- Educate local officials about water issues
- Keep and continue engagement outside of planning cycle
- Ambassadors – build mass of grassroots support
- Conversations outside board rooms/chambers
- Work with media to get work out – best practices, consequences
- Public education campaign on water
- Work with schools and educators
- Introduce new/existing technologies to Minnesota: consumers, educators
- Prove the concepts (they work!)
- Need to understand: what is the urgency of the situation? For example: Hugo Water Summit with surrounding communities

QUESTION 3, CONTINUED

- Open dialog with residents on water impacts
- Connect local elected to their legislators
- Consumer education: create demand
- Educate local building officials on water reuse
- Water conservation education

Water supply alternatives

- Consider a Plan B – alternative/contingencies; for example, City of Ramsey "Plan B" thinking
- Always a backup water system!
- Incentives/advantages to hooking up to Minneapolis or St. Paul water supply
- Encourage local governments to be proactive about water treatment

Treatment plants and septic

- Sub-regional water treatment plants
- Future treatment plants? Who plays? (NE metro)
- Will we someday eliminate private septic? If so, how do we get there?

Conservation and reuse

- Look at potential for reuse – don't just ship it downstream
- Best practice approach on re-use
- Impact of conservation and reuse
- Reuse water – how to at local level

Connect the dots

- Connect the dots for state-level elected
- Cost-benefit of conservation approaches
- Flip the conversation
- Bring in all partners in this discussion
- Multiple regulating agencies
- Staff expertise – varies across agency/city
- Leverage lessons from previous contamination issues
- Connecting the dots between land use and water
- Incorporate water concerns into land use planning

Know this

- Risk management; water never "pure"
- Knowledge/data to set good development policies
- Contaminants of emerging concern (the more we know…)
- Interconnectedness – emergency management
- Diminishing returns for water treatment
- Drinking water has higher need for treatment than other uses
- Cost of cleanup: Avoid future costs; Think differently

QUESTION 4: What Outcomes Do You Want to See Come Out Of More Collaboration?

More data/research

- Need to look at water chapters of comprehensive plans and see trends
- More data for better outcomes
- Need water supply and quantity data

Cost of systems

- Look at the long-term costs of the land use/density planning we have
- Rigidity of systems impacts future land use decisions

Information/focus for political decisions

- Need more metro focus on water needs at the capitol

Promote BMP changes for better protection

- Need land use changes in Minnesota River basin; agriculture impacting water quality
- Redevelopment challenges and how we address this
- Need to get municipalities along the rivers to restore that land to more natural condition
- Change people's perspectives on green grass

Develop strategies around conservation

- Conservation – what are the ramifications of less water in the system?

Coordinate planning

- Need to talk together about land use and implications on water use
- Provide a unified direction on water reduction, reuse and retention
- More efficient collaboration across jurisdictions
- Mirrored strategy for land use and water – similar to wastewater
- Look toward 2040 and needs long-term; need to plan for that
- Looking at regional water usage and land planning and expectations for each area
- Coordinate developing policy/recommendations
- Fluid comprehension between land use planning and water usage
- LUAC would like to make more concrete recommendations on water
- Need to tie land use and water planning together earlier
- Unified direction on planning, water planning, reuse, reduction, etc.
- Need to look at what current approaches to land use planning have been successful
- How can we do land use planning better for water

Provide unified outreach

- Need more outreach with schools for better outcomes

QUESTION 4, CONTINUED

- Need locally appointed ambassadors for engagement/better outcomes
- Need to understand larger systems – need ambassadors to engage residents to get great outcomes
- It seems that land use recommendations will be more dependent on water availability in the future; collaboration and communication is/will be key.

Promote incentives

- Incentives (solution based):
    - Tax base
    - Residents
    - Businesses
- Solution-based incentives that create immediate returns

Direction for Council

- Define how these groups can provide direction to Council
- Support convening conversations in this area