

Minutes

Land Use Advisory Committee



Meeting date: November 16, 2023

Time: 4:00 PM

Location: 390 Robert Street

Members present:

- Chair, Wendy Wulff, D16
- Jonathan Bottema, District 1
- April Graves, District 2
- Mark Nelson, District 3
- Gerald Bruner, District 4 Carver
- Kathi Mocol, District 4 Scott
- Vacant, District 5

- Vacant, District 6
- Vacant, District 7
- Noah Keller, District 8
- Vacant, District 9
- Dan Roe, District 10
- Phil Klein, District 11

- Vacant, District 12
- Vacant, District 13
- Vacant, District 14
- William Droste, District 15
- Vacant, District 16
- = present, E = excused

Call to order

A quorum being present, Committee Chair Wulff called the regular meeting of the Land Use Advisory Committee to order at 4:05 p.m.

Agenda approved

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

Approval of minutes

It was moved by Klein, seconded by Bruner to approve the minutes of the September 21, 2023 regular meeting of the Land Use Advisory Committee. **Motion carried.**

Information

1. Minimum Density Requirements (Raya Esmaeili)

Esmaeili gave a presentation on minimum density requirements as outlined in the materials and presentation provided.

The commissioners discussed clarifying questions regarding density requirements.

Esmaeili opened the meeting for discussion and possible land use approaches.

Droste liked the reward for higher density development in addition to plat monitoring participation, i.e. credits of some type that cities can leverage with developers, i.e. credits toward SAC fees.

Bottema, hearing from citizens, stated they don't want to look like Maple Grove. They want interesting neighborhoods with focal spots. They are not favoring the development of apartments. He discussed an exchange that allowed higher density in exchange for more open space. Chair Wulff stated that is how it's done now.

Klein agreed that incentives would help. He discussed water issues in the east metro and water conservation incentives.

Roe discussed projections or making sure communities are achieving overall goals.

Chair Wulff stated restricting MUSA expansion would increase land costs for everybody. She likes the idea of calculating density over decades but then apartment buildings factor in.

Bottema suggested an additional meeting to brainstorm these ideas. He feels this is a very important topic and helpful for elected officials to work with the Met Council. Torres noted that there will be another meeting on this topic. She asked what information would commissioners need?

Roe stated a list of pros/cons would be helpful. Also, possible incentives – what would that look like?

Droste stated key messages would be good – density is no longer a bad word. He also discussed equity lens side and not having diverse housing choices excludes some groups of people.

Esmaeili asked if there is any additional data the commission would like to see.

Droste felt showing a couple of communities and what they've done may be helpful.

Keller discussed the value of agricultural land that still exists and preserving these areas.

2. Imagine 2050 Engagement Update and Findings (Angela R. Torres)

Due to lack of time, this item will be discussed at a future meeting.

Adjournment

Business completed; the meeting adjourned at 6:00 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 November 16, 2023.

Approved this 18th day of January 2024.

Council contact:

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