

Minutes

Land Use Advisory Committee



Meeting date: March 21, 2024

Time: 4:00 PM

Location: 390 Robert Street

Members present:

- Chair, Wendy Wulff, D16
- Jonathan Bottema, District 1
- April Graves, District 2
- Vacant, 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 4:00 p.m.

Agenda approved

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

Approval of minutes

It was moved by Klein, seconded by Droste to approve the minutes of the February 22, 2024, special meeting of the Land Use Advisory Committee. **Motion carried.**

Information

1. Scenario Planning Consolidated Findings (Baris Gumus-Dawes)

Gumus-Dawes gave a presentation on scenario planning consolidated findings and connections to policy as outlined in the materials provided. She asked what the commission thought of this high-level policy guidance.

Torres asked for a definition of compact development patterns. Gumus-Dawes discussed different growth patterns and how they may look different in different areas.

Droste noted developers do this because of cost and discussed transit relationship to development.

Roe discussed Park and Rides to draw transit riders. Wulff discussed the pandemic's effect on Park and Rides.

Klein talked about costs and how the market will determine what's built.

Wulff discussed new money coming in to build affordable housing. She noted that currently it's pretty flexible money.

Droste discussed Counties (Community Development Agencies) working with cities.

Mocol discussed incentives and talked about transit and problems with safety and destinations.

Keller asked which communities are pushing back on development. It was noted that we are not talking about MUSA expansions, however for a new community, we have criteria that must be met.

Roe discussed protecting natural areas with compact development.

Klein discussed setbacks along lakes, streams, etc. Wulff noted that the DNR regulates this a lot.

The Commission discussed commuter buses that could go between cities.

2. Draft Land Use Policies and Actions (Angela Torres)

Torres gave a presentation on draft land use policies and actions as outlined in the materials provided.

The Commission discussed solar farms developed on buildings etc, rather than doing big solar farms that take up land.

Torres discussed plat monitoring and rolling land supply.

Mocol discussed SAC credits/redevelopment. Wulff responded that if the footprint and general usage doesn't change, SAC should not change.

Keller asked about community engagement, where the city/developer says that they've done it, however community members felt there hasn't been enough engagement. Torres responded that we encourage and provide technical support and noted that the Equity Framework talks about this.

Klein asked about how to get people to come in an engage. Torres stated some barriers are time, location, and compensation and noted that we try to address and eliminate as many barriers as possible.

Droste suggested that it's better to go to them rather than asking them to come to us.

Roe felt helping people understand that they have a stake in decisions being made would be helpful.

Torres discussed many of the barriers they've heard and are always working to do more and be better. Mocol felt making connections is key.

Torres discussed next steps.

Mocol asked if more support from this group would be helpful sooner and asked about having a special meeting in April. Staff will poll members for a quorum.

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 March 21, 2024.

Approved this 18th day of April 2024.

Council contact:

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