

# Minutes

Land Use Advisory Committee



**Meeting Date:** March 17, 2022

**Time:** 4:00 PM

**Location:** Virtual

## Members Present:

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Chair, Wendy Wulff, D16          | <input checked="" type="checkbox"/> Kathi Hemken, District 6 | <input type="checkbox"/> Steve Morris, District 12              |
| <input checked="" type="checkbox"/> Jonathan Bottema, District 1     | <input type="checkbox"/> Vacant, District 7                  | <input type="checkbox"/> Trista MatasCastillo, District 13      |
| <input type="checkbox"/> April Graves, District 2                    | <input checked="" type="checkbox"/> Noah Keller, District 8  | <input type="checkbox"/> Mitra Jalali, District 14              |
| <input type="checkbox"/> Mark Nelson, District 3                     | <input type="checkbox"/> Jennifer Geisler, District 9        | <input checked="" type="checkbox"/> William Droste, District 15 |
| <input checked="" type="checkbox"/> Gerald Bruner, District 4 Carver | <input checked="" type="checkbox"/> Dan Roe, District 10     | <input type="checkbox"/> Karl Drotning, District 16             |
| <input type="checkbox"/> Kathi Mocol, District 4 Scott               | <input checked="" type="checkbox"/> Phil Klein, District 11  | <input checked="" type="checkbox"/> = present, E = excused      |
| <input type="checkbox"/> Suado Abdi, District 5                      |  |   |

## Call to Order

Committee Chair Wulff called the regular meeting of the Land Use Advisory Committee to order at 4:05 p.m. on the following roll call. A quorum was not present.

Present	8	Wulff, Bottema, Bruner, Hemken, Keller, Roe, Klein, Droste
Absent	9	Graves, Nelson, Mocol, Abdi, Geisler, Morris, MatasCastillo, Jalali, Drotning

## Agenda Approved

Chair Wulff noted that a roll call vote was not needed for approval of the agenda unless a Committee member offered an amendment to the agenda. Committee members did not have any comments or changes to the agenda.

## Approval of Minutes

Due to the lack of a quorum, the January 20, 2022 minutes were not approved.

## Information

- 2022 System Statements – Angela Torres, Local Planning Assistance  
Torres gave a presentation on 2022 System Statements to be issued. She noted these are mid-cycle system statements and explained LUAC’s role with them in the event a hearing is requested.  
Droste asked when they will be released. Torres replied by the end of March or early April.
- Community Designations – Raya Esmaeili and Jake Reilly, Local Planning Assistance, and Paul Hanson, Research  
Esmaeili gave a presentation on community designations. She reviewed what was discussed in January and the importance of community designations. She reviewed the history through previous development guides as well as the process, timeline, and deliverables.  
Chair Wulff commented that the Information Item was very helpful.

Reilly continued the presentation discussing community designations and the 2040 debrief as outlined in the presentation. He asked the Committee for comments on the designations.

Bruner asked if the Met Council knows how far development will stretch in the next 20-30 years in Carver County and take out farm land. Esmaeili responded, in terms of annexations, these are in the realm of local planning. Regarding how much farmland will be taken away, community designations are one way to protect land.

Wulff noted our wastewater system plans go out 30-70 years, therefore, development is guided by this long-term planning. She stated economics drives a lot of the growth.

Reilly reviewed overall density expectations for new growth, development and redevelopment based on community designations. He then discussed community designation changes outlined in the presentation. Reilly also discussed Thrive variables and long-term wastewater service areas.

Roe asked what the percent of land for urban uses means. Esmaeili stated there is no specific definition of urban uses, and it was an evaluation based on expertise. Hanson added the percent shown is based off the land use inventory.

Wulff discussed lands that were previously not developable and now are. Hanson noted when looking at larger parcels (5+ acres), we try to identify portions of land being used.

Esmaeili discussed special features considered when creating community designations. She discussed potential variables, i.e., equity, natural resources, future land use, housing affordability, and climate adaptation/mitigation.

Klein stated, in Hugo, they are a very wet area and putting in sewer and water infrastructure is expensive and asked if the soil is considered. Esmaeili stated this is a helpful comment.

Droste commented when looking out to 2050 for housing and thinking of the collapse of housing and now low interest rates and higher housing costs it's hard to project financially. Wulff agreed and stated things are more unstable and far less predictable.

Bottema stated he feels community designations are data driven and potential variables should be data driven and not subject to opinion. Variables should be clearly defined. Esmaeili thanked Bottema and noted it was a good point. She noted community designations will be data driven but also informed by experts. Hanson added this was presented to be thought provoking and stated staff are looking for input on what variables may be thought provoking/helpful.

Bruner feels politics are not being addressed with the governor's race coming up and noted plans change. Torres responded that this is why we want this to be data driven. Staff are trying to build in resilience with feedback from local governments, comprehensive plans, etc.

Barajas stated she led this process the last time it was done. She noted how we identify communities should be apolitical, but this is something we are always thinking of.

Wulff added the System Statements play into this.

Droste commented transit is hard to figure out as we move to an 'on-call' type of transportation service and autonomous vehicles, noted technology going in with fiber, and the influence of core work centers. He stated that some type of statement should be made around these types of elements.

Roe discussed future land use and transportation plans and how they should factor into designations and how they affect policy proposals.

Esmaeili asked if members are prepared to discussed specifics on how variables could factor into community designations, i.e., climate.

Wulff has been thinking about elements of stability. Some communities will have little change in population and some have had radical changes, like Lake Street and the loss of downtown workers, and thinking about how that impacts communities' development.

Esmaeili discussed the next task: how this translates to something more tangible. She



knows these questions are difficult but if it helps to break it down, think about your community now – do you see something that makes it stand out or makes it similar to another community. Also, think if we should stick with the five variables used in the last round. She noted that we don't want to miss anything. She asked Committee members to please reach out if something comes to mind.

Esmaeili discussed next steps listed in the presentation.

Wulff discussed looking at other nuances, i.e., aging housing and infrastructure.

Wulff asked staff if we could send a link to the meeting to ask for input from members not in attendance. Detrick stated she will do that.

## **Adjournment**

Business completed; the meeting adjourned at 5:37 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 17, 2022.

Approved this 19th day of May 2022.

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### **Council Contact:**

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