

**METROPOLITAN COUNCIL**  
390 Robert Street N., St. Paul, MN 55101-1805  
**SPECIAL MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE**  
Tuesday, January 16, 2007

Committee Members Present: Rick Aguilar, Chris Georgacas, Georgeanne Hilker, Brian McDaniel, Annette Meeks, Tony Pistilli, Kris Sanda

**CALL TO ORDER:**

A quorum present, Chair Georgacas called the special meeting of the Community Development Committee to order at 4:03 p.m. on January 16, 2007.

**APPROVAL OF AGENDA & MINUTES**

The agenda was moved by McDaniel and seconded by Pistilli. Motion carried. Pistilli moved, seconded by McDaniel, the minutes of the December 18, 2006, Community Development Committee. Motion carried.

**BUSINESS**

**Consent List**

The consent list items were moved by Sanda and seconded by McDaniel. Motion carried.

**2007-16 – City of Chanhassen 2006 Comprehensive Plan Amendment, Ches Mar Farm, Review File 16500-13**

Staff recommends that the Metropolitan Council:

Allow the city to put the comprehensive plan amendment into effect with no modifications.

**2007-10 – Orono Comprehensive Plan Amendment, 25 S. Brown Road MUSA Expansion, Review File 18392-7**

Staff recommends that the Metropolitan Council:

1. Allow the city to put the proposed amendment into effect with no modifications.
2. Require the city of Orono to participate in the Council's plat monitoring program and to submit annual reports to the Council as outlined on the Council's website:  
<http://www.metrocouncil.org/planning/assistance/resources.htm#plat>
3. Advise the city that it must submit a copy of the intercommunity agreement with the city of Long Lake when it is finalized and prior to connection of the property to the municipal sewer system.
4. Advise the city that the Council's policy for MUSA expansions is that the city have an overall net density of 3 units per acre for new sewered development after 2000.

**Action Items**

**2007-21 – Set Public Hearing – City of Oak Grove, Comprehensive Plan Amendment, Gardas Grove 2<sup>nd</sup> Addition, Review File 17096-24**

Phyllis Hanson, local planning assistance manager, asked the committee to recommend postponing action on the Oak Grove item until its next meeting on February 5. The Council has received some additional information from Environmental Services that would be important in the committee's decision on this item.

McDaniel moved, seconded by Pistilli, to postpone the Oak Grove item to the February 5 committee meeting. Motion carried.

**2007-19 – Proposed Resolution Granting Lake Elmo's Request to Extend the Time for Amending Conflicting Official Controls and Fiscal Devices**

Guy Peterson, acting community development director, reviewed the city's request for a six-month extension of the time period within which the city must amend official controls and fiscal devices that conflict with the city of Lake Elmo Comprehensive Plan – 2030.

Georgacas spoke for approval of the resolution due to the extraordinary circumstances, and noted that Mayor Dean Johnston, along with city staff, was available to respond to questions.

Pistilli moved, seconded by McDaniel, that the Community Development Committee recommend that the Metropolitan Council adopt the attached resolution with its reasonable requirements and conditions. Motion carried.

**2007-18 – Authorizing the Community Development Committee to Set and Conduct Public Hearings on Comprehensive Plan Modification Matters**

Phyllis Hanson, local planning assistance manager, explained that if the Community Development Committee, rather than the Council, were able to set public hearings on proposed plan modifications, the Council and local units would have approximately four additional weeks to negotiate and resolve plan modification issues. Instead of recommending to the Council that they recommend that a public hearing be held at the Community Development Committee meeting, the committee is authorized to set and hold their own public hearings without this additional process.

Sanda moved, seconded by McDaniel, that the Community Development Committee recommend: that the Metropolitan Council authorize its Community Development Committee to set and conduct public hearings on proposed plan modifications for comprehensive plan updates and comprehensive plan amendments. There was no discussion. Motion carried.

**INFORMATION**

**2007-22 – City of Lake Elmo Revised Systems Statement**

Bob Mazanec, planning analyst, reviewed the revisions to the city of Lake Elmo's system statement revision dated January 3, 2007. The changes follow through on the revisions that were authorized last April when the Council reviewed the modification response. The changes reflect the geographic planning areas and the sewer forecasts that were in the city's plan last spring and also is responsive to some of the requests in the appeal of the systems statement that Lake Elmo made. As revised now, this system statement would be the final statement that sets the parameters for the 2008 plan update expected next year.

**Committee & Liaison Reports**

There were no reports.

**OTHER BUSINESS**

**2007-20 – Framework for Planning Assistance Grant Program**

Guy Peterson, acting community development director, reported that, at the Council's direction, staff is preparing legislation that would allow the Council to use as much \$1 million of Livable Communities Demonstration Account funding during 2007 for planning assistance grants to local governments. In discussions at the end of 2006, Council members suggested that the grants be based upon need in order to help the smaller communities. Staff has met with Louis Jambois and Patricia Nauman from Metro Cities to collaborate with them on how to design the program.

Victoria Dupre, senior planner, provided background on the 1998 grant program. Dupre indicated that the '98 guidelines directed priority funding of \$1 million to provide financial assistance to local governments for the 1998 plan updates and directed funding toward the top 50 fastest-growing communities and to those located within the illustrative 2020 MUSA area expected to have the highest growth and development opportunities.

For the 2007 proposed grant program, Dupre reported that to identify and evaluate which communities demonstrate the greatest need for financial assistance, the Council is considering net tax capacity, and the amount of forecasted household change from 2010-2030.

Staff reviewed handouts:

- Table 1: Net Tax Capacity
- Table 2: Household Growth 2010 to 2030
- Table 3: Combination Net Tax Capacity and Percent Household Growth 2010-2030
- Communities in each county and list

Peterson reviewed the two-page handout titled *Communities in each County* and *List of Communities*. He explained that the list of communities in group A total about 34 communities that could be eligible for a proposed grant amount of about \$20,000-\$25,000 to each community. In addition there would be enough money for about another approximately 32 townships if the Council made the grants available for collaborative planning efforts led by their local counties—Carver, Dakota and Scott.

Discussion included: whether the grants would be of a uniform amount; that the framework requested from the legislature would be general; that the eligibility would be determined by defined criteria; whether there would be encumbrances or conditions placed on the grants; whether there would be any benefit for the Council to work with consultants; the relationship between size of community and amount of work that goes into updating a comp plan; the 1998 grant experience; the grant agreement and progress reports; the amount of money available upfront and at midpoint; and completeness and conformance with system plans.

Staff agreed to bring back additional information on the grant program at the February 5 Community Development Committee meeting for continued discussion.

Council Member Hilker reported that she has been contacted recently by constituents in Hugo expressing concerns about the city's cluster ordinance and how that might affect their property. She explained that the city is turning to the Council for guidance on the diversified rural issue and she is aware of other communities in outlying areas facing similar problems. Hilker suggested that a small work group of Community Development Committee members work on the issue. Georgacas suggested that staff provide information on how to proceed with this issue at the next meeting. Hilker commented that the city has requested Met Council staff attend a planning meeting on February 1, but perhaps the meeting could be postponed.

Georgacas noted that the Community Development Committee's second scheduled meeting in February falls on Presidents' Day (February 19), and that a tentative special Community Development Committee meeting is scheduled for Tuesday, February 20.

## **ADJOURNMENT**

Business completed, Sanda moved, seconded by Pistilli, to adjourn the meeting at 4:58 p.m. Motion carried.

Respectfully submitted,

Karen Patraw  
Recording Secretary