

# Community Development Committee

Business Item

Item: 2009-33

Meeting date: February 2, 2008

## ADVISORY INFORMATION

<b>Date:</b>	January 28, 2009
<b>Subject:</b>	Land Use Advisory Committee (LUAC) recommendations on <i>The Fiscal Impact of Growth on Cities</i> study
<b>District(s), Member(s):</b>	District 2, Tony Pistilli, Chair, Land Use Advisory Committee
<b>Policy/Legal Reference:</b>	Land Use Advisory Committee
<b>Staff Prepared/Presented:</b>	Ann Beckman (651-602-1669) and Deb Detrick (651-602-1327)
<b>Division/Department:</b>	Community Development, Regional Planning and Growth Strategy

### Proposed Action

That the Metropolitan Council accept the Land Use Advisory Committee (LUAC) recommendations to: 1) evaluate and develop cost-specific measures to support or justify the provision of regional services, including transit services and regional parks and trails, 2) recognize the costs of maintaining and replacing infrastructure and use evaluations of current and future development to communicate the Metropolitan Council's expectations and needs, and 3) provide an on-going inventory and evaluation of available land supply for development and redevelopment.

The complete recommendations made by the Land Use Advisory Committee appear on page 2.

### Background

At its September 18, 2008 meeting, the Land Use Advisory Committee reviewed a 2001 study, *The Fiscal Impact of Growth on Cities*, prepared for the Metropolitan Council by Tischler & Associates. Metropolitan Council staff solicited comments about the study's conclusions and usefulness from participating cities and Metro Cities. The general consensus was not to replicate the study. Feedback confirmed that the study did not produce consistent, comprehensible findings needed to direct policy to achieve cost-effective development. At additional meetings on October 16 and December 11, 2008, the Land Use Advisory Committee learned about fiscal impact analysis in Lakeville and discussed recommendations.

### Rationale

The Land Use Advisory Committee gives advice and assistance to the Council on land use, comprehensive planning and matters of metropolitan significance. Fiscal impacts relate to land use decisions, comprehensive plans and policies affecting the region. Moreover, fiscal impact tools can be an effective resource for local communities. Revisiting the 2001 fiscal impact study and discussing other fiscal analysis revealed lessons learned before considering recommendations.

### Funding

Not applicable.

### Known Support / Opposition

On December 11, 2008, the Land Use Advisory Committee approved the recommendations on page 2. No opposition is known.

**Land Use Advisory Committee**  
**December 11, 2008**  
**Recommendations on the Fiscal Impact of Growth on Cities Study**

**Background:**

At its September 18, 2008 meeting, the Land Use Advisory Committee (LUAC) reviewed a 2001 Fiscal Impact of Growth study prepared for the Council by Tischler & Associates. Council staff solicited comments from participating cities and Metro Cities about the study's conclusions and usefulness. There appeared to be consensus not to replicate the study. Feedback confirmed that the study did not produce consistent, comprehensible findings needed to direct policy to achieve cost-effective development.

1. The Land Use Advisory Committee recommends that the Metropolitan Council does not attempt to replicate the 2001 study. However, the Land Use Advisory Committee has reviewed new technology including fiscal impacts calculators and realizes that can be an effective resource for local communities.
2. However, recognizing that there is a desire by regional and local policy-makers to evaluate and develop cost-specific measures to support or justify the provision of regional services, the Land Use Advisory Committee recommends that the Metropolitan Council (with the advice of the Land Use Advisory Committee and other local stakeholders) develop measures to communicate:
  - a) Development patterns for provision of certain levels of transit services and optimal development patterns to support higher prioritization of collector or arterial road investments. These measures could be based upon jobs/housing population within a certain area levels of transit service, or based upon the characteristics of urban, suburban and rural "centers". The focus should be on nodes and arterial corridors. In developing these measures it will be helpful to review walkability index factors and studies performed by *Access to Destinations* at the Center for Transportation Studies.
  - b) Development patterns for geographic proximity to regional parks and trails: These measures could evaluate the acreage of regional parks accessible to population within a 20 minute driving radius, or the accessibility of regional trails by certain population within certain geographic proximity.
3. The Land Use Advisory Committee emphasizes that the costs of maintaining and replacement of all forms of hard and soft infrastructure should be recognized in evaluations of current and future development.

These study results and measures could potentially be used to communicate to cities the Council's expectations and needs as it develops regional investment priorities and to help set regional funding priorities.

4. The Land Use Advisory Committee also recommends that Metropolitan Council, in concert with other interested parties, provide an on-going inventory and evaluation of available land supply for development, and redevelopment. The Metropolitan Council should draw on existing tools and resources to accomplish this task, and not attempt to duplicate existing databases.

Recommended this 11<sup>th</sup> day of December, 2008.

---

Tony Pistilli, Chair