

**METROPOLITAN COUNCIL
390 N. Robert St., St. Paul, MN 55101**

**MEETING OF
LAND USE ADVISORY COMMITTEE
July 19, 2012**

COMMITTEE MEMBERS PRESENT: Jon Commers, Andy Hestness, Bill Neuendorf, Chip Halbach, Kim Kang, Kristina Smitten, Tami Diehm, Phillip Klein, Bill Droste, Elizabeth Wefel

ABSENT: Elizabeth Kautz, Amy Ihlán, George Johnson, Kathi Hemken, Scott Hoke, Jon Ulrich, David Elvig, Gregory Boe

CALL TO ORDER

Chair Commers called the meeting of the Land Use Advisory Committee to order at 4:04 p.m. on Thursday, July 19, 2012.

APPROVAL OF AGENDA AND MINUTES

Due to a lack of quorum present at this time in the meeting, Commers asked for a consensus of the agenda and noted they would table approval of past minutes until a quorum was present.

WELCOME

Commers introduced new member, Bill Droste, who will be serving in District 16. He is the Mayor of Rosemount. Droste gave a little background about himself and his career. Committee members introduced themselves and noted the Council Districts they represent.

BUSINESS:

LUAC Membership – Jon Commers

Commers discussed membership in this committee and the struggle to meet a quorum. He asked members if they are struggling with being able to attend, please let him know.

Overview on Thrive MSP 2040 Planning Process – Libby Starling

Commers discussed the timetable contained in the packet. He reminded LUAC members of their unique role in the process.

Starling gave an overview of the Thrive MSP 2040 process and how LUAC fits into this process. She noted she is looking for feedback and ideas from this group. She discussed the diversity of this group and how that makes it a good sounding board/focus group to give feedback.

Starling stated that Thrive MSP 2040 is a long range plan – laying out a vision for what the Twin Cities region will look like and function as in 30 years. It is an update to what is currently called the 2030 Regional Development Framework. This document provides the fundamental policy directions for the Council's systems and policy plans. For the system plans, the Council has specific statutory authority, for preparing the Transportation Policy Plan, Waster Resources Management Plan, and the Regional Parks Policy Plan. These are the specific 'systems' of the Council. She stated that the Council is also looking at putting together a Housing Policy Plan, which will be the first since 1985. She also noted there will be a water supply master plan.

Starling stated that from a policy perspective, Thrive MSP 2040 will be a plan to help our region maximize opportunities for growth and prosperity for the coming decades. She stated that the Council has released its overall regional forecasts to the year 2040. They are looking at continued employment growth, household

growth, and population growth out to the year 2040, recognizing that the region will become increasingly more racially and ethnically diverse, continuing patterns that began over the past 20-30 years. She stated that the Council is also projecting to continue to grow jobs. She stated that we are a region that continues to attract and retain talent. To attract and retain talent, jobs, and economic prosperity, it becomes critical to have a high quality of life. We are in an era where there is global competition for the quality of life and the economic opportunity to lay the foundation for ongoing growth and economic prosperity in our region. She discussed the overall planning process that will provide opportunities for collaboration regarding transportation, water resources, water supply, regional parks, and housing to define and achieve goals too big for any one community to take on, but possible to accomplish as a region.

Starling stated that the intent is that Thrive MSP 2040 will be adopted by the Council in early 2014. This will set the high-level policy direction as well as laying out local forecasts for the cities and townships in the region that will then be reflected in the system and policy plans. She noted that system statements will be distributed in September 2015 to local governments. This will then begin the decennial review update of local governments for their local comprehensive plans, which are due to be submitted to the Metropolitan Council by December 2018.

When thinking about Thrive MSP 2040, Starling discussed some of the questions and challenges that they want to make sure this plan takes a look at:

- Quality of life
- A prosperous regional economy
- Infrastructure
- Housing
- Looking at disparities
- Looking at natural resources
- Looking at the efficiencies of regional services

Starling discussed 'One Vision – One Metropolitan Region'. She also reviewed the regional planning cycle.

Starling reviewed the priorities for Thrive MSP 2040 and discussed specifically how it will differ from the Regional Development Framework.

Starling noted that one and one half years ago, the Metropolitan Council accepted, on behalf of a regional consortium, a \$5 million dollar Sustainable Community Regional Planning Grant from the US Department of Housing and Urban Development (HUD). In accepting this, the region agreed to submit a regional plan for sustainable development. One of the expectations of HUD is that we undertake a project called the fair housing and equity assessment. This will look very specifically at patterns of racial segregation in the seven county area and begin to ask questions about how investments (whether in housing, infrastructure, transitways, highways) can either enhance or mitigate some of these economic and racial disparities and differences that we see across our region.

Starling stated that a new thing the Council is beginning to talk about is how Thrive MSP 2040 and overall investment play a role in advancing jobs and economic development. We know that where there is a transit or highway development, economic development follows, but we have not been specific in naming what these connections and relationships are. The hope is that Thrive MSP 2040 will be much more explicit about connecting these infrastructure decisions into the economic development framework and language. She stated the Council is looking at how some of the policies will advance some of the overall priorities of equity, sustainability, being an effective steward of public resources, new forecasting methodology, new performance measures, and using a much more robust outreach and engagement process so that this is the region's plan.

Starling noted that at this point, the Council is in a 'listen and learn' stage where we are asking many groups what the priorities are in terms of what we need to do in order to help the region thrive in 30 years. Specifically, what principals, what policies, and what goals people think should be included in the Thrive MSP 2040 process. She stated that there will be multiple opportunities for people to engage in the process. There will be listening sessions, hosted by Council Members in August and September. She also encouraged the committee members to register for 'Your Ideas,' an online engagement platform, and sign up for updates on thrivemsp.org. There will be an opportunity to suggest ideas on this website, as well as comment on ideas that others have posted. Starling also stated the desire is to have a substantive policy discussion with this group.

Starling discussed the Reality Check 2.0 to be done in early 2013 and using the Land Use Advisory Committee as a beta test. Detrick noted that this is planned as a half-day commitment. Wefel asked if staff would consider doing this in the evening or on a weekend. Starling noted that the Reality Check 2.0 will be a full-day commitment. She noted that they would really like to utilize LUAC for testing.

Halbach noted that this group is light on racial and business diversity and asked if staff are thinking of ways to supplement these areas. Starling stated that she is not sure at this time and suggested the committee could decide if they wanted just members of the LUAC, or invite guests as well.

Commers stated his concern with having others (guests) as part of the testing is that they have not been a part of conversations all along.

Detrick stated that this could be discussed further at the November meeting.

Starling went through the four questions in the packet for discussion:

1. What do you see as the major issues and challenges facing the region over the next 30 years, and how should the Metropolitan Council address these challenges through the Thrive MSP 2040 plans?
2. What pieces of the 2030 Regional Development Framework would you recommend we keep or adjust? What pieces should we remove or discontinue? What additions would you make to the Thrive MSP 2040 plans?
3. What criteria should the Council use in resolving tensions between regional goals and policies that are sometimes forced to compete for limited resources (i.e., environmental stewardship, regional development, commercial development and affordable housing, etc.)?
4. What advice do you have for Metropolitan Council Members as the Council moves ahead on developing the Thrive MSP 2040 plans?

LUAC Input Into Thrive 2040 Plans – Jon Commers

Commers stated that what is so valuable about this group is each of us has networks of our own in which this can be shared, in addition to expertise.

Droste stated that water supply needs to be added and feels there should be one metro-wide system, just like we have for sewers. Starling discussed existing legislation that gives the Council the task of doing a Water Supply Master Plan. She noted that this was done in 2010 and that master plan will be updated in 2014 or 2015, in part recognizing that the forecasted development patterns are a key driver of what some of the patterns of water usage look like. Droste stated that he feels that wells and water supply need to be under the same umbrella (like our sewers). He also suggested the need to tie water usage across the seven-county metro area.

Commers stated that this issue has been a pretty consistent theme in Council dialogues.

Smitten agreed with the statement that there needs to be consideration of water supply in land use planning and following where the region grows. Protection of water resources doesn't get to usage – language is not strong enough.

Wefel stated we need to focus on the usage of our resources and their impact on other regions.

Neuendorf agreed and stated that environmental sustainability needs to be addressed front and center.

Detrick commented on Wefel's statement and noted that Environmental Services staff are well aware of the impacts (total maximum daily loads) and are looking at larger resources that we affect and how this could affect our wastewater treatment plants. She stated she could ask them to respond.

Halbach stated that we need more clarity in how the Council interacts with other regions. He commented on housing and stated the history has been the federal government works with local governments in terms of where housing goes, and then state government works with local government in where housing goes. But this is a regional housing market, and the consequence of not looking at it regionally means there are greater concentrations of poverty, etc. He feels it is really important to have the Council structure a housing policy that supports existing communities but also addresses racial concentrations of poverty, as well as the lack/loss of affordable housing in the region. He discussed the loss of low-cost rentals in the past 5 years.

Commers asked Starling what's the timeframe of the fair housing and equity assessment. Starling responded that there will likely be recommendations to the Council in January 2013.

Commers noted in the past 10 years the state-local government relationships have changed. He asked how this should influence the regional investment strategy.

Diehm stated this is an important issue. We can all talk about a regional vision and regional planning however at a local level, elected officials feel it is their job to look out for their jurisdictions. One of the biggest challenges she sees is that people recognize the value of regional planning conceptually, but on the implementation side, it is more difficult. The question becomes how to incentivize local communities and local organizations to adopt a regional approach.

Kang commented that when you say "affordable housing" there is a negative perception. She feels there is a need for education on what affordable housing is. Diehm agreed and stated just because it's defined as affordable, doesn't mean it's bad.

Kang also stated that the challenge is connecting affordable housing to transportation.

Wefel stated that from a legislative perspective, this is a challenge at the local level as well as the state level. Diehm stated we need to help people understand that a strong metro area equals a strong greater Minnesota and vice versa.

Klein said as we discuss affordable housing, we need to discuss what types of jobs people need to have to sustain them and also what kind of education we want to support.

Smitten asked what is the Council's role in supporting regional economy? Commers stated he believes the Council has always been in the economic development business in the sense that wastewater, transportation, and regional planning are economic development activities. He feels that since the last regional plan, there has been a lot of regional action around an economic agenda. He feels this plan has to be prepared with this in mind.

Droste discussed the unknowns and how they influence how we go forward. We need to look wisely at the data available, i.e., the aging demographic. Commers clarified that he is suggesting that we need to structure planning around the reality that people are aging and the need to look at mobility challenges. Droste stated that

you will get different development if transit comes first. He discussed the need for more circulators to get to the transit corridors.

Neuendorf stated he would like to see more clarity in the plan in defining where the corridors are located.

Kang noted that in addition to aging populations, we are also going through a diversity shift. She feels engaging these folks will be very important.

Halbach stated that the old plan talked about 'clusters.' He feels placemaking needs to pay more attention to this.

Commers discussed parks and noted this group has not discussed this area.

Klein discussed the connections of trail systems. He suggested asking developers coming in to provide for this.

Halbach stated he felt that the language in the old plan was good regarding parks. He suggested adding language of how parks make this region competitive, etc. In terms of how to pay for it – he feels what is laid out in Reality Check 2.0 is the way to go.

Commers discussed the 'greenway' element and asked if this is a transportation element or a parks and open space element...the answer is, yes. Regarding the question of funding, there are issues that we can address together that cannot be addressed locally, but do we have funding structured that represents this type of scale?

Wefel suggested more explicit mention of biking in terms of 'transit.'

Neuendorf stated that our system has gotten much better but feels the Council can provide a role in helping cities link their trails.

Detrick pointed out that the Parks Policy Plan was updated in 2010 and it mentions how trails have become more important to the region. She stated there is key awareness of this trend.

Droste commented that Dakota County has done phenomenal work planning for trails and encouraged the promotion of doing this.

Smitten discussed the need to remember equity in access to what we do as a region to help local governments implement regional policy.

Kang suggested the need to 'smooth the perception' showing local governments our policies and letting them know that the Council is here to help – more of a partner than an agency that mandates.

Smitten stated it would be helpful to set very clear priorities.

Halbach felt looking back that it goes in cycles – the Council is hands on, to the Council is too lax. We need to strike a balance and lead with sticks as well as carrots. He feels the need is for stronger leadership that is very clear on the type of relationship they will have with local communities and communicate where they are going and why.

Neuendorf commented on public engagement and involvement and stated one region, one vision is a great goal.

Commers asked the group to send further comments to Sandi Dingle, Recording Secretary. He also invited the group to connect with Council Members in their district for further dialogue.

Droste discussed the model rolled out by ULI that figured out changes in costs (housing and transportation) and feels when we can show good cost savings elements it will do a better job of educating the public on why development happens the way it does. Smitten asked if it is available to the public. Droste stated not yet. Smitten stated it may be a good education tool to the ‘why.’

Neuendorf discussed equity – this plan needs some concrete steps to address disparities – access to parks, transportation, etc. Commers stated this theme is of primary interest to a number of Council Members.

Review and Approve May 17, 2012 Minutes, March 15, 2012 Minutes, and January 19, 2012 Minutes

Commers asked approval of the May 17, 2012 meeting minutes. Neuendorf made the motion to approve the minutes and it was seconded by Halbach. Smitten asked for a correction (on page 5) to her mention of where grant funds will come from and noted that she was speaking to the next round of comprehensive plans. Commers called for a vote. The motion carried.

Commers asked for approval of the March 15, 2012 meeting minutes. Smitten made the motion to approve the minutes and it was seconded by Hestness. Commers called for a vote. The motion carried.

Commers asked for approval of the January 19, 2012 meeting minutes. Klein made the motion to approve the minutes and it was seconded by Smitten. Commers called for a vote. The motion carried.

Other Business – Deb Detrick

Detrick reminded members that LUAC will be reporting to the Community Development Committee on August 6, 2012. She noted that members are welcome to attend and will receive a notice when the agenda is posted. She asked members to RSVP to Sandi Dingle. She noted that this report will be a business item of more substance that will describe what LUAC has done.

NEXT MEETING

September 20, 2012 at 4:00 pm at the Metropolitan Council in Room LLA. LUAC will be asked to give input that may be valuable for Thrive MSP 2040.

OTHER

Commers noted that every Thursday there is Music in the Park at Mears Park.

Droste stated he is looking for more information on the housing and transportation cost calculator. Detrick stated that staff can provide a link.

ADJOURNMENT

The meeting adjourned at 5:40 pm.

Respectfully submitted,
Sandi Dingle, Executive Secretary