

METROPOLITAN COUNCIL
390 Robert Street N., St. Paul, MN 55101-1805
MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE
Monday, March 5, 2007

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

CALL TO ORDER:

A quorum present, Chair Georgacas called the regular meeting of the Community Development Committee to order at 4:10 p.m. on March 5, 2007.

APPROVAL OF AMENDED AGENDA & MINUTES

The agenda was amended by deleting item 2007-54, the Baytown Township comprehensive plan amendment item, from the agenda. The amended agenda was moved by McDaniel and seconded by Meeks. Motion carried. The minutes of the February 5, 2007, Community Development Committee meeting were moved by Meeks and seconded by Hilker. Motion carried.

BUSINESS

Consent List

The consent list item was moved by Meeks and seconded by Hilker. Motion carried.

2007-73 – City of Woodbury, Comprehensive Plan Amendment, Vacant Commercial-Industrial Land Use Changes, Review File 18452-12

Staff recommends that the Metropolitan Council allow the city of Woodbury to put the vacant commercial-industrial land use changes comprehensive plan amendment into effect with no modifications required.

Action Items

2007-100 – 2006 Operating Budget Amendment – Family Affordable Housing Program

Beth Reetz, HRA manager, reviewed the request to amend the Unified Operating Budget. Staff responded to questions about property maintenance and the HUD operating subsidy.

Meeks moved, seconded by Hilker, that the Metropolitan Council amends the 2006 Unified Operating Budget by increasing authorized expenditures in the Family Affordable Housing Program as follows:

Current Budget	\$981,795
Amendment	400,000
Amended Budget	\$1,381,795

Motion carried.

Georgacas noted that Mark Vander Schaaf is substituting for Guy Peterson, who had to attend a meeting at the legislature.

INFORMATION

Metro Atlas Project—maps, tables and charts for the Council’s redesigned web site

Mark Vander Schaaf, planning and growth management director, provided an introduction to the Metro Atlas Project.

Rick Gelbmann, GIS manager, explained that the project’s purpose is to develop web-based capabilities for displaying maps, graphs, charts and information that might be found in an atlas and doing it in a way that helps describe patterns and trends. The audience for the atlas is local communities, business interests and citizens who are living here and using the facilities that are available to us within the region. Benefits expected from the project are improved communication and delivery of services to clientele. Gelbmann presented information on the revised web site and demonstrated how to access the information and how it

could provide two-way communication over the web. Gelbmann demonstrated how maps can go from a transportation type of function to a planning type of function and the different ways the capabilities can be combined.

In response to questions, staff indicated that challenges faced in the project are designing and organizing the project in a way that will add value to information selected so that people can quickly get to what they are interested in; that stakeholders will be advised of the capabilities of the newly designed web site; and that the site may be available some time in early summer.

PUBLIC HEARING

2007-21 – City of Oak Grove Comprehensive Plan Amendment, Gardas Grove, 2nd Addition, Plan Modification, Review File 17096-24

Chair Georgacas called the public hearing on the city of Oak Grove comprehensive plan amendment, Gardas Grove, 2nd addition, to order.

Victoria Dupre, senior planner, reviewed the request to set a public hearing for the city of Oak Grove for the Gardas Grove 2nd Addition comprehensive plan amendment. The amendment proposes to reguide 20 acres from agriculture, one unit per 10 acres, to single family residential, one unit per 2.5 acres. The Metropolitan Council wastewater system currently does not serve the city of Oak Grove. Dupre indicated that the Community Development Committee will consider the following recommendations:

That the Metropolitan Council:

1. Find that the city's proposed Gardas Grove CPA substantially departs from the Council's *2030 Water Resources Management Policy Plan* (pg. 65, 66) because the proposed amendment allows development at densities (one dwelling unit per 2.5 acres) that exceed Council policy (one unit per 10 acres) for diversified rural areas.
2. Notify the city of Oak Grove that it may not put the proposed Gardas Grove CPA, reguiding 20 acres from Agriculture (1/10) to Single-Family Residential (1/2.5) into effect because it is inconsistent with the *2030 Regional Development Framework* policies for a *Diversified Rural* community, inconsistent with the Council forecasts for the city, and does not conform with the *2030 Water Resources Management Policy Plan*.

The cumulative effect of these CPAs may have a substantial impact on regional systems, and ultimately affect how metropolitan wastewater and other regional systems are planned, constructed and operated.

3. Adopt Metropolitan Council Resolution No. 2007-____ requiring the city to modify its CPA to ensure the proposed amendment conforms with the metropolitan system plans. The city should:
 - Modify its proposed CPA to ensure development occurs at densities of one unit per 10 acres, or cluster development at the same density.
 - Work with the Metropolitan Council's Environmental Services Division to plan for potential future wastewater treatment.

Bryce Pickart, Environmental Services, provided information from a presentation that the Council intends to present at a meeting with the city of Oak Grove on March 14. He indicated that the information is work in progress in refining the wastewater system plan. As the system plan now stands, the Council had identified the entire city of Oak Grove as potential for some wastewater service, but without the specific areas identified because they needed to do some additional study.

Pickart summarized that Oak Grove has areas suitable for rapid infiltration basins; Oak Grove has remaining area that is feasible for sewer development; and coordination of rapid infiltration basins (RIB) suitability with local development planning may be appropriate for optimal implementation of long term wastewater service. Pickart said this amendment is not in what appears to be a reasonably economical sewer

development area, and in and of itself this particular amendment wouldn't cause us to be talking about a substantial departure. It is really the broader, on-going multiple small comp plan amendments causing difficulty because they gradually make sewer development uneconomical and infeasible over time by chopping up the land. Council staff hopes to make headway in discussions with the city in the coming weeks.

Sam Lucast, representing the city of Oak Grove, addressed the committee and called attention to exhibits distributed to the committee—a sketch plan, a preliminary plat and a resolution adopted by the Oak Grove City Council in response to some of the issues raised about potential future development.

Lucast reported that the city is in the process of working on their 2008 plan update, retained a consultant and they have done extensive background research. From the 1998 plan the city has approximately 372 units that can be developed that have already been approved. The resolution suggests looking at locations for potential future urbanization. The resolution also suggests that the two comprehensive plan amendment applications in process be addressed on their own merits and that with the adoption of the resolution, the city of Oak Grove will not submit additional comprehensive plan amendments until after completion of the 2008 comprehensive plan update.

Lucast asked that the Council recommend approval of the approximately 20 acres that would be reguidd and rezoned and that would allow two new development units.

Jeff Gardas, property owner, addressed the committee, stating his agreement with the comments made by Lucast. Gardas commented that if you look at the first part of the development, this next part is 20 acres; that they are taking the two lots off the front, but the land around it is surrounded by water. If there was additional land that could be developed right there, he could see the point. Gardas indicated he was not planning on development in the near future.

Georgacas announced that the hearing record will remain open until March 12, 4:40 p.m. Written comments may be submitted to the Metropolitan Council data center.

Committee and Liaison Reports

There were no reports.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

Business completed, McDaniel moved, seconded by Meeks, to adjourn the meeting at 5:10 p.m. Motion carried.

Respectfully submitted,

Karen Patraw
Administrative Technician