

METROPOLITAN COUNCIL
390 Robert Street N., St. Paul, MN 55101-1805
MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE
Monday, April 16, 2007

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

CALL TO ORDER:

A quorum present, Vice Chair Meeks called the meeting of the Community Development Committee to order at 4:05 p.m. on April 16, 2007.

APPROVAL OF AGENDA & MINUTES

The agenda was moved by Pistilli and seconded by McDaniel. Motion carried. Pistilli moved, seconded by Hilker, the minutes of the March 19, 2007, Community Development Committee. Motion carried.

BUSINESS

Consent List

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

2007-81 – City of Chanhassen Comprehensive Plan Amendment, The Arbors, Review File 16500-15

Allow the city of Chanhassen to put “The Arbors” comprehensive plan amendment into effect.

2007-84 – City of Blaine Comprehensive Plan Amendment, Northeast Area Plan and MUSA Expansion, Review File 17055-17

Staff recommends that the Metropolitan Council:

1. Allow the city to put the proposed CPA into effect with no modifications.
2. Advise the city to establish a minimum density of no less than one unit per acre for low-density residential (LDR)-guided areas, as part of the city’s 2008 comprehensive plan update.
3. Advise the city to work with Anoka County to plan for future regional trails, and preserve adequate right-of-way as part of the city’s 2008 comprehensive plan update.
4. Advise the city to identify sources of excessive inflow and infiltration, and describe activities to reduce I and I as part of the 2008 comprehensive plan update.

2007-98 Acquisition Opportunity Grant Request for the Hohlt Parcel in Big Marine Park Reserve and Reimbursement Consideration for County Funding, Washington County

That the Metropolitan Council:

1. Authorize a grant of up to \$9,023 from the Park Acquisition Opportunity Fund to Washington County to partially fund the acquisition of the Hohlt parcel in Big Marine Park Reserve.
2. Allow up to \$13,534 of the acquisition costs of the Hohlt parcel to be eligible for reimbursement consideration in a future regional parks CIP. However, the Council does not under any circumstances represent or guarantee that reimbursement will be granted, and expenditure of local funds never entitles a park agency to reimbursement.

2007-134 – City of Woodbury Comprehensive Plan Amendment, Waters Edge Townhomes, Review File 18452-13

Staff recommends that the Metropolitan Council allow the city of Woodbury to put the Waters Edge Townhome MUSA change comprehensive plan amendment into effect with no required modifications.

Action Items

2007-7 – Set Public Hearing: City of Oak Grove Comprehensive Plan Amendment, Swan Lake Preserve, Review File 17096-23

Victoria Dupre, senior planner, reviewed background information. In Nov. 2006, Oak Grove submitted two comprehensive plan amendments to the Council for review—Gardas Grove 2nd Addition amendment and the Swan Lake Preserve. Swan Lake Preserve is a 172 acre land use change from agriculture (1 residential unit per 10 acres) to single family residential (1 unit for 2.5 acres). The Council staff finds this comprehensive

plan amendment inconsistent with the 2030 *Regional Development Framework* policies for the diversified rural area at 1 for 10. When the Council finds a system impact, the Land Planning Act requires the Council to conduct a public hearing for the plan modification. The following schedule includes the statutory requirements and follows the Council's comprehensive plan review public hearing procedures.

- May 11, 2007 – Post public hearing notice on Council website
- May 21, 2007 – Conduct public hearing at Community Development Committee, 4:30 p.m.
- June 4, 2007 – Community Development Committee reviews hearing record report, takes action, forwards recommendations to Metropolitan Council
- June 13, 2007 – Metropolitan Council takes formal action

Steffen indicated she met with staff, and agreed that the public hearing has to be set, but emphasized the importance of deciding how to proceed in the diversified rural areas.

Steffen moved, seconded by Pistilli, that the Community Development Committee schedule a public hearing on the city of Oak Grove's comprehensive plan amendment at the May 21, 2007, Community Development Committee meeting. Motion carried.

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

Victoria Dupre, senior planner, reported that the city of Oak Grove faxed a letter requesting that the Council staff remove the Gardas Grove 2nd Addition comprehensive plan amendment from the April 16 Community Development Committee meeting agenda. The city will extend the review period for 60 days from the 120-day review deadline (May 16, 2007) to July 15, 2007. The purpose of the extension is to explore different options for future CPAs in Oak Grove. The landowners support the action.

Steffen moved, seconded by Hilker, that the Community Development Committee:

- Accept the city's review schedule extension to July 15, 2007.
- Delay consideration of the CPA until a date certain.

Motion carried.

2007-123 – Bunker Hills Regional Park Boundary Correction, Anoka County

Arne Stefferud, planning analyst, briefed the committee on the Bunker Hills Regional Park boundary correction. In response to a question from Steffen, staff indicated that the Federal covenant on the park was comparable to the Metropolitan Council's regional park covenant, and that removing the covenant on the 66.7 acres of non-park land in exchange for placing a covenant on 210 acres of park land was consistent with Strategy 5(b) of the 2030 *Regional Parks Policy Plan*.

Steffen moved, seconded by McDaniel:

1. That the Metropolitan Council acknowledge the Federal action to remove a park covenant on 66.7 acres northwest of Bunker Hills Regional Park in exchange for placing a park covenant on 210 acres in Bunker Hills Regional Park not currently protected by a covenant consistent with the park land conversion requirements in Strategy 5(b) of the 2030 *Regional Parks Policy Plan*.
2. That the Metropolitan Council approve a corrected park boundary for Bunker Hills Regional Park as shown on the map in Attachment 1 as an amendment to the 1998 Council approved master plan for the park, and to direct staff to modify any acreage data for the park.

Motion carried.

2007-135 – Proposed Implementation of Council Policy Regarding Declaration and Disposal of Surplus Hiawatha LRT Property

Guy Peterson, community development director, asked Jeanne Matross, legal counsel, to join in the discussion about the proposed implementation of Council policy regarding declaration and disposal of surplus Hiawatha LRT property.

Peterson reported that the policy adopted by the Council in February 2006 for dealing with disposition of the Hiawatha Corridor LRT excess parcels stated that the Council may sell such surplus real property to the highest bidder through a public process for no less than the appraised market value. However, that policy goes on to say unless the Council determines that the Council's priorities and objectives would be better served by disposing of the property in some other manner authorized by law.

Peterson stated that staff is seeking Council concurrence and permission for staff to explore a proposed method for disposition of the property that fits the parameters in the existing policy except the requirement that the property must be sold to the highest bidder, but can better serve the Council's priorities and objectives by achieving transit and community benefits that have greater value to the transit investment represented by the Hiawatha LRT.

Vice Chair Meeks asked how many parcels are involved. Peterson responded that there are four parcels in different locations. Matross reported that the locations were given in the business item the Council passed in February 2006.

Steffen asked if this was requested by the city of Minneapolis. Peterson responded that staff has had discussions over a long period of time about this and concern about being able to only sell the property to the highest bidder. Steffen commented that she didn't understand the request because the city can zone the property in any way they want and why should they be paid to do the right zoning?

Matross responded that the city would like to address those issues prior to the sale of the property. The city could do various traffic studies, and other studies surrounding the parcels that would assure that transit and neighborhood objectives are met and addresses development problems before hand to assure transit is benefited. Otherwise the property could potentially be sold to the highest bidder and a use could be put to the property that is consistent with current zoning, but that would not benefit transit.

Steffen commented that the Metropolitan Council doesn't pay any other cities to change their zoning and did not understand the rationale for paying the city of Minneapolis \$42,500 and repeated her opposition.

Pistilli agreed with Steffen's comments. Pistilli commented that because the property is adjacent to the light rail line, the market will deliver TOD and a product that is compatible and leverage the benefits of light rail because light rail is there.

McDaniel said he was also concerned about the proposal. He asked why the Metropolitan Council can sell their excess property for their own benefit rather than returning the money to the state. Peterson responded that Federal monies were used to acquire these properties and the Fed's main concern is to ensure that there is a recapturing of the money that can go back into a use that benefits the LRT transit line they, the Fed's, paid for.

Proposed Action

That the Metropolitan Council authorize use of a proposed method for disposing of the Hiawatha Corridor LRT surplus real property through a request for proposal process which considers transit and community goals and benefits and gives preference to the proposals that best serve the Council priorities and objectives and result in a sale of the property, through a public bidding process, to the highest bidder satisfying the transit and community development criteria, for no less than the appraised market value.

After discussion, the proposed recommendation failed due to lack of a motion and no action was taken.

2007-136 – Authorization to Enter into Agreement with City of Minneapolis to Provide Services for Metropolitan Council’s Sale of Excess Land

Jeanne Matross, legal counsel, said the agreement with the city of Minneapolis was tied to the previous item. With that item not going forward, there is no reason at this point to enter into an agreement with the city of Minneapolis since the purpose of the agreement was to reach the conditions that might be included in the RFP that would be developed for sale of the property and to allocate responsibilities between Minneapolis and Metropolitan Council in carrying out the RFP and sale of property.

Meeks asked if committee members had any suggestions related to disposing of the property. Steffen said she didn’t have any problem with disposing of the property, and repeated her objections to paying the city of Minneapolis.

No action was taken.

INFORMATION

2007-141 – Comprehensive Plan Update Status Report

Phyllis Hanson, manager, local planning assistance, presented information from a March survey by Local Planning Assistance sector representatives on anticipated submittal of comprehensive plan updates.

CPU submittals by year:

2006	1
2007	25
2008	131
post-2008	2
No info	23

Hanson responded to questions about forecasts and the workload in the third and fourth quarters of 2008.

Updating Published Forecasts

Todd Graham, research manager, presented information on updating the Council forecasts. Topics covered included the Council’s forecasts to year 2030: the quantitative parameters for local planning, forecast business rules and forecast revisions over the past 12 months. Graham reported that the Council’s forecasts have an explicit role in regional policy. They provide the quantitative parameters for growth management. Cities are given the go ahead to plan for growth with some assurance that our regional systems will serve that planned growth that is in the forecast dataset.

Minor forecast revisions in past 12 months:

- Plan amendments in Chaska, Norwood Young America, Minnetrista, Richfield, Rosemount, Willernie and Lino Lakes
- Plan Update for Prior Lake
- Development Framework amendment for East Bethel
- System Statement revision for Mayer

Staff responded to questions about unsewered area forecasts and reconciling forecasts.

Sanda thanked Graham for doing a great job.

2007-124 – Livable Communities Act – Ownership and Rent Affordability Limits 2007

Linda Milashius, senior planner, reported that in 2007, the Metropolitan Council will use as the upper limit of affordability for ownership purchase price and monthly rents the following dollar amounts in monitoring new housing unit production in implementation of the Livable Communities Act:

2007 HOMEOWNERSHIP	
Household Income Level:	Affordable Home Price
80% of area median income (\$62,800)	\$206,800
60% of area median income (\$47,100)	\$152,000

2007 RENTAL HOUSING	
Bedroom size:	*Monthly gross rent including tenant-paid utilities, affordable at 50% of area median income
Efficiency	\$ 687
1 bedroom	\$ 736
2 bedrooms	\$ 883
3 bedrooms	\$1,020
4 bedrooms	\$1,138

*The same rent figures used for the federal low-income housing tax credit program in the seven-county metro area.

Committee & Liaison Reports

Council Member Sanda reported that the city of Shoreview is 50 years old today.

OTHER BUSINESS

None.

ADJOURNMENT

Business completed, Sanda moved, seconded by McDaniel, to adjourn the meeting at 5:04 p.m. Motion carried.

Respectfully submitted,

Karen Patraw
Recording Secretary