

**METROPOLITAN COUNCIL**  
390 Robert Street N., St. Paul, MN 55101-1805  
**MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE**  
Monday, May 21, 2007

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

**CALL TO ORDER:**

A quorum present, Chair Georgacas called the regular meeting of the Community Development Committee to order at 4:04 p.m. on May 21, 2007.

**APPROVAL OF AMENDED AGENDA & MINUTES**

The agenda was amended by moving item 2007-59, Acquisition Opportunity Grant Request for the Weinkauff Parcel in Lake Rebecca Park Reserve, from the consent list to the action items section. The amended agenda was moved by Hilker and seconded by Sanda. Motion carried. The May 7 minutes of the Community Development Committee were moved by Steffen and seconded by Hilker. Motion carried.

**BUSINESS**

**Consent List**

The consent list item was moved to the action section.

**Action Items**

**2007-59 – Acquisition Opportunity Grant Request for the Weinkauff Parcel in Lake Rebecca Park Reserve and Reimbursement Consideration for Funding in a Future CIP, Three Rivers Park District**

Jan Youngquist, senior planner, reviewed the acquisition opportunity grant request for the Weinkauff parcel in Lake Rebecca Park Reserve and reimbursement consideration for funding in a future CIP.

Boe Carlson, Three Rivers Park District, requested that the Council consider the request as a same week item in order to meet timelines related to the closing and sale of the property. The committee agreed that the item could be placed on the May 23 Council agenda.

Council Member Sanda requested that future park funding requests reflect per acre costs.

Steffen moved, seconded by Meeks, that the Metropolitan Council:

1. Authorize a grant of up to \$354,799 from the Park Acquisition Opportunity Fund to Three Rivers Park District to partially fund the acquisition of the Weinkauff parcel in Lake Rebecca Park Reserve as shown on Attachments 2 and 3.
2. Allow up to \$532,199 of the acquisition costs of the Weinkauff 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.

Motion carried.

**2007-148 – LCA Local Housing Incentive Account (LHIA) Ownership Funding Recommendations**

Jan Gustafson, manager, livable communities, explained that a total of 22 metropolitan area applications were evaluated by the Metropolitan Housing Implementation Group (MHIG). Of those, seven qualified to be considered for funding. The Minnesota Housing Board considered and recommended full funding for these seven proposals at its meeting on April 26, 2007. Council staff further evaluated three of the seven proposals for possible LHIA funding, resulting in a recommendation that no LHIA funds be awarded this round for two reasons:

1. The proposed total public per-unit subsidies for the three proposals ranged from \$97,000 to \$265,000. Staff concluded that the per-unit financial assistance required by the three projects would not be cost effective given the required significant financing gaps for each unit.

2. Many of the 15 proposals that were deemed premature for funding consideration this round proposed total per-unit subsidies substantially below (\$58,000 or less) the subsidies requested in the three applications noted above. It is expected that several of these applications will be resubmitted for evaluation in the fall round.

Steffen asked if there was a possibility that the Council might not award all of the funds in the fall round, and the consequences if not all funds were awarded. Staff responded that, given the need for assistance for affordable housing, it would be unlikely that there would be funds remaining after the fall awards. However, if there were remaining funds, those funds would be carried over for inclusion in Local Housing Incentives Account funds available through the *2008 Livable Communities Fund Distribution Plan*. In response to a follow-up question, staff confirmed that the 15 applications considered premature for funding during the spring round were likely to be back for consideration in the fall along with other applications for funding.

Steffen moved, seconded by Meeks, that the Metropolitan Council accept the staff recommendation that no proposals submitted during the spring funding round of the Local Housing Incentives Account (LHIA) program should be funded, and approve awarding all of the \$1.89 million intended for distribution through the 2007 LHIA program during the fall funding round, which includes both ownership and multifamily rental proposals.

Motion carried.

#### **2007-200 – New Germany Planning Designation and Forecast Revision**

Jim Uttley, planning analyst, presented an overview of the New Germany planning designation and forecast revision request designating New Germany as a rural growth center and changing its forecasts to reflect discussions with city and Council staff.

Council Member Steffen asked how this amendment differed from the East Bethel matter to be discussed later on the committee's agenda, which involves a public hearing and amendment of regional policy plans. Uttley responded that, unlike the New Germany amendment, the East Bethel item involves a new regional wastewater treatment plant.

Steffen moved, seconded by Hilker, that the Metropolitan Council:

1. Approve the changes in the total forecasts as recommended by staff for New Germany.
2. Approve changes in geographic planning area designations for New Germany from "Rural Center" to "Rural Growth Center."

Motion carried.

#### **2007-126 – 2008-2013 Regional Parks CIP Structure**

Arne Stefferud, planning analyst, reviewed the Metropolitan Parks and Open Space Commission's recommendation for the 2008-2013 regional parks CIP structure. The presentation broke at 4:30 p.m. for the Oak Grove public hearing.

#### **PUBLIC HEARING:**

##### **2007-7 – City of Oak Grove Comprehensive Plan Amendment, Swan Lake Preserve, Review File 17096-23**

Chair Georgacas called the public hearing to order at 4:30 p.m. Georgacas explained that the purpose of the hearing is to consider a comprehensive plan amendment for the city of Oak Grove, Swan Lake Preserve.

Victoria Dupre, senior planner, explained that the hearing was the second of two hearings that the committee held recently on Oak Grove amendments. The last public hearing was on March 5 for an amendment called Gardas Grove. The Swan Lake Preserve comprehensive plan amendment proposes to reguide 172 acres from agriculture, one unit per 10 acres, to single-family residential permitting development at a density of one dwelling unit per 2.5 acres. Staff reviewed the findings and conclusions:

The proposed CPA does not conform with the *2030 Water Resources Management Policy Plan*, and “more likely than not” represents a substantial departure from the regional wastewater system plan. The proposed CPA is inconsistent with the *2030 Regional Development Framework* policies for the Diversified Rural policy area because the CPA allows development at a density that is inconsistent with the Council’s policies and exceeds the Council’s growth forecasts. The cumulative effect of the proposed CPA and the city’s past plan amendments are more likely than not to have a substantial impact on regional systems. The amendments are compatible with comprehensive plans of adjacent communities.

Staff reviewed the proposed recommendations:

That the Metropolitan Council:

1. Find that the city’s proposed Swan Lake Preserve 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 Swan Lake Preserve CPA, regarding 172 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*.
3. Find that this proposed CPA and the cumulative effect of previous CPAs may have a substantial impact on regional systems, and ultimately affect how metropolitan wastewater and other regional systems are planned, constructed and operated.
4. 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 the 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.

Dupre reviewed the schedule—committee action on June 18 and Council action on June 27. Chair Georgacas asked if anyone in the audience wanted to address the committee. No one requested to speak on the issue. Chair Georgacas noted that hearing record remains open until 4:30 p.m. on May 26, 2007, with written comments to be submitted to the Council’s data center. The hearing closed at 4:38 p.m.

### **2007-126 – 2008-2013 Regional Parks CIP Structure (continued)**

Staff responded to questions about additional line item appropriations; weighting park agency population and non-local visits; the separation of the acquisition opportunity fund and the parks CIP; the CIP schedule and capital debt service related to parks.

Sanda moved, seconded by Pistilli:

1. That the Metropolitan Council prepare a 2008-13 regional parks CIP that divides the amount proposed for each regional park agency by weighting the most recent population data for that park agency by 70% and by weighting the percentage of non-local visits that agency hosted from the 1998-99 parks visitor study by 30% as shown on Table 1.
2. That the regional park agencies submit a prioritized list of funding requests for projects for the 2008-13 parks CIP within the amount proposed for that agency as determined by the formula in recommendation 1 and shown on Table 1. Funding requests for projects from each agency’s prioritized list must be consistent with Metropolitan Council approved master plans, and in the case of reimbursement requests the Council must have approved consideration of the reimbursement in a former action of the Council. If those funding requests for projects are not consistent with a Council approved master plan or past Council action on a reimbursement, the Council will return the list to the agency for resubmittal of a new list.

3. That appropriations of State funds and matching Metropolitan Council bonds for the 2008-13 parks CIP be granted among the park agencies as determined from the formula in recommendation one and shown on Table 1, and that the agencies be required to spend the grants on the Council approved prioritized list of CIP projects. If the CIP funding request is not fully funded the park agency must spend its grant on projects in priority order of the CIP list of projects for that agency.
4. That the 2008-09 portion of the CIP is based on the issuance of up to \$7 million of Metropolitan Council bonds to provide a 40% match to a 2008 State bond request of \$10.5 million. This results in a 2008-09 CIP total of \$17.5 million. And that Council staff receive prioritized funding requests from each park agency consistent with the amount shown for that agency in Table 1 by June 18 in order that a preliminary 2008 State bonding request of \$10.5 million can be prepared and submitted to the Minnesota Dept. of Finance by June 25. For planning purposes, a \$10.5 million State bond request matched with \$7 million of Council bonds for the 2010-11 and 2012-13 biennium's should also be submitted on June 25. The Metropolitan Council and park agencies may revise the park agency prioritized lists within the amounts shown on Table 1 via formal review and approval such that a final bonding

Motion carried.

### **2007-195 – Authorization to Hold Public Hearing on Proposed Amendment to the 2030 Water Resources Management Policy Plan**

Bryce Pickart, environmental services, reviewed the proposed amendment to the *2030 Water Resources Management Policy Plan* and provided background information. Staff explained that the proposed amendment designates the portion of Oak Grove which is most feasible for future sewer development with wastewater service provided by the proposed East Bethel WWTP.

Staff responded to questions about co-locating park and ride facilities with sewer development, and future development plans for the Ham Lake area.

Sanda moved, seconded by Pistilli that the Metropolitan Council authorize a public hearing for the proposed amendment to the *2030 Water Resources Management Policy Plan* to be held on July 31, 2007.

Motion carried.

## **INFORMATION**

### **Committee and Liaison Reports**

There were no reports.

### **Employment Study**

Todd Graham, manager, research, briefed the committee on employment trends in the twin cities region. Highlights of the presentation include: the region's employment level regained losses by 2005; post-recession growth slightly lags U.S. average; and region ranks mid-range among 25 largest metros. Most of the employment is still concentrated in the center of the region, inside the I-494 and I-694 corridors. Graham responded to questions about employment concentrations and transit and cited a website that could provide additional information ([www.labormarket.us](http://www.labormarket.us)).

Guy Peterson, community development director, reminded the committee of the June 4 Community Development Tour from 1:30-4:00 with no Community Development Committee meeting that day. The committee meeting on June 4 will be canceled. Sanda suggested the tour stop at TPC for lemonade if the schedule permits. Peterson said he would check with John Kari on the itinerary.

Peterson raised the issue of whether the committee should meet on July 2. Sanda moved, seconded by Aguilar, to cancel the July 2 Community Development Committee meeting. Motion carried.

Sanda asked that staff consider not having the Council retreat on June 29. Peterson agreed to convey the consideration to staff.

Peterson reported that Karen Patraw has announced her retirement effective July 1.

**OTHER BUSINESS**

There was no other business.

**ADJOURNMENT**

Business completed, Sanda moved, seconded by Aguilar, to adjourn the meeting at 5:38 p.m. Motion carried.

Respectfully submitted,

Karen Patraw  
Administrative Technician