

**METROPOLITAN COUNCIL**  
390 North Robert Street, St. Paul, Minnesota 55101

**REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE**  
Monday, August 17, 2009

Committee Members Present: **Chair Natalie Steffen; Vice-Chair, Tony Pistilli; Georgeanne Hilker; Richard Aguilar; Sherry Broecker; Polly Bowles; Wendy Wulff**

**CALL TO ORDER**

A quorum being present, Chair Steffen called the regular meeting of the Council's Community Development Committee to order at 4:00 p.m. on Monday, August 17, 2009.

**APPROVAL OF AGENDA AND MINUTES**

Chair Steffen requested moving agenda item number 14 (2009-283) to the first agenda item. It was moved by Bowles seconded by Pistilli, to approve the agenda. **The motion carried.**

It was moved by Pistilli, seconded by Broecker to approve the minutes of the July 20, 2009 regular meeting of the Community Development Committee. **The motion carried.**

**BUSINESS**

**2009-283** City of Maplewood Request for An Additional Extension of Livable Communities Demonstration Account (LCDA) Grant SG006-168 - Gladstone Neighborhood Redevelopment

Livable Communities Manager, Paul Burns, presented an overview of this one-year, second extension LCDA grant request, which would extend the grant period to December 31, 2010. He reported that the Metropolitan Council awarded a \$1,800,000 LCDA grant to the City of Maplewood on December 13, 2006 to construct street reconstruction and improvements on Frost Avenue, construct a roundabout at the Frost Avenue and East Shore Drive intersection and construct a stormwater pond, in order to build a senior housing development. The City had received an administrative amendment to extend the grant to December 31, 2009. The City is now seeking an additional one-year extension. Requests for extensions beyond the first, one-year extension approved administratively must be acted upon by the Community Development Committee and the Council. Mr. Burns indicated that staff was recommending a number of conditions if the Committee chose to approve the extension request.

Chuck Ahl, Assistant City Manager for the City of Maplewood presented the City's explanation for the request and their schedule for project completion within the proposed extended timetable. Committee members asked for clarification of the timing of actual construction of the senior housing building, and that no grant funds be drawn down until construction of the senior building has commenced.

Hilker moved, seconded by Broecker that the Metropolitan Council Approve a request from the City of Maplewood for a second one-year extension of the Livable Communities Demonstration Account (LCDA) Grant #SG006-168 to December 31, 2010 contingent upon the grantee fulfilling the conditions stated in the report prior to December 31, 2009. **The motion carried.**

**2009-280** Section 8 Project Based Assistance Award Recommendations  
Staff member Terri Smith presented the report to the Community Development Committee.

Council member Wulff asked why all the vouchers offered were not awarded. Staff member Terri Smith answered that there was a quick turnaround required on the applications because of the voluntary conversion of the council-owned units. In addition, the vouchers were offered for existing housing only and not new construction. This may have limited developers from applying. Chair Steffen asked if this was the final step in completing the voluntary conversion process of changing the Council-owned units from public housing to section 8. Staff member Terri Smith answered "yes".

Broecker moved, seconded by Pistilli that the Metropolitan Council approve proposals for Section 8 Project Based Voucher Assistance (PBV) and authorize staff to execute necessary documents with the U.S. Department of Housing and Urban Development and the owners of the projects to assign a total of 163 Section 8 Vouchers in four (4) projects. **The motion carried.**

#### **2009-252** 2009 Unified Operating Budget Amendment

Staff member Terri Smith presented the amendment. Chair Steffen asked a question to clarify the number of families affected by the subsidy shortfall in the Section 8 Program. Staff stated that approximately 300 fewer families each month are being served. CM Bowles asked if the families whose vouchers were cancelled would retain their original position on the waiting list. Staff answered affirmatively. CM Bowles asked if the shift of the vacant FTE from Livable Communities to the HRA represented a delay in the need for a new FTE because eventually when program activity in Livable Communities programs increases the position would likely be needed again. Staff answered affirmatively.

Wulff moved, seconded by Hilker that the Metropolitan Council Amend the 2009 Unified Operating Budget as indicated and in accordance with attached tables. **The motion carried.**

#### **2009-281** Ramsey County Comprehensive Plan Update Review File No. 20571-1

Local Planning Assistance staff member LisaBeth Barajas presented the Ramsey County update report to the Community Development Committee. The Committee did not have any questions or discussion.

Hilker moved, seconded by Broecker that the Metropolitan Council adopt the attached Advisory Comments and Review Record and the Recommendation of the Community Development Committee. **The motion carried.**

#### **2009-282** Pine Springs 2030 Comprehensive Plan Update Review File No. 20608-1

Local Planning Assistance staff member LisaBeth Barajas presented the Pine Springs Update report to the Committee. The Committee did not have any questions or discussion.

Broecker moved, seconded by Bowles that the Metropolitan Council adopt the Attached Advisory Comments and Review Record and the recommendations of the Community Development Committee recommended actions. **The motion carried.**

#### **2009-270** City of Roseville 2030 Comprehensive Plan Update Tier II Comprehensive Sewer Plan Review File No. 20516-1

Local Planning Assistance staff member Tori Dupre presented a summary of the report and proposed actions to the Committee.

1. Authorize the City of Roseville to put its 2030 Comprehensive Plan Update into effect;
2. Advise the City to:
  - a. Participate in Council activities to monitor redevelopment and infill in Developed

- communities.
  - b. Implement the advisory comments noted in the Review Record.
  - c. Update the comprehensive surface water management plan (CSWMP) within two years of the date that the Rice Creek and Capitol Region Watershed Districts update the watershed management plans, and the plans are approved by the Board of Water and Soil Resources. The CSWMP should be submitted to the Council for review concurrent with its submittal to the watersheds.
3. Approve the City of Roseville's Tier II Comprehensive Sewer Plan.

Bowles moved, seconded by Wulff that the Metropolitan Council adopt the attached Advisory Comments and Review Record, and the recommendations of the Community Development Committee. **The motion carried.**

**2009-271** City of Circle Pines 2030 Comprehensive Plan Update, Review File No. 20435-1, Tier II Comprehensive Sewer Plan

Local Planning Assistance staff member Tori Dupre presented a summary of the report and proposed actions to the Committee.

1. Authorize the City of Circle Pines to put its 2030 Comprehensive Plan Update into effect;
2. Advise the City to:
  - a. Participate in Council activities to monitor redevelopment and infill in developed communities.
  - b. Implement the advisory comments in the Review.
  - c. Update the comprehensive stormwater management plan within two years from the date that the new Rice Creek Watershed District (RCWD) watershed management plan is approved by BWSR, and submit it to the Council for review concurrent with its submittal to the RCWD for approval.
  - d. Revise the *Water Emergency and Conservation Plan* to reflect the Update's 2010 population forecast.
3. Approve the City of Circle Pines' Tier II Comprehensive Sewer Plan.

Hilker moved, seconded by Wulff that the Metropolitan Council adopt the attached Advisory Comments and Review Record, and the recommendations of the Community Development Committee. **The motion carried.**

**2009-272** City of New Hope 2030 Comprehensive Plan Update, Review File No. 20469-1 Tier II Comprehensive Sewer Plan

Local Planning Assistance staff member Denise Engen presented a summary of the report and proposed actions to the Committee. Chair Steffen asked if in Proposed Action 3a should read to "Advise" or "Require" the City to participate in Council activities to monitor redevelopment in developed communities. Ms. Engen replied that the language in the report was drafted to be consistent with recommendations made to other cities.

The Chair recognized Phyllis Hanson, Manager of Local Planning Assistance. Ms. Hanson explained that the Council had required communities to participate in the Council's plan monitoring program, in conjunction with a request for additional sewer service. In contrast, as a part of reviewing plan updates, the Council is advising developed communities to participate in a future program.

Bowles moved, seconded by Broecker that the Metropolitan Council adopts the attached Advisory Comments and Review Record, and the following:

1. Authorize the City of New Hope to put its 2030 Comprehensive Plan Update into effect;
2. Adopt the revised forecasts as shown in Table 2 of the Review Record; and

3. Advise the City to:
  - a. Participate in Council activities to monitor redevelopment in developed communities.
  - b. Implement the advisory comments noted in the Review Record for Land Use, Water Supply and Plan Implementation.
4. Approve the City of West St. Paul's Tier II Comprehensive Sewer Plan

**The motion carried.**

**2009-269** City of West St. Paul 2030 Comprehensive Plan Update, Review File No. 20554-1, Tier II Comprehensive Sewer Plan

Local Planning Assistance staff member Denise Engen presented a summary of the report and proposed actions to the Committee.

Pistilli moved, seconded by Aguilar that the Metropolitan Council adopts the attached Advisory Comments and Review Record, and the following:

1. Authorize the City of West St. Paul to put its 2030 Comprehensive Plan Update into effect;
2. Advise the City to:
  - a. Participate in Council activities to monitor redevelopment in developed communities.
  - b. Implement the advisory comments noted in the Review Record for Forecasts, Land Use and Plan Implementation.
3. Approve the City of West St. Paul's Tier II Comprehensive Sewer Plan

**The motion carried.**

**2009-268** City of Maple Grove 2030 Comprehensive Plan Update, Review File No. 20416-1 Tier II Comprehensive Sewer Plan

Local Planning Assistance staff member Freya Thamman presented a summary of the Maple Grove Update report and proposed actions to the Committee. Chair Steffen noted of interest the forecast for 63,500 sewer employees for 2030.

Hilker moved, seconded by Broecker that the Metropolitan Council adopt the attached Advisory Comments and Review Record, and the following:

1. Authorize the City of Maple Grove to put its 2030 Comprehensive Plan Update into effect;
2. Adopt the revised forecasts for the City, as detailed in Table 1 of the attached Review Record.
3. Advise the City it will need to submit a comprehensive plan amendment at the time one of the two scenarios in the Northwest related to the 105<sup>th</sup> Avenue interchange is determined;  
Advise the City to implement the advisory comments in the Review Record, including those in the transportation, surface water management, and water supply; and
4. Approve the City of Maple Grove's Tier II Comprehensive Sewer Plan.

**The motion carried.**

**2009-237** City of Dayton 2030 Comprehensive Plan Update, Review File No. 20411-1 Tier II Comprehensive Sewer Plan

Local Planning Assistance staff member Freya Thamman presented a summary of the Dayton Update report and proposed actions to the Committee. Ms. Thamman informed the Committee that

City Administrator Samantha Orduno, Assistant City Administrator Erin Stwora, and the City's Consulting Planner Tina Goodroad were also available to answer questions.

Chair Steffen asked if the City receives sewer service from outside the region. Ms. Thamman indicated that the northern-most tip of Dayton receives sanitary sewer services from Otsego. Chair Steffen asked if the City of Dayton wanted to comment. City Administrator Samantha Orduno indicated fast growing communities have to work closely with the Council and appreciated working with Council staff. She also wanted to note for the record that Dayton had been working with the Minnesota Department of Transportation (MnDOT) on the proposed Brockton interchange and the City was aware of the MnDOT interchange requirements. In addition, Ms. Orduno indicated that discussions with MnDOT had included the Dayton-Ramsey Bridge crossing scoping alternatives from the future bridge to I-94, but Ms. Orduno also wanted it clarified for the record that there was a 4<sup>th</sup>, No-Build option.

The Committee did not have any questions or further discussion. A motion was made to approve the item as revised with amended text.

Bowles moved, seconded by Broecker that the Metropolitan Council adopt the attached Advisory Comments and Review Record, and the following:

1. Authorize the City of Dayton to put its 2030 Comprehensive Plan Update into effect;
2. Adopt the revised forecasts for population, households, and employment for the City, as detailed in Table 2 of the attached Review Record;
3. Find the Critical Area plan consistent with Executive Order 79-19 and in conformance with regional systems plans and compatible with the plans of adjacent jurisdictions;
4. Forward the Council's Critical Area plan review, findings and recommendations to the Minnesota Department of Natural Resources for final approval according to Minn. Stat. 116G and to the National Park Service;
5. Advise the City:
  - a. it is required to participate in the Council's plat monitoring program beginning in 2010 and must submit annual reports to the Council consistent with Council guidelines;
  - b. it is required to submit comprehensive plan amendments as discussed in the Land Use section of the attached Review Record;
  - c. it is required to submit its final park dedication ordinance;
  - d. to implement the advisory comments in the Review Record, including those in the transportation, wastewater, and water supply sections; and
6. Approve the City of Dayton's Tier II Comprehensive Sewer Plan.

**The motion carried.**

**2009-275** City of Victoria 2030 Comprehensive Plan Update, Review File No. 20594-1, Tier II Comprehensive Sewer Plan

Local Planning Assistance staff member Jim Uttley presented a summary of the report and proposed actions to the Committee.

Following the staff presentation, Council member Bowles asked staff to go over that portion of the staff report about whether the City plans to meet the Council's net density standard of 3 units per acre. Jim Uttley responded that the City's Update says that the City will plan to slightly exceed the Council's density standard but City is a participant in the Council's plat monitoring program. It shows that the City has only achieved an average of 1.9 units per net acre since 2003. Phyllis Hanson noted that Council staff calculations indicate that the City can still meet the 3 units per net acre density by 2020. However, Council staff will continue to monitor the situation. If in the future, calculations indicate that the City will be unable to achieve that density by 2020; staff will bring the

issue back to this committee with recommendations for action. Council member Wulff indicated that she was okay with the Update as long as it proposed to achieve the 3 units per acre density during the planning period. After additional discussion, the committee voted unanimously to recommend that the Council adopt the attached Advisory Comments and Review Record, and authorize the City of Victoria to put its 2030 Comprehensive Plan Update into effect.

Hilker moved, seconded by Wulff that the Metropolitan Council adopt the attached Advisory Comments and Review Record, and the following:

1. Authorize the City of Victoria to put its 2030 Comprehensive Plan Update into effect.
2. Approve the City of Victoria's Tier II Comprehensive Sewer Plan.

**The motion carried.**

**2009-274** Norwood Young America 2030 Comprehensive Plan Update, Review File No. 20442-1  
Tier II Comprehensive Sewer Plan

Local Planning Assistance staff member Jim Uttley presented a summary of the report and proposed actions to the Committee.

Wulff moved, seconded by Hilker that the Metropolitan Council adopt the attached Advisory Comments and Review Record, and the following:

1. Authorize the City of Norwood Young America to put its 2030 Comprehensive Plan Update into effect for the areas within the existing city limits and for areas identified in the City's Orderly Annexation Agreement with Young America Township when those areas are annexed to the City.
2. Officially revise Council forecasts to reflect the City's forecasts found on page 7 of this report.
3. Advise the City of Norwood Young that it is required to participate in the Council's plat monitoring program beginning in 2009 and must submit annual reports to the Council consistent with Council guidelines.
4. Implement the advisory comments noted in the Review Record sections for Surface Water Management and 2030 Regional Development Framework and Land Use.
5. Approve the City of Norwood Young America's Tier II Comprehensive Sewer Plan.

**The motion carried.**

**2009-273** City of Savage 2030 Comprehensive Plan Update, Review File No. 20473-1  
Tier II Comprehensive Sewer Plan

Local Planning Assistance staff member Denise Engen presented a summary of the report and proposed actions to the Committee, and explained that the City has less than 1,000 acres of vacant developable residential land available. As a result, the residential density planned for those remaining acres will be close to five units per net acre.

Hilker moved, seconded by Broecker that the Metropolitan Council adopt the attached Advisory Comments and Review Record, and the following:

1. Authorize the City of Savage to put its 2030 Comprehensive Plan Update into effect.
2. Accept the forecasts as revised in the Update; and
3. Approve the City of Savage's Tier II Comprehensive Sewer Plan.

**The motion carried.**

## **ADJOURNMENT**

The next regularly scheduled CDC meeting will be held on Monday, September 21, 2009 at 4:00 p.m. in the Council Chambers.

Business completed Chair Steffen adjourned the meeting at 6:10 p.m.

Respectfully submitted,

Michele Wenner  
Recording Secretary