

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

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE
Monday, April 19, 2010

Committee Members Present: **Chair Natalie Steffen; Kris Sanda; Georgeanne Hilker; Daniel Wolter; Richard Aguilar; Sherry Broecker; Polly Bowles; Annette Meeks; 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, April 17, 2010.

APPROVAL OF AGENDA AND MINUTES

It was moved by Bowles seconded by Hilker, to approve the agenda. **The motion carried.**

It was moved by Bowles, seconded by Wolter to approve the minutes of the March 15, 2010 regular meeting of the Community Development Committee. **The motion carried.**

BUSINESS

[2010-131](#) City of Independence 2030 Comprehensive Plan Update, Review No. 20621-1, Tier II Comprehensive Sewer Plan (Freya Thamman 651 602-1750)

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

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

1. Authorize the City of Independence to put its 2030 Comprehensive Plan Update into effect.
2. Advise the City:
 - a. If parcels in the Agricultural Preserve Program expire and are no longer guided at 1 unit per 40 acres, then a comprehensive plan amendment will be required for those parcels;
 - b. That the City is required to participate in the Council's plat monitoring program and must submit annual reports to the Council consistent with Council guidelines;
 - c. To implement the advisory comments in the forecast and surface water management sections of the review record as well as address the comments regarding the future Urban Commercial in the parks, ISTS, wastewater service, surface water management and water supply review.
3. Approve the City of Independence's Tier II Comprehensive Sewer Plan.
4. Advise the City that the 60 acres of Urban Commercial requires a Tier II comprehensive plan amendment to be submitted to the Council once the area has been master planned and a means of providing sanitary sewer service decided.

Chair Steffen indicated that Independence is one of the cities being told (through Advisory Comments) that it needs to update its ISTS ordinance by 2011. Chair Steffen asked if there is a tickler file that reminds Council staff of this need.

Ms. Thamman stated it was her understanding that the 2011 date may change. She stated that currently there is a legislative process going on to evaluate ISTS Rules, which may result in more detailed requirements. Ms. Thamman said that Council staff will follow up on the City's future update to their ISTS ordinance. **The motion carried.**

2010-130 City of Spring Lake Park 2030 Comprehensive Plan Update, Review No. 20623-1, Tier II Comprehensive Sewer Plan (Tori Dupre 651 602-1621)

Senior Planner Tori Dupre presented the report and proposed action to the Community Development Committee.

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

1. Authorize the City of Spring Lake Park to put its 2030 Comprehensive Plan Update into effect;
2. Advise the City to participate in Council activities to monitor redevelopment in developed communities;
3. Approve the City of Spring Lake Park's Tier II Comprehensive Sewer Plan.

The Committee asked no questions. **The motion carried.**

2010-134 City of Hilltop 2030 Comprehensive Plan Update, Review No. 20600-1, Tier II Comprehensive Sewer Plan (Tori Dupre 651 602-1621)

Senior Planner Tori Dupre presented the report and proposed action to the Community Development Committee.

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

1. Authorize the City of Hilltop to put its 2030 Comprehensive Plan Update into effect.
2. Advise the City to:
 - a. Adopt the revised forecasts for population, households and employment.
 - b. Participate in Council activities to monitor redevelopment and infill in Developed communities.
 - c. Address the advisory comments for Transportation and Surface Water Management.
3. Approve the City of Hilltop's Tier II Comprehensive Sewer Plan.

CM Bowles asked about a comparison of the intended redeveloped home lots with that of the existing manufactured homes. Staff responded that the current lots are much smaller in comparison, and that the City offers improvement incentives. Chair Steffen asked whether

the future mixed use category could include manufactured housing. Staff responded that the mixed use is intended for traditional residential development, such as townhomes and apartments. **The motion carried.**

2010-132 City of Burnsville 2030 Comprehensive Plan Update, Review No. 20458-1, Tier II Comprehensive Sewer Plan (Patrick Boylan 651 602-1438)

Senior Planner Patrick Boylan presented the report to the Community Development Committee. There were no questions.

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

1. Authorize the City of Burnsville (City) 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 Transportation;
3. Approve the City of Burnsville's Tier II Comprehensive Sewer Plan.

The motion carried.

2010-133 White Bear Township 2030 Comprehensive Plan Update, Review No. 20548-1, Tier II Comprehensive Sewer Plan (Lisa Barajas 651 602-1895)

Planning Analyst Susan Hoyt presented the staff report and proposed actions to the Community Development Committee on behalf of Sector Representative Lisa Barajas.

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

Recommendations of the Community Development Committee:

Authorize White Bear Township to put its 2030 Comprehensive Plan Update into effect.

1. Adopt the revised forecasts for population and households for White Bear Township as shown in Table 1 in the Review Record, and revise the Township's share of the region's affordable housing need from 56 to 113 units.
2. Advise the Township to:
 - a. Send to the Council the dates that the Rice Creek Watershed District and Vadnais Lake Area Watershed Management Organization approve the Township's local surface water management plan (LSWMP) as well as a copy of the final LSWMP.
 - b. Participate in the Council's activities to monitor redevelopment in Developed communities.
 - c. Implement the advisory comments in the Review Record for Housing and Water Supply.

Council member Bowles asked Council staff for clarification on the process the Township would be expected to follow to meet the Township's share of the affordable house need of 118 units in order to be consistent with the Council's housing policies.

Chair Steffen and Director Peterson explained that the advisory comments to the community in the Review Record is that the Township change the guiding of some land to accommodate the full affordable housing need number with additional medium or high density land before local adoption of the Update. Since housing is not a regional system, the Council can not compel the Township to make this change, but it can find that the Update does not appropriately address this requirement of the Land Planning Act.

If the Township chooses to comply with the Council's advisory comments, the Township will incorporate additional medium and high density residential acreage in the future land use plan in the final Update. This final Update will be adopted by the Township and submitted to the Council for the record. However, the Township is not allowed to make other revisions to the Update's future land use plan in the final Update without going through the formal Update amendment process. **The motion carried.**

2010-144 City of St. Paul District 4 Update Comprehensive Plan Amendment, Review No. 20535-2 (Denise Engen 651 602-1513)

Senior Planner Denise Engen introduced the amendment, and presented a summary of the CPA and requested action.

Aguilar moved, seconded by Wulff that the Metropolitan Council Adopts

1. the attached review record and allows the City of St. Paul to put the District 4 Plan Update Summary comprehensive plan amendment (CPA) into effect.
2. Finds that the CPA does not change the City's forecasts.

Committee members had no questions. **The motion carried.**

2010-145 City of St. Louis Park Request to Amend Livable Communities Demonstration Account Grant for Hoigaard Village (SG006-169) (Paul Burns 651 602-1106)

Livable Communities Manager, Paul Burns presented an overview of the City's request, which is to shift \$22,877 from the street lighting and benches part of their project budget to cover higher than estimated demolition costs. The Livable Communities grant agreement allows budget reallocations of up to 20% of any given line item. A larger reallocation requires approval of the Metropolitan Council's governing body.

Hilker moved, seconded by Wulff that the Metropolitan Council approve a budget reallocation in support of Livable Communities Demonstration Account (LCDA) grant SG006-169 to the City of St. Louis Park for the Hoigaard Village project. There was no discussion. **The motion carried.**

2010-146 City of St. Paul Request to Amend Livable Communities Demonstration

Account Grant for Dale Street Village (SG008-117) (Paul Burns 651 602-1106)

Livable Communities Manager, Paul Burns presented an overview of the City's request, which is to restructure the project budget for a more efficient utilization of funds. The Livable Communities grant agreement allows budget reallocations of up to 20% of any given line item. A larger reallocation requires approval of the Metropolitan Council's governing body.

Hilker moved, seconded by Bowles that the Metropolitan Council approve a budget reallocation in support of the Livable Communities Demonstration Account (LCDA) grant (grant number SG007-117) to the City of Saint Paul for the Dale Street Village project (now known as Frogtown Square).

After one question confirming that the funding sources and amounts had shifted

The motion carried.

[2010-147](#) Request to reallocate balance of Grant SG-2008-037 from completed Central Anoka County Regional Trail project to Grant SG-2008-051 for Rice Creek Chain of Lakes Park Reserve development project, Anoka County (Arne Stefferud 651 602-1360)

Planning Analyst Arne Stefferud presented the report to the Community Development Committee.

Bowles moved, seconded by Wulff that the Metropolitan Council authorizes a reallocation of the \$43,917.60 balance in expired grant SG-2008-037 to grant SG-2008-051 to help finance unforeseen costs in constructing the campground visitor center at Rice Creek Chain of Lakes Park Reserve, and directs Council staff to execute an amendment to grant SG-2008-051 that reflects this reallocation.

There were no questions from the Committee. **The motion carried.**

2010-148 Park Acquisition Opportunity Fund Grant request for Grey Cloud Island Regional Park, Washington County (Arne Stefferud 651 602-1360)

Planning Analyst Arne Stefferud presented the report to the Community Development Committee.

Wulff moved, seconded by Bowles that the Metropolitan Council authorize a grant of \$1,470,253 from the Park Acquisition Opportunity Fund to Washington County to partially finance the acquisition of the Appert parcel as part of Grey Cloud Island Regional Park. The grant should be financed with:

\$445,455 of Environment and Natural Resources Trust Fund appropriations and \$296,970 of matching Metro Council bonds from the Environment and Natural Resources Trust Fund Acquisition Account to partially finance the undeveloped lots for this parcel.

\$436,697 of FY 2010 Parks and Trails Fund appropriations and \$291,131 of matching Metropolitan Council bonds from the Parks and Trails Fund Acquisition Account to partially finance the developed lot and associated acquisition costs for this parcel.

There were no questions from the Committee. **The motion carried.**

2010-149 Park Acquisition Opportunity Fund Grant request for Above the Falls Regional Park, Minneapolis Park & Rec. Board

Planning Analyst Arne Stefferud presented the report to the Community Development Committee.

Wolter moved, seconded by Wulff that the Metropolitan Council:

1. authorize a grant of \$1,699,992 from the Parks and Trails Fund Acquisition Account in the Park Acquisition Opportunity Fund to the Minneapolis Park & Recreation Board to partially finance the acquisition of 3.57 acres of the Scherer Lumber property between vacated Water Street and the Mississippi River for Above the Falls Regional Park. The grant should be financed with the \$429,760 remaining balance of the FY 2010 Parks and Trails Fund appropriation and \$1,270,232 of matching Metropolitan Council bonds from the Parks and Trails Fund Acquisition Account.
2. inform the Minneapolis Park & Recreation Board that the soil contamination in the 3.57 acres funded with the grant described above should be cleaned up with funds specifically programmed for such purposes. The Metropolitan Council's assistance to finance the acquisition of the 3.57 acres does not imply that the Council will grant park funds to clean up that land. Regional park grant funds will only be used for contaminated soil cleanup if conditions of Regional Parks Strategy 5 (c), points 2 through 5 have been met.
3. inform the Minneapolis Park & Recreation Board that the rest of the Scherer Lumber property east of the vacated Water Street is not within the master plan boundary for Above the Falls Regional Park. Consequently, unless the Metropolitan Council approves an amendment to the park master plan to include additional land for the park, the land east of vacated Water Street would not be eligible for Metropolitan Council Regional Park CIP funds or Parks and Trails funding.

The Committee asked if the appraisal for the land took into account the contamination found on the site and whether the cleanup costs should be borne by the Scherer Lumber Company. Minneapolis Park & Rec. Board staff replied that the appraisal was done prior to the Environmental Assessments

that found soil contamination. Scherer Lumber Company would not finance soil contamination clean up. The land being acquired with the park grant is currently covered with asphalt paving. That paving would be removed in developing the area for the park and subsequently the extra costs to remove the contaminated soil (\$190,000) would be financed with funds specifically targeted for that purpose. In the past, the Park Board has used such funds provided by Hennepin County to clean up soil contamination at the B.F Nelson and Boom Island portions of Central Mississippi Riverfront Regional Park. The Park Board would seek such funding from Hennepin County to clean up this site as well. Recommendation 2 requires the Park Board to seek funding from soil contamination clean up funding programs. Park funds are only to be used for soil contamination clean up if other clean up programs do not provide funding. **The motion carried.**

2010-116 2010 Unified Capital Program Amendment (Alan Morris, 651-602-1446 and Arne Stefferud, 651-602-1360)

Planning Analyst Arne Stefferud presented the report to the Community Development Committee.

Bowles moved, seconded by Hillker that the Metropolitan Council That the Metropolitan Council: Amend the 2010 Unified Capital Program as indicated and in accordance with attached tables.

Transportation Committee – April 12, 2010: Staff presented the business item and answered Committee-members questions. Passed unanimously.

Management Committee – April 14, 2010: Staff presented the business item and answered Committee-members questions. Passed unanimously.

Community Development Committee – April 19, 2010: Staff presented the business item and answered Committee-members questions. Passed unanimously.

The motion carried.

2010-143 Family Affordable Housing Program - HUD Management Certification (Beth Reetz 651 602-1060; Terri Smith 651 602-1187)

Livable Communities Director, Beth Reetz presented the report to the Community Development Committee.

Wulff moved, seconded by Bowles that the Metropolitan Council approve the submittal of the fiscal year end 2009 Public Housing Assessment System (PHAS) Management Operations Certification to the U.S. Department of Housing and Urban Development (HUD) as required by federal regulations.

There was no discussion of this item. **The motion carried.**

Information:

Negotiation of the LCA Affordable and Life Cycle Housing Goals (Guy Peterson 651 602-1418)
Guy Peterson, Director, Community Development, presented the information item to the Committee.

The Committee asked for a definition of “affordable” and the possibility of new rent limits, or changes in the Federal range. Mr. Peterson explained the distinction of low-income assisted family housing and senior low income housing.

And a discussion regarding the current housing market with depressed values, are new housing opportunities created.

ADJOURNMENT

The next regularly scheduled CDC meeting will be held on May 17, 2010 at 4:00 p.m. in the Council Chambers.

Chair Steffen announced a vacancy on LUAC, submission should go to Joanne Barron.

Business completed Chair Steffen adjourned the meeting at 6:00 p.m.

Respectfully submitted,

Michele Wenner
Recording Secretary