

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

**REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE**  
April 2, 2012

Committee Members Present: **Gary Cunningham, Chair; Jon Commers, Vice-Chair; Steven T. Chávez, Steven Elkins, Richard Kramer, Jennifer Munt, Sandra Rummel, Wendy Wulff**

**CALL TO ORDER**

A quorum being present, Chair Cunningham called the regular meeting of the Council's Community Development Committee to order at 4:30 p.m. on Monday, April 2, 2012.

**APPROVAL OF AGENDA AND MINUTES**

It was moved by Kramer seconded by Elkins, to approve the agenda and the postponement of 2012-113 to the next Community Development meeting. **The motion carried.**

It was moved by Elkins, seconded by Wulff to approve the minutes of the March 21, 2012 regular meeting of the Community Development Committee. **The motion carried.**

**BUSINESS**

**2012-112** City of Waconia 2011 System Statement Comprehensive Plan Amendment, Review No. 20423-3 (Tom Caswell 651 602-1319)

Senior Planner Tom Caswell presented the staff report and proposed actions to the Community Development Committee.

1. Elkins moved, seconded by Wulff that the Metropolitan Council Adopt the attached review record and allow the City of Waconia to put the 2011 System Statement comprehensive plan amendment (CPA) into effect.
2. Find that the proposed CPA does not change the City's forecasts.

The Committee unanimously adopted the proposed actions without further discussion. **The motion carried.**

**2012-92** City of Golden Valley Comprehensive Plan Amendment, General Land use Plan Map Amendment, Review No. 20585-2 (Denise Engen 651 602-1513) (item referred back to the Community Development Committee by the Council on March 28, 2012) *additional materials posted to report*

Planning Analyst Lisa Barajas presented the staff report and proposed actions to the Community Development Committee.

Wulff moved, seconded by Chávez that the Metropolitan Council

1. Adopts the attached review record and allows the City of Golden Valley to put *The General Land Use Plan Amendment* comprehensive plan amendment (CPA) into

effect.

2. Advise the City to implement the advisory comments for Transportation, Forecasts, Land Use and Housing.

The Community Development Committee first reviewed the proposed amendment at their regularly scheduled meeting on March 19, 2012. At that meeting, the Committee moved, seconded, and approved the amendment with three dissenting votes. At its March 28, 2012, meeting, the Metropolitan Council moved to refer the amendment back to the Community Development Committee for further discussion.

At its meeting on April 2, the Community Development Committee reviewed the item again. Legal counsel Dave Theisen presented an overview of the Council's statutory roles and responsibilities and well as the local roles and responsibilities as contained in the Metropolitan Land Planning Act. Theisen explained the standards set for determining a "substantial impact or departure" as contained in the Council's wastewater and parks policy plan. Committee member Elkins asked about what constitutes a substantial impact and about cumulative impacts. Local Planning Assistance Manager Phyllis Hanson discussed about staff's monitoring efforts to advise communities of their standing regarding consistency with Council's policies and potential for system impacts.

Planning Analyst LisaBeth Barajas presented the staff's cover memorandum on the item and explained the Council's review authority, reviewing items in the context of the community's comprehensive plan, and how the consistency standards were applied to the proposed amendment. Committee member Elkins asked about land available for multi-family housing available in a mixed use zone in the City, and assumptions regarding development potential in that area. Barajas explained that the I-394 redevelopment area was a separate area from the land guided for Medium-High Density Residential and being counted toward the City's affordable housing need. Committee members Elkins asked what would happen if the City Council reguided other high density land to single-family as well. Barajas reiterated the Council's practice of monitoring amendments that reduce land available for affordable housing and advising communities of where they stand regarding those standards.

Committee member Elkins asked whether other portions of the plan are considered in reviewing plan amendments. Barajas explained that the Council's review practice includes a thorough examination of the amendment in the context of the community's plan and the Council's plans. This practice includes technical reviewers from across the Council, including reviewers from transit.

The Committee discussed the importance of reviewing items within the Council's legal purview, and also keeping these questions in mind as the Council develops its housing policy plan and updates its regional development guide. The Committee also discussed the importance of keeping the Council's authorities in mind and working with our local partners, particularly when they are already exceeding the requirements of Council policies.

A motion to approve the proposed actions was made, seconded, and passed with two dissenting votes. **The motion carried.**

**2012-113** City of Mound Comprehensive Plan Amendment, Pedestrian Mixed Use, Review No. 20438-2 (Tom Caswell 651 602-1319) **postponed until 4/16**

## CDC meeting

### 2012-114 Guidelines for Priority Funding for Housing Performance – Minor and Clerical Revisions

Community Development Director Guy Peterson presented the staff report and proposed actions to the Community Development Committee.

Wulff moved, seconded by Elkins that the Metropolitan Council adopt the *Guidelines for Priority Funding for Housing Performance* with one modification to the revisions as proposed in the attached document to make clarifications and other miscellaneous changes to the January, 2003 publication.

Staff presented a very brief history of the development and implementation of the Council housing policy that evolved over time to be the *Guidelines for Priority Funding for Housing Performance*. Staff noted that the reason for the proposed “housekeeping” type revisions are that the *Guidelines* have not had any changes in a decade and are in need of some updating to be current. Staff suggested more thorough policy based revisions will occur after the preparation of a Housing Policy Plan in 2012 and 2013. The Committee asked that one proposed revision not be included. Staff had proposed revising the baseline year for determining a score in the fourth criterion applicable to Cities and Townships from 1996 to 2006. The Committee voted not to make this change but rather keep 1996 as the baseline year.

Tim Thompson of the Housing Preservation Project addressed the Committee and suggested their support of a comprehensive revision of the *Guidelines* following adoption of the Policy Plan, but encouraging the Council not to wait to broaden the use of the housing scores in Council funding decisions such as those regarding the distribution of transportation funding.  
**The motion carried.**

## INFORMATION

[Planning Assistance Fund proposed revision for grant funds](#) (Guy Peterson 651 602-1418)

Guy Peterson, Community Development Division Director presented an information item to the committee regarding a proposed revision for grant funds.

With \$784,000 to be available for grants, a balance of \$300,000 retained for regeneration of the fund.

**Term** - One-year grant agreement timeframe with a one year extension possible and, granted administratively with verification of grant-funded work progress by the grantee.

**Grant amount and match requirement** - A maximum grant of \$40,000 with a required 25 percent local match, cash or in-kind, such as staff resources.

## ADJOURNMENT

The next regularly scheduled CDC meeting will be held on April 16 at 4:30 p.m. in the Council Chambers.

Business completed Chair Cunningham adjourned the meeting at 5:35 p.m.

Respectfully submitted,

Michele Wenner  
Recording Secretary