

**City of West St. Paul
Open Council Work Session Minutes
May 14, 2018**

1. Roll Call

Mayor Halverson called the meeting to order at 4:33 p.m.

Present: Mayor Halverson
Councilmembers John Bellows, Ed Iago, Dave Napier, Bob Pace, and
Dick Vitelli

Absent: Councilmember Anthony Fernandez (excused absence)

Also Present: City Manager Ryan Schroeder
City Attorney Kori Land
Police Chief Manila Shaver
Parks & Public Works Director/City Engineer Ross Beckwith
Community Development Director Jim Hartshorn
Assistant Community Development Director Ben Boike
Community Development Coordinator Melissa Sonnek
Planning Commissioner Morgan Kavanaugh
Planning Consultant Erin Perdu, WSB
City Clerk Shirley Buecksler

2. Review and Approve the OCWS Agenda

Council approved the Work Session agenda.

3. Review the Regular Meeting Consent Agenda

Mayor Halverson said she would like to pull Item 9A, Previous Meeting Minutes of April 23, 2018, both the OCWS and regular Council minutes, for further review.

Councilmember Bellows had questions on Item 9C, City Licensing. He also said he would like to pull Item 9E, Resolution Accepting Donations to the City, and suggested it be added to the next agenda as a regular item so that these donations may be properly recognized by Council.

Council moved Item 11B, Resolution Approving the Use of Eminent Domain to Acquire Private Property as Required for River to River Greenway, to the Consent Agenda as Item 9L.

Council approved the Consent Agenda, as amended.

4. Agenda Item(s)

a. Closed Session Pursuant to Minnesota Statute 13D.05 Subd. 3(c) Regarding Acquisition or Sale of Property Related to Thompson Oaks

Motion was made by Councilmember Bellows and seconded by Councilmember Pace to close the meeting at 4:38 p.m., pursuant to Minnesota Statute 13D.05 Subd. 3(c) regarding acquisition or sale of property related to Thompson Oaks.

All members present voted aye. Motion carried.

Present during the closed session were:

Mayor Halverson
Councilmembers John Bellows, Ed Iago, Dave Napier, Bob Pace and
Dick Vitelli
City Manager Ryan Schroeder
City Attorney Kori Land
Community Development Director Jim Hartshorn
City Clerk Shirley Buecksler

Schroeder provided an overview. Council asked questions and received answers.

Motion was made by Councilmember Bellows and seconded by Councilmember Iago to open the meeting at 5:23p.m.

All members present voted aye. Motion carried.

b. Review of Draft Comprehensive Plan

Erin Perdu provided an overview of the draft comprehensive plan:

The Plan is the culmination of a planning process that began in the fall of 2016 and included opportunities for community input at the City's regular ward-based meetings, as well as events and open houses. The Planning Commission served as the Plan's steering committee, holding several work sessions and providing direction on each Plan chapter. That public input, along with the hard work of the Planning Commission, formed the basis for updating the goals and strategies found in the chapters of the Plan.

It is the purpose of the Comprehensive Plan to form the City's long-term policy direction from now until 2040. The Plan will assist the City in determining priorities for the Capital Improvements Plan, annual City budget, zoning ordinance amendments, and land use applications that come before the Planning Commission and City Council.

Based both upon the framework of the Metropolitan Council, the desires of the City and, in some cases, the requirements of other agencies, the following chapters are included in the Plan:

1. Introduction
2. Vision and Goals (new chapter)
3. Community Profile
4. Land Use
5. Housing (new chapter)
6. Economic Development
7. Transportation
8. Parks and Recreation (new chapter)
9. Sustainability (new chapter)
10. Water Supply
11. Sewer
12. Surface Water
13. Implementation

Ms. Perdu said she will focus on only the areas of change. She said Chapter 2, Vision and Goals, Chapter 5, Housing, Chapter 8, Parks and Recreation, and Chapter 9, Sustainability, are completely new chapters. She said the chapters on Water Supply and Surface Water are separate chapters. Ms. Perdu provided a map for Council to review and discussed some significant areas of change which included:

Land Use:

- Increase in the minimum density for multi-family residential development (from 7 to 20 units per acre)
- Increase in the minimum density for the residential component of mixed-use development (from 15 to 25 units per acre)
- Requirement that *overall* in the mixed use district, 50 percent of the development will be residential (that is, 50 percent of the development in the mixed use area as a whole, not 50 percent of each parcel)
- Increase in the minimum density for single family residential development (from 1 to 3 units per acre)
- Concentration of mixed-use development along Robert Street
- Change in future land use designation of multi-family area near Charlton and Thompson to single family
- Changes to parcels in the Smith-Dodd area to be consistent with the Smith-Dodd Small Area Plan
- Change in future land use designation of industrial area south of Marie to multi-family

Housing:

It is important to note while reading this chapter that the affordable housing numbers presented by the Metropolitan Council are merely targets to show that the city has enough land at a reasonable density to support housing that can be constructed affordably. The City, itself, is not required to construct affordable housing nor prove that affordable housing is being built in West St. Paul.

In addition, any new redevelopment that results in new affordable housing units can replace existing “naturally occurring” affordable housing that is already in the city. Therefore, the goal of these strategies is to improve the quality and long-term stability of the affordable housing stock in the city, while also welcoming higher-end housing to the mix.

Other significant pieces to the chapter include:

- Review of housing data for the city and existing housing programs
- Demonstration that the city has appropriate density programmed to facilitate new housing at a density that can be affordable
- Development of goals targeted to specific housing needs
- Matrix of tools that the City would be willing to use to meet those housing goals

Economic Development:

- Economic Snapshot of West St. Paul
- Focus on specific redevelopment areas with strategies for each
- Overall economic development implementation strategies
- Table of potential funding assistance programs available

Transportation: Additional multi-modal transportation strategies; non-motorized transport design considerations.

Parks and Trails: Minor update to 2030 Plan, with consultation from the Parks and Recreation Commission and Staff.

Sustainability: While sustainability is a very broad term, in the context of this Comprehensive Plan, it covers the following:

- Healthy community
- Energy and renewal resources
- Environmental assets and infrastructure (natural features)
- Economy and society

The chapter presents background information on past and current City efforts in each of these areas, then goals and strategies moving forward.

Water Supply: A very brief chapter because the City's water is supplied by St. Paul Regional Water Services. The complete (required by the DNR) water supply plan will be attached as an appendix.

Sanitary Sewer: Includes analysis of the sanitary sewer system and necessary capital improvements, in light of planned land use growth; there is also a section in inflow and infiltration.

Surface Water: Consists of the Executive Summary of the Local Surface Water Management Plan (LSWMP) that is required by statute. The complete LSWMP will be attached as an appendix to the Comprehensive Plan.

Implementation: Finally, the implementation chapter provides a summary of where the City is going and how it intends to get there. The meat of the chapter is a matrix of all of the implementation strategies and actions from the past chapters. The matrix includes responsible parties, a timeline for when each will be accomplished, and possible funding sources.

Councilmember Napier said that the city does not have a lot of industrial property and that putting multi-family in the industrial area does not fit.

Councilmember Pace asked if adopting something like this would hold the City to it; the answer was no.

Councilmember Vitelli said the homes to the south may not want an industrial area in their backyard.

Ms. Perdu said, once the land use map is adopted, zoning has to reflect it.

Councilmember Bellows asked if it would be acceptable to limit the amount of industrial space. Attorney Land said yes, because the City provided a site for them to use.

Mayor Halverson said this could be revisited.

Councilmember Bellows said the City started out with a lot of high density housing and we're expected to do our redevelopment with higher and higher densities. He said other cities are not expected to do this and that it impacts the tax capacity and livability of our city. Councilmember Bellows asked why we are not given credit for having a lot of single family affordable housing.

Ms. Perdu said, for part of the calculation that goes into affordable housing, they do take into account what type of housing exists in a community. She said that West St. Paul's affordable housing need is around 120 units and it just needs to be shown that there is density to accommodate that. Ms. Perdu said affordable housing units are over 10,000 in more suburban communities. She said they are also looking to try and match up where the jobs are, compared to where affordable housing needs to go. She added that there is some correlation there.

Councilmember Bellows asked if there is any consideration that West St. Paul would have redevelopment costs to clear out properties that exist, in order to put in affordable housing. He said West St. Paul has less green space, as well. Councilmember Bellows said we are being further and further put into that box.

Ms. Perdu said Councilmember Bellows made a good point. She said she doesn't know if that factors into their analysis or not. She said that the Met Council is requiring that the City show there is land available, either for redevelopment or development, at the appropriate density to meet that housing requirement.

Boike said the City has met the requirement for affordable housing.

Councilmember Bellows asked if there is consideration for having renovation or improvement to single family homes. Ms. Perdu said it would be considered. She said there is no accounting for affordable units and that the Met Council isn't going to come back and find out how many affordable units there are. She said the City only needs to have programs that show it is being looked at. Ms. Perdu said West St. Paul has a lot of naturally occurring affordable housing and that if you have some strategies to keep people in their homes but want to help them upgrade their homes, that's perfect. She said West St. Paul has the density to meet the housing goal and that is, essentially, all that needs to be done.

Ms. Perdu said the other thing to point out is that any new affordable housing that comes in to West St. Paul, if it uses some of the tools in this chapter, the goal is that affordable housing is going to be high quality and sustainable. She said it may be a replacement for lower quality housing. She also added that there is nothing to say you can't replace multi-family housing with better multi-family housing.

The next step will be for the Planning Commission to hold a Public Hearing on the draft document at their June 19, 2018 meeting.

The City Council has already approved distribution of the draft plan for Adjacent Community Review. Neighboring jurisdictions will have a six-month review period, and changes can be made to the Plan during this time. Once all comments are received, the document will be submitted to the Met Council for review. Once comments are received from the Met Council, the Plan will come back to the City for final review and adoption.

Councilmember Napier asked if a draft of the changes will be provided to the Met Council. Ms. Perdu said they are only given the final draft. She said whatever state it is in at the end of December is what will be submitted and that nothing has been submitted, yet.

Councilmember Vitelli asked if Met Council is looking for solar energy and asked if it is included in the Building Code. Attorney Land said it is in the Building Code but not in the zoning.


Ms. Perdu said there are no requirements, only the requirement that the City think about it and address it, including whether it will be allowed on rooftops.

Mayor Halverson and Council thanked Ms. Perdu for coming to the meeting.

5. Adjourn

Motion was made by Councilmember Vitelli and seconded by Councilmember Pace to adjourn the meeting at 6:02 p.m.

All members present voted aye. Motion carried.



Jenny Halverson
Mayor
City of West St. Paul