

PLANNING COMMISSION WORKSHOP

6:00 PM

MAY 26, 2015

CITY COUNCIL CHAMBERS

SHOREVIEW CITY HALL

Agenda

1. Review of Meeting Process
2. Text Amendment – Accessory Structures
3. Planning Commission Work Program/Priorities
4. Comprehensive Plan Update
5. February 24, 2015 Workshop Minutes

TO: Planning Commission
FROM: Kathleen Castle, City Planner
DATE: May 20, 2015
RE: Planning Commission Workshop

ACCESSORY STRUCTURES

The staff has prepared some options for the Commission to consider regarding accessory structures. The proposed options are intended to provide more flexibility to property owners specifically related to size of accessory structures while ensuring that these structures remain subordinate to the principal structure (dwelling). The options being explored address the maximum areas permitted, creating a tiered system that considers lot area, size of the residential dwelling unit and structure setbacks from property lines.

PLANNING COMMISSION – PRIORITIES/WORK PROGRAM

The Staff is currently working with the Commission on exploring revisions to the accessory structure regulations and building height standards. Commission members have also expressed interest in working on other items. While the Commission’s main priority is to review land use applications that have been submitted, other land use related issues such as comprehensive planning and redevelopment affect the Commission’s work. Staff would like to have some discussion with the Commission on topics to address and potential timing.

COMPREHENSIVE PLAN

Commissioner Doan attended a workshop that addressed the Metropolitan Council’s revised policy plans and impacts on local planning. The Metropolitan Council recently completed updates to their policy statements regarding transportation, housing, parks and water resources. Staff expects that system statements, a document that identifies how local communities are affected by the policy plans to be received later this year. These system statements will provide guidance for the revision of the current Comprehensive Plan. Once these statements are received, the staff will devise a process for the plan update.

Attachments

- 1) Accessory Structure
 - a. Options
 - b. Municipal Regulations – other communities
 - c. Ordinance
- 2) Ready, Set, Plan – Comprehensive Plan

OPTIONS

ACCESSORY STRUCTURES

- 1) Add a purpose/intent section that states the dwelling shall remain the primary use of the property and that the accessory structure shall not detract from the residential character of the property or neighborhood

Maximum Area (Section 205.082 (D)(5)(a)) and (Section 205.082 (C)(2))

- 1) Increase the maximum square footage for attached and detached accessory structures permitted by right.

Type	Existing Code – Maximum Area	Options
Attached	1,000 square feet or 80% of the dwelling unit foundation area whichever is more restrictive	Eliminate the defined square footage Establish a % based on the dwelling unit foundation area – 80% to 90%
Detached	750 square feet or 75% of the dwelling unit foundation area whichever is more restrictive	Eliminate the defined square footage Establish a % based on the dwelling unit foundation area – 75% to 85%
Combined – Attached and Detached	1,200 square feet or 90% of the dwelling unit foundation area	Eliminate the defined square footage Increase the % if the larger areas are permitted for attached and detached.
		Establish a maximum area without distinguishing between attached or detached

- 2) Revise the Conditional Use Permit requirements to provide flexibility for secondary detached accessory structures on larger lots, specifically ½ acre or larger. Standards would apply to parcels zoned R1, Detached Residential

Lot Area	Existing Code – Area Permitted with a CUP	Options
Less than ½ acre	150 sf to 288 sf	No Change
½ acre to 1 acre	150 sf to 288 sf	288 sf to 400 sf
1 acre and larger	Over 288 sf	Over 400 sf Establish a maximum area based on the dwelling unit foundation area - 100% or larger
		Establish a maximum area without distinguishing between attached or detached

Structure Setbacks (Section (205.082 (D)(5)(b))

- 1) Increase the minimum structure setbacks for larger detached accessory structures

	Existing Code - Minimum Structure Setbacks	Options
Structures permitted by right	5-foot side 10-foot rear	No change
Structures permitted by CUP	10 feet – side 10-foot rear	Apply additional setbacks for structures over 288 square feet - 15' or 20'

Other Standards

- 1) Identify a maximum coverage for detached accessory structures located in a rear yard – example – detached accessory structures shall not exceed 25% of the area between the principal structure and the rear lot line.

Municipality	Height	Setbacks	Area	Number	Permit Required?
Apple Valley	16 feet max	200 feet or less - 5 ft from side and 5 ft from rear. Over 200 square feet - 5 feet from the side.	One structure shall not exceed 750 square feet of floor area and the second one shall not exceed 120 square feet.	2	For all structures over 200 square feet.
Arden Hills	15 feet or the height of the principal structure to which it is accessory, whichever is lower.	10 feet from all rear and interior side lot lines.	Limited to 728 square feet. A larger structure up to 1,456 may be permitted with a Site Plan Review as approved by the Planning Commission and City Council.	2	For all structures over 120 square feet.
Bloomington	12 feet measured from the lowest exterior point to the highest point in the roof.	5 feet side yard 5 feet or 10 feet depending on zoning district.	Parcels with 15,000 square feet or less: Equal to the maximum floor area allowed for garages, plus 120 square feet, less the total floor area of all garages on the parcel. In no event greater than 1,120 square feet for all. Parcels greater than 15,000 square feet: Included in maximum combined garage and accessory building size	2	For all structures over 120 square feet.
Brooklyn Park	Must not exceed 18 ft or the height of the principal building, whichever is less.	5 or 7.5 feet from any interior property line depending on the zoning district.	The combined floor area of the detached accessory building (s) and an attached garage shall not exceed the area of the foundation footprint of the house or 1,000 square feet, whichever is greater.	2	For all structures over 120 square feet.
Eagan	In no event shall the height exceed the height of the dwelling. In no event shall the inside wall height of any detached accessory structure, including a detached garage, exceed 11 feet as measured from the floor to the roof decking (maximum eight-foot wall height for accessory structures 120 sq. ft. or smaller)	5 feet side yard, 5 feet rear yard,	When an attached garage is present on the site, the total floor area of all detached accessory structures (including garages) shall not exceed 576 square feet. When an attached garage is not present on the site, the total floor area of all detached accessory structures shall not exceed 800 square feet.		For structures over 120 square feet.
Eden Prairie		15 10 from side and rear yard	?	?	
Edina		18 3 foot interior side and rear setbacks including eaves.	Accessory buildings (not including an attached garage) totaling 1,000 square feet or more require a conditional use permit.		
Golden Valley	10 feet from floor to top plate.	5 feet from rear or side property line	800 square feet - for a single structure 1,000 square feet total accessory structures - total must be less than that of the principal structures, including attached garage.	?	For all structures over 120 square feet.

Municipality	Height	Setbacks	Area	Number	Permit Required?
Minnetonka	12 - but can exceed with a Conditional Use Permit	If under 120 - 0 ft required rear or side If over 120 - 10 ft side and 10 ft rear	Maximum of 1,000 square-feet of accessory structures. A Conditional Use Permit is required to exceed 1,000 square feet.		
New Brighton	Accessory structures or detached garages shall match or compliment the existing primary residential structures in height and materials, and shall conform with all of the setback requirements for the zoning district where located.	5 feet from rear or side property line	The combined size of any attached and detached accessory structures or garages shall not exceed 1,664 square feet.* Any structures larger than 624 square feet up to 1,064 square feet shall be subject to approval of a Special Use Permit.		For all structures over 120 square feet.
Oakdale		10 from side yard and 30 from rear yard.	Private detached garages not exceeding 1,000 square feet. Accessory buildings may not exceed 200 square feet.	2	For all structures over 120 square feet.
Robbinsdale	Storage sheds shall not exceed 16 feet in height (measured from grade to midpoint on gable end).	1 1/2 feet to the side property line and 2 feet from the rear property line if the property line adjoins an alley right-of-way	Sliding Scale based on Lot Width* 800-1200 for a single accessory building 1000-1400 square feet total coverage allowed.		For all structures over 120 square feet.
Saint Louis Park	Accessory structure must not exceed 15 feet in height unless the roof pitch of the accessory building matches the pitch on the house. If the pitch matches, the additional height shall not to exceed 24 feet in total.	2 feet from side or rear lot line	Total cumulative ground floor area of all accessory buildings and structures shall not exceed 800 square feet (or) 25 percent of the area between the principal structure and rear lot line.	N/A	For all structures over 120 square feet.
Vadnais Heights	Single story not to exceed the height of the principal building.	5 feet from side and 10 feet from rear property line	No more than 1 oversized shed shall be allowed per single family home or lot.	2	For all structures over 120 square feet.
White Bear Lake	The height of a storage shed is limited to 12 feet as measured from ground to grade to the top of the roof.	5 feet from rear or side property line	For lots 10,500 square feet or less; The combined square footage of a storage shed and an attached or detached garage shall not exceed 1,000 square feet or 100 percent of the first floor area.	2	For all structures over 120 square feet.
Woodbury	12 feet in height	At least 5 feet from property lines.	R-4 Urban Residential - 400 square feet.	1	For structures over 200 square feet.

(a) Add 15 feet for the minimum corner lot width requirement.

(3) Setbacks.

Rev. Date
5/20/13
Ord. 907

(a) Front Yard. Dwellings and accessory structures shall have a front yard setback of at least twenty-five (25) feet but in no event more than forty (40) feet.

(b) Rear Yard. Dwellings shall have a rear yard setback of at least 30 feet and accessory structures shall have a rear yard setback of at least 10 feet, regardless of lot area requirements.

(c) Side Yard. Side yards adjoining a street right-of-way shall be treated as a front yard for purposes of setback requirements. Dwellings and accessory structures shall maintain minimum side yard setbacks as follows:

<u>District</u>	<u>Dwelling</u>	<u>Accessory Structures</u>
RE (20)	10	5
RE (40)	10	5
RE (60)	15	10
RE (80)	15	10

(d) Lot Coverage. Lot coverage shall be restricted as follows:

<u>District Title</u>	<u>Maximum Lot Coverage</u>
RE (20)	30%
RE (40)	20%
RE (60)	15%
RE (80)	15%

(D) Lots of Record. Legal lots of record that existed prior to a rezoning to a Residential Estate District shall continue to be classified as buildable lots, provided any new construction complies with the RE District standards to extent practical, as determined by the Director of Community Development.

205.082 Detached Residential District (R1)

(A) Purpose. In addition to the purposes defined in Section 205.080 (Residential Overview), the Detached Residential District is established to reserve appropriately located areas for single-family living at reasonable population densities consistent with the Land Use Plan Chapter of the Comprehensive Guide Plan.

(B) Permitted Uses. In addition to the uses defined in Section 205.080 (Residential Overview), the following activities are permitted in the Detached Residential District:

- (1) Single-family structures and accessory structures.
- (2) Accessory apartments subject to permit requirements of Section 203.031 (Accessory Apartment Permit).
- (3) Manufactured homes.
- (4) The keeping of non-domestic animals is permitted on property containing two (2) or more acres. The City Council may require the owner of non-domestic animals to apply for a Conditional Use Permit if the Council determines that it is in the best interest of the public's health, safety or general welfare; provided, however, that the raising and keeping of not more than four (4) hen chickens or pullets is permitted on property less than two (2) acres provided a license is obtained in accordance with Section 601.020(D).
- (5) The keeping of Wild Animals is permitted pursuant to the provisions of Section 601.020(B) and provided a license is obtained in accordance with the requirements of that Section.

Rev.Date
5/3/10
Ord. #868

Rev. Date
11/17/08
Ord. 837

(C) Conditional Uses. Approval of a Conditional Use Permit shall require compliance with the requirements set forth in Section 203.032(D) (Conditional Use Permits).

- (1) Funeral Homes (mortuaries) provided the site adjoins a collector or arterial roadway. The performance standards set forth in Section 205.043(C) (General Commercial District (Conditional Uses) shall also be imposed as a condition(s) of approval.

(2) Accessory Structures.

- (a) On parcels less than 1 acre in size, accessory structures that have an area of 150 square feet to 288 square feet in size are permitted as a conditional use provided the standards in Section 205.082(C)(2)(c) are met.

- (b) On parcels 1 acre or larger in size, accessory structures that exceed the maximum allowable square footage are permitted as a conditional use provided the standards in Section 205.082(C)(2)(c) are met.

(c) Performance Standards

- (1) The accessory structure shall be located in the rear yard of the property except as otherwise permitted by this ordinance.
- (2) The accessory structure shall be setback a minimum of 10 feet from the side property line and 10 feet from the rear property line; however, the City may require greater setbacks to mitigate impacts on adjoining properties.

Rev.Date
4/17/06
Ord. #789

- (3) For parcels 1 acre or larger in size, the lot shall have a minimum area of 1 acre above the ordinary high water line of a lake, ponding area or wetland on the property.
- (4) The accessory structure shall be screened from view of adjacent properties and public streets through the use of landscaping, berming, fencing or a combination thereof.
- (5) The structure shall comply with the standards of Section 205.082(D)(5) of this ordinance.

(D) Required Conditions. In addition to the conditions of Section 205.080(D) (Residential Overview), the following conditions apply:

(1) Lot Size. A lot of not less than 10,000 square feet with a minimum width of 75 feet and a minimum depth of 125 feet.

(2) Setback. Dwelling and accessory structures shall have a front yard setback of at least twenty-five (25) feet but in no event more than forty (40) feet. The side yard setback shall be a minimum of ten (10) feet except that side yards adjoining a street right-of-way shall be treated as a front yard for purposes of setback requirements. The rear yard setback shall be a minimum of thirty (30) feet. Zero lot line developments are permitted if consistent with adjacent land uses.

(3) Height. 35-feet maximum.

(4) Lot coverage. Maximum of 40%.

(5) Accessory Structures.

(a) Maximum Area.

(i) Attached Accessory Structure: 1,000 square feet or 80% of dwelling unit foundation area, whichever is more restrictive.

(ii) Detached Accessory Structure:

a. Area shall not exceed the 75% foundation area of the dwelling unit or 750 square feet whichever is more restrictive.

b. Parcels less than 1 acre in size:

i. When there is no attached garage or an attached garage that is less than a two-car, a single detached accessory structure may consist of the maximum area allowed in Section 205.082(D)(5)(a)(ii)(a). However, the second detached structure shall not exceed 150 square feet. The area of the second detached accessory structure may be increased to a

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maximum of 288 square feet upon Conditional Use Permit approval.

- ii. When there is an attached two-car garage or larger on the property, the total area of all detached accessory structures shall not exceed 150 square feet. The total area of all detached accessory structures may be increased to a maximum of 288 square feet upon Conditional Use Permit approval.
- c. Parcels that have a lot area of one or more acres:
- i. When there is no attached garage or an attached garage that is less than a two-car, a single detached accessory structure may consist of the maximum area allowed in Section 205.082(D)(5)(a)(ii)(a). However, the second detached structure shall not exceed 288 square feet.
 - ii. When there is an attached two-car garage or larger on the property, the total area of all detached accessory structures shall not exceed 288 square feet.
 - iii. The maximum allowable square footage for accessory structures may be exceeded upon Conditional Use Permit approval.
- (iii) The combined area of all accessory structures shall not exceed 90% of the dwelling unit foundation area or 1,200 square feet whichever is more restrictive.

(b) Minimum Setbacks

- i. Attached Accessory Structures
 - a. Rear yard setback: Not less than 30 feet or the minimum setback required for the principal structure
 - b. Side yard setback: 5 feet
- ii. Detached Accessory Structures
 - a. Side yard: 5 feet
 - b. Rear yard: 10 feet
 - c. Alleys:
 - i. 20 feet if a garage overhead door faces the alley.

- ii. 10 feet if a garage overhead door is side loaded and does not face the alley.
- iii. Location of the accessory structure shall not interfere with vehicle visibility or traffic movement in the alleyway.
- iii. Accessory structures on corner lots shall be setback the same distance as the principal structure from the street right-of-way except as permitted in 205.080(D)(1).
- iv. No accessory structures shall be located in the front yard of any lot, except for a riparian lot which shall comply with the provisions of Section 203.039 (Riparian Lot-Detached Accessory Structure Permit).
- v. Structures housing non-domestic animals: 100 feet from all property lines except as permitted by the City's licensing provisions.

(c) Height – Detached Accessory Structures

- i. Height of sidewalls cannot exceed 10 feet.
- ii. Maximum height: 18 feet as measured from the highest roof peak to the lowest finished grade; however, in no case shall the height of the accessory structure exceed the height of the dwelling unit
- iii. Storage areas are permitted above the main floor provided they do not exceed an interior height of 6 feet.

(d) Maximum Number of Detached Accessory Structures: 2

(e) Exterior Design and Construction

- (i) The exterior design and materials shall be compatible with the dwelling unit and be similar in appearance from an aesthetic, building material and architectural standpoint.
- (ii) Unfinished metal building exteriors, including corrugated metal siding, untreated non-decay resistant wood, concrete block, cloth, plastic sheeting and other materials that are not compatible with residential neighborhoods are prohibited.
- (iii) All accessory buildings shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to ensure that they will not adversely impact the surrounding properties and neighborhood.
- (iv) All accessory structures shall have a finished flooring system, with the exception of boathouses.

- (v) No accessory structure shall be constructed prior to the construction of a principal structure.
- (f) Use: Accessory structures are to be used for personal use only and no commercial use or commercial related storage is permitted.
- (g) Escrow: A cash escrow may be required to insure the removal of any accessory structure on the property if said structure must be removed to comply with this Ordinance.
- (h) Evaluation of Impact. The proposed design, scale, massing, height and other aspects related to the accessory structure of any permit requested herein shall be evaluated by the City Manager with respect to the structures and properties in the surrounding area. A building permit may be issued upon the finding that the appearance of the structure is compatible with the structures and properties in the surrounding area and does not reasonably detract from the appearance of the area or city as a whole. Conditions may be attached to the approval of any building permit to ensure that the proposed structure does not have a negative impact on the surrounding areas.

205.083 Attached Residential District (R2)

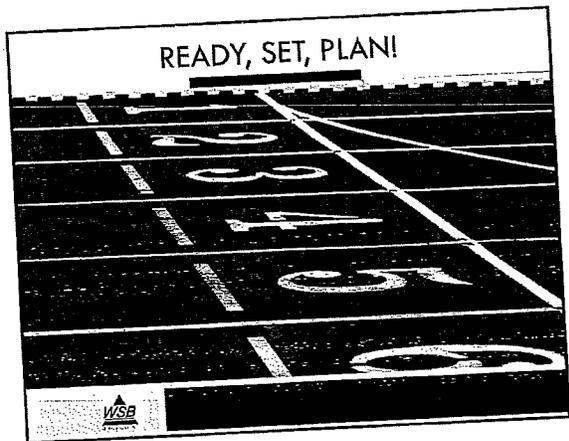
(A) Purpose. In addition to the purposes defined in Section 205.080(A) (Residential Overview), the Attached Residential District is established to:

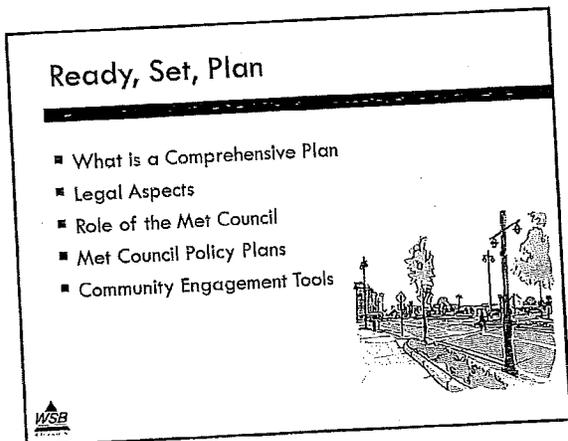
- (1) Provide for all income levels an opportunity to enjoy a medium density environment.
- (2) Reserve appropriately located areas for family living in a variety of types of dwellings at a reasonable range of population densities consistent with the Land Use Chapter of the Comprehensive Guide Plan.
- (3) Provide special requirements for common facilities, parking and other conditions created by an increased population density.

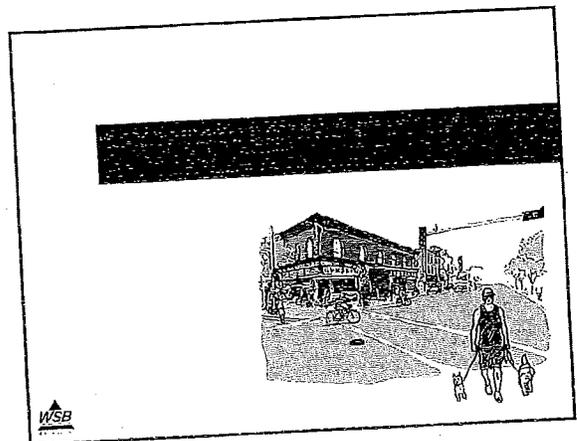
(B) Permitted Uses. In addition to the uses defined in Section 205.080(B) (Residential Overview), buildings with 2-6 residential units are permitted in the Attached Residential District.

(C) Required Conditions. In addition to the conditions of Section 205.080(D) (Residential Overview), the following conditions apply for the Attached Residential District:

- (1) Lot size. Minimum zoned area of 5 acres unless being rezoned from Urban Underdeveloped; minimum lot size of 10,000 square feet per building plus 1,000 square feet per unit and a width of not less than 80 feet per building.

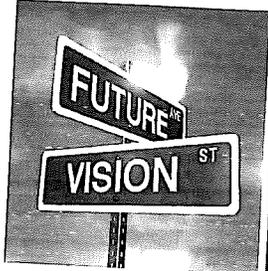






What is a Comprehensive Plan?

- Establishes your community vision
- Reflects regional policies AND identifies important local goals and objectives.
- Serves as a community compass / resource guide on development



What is a Comprehensive Plan?

- Foundation for analyzing laws, policies, and business practices
- Every community in the 7-County Metro Area is REQUIRED to have a Comprehensive Plan



Jed Burkett



Statutes

- Ch. 462 Municipal Planning Act
- Ch. 473 Metropolitan Land Use Planning Act
- Ch. 394 for counties
- Ch. 366 for townships (also have 462 authority)

Municipal Planning Act definitions

- 462.352 has various definitions including ...
 - Comprehensive municipal plan
 - Land use plan
 - Transportation plan
 - Community facilities plan
 - Capital improvement program

Municipal Planning Act process

- 462.355 sets forth process for plan adoption & amendment ...
 - shall hold at least one public hearing
 - must be approved by 2/3rd vote of council members
 - except a simple majority for "affordable housing amendments"

Municipal Planning Act implementation

- 462.356 plan execution
 - "means include, but are not limited to, zoning regulations, regulations for the subdivision of land, an official map, a program for coordination of the normal public improvements and services of the municipality, urban renewal and a capital improvements program"

 - real property acquisition/disposal and capital improvements shall be reviewed as to compliance with comp plan

Municipal Planning Act consistency

- 462.357, subd. 2(c)
 - "The land use plan must provide guidelines for the timing and sequence of the adoption of official controls to ensure planned, orderly, and staged development and redevelopment consistent with the land use plan."

Metro Planning Act conformance

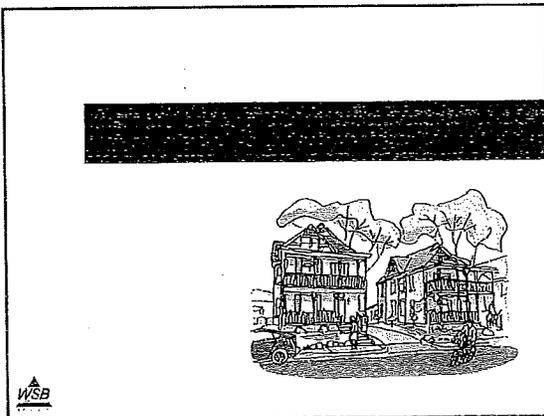
- 473.858, subd. 1
 - "If the comprehensive municipal plan is in conflict with the zoning ordinance, the zoning ordinance shall be brought into conformance with the plan by local government units in conjunction with the review and, if necessary, amendment of its comprehensive plan"

Metro Planning Act contents

- 473.859 . . .
 - Land use plan
 - Public facilities plan
 - Implementation program
 - Urbanization & redevelopment areas

Metro Planning Act conflicts

- 473.865, subd. 3 . . .
 - "If an official control conflicts with a comprehensive plan as the result of an amendment to the plan, the official control shall be amended by the unit within nine months following the amendment to the plan so as to not conflict with the amended comprehensive plan."



Why do we have the Metropolitan Council?

- Established by the Minnesota Legislature in 1967 to deal with a water quality crisis
- Since then, Twin Cities has had a strong history of regional governance.
- Legislature has expanded the role of the Met Council over the years.



Metropolitan Council Responsibilities

- Twin Cities Metropolitan Planning Organization (MPO)
- Metro Transit
- Environmental
- Community Development
- Affordable Housing
- Park System

Thrive 2040

- Statute requires Met Council to update their regional policies every 10 years (local government must be consistent with these)
- 2004- Regional Blueprint (renamed Regional Framework and amended in 2007)

Thrive 2040

- A series of "regional policy plans" that together, consist of ThriveMSP 2040
- Water Resources Policy Plan
- Parks Policy Plan
- Transportation
- Housing Policy Plan

Thrive Outcomes

- Five outcomes
 - Stewardship
 - Prosperity
 - Equity
 - Livability
 - Sustainability

Outcomes - Stewardship

- Manage finite resources – natural, financial and investments in infrastructure

- Maintain rather than expand wastewater and highway infrastructure

- Leverage transit investments with land use expectations

Outcomes - Prosperity

- Encourage economic vitality by balancing major investments in the region
- Protect resources that are the foundation of prosperity
- Plan for and invest in infrastructure, amenities and quality of life
- Encourage redevelopment and infill development

Outcomes - Equity

- Use investments to build a more equitable region
- Create choices in where people live, how they travel and where they recreate for all residents
- Invest in a mix of housing affordability along transit corridors
- Engage a full cross-section of the community in decision-making

Outcomes - Livability

- Increasing access to nature and outdoor recreation
- Providing housing and transportation choices
- Supporting bicycle facilities for transportation, recreation and healthy lifestyles
- Aligning resources to support transit-oriented development and walkable places
- Promoting healthy communities and active living through land use, planning and investments

Outcomes - Sustainability

- Promote water conservation and reuse, increase groundwater recharge and optimize surface water and groundwater use

- Support local governments' consideration of climate change mitigation, adaptation and resilience

- Operate regional systems sustainably (wastewater and transit)

Thrive Land Use and Development Policies

- Orderly and efficient land use
- Natural resource protection
- Water sustainability
- Housing affordability and choice
- Access, mobility and transportation choice
- Economic competitiveness
- Building resilience

Thrive Land Use and Development Policies

- Apply to all community designations, implementation will vary across designation
- Urban center = 20 units/acre min
Urban = 10 units/acre min
Suburban = 5 units/acre min
Suburban edge/emerging / rural center = 3-5 units/acre min
Rural residential = 1 unit/10 acres max
Diversified rural = 4 units/40 acres max
Agricultural = 1 unit/40 acres

Thrive Special Features

- Special features shape regional growth and development. Local plans will address the cumulative impact of special features on each community
- Special features include:
 - Areas of concentrated poverty and racially concentrated areas of poverty
 - Station areas on existing and planned transitways
 - Water supply

Thrive Special Features

- Special features include (continued):
 - Job concentrations
 - Manufacturing/distribution locations
 - Educational institutions
 - Wastewater service areas
 - Regionally significant ecological resources

System Statements

- All agencies will receive a customized summary of the following in September 2015:
 - Forecasts
 - Policy plan application
 - Affordable housing goals

Forecasts

- Amended population, household, and employment projections for every city and township in the 7 County region.
- Used the highest level of sophistication available to project the future growth of the region, then allocated that growth based on market trends
- Have spent two years vetting these numbers, amending them, and re-calculating them

[Redacted]



[Redacted]

Transportation



Transportation Policy Plan

- Highways
 - Preservation and management priority
- Transit and Transitways
 - Heavy emphasis on transit and transitways expansion
- Regional Bicycle Transportation Network (RBTN)
 - Different than regional trail system – for transportation purposes
- Freight
 - Trucks
 - Rail and intermodal
 - Barge and air

Transportation Policy Plan in the Comprehensive Plan

- Transportation analysis zones (TAZs)
 - Table allocating population, household and employment by TAZ for 2020, 2030 and 2040
 - Describe how growth allocated – assumptions
 - Accommodate development densities around transit with density expectations in the TPP
- Roadways
 - Describe and map roads - volumes, number of lanes, functional classification

Transportation Policy Plan in the Comprehensive Plan

- Roadways (continued)
 - Principal and A Minor Arterials must be consistent with regional plans
 - Describe safety and capacity problems on PA and MA
 - Identify right of way needs
 - Identify planned improvements to PA; MnPASS lanes, dedicated busways and bus shoulders in TPP
 - Incorporate MnDOT and county access guidelines
 - Include recommendations from previous studies regarding roadway improvements or access changes

Transportation Policy Plan in the Comprehensive Plan

- Roadways (continued)
 - Identify proposed new or improved interchanges to PA (MnDOT and Met Council must agree)
 - Identify other interchange locations and note consistency with Highway Interchange Request Criteria and Review Procedure (TPP)
- Transit – all communities
 - Describe market area
 - Describe and map existing and planned transit infrastructure and services

Transportation Policy Plan in the Comprehensive Plan

- Transit – communities with identified transitways with mode designation and alignment
 - Requirements of all communities
 - Describe and map transitway
 - Set residential density levels that conform to standards
 - Address activity levels in station areas
 - Develop and incorporate station-area or corridor plans with an investment and regulator framework to guide implementation

Transportation Policy Plan in the Comprehensive Plan

- Transit – communities with identified transitways without mode designation and alignment
 - Requirements of all communities
 - Describe and map transitway including alternative alignment and station locations
- Bicycling and walking
 - Describe and map existing and planned on-road and off-road bicycle facilities

Transportation Policy Plan in the Comprehensive Plan

- **Bicycling and walking (continued)**
 - **Map and describe RBTN**
 - Show Tier 1 and Tier 2 corridors
 - Show relationship of RBTN to local network
 - Include locations of regional employment cluster and activity center nodes (in RBTN)
 - For Tier 1 and Tier 2 corridors describe potential alignments
 - Analyze and address need for local improvement to provide connections that remove barriers
 - **Discuss ped system needs that respond to community designation**

Transportation Policy Plan in the Comprehensive Plan

- **Aviation – communities not impacted by an airport**
 - Identify policies that protect airspace
 - Recognize seaplane use on surface waters designated and regulated by MnDOT – Include maps
- **Aviation – communities impacted by an airport**
 - Include requirements for all communities
 - Map existing and future airport boundaries, aviation facilities and existing and future guided land uses surrounding these features

Transportation Policy Plan in the Comprehensive Plan

- **Aviation (continued)**
 - Describe existing and future functional and operational characteristics of airport
 - Assess existing and potential future noise impacts of airport operations – work with airport owner to prepare or update a noise program
 - Evaluate, address and establish policies related to land use compatibility – identify efforts that include land acquisition, preventive land use measures or corrective land use measures
 - Map and address how facilities such as radio beacons or other navigational aids will be protected

Transportation Policy Plan in the Comprehensive Plan

- Freight
 - Identify and map railways, barge facilities and freight terminals
 - Identify other nodes that generate freight movement – industrial parks, malls, etc.
 - Provide HCADT on PA and MA routes (truck traffic)
 - Identify freight bottlenecks – weight restricted roads or bridges, bridges with inadequate height or width clearances, locations with unprotected railway crossings, intersections with inadequate turn radii

Transportation Policy Plan in the Comprehensive Plan

- Healthy Environment
 - Ensure planned investments do not disproportionately impact low-income households and people of color
 - Avoid, minimize and mitigate any significant impacts of transportation construction and operation to the natural, developed and cultural environments



Water Resources



Water Resources Policy Plan

- Integrated Water Resources Planning Approach
- Goal to Encompass all Water Resources from Aquifers to Surface Waters
- Plans Include Sections on:
 - Surface Water
 - Wastewater
 - Drinking Water

Water Resources Policy Plan

- Surface Water
 - Summarize priorities and problems in the community
 - Describe the existing and proposed physical environment/land use
 - Describe management agreements/strategies to address the priorities and problems
 - Identify amendment procedures
 - Clearly identified funding mechanisms to fix the problems
 - Map drainage areas and describe volume and rates

Water Resources Policy Plan

- Surface Water (continued)
 - Assessment of both existing and potential water resource-related problems in your community
 - Include prioritized nonstructural, programmatic, and structural solutions
 - Describe the areas and elevations for stormwater storage
 - Define the water quality protection methods
 - Clearly define the roles and responsibilities for implementation
 - Include tables for the implementation program and CIP
 - Detail schedule, estimated cost, funding sources, and annual budget totals

Water Resources Policy Plan

- Wastewater
 - Summarize sewer forecast for both Regional and Local systems
 - Map existing and proposed sanitary sewer systems
 - Create design flow and capacity tables for the trunk sanitary sewer system
 - Define the I/I goals, policies, and strategies
 - Timing for new connections to MCES systems
 - Describe on-site sewage treatment management

Water Resources Policy Plan

- Water Supply
 - Complete the MCES/DNR Water Supply Plan Template
 - Forecast water demand projections (phasing and ultimate)
 - Acknowledge issues identified in the community's water supply profile
 - Outline actions to address identified issues

Water Resources Policy Plan

- Water Supply (continued)
 - Possible actions to include:
 - Alternative water source assessments
 - Increased monitoring of existing water system infrastructure
 - Geologic and Hydrogeologic studies to quantify the source water problems (if any)
 - Domestic well inventories
 - Implement additional water conservation programs
 - Consider partnerships with neighboring communities

Parks and Open Space



Parks and Open Space

- Regional Parks and Trails
 - Describe, map, and label regional parks system facilities - If there are no regional facilities indicate that in the plan
 - Depict existing regional parkland with a land use of "Park" (or community equivalent) on Existing Land Use map



Parks and Open Space

- Regional Parks and Trails
 - Acknowledge Council-approved master plan boundaries of regional parks, park reserves, and special recreation features with a land use of "Park" (or community equivalent) on Future Land Use map.
 - Describe, map, and label the federal and state recreational lands

Parks and Open Space

- Local Parks and Trails
 - Describe and map existing and proposed local parks, trails, and recreation facilities
 - Include a capital improvement program for parks and open space facilities in the community's implementation program

Housing



Housing

- Existing Housing Needs
 - An existing housing assessment including total number of...
 - All housing units
 - Affordable housing units
 - Owner occupied units
 - Rental units
 - Single family homes
 - Multi-family homes
 - Subsidized units
 - Cost burdened households
 - Condition

Housing

- Existing Housing Needs
 - Provide a map of owner-occupied housing units identifying their assessed values. At a minimum, differentiate the values above and below \$213,000.
 - Provide a narrative analysis of existing housing needs.

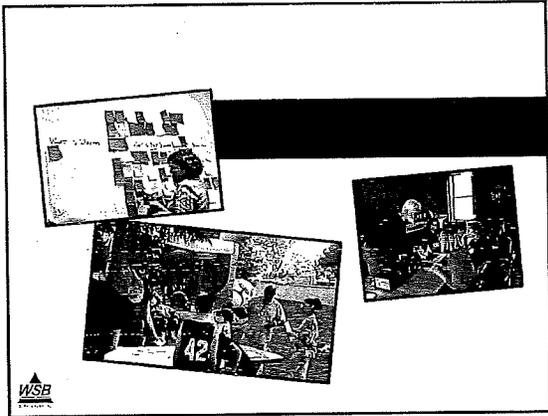
Housing

- Projected Housing Needs
 - Acknowledge and plan for projected housing needs
 - Acknowledge community's share of the region's need for affordable housing
 - Guide residential densities sufficient to create opportunities for affordable housing
 - Affordable housing allocations will be three-tiered

[Redacted]

What issues are you concerned about in your community?





Importance of...

Educate
Give public information to understand issues & choices while learning from the public

Employ
Use local knowledge and experience

Enable
Affirm and encourage involvement




Community Engagement

Stakeholder Diversity

- There is an "in" group and an "out" group in every community.
- Engagement includes ALL groups
- Stakeholders will NOT be the same in every case.




Community Engagement

Lack of Diversity

- A lack of diversity can cause:
 - Lack of dialogue
 - Consent on solutions that do not work for the entire community



Tools

Public Hearing



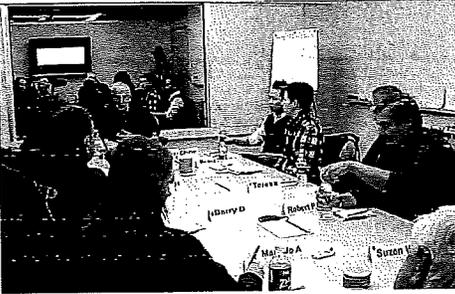
Tools

Open House



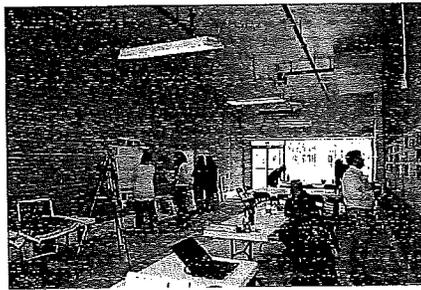
Tools

Focus Group/Steering Committee



Tools

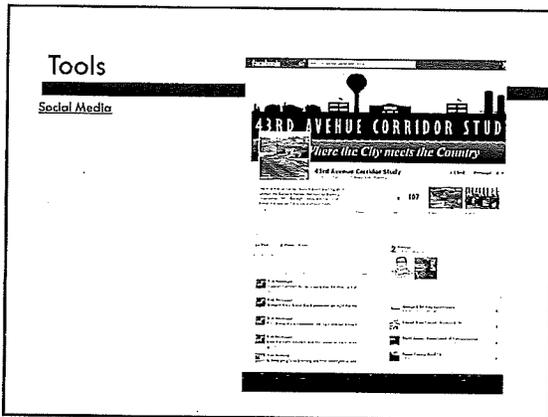
Workshop/Design Charrette



Tools

Working Groups





Tools-Beyond the Usual

- o Informal interactions
- o Farmer's Markets
- o Art Festivals
- o Neighborhood outreach
- o Board Meetings or Church Groups

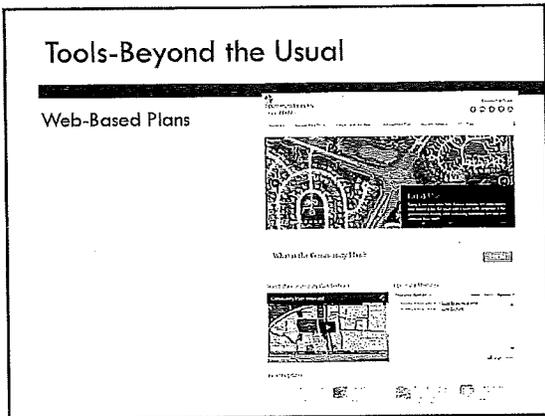
Tools-Beyond the Usual

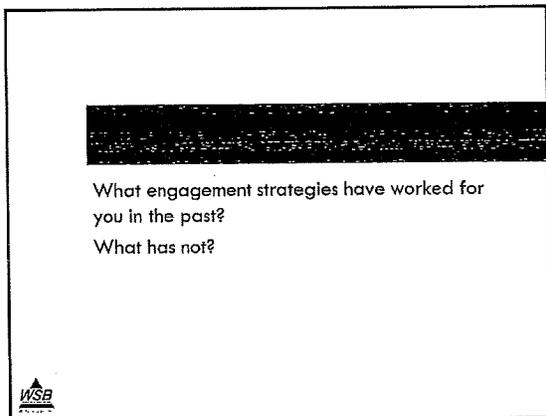
Online Engagement

Engagement Participation Action

MindMixer

mySidewalk







DRAFT
SHOREVIEW PLANNING COMMISSION
WORKSHOP MEETING MINUTES
FEBRUARY 24, 2015

CALL TO ORDER

Chair Solomonson called the February 24, 2015 Planning Commission meeting workshop to order at 8:10 p.m.

ROLL CALL

The following Commissioners were present: Chair Solomonson; Commissioners Ferrington, McCool, Peterson, Proud, and Thompson. Commissioner Schumer was absent.

DISCUSSION

Highway Corridor Transition Study – Final Report

The Commission received the Final Report for the Highway Corridor Transition Study. The Commission discussed next steps regarding the Report recommendations. The Staff indicated that the recommendations will be incorporated into the next revision of the Comprehensive Plan. However, for some areas, the Staff anticipates land use policies to be updated sooner to address those areas that may be experiencing development pressure.

A Commission member submitted some minor revisions to the Report.

Accessory Structures

The Staff reviewed the outcomes of the joint meeting with the City Council that addressed the existing accessory structure regulations and the increased requests for conditional use permits and variances. The Commission members discussed the maximum areas permitted, a tiered approach for area considering whether structures were attached or detached and the lot size. Establishing a cap for larger lots was supported. There was also support to require larger setbacks for larger accessory buildings.

ADJOURNMENT

The workshop adjourned at ??0 pm.