

**City of North Saint Paul**  
**April 10, 2018**  
**Adopted City Council Special Workshop Meeting Minutes**

**I. CALL TO ORDER**

Mayor Kuehn called the meeting to order at 5:07 p.m.

**II. ROLL CALL**

Present: Council Member Terry Furlong  
Council Member Candy Petersen  
Council Member Tom Sonnek  
Council Member Jan Walczak  
Mayor Mike Kuehn

Staff: City Manager Dr. Craig Waldron, Deputy Clerk Mary Mills, Community Development Director Paul Ammerman, City Planner Erin Perdu.

**III. ADOPT AGENDA**

*On motion by Council Member Petersen, seconded by Council Member Furlong, with all present voting aye (5-0), motion carried to approve the agenda as presented.*

**IV. TOPIC(S)**

A. 2040 Comprehensive Plan review

City Planner Erin Perdu presented the following synopsis of significant differences between the 2030 Comprehensive Plan and the 2040 Comprehensive Plan.

- The 2040 Comprehensive Plan process has been under way for the past year, including six Community Cafes to obtain public input
- A Steering Committee made up of representatives from each of the City's commissions (including: Planning, Design Review, Parks and Recreation, and Environmental Advisory), City Council, the school district, and the downtown business community have met bi-monthly to review public input and provide guidance on the content of each chapter.
- The Planning Commission has also reviewed and discussed many of the chapters individually and discussed the draft as a whole at their regular meeting on April 5, 2018.
- The Metropolitan Council's regional plan *Thrive 2040* provides context for this required 10-year update to the City's comprehensive plan.
- The significant differences between this Plan and the 2030 Comprehensive Plan include:
  - Chapter 1: New introduction and planning history chapter
  - Chapter 2: Vision and Goals – Connections to the City's strategic plan vision and goals, as well as a decision-making framework that ties specific questions and measurables to each goal
  - Chapter 3: Community Profile – meant to provide basic data on where we are now, and can be used as a stand-alone reference

- Chapter 4: Land Use – Future land use map categories updated to reflect major zoning revisions in 2015; additional housing density added around downtown; increase in the minimum density in the high-density residential category; required residential minimums in mixed use districts.
  - Chapter 5: Housing – Discussion of housing affordability and cost-burden in the City, future housing needs, and specific tools that the City is willing and able to use to meet those needs.
  - Chapter 6: Economic Development – Economic snapshot of North St. Paul; identification of 7 primary redevelopment districts to focus on (approved by the EDA); financial and other assistance tools for redevelopment.
  - Chapter 7: Downtown – Focus on the new Downtown Master Plan
  - Chapter 8: Transportation – significant additional focus on pedestrian, bike and transit modes of transportation in addition to vehicles
  - Chapter 9: Resiliency – New chapter including information from the previous Environmental chapter; additional focus on climate change resiliency; reviewed by the Environmental Advisory Commission
  - Chapter 10: Parks – minor updates per Parks Commission
  - Chapter 11: Surface Water – New Surface Water Management Plan per required MnDNR template; executive summary included in chapter, complete plan will be in an appendix to the Comp Plan
  - Chapters 12 & 13: Water & Sewer – Updated per new future land use plan and metropolitan council requirements
  - Chapter 14: Electric – Minor updates per electric department
  - Chapter 15: Implementation – Greatly expanded to include each implementation strategy or action from the previous chapters and prioritization based on when the action will take place
- Next steps for the Plan include a public hearing at the May 3<sup>rd</sup> Planning Commission Meeting and then approval from the City Council for distribution of the Plan for adjacent community review.
  - The adjacent community review is an up-to-6-month period, after which the Plan is submitted to the Met Council.
  - Once the Met Council reviews the Plan it will come back to the City for adoption.

Erin Perdu answered the council’s questions relating to the changes in each chapter. The Comprehensive Plan supports the ADA study, and vulnerable populations are covered in the Resilience Chapter. The City already meets the affordable housing allocation, but not the quota, but during the next several years there will be development opportunities to affect that.

There was discussion related to how our Plan relates to Ramsey County and if Ramsey County law overrules the City in regards to street project planning, in particular sidewalk placement. City Manager Waldron stated it varies to the issue. Some traffic laws on County Roads would apply as the City has county roads that run through it. But Ramsey County cannot dictate the scope of a street project in North St. Paul. Erin Perdu will send a link to the Metropolitan’s Council *Thrive 2040* policy plans.

As with the Downtown Master Plan and the Living Streets Plan, the Comprehensive Plan is to be used as a guide for the city, an aspirational document, reflecting what we want versus what we must have.

Because numerous items in the plan could change before the ten year period is up, there will be several appendices referenced, rather than those items being a part of the actual plan. In order to make an amendment to the Comprehensive Plan the City would need to obtain Metropolitan Council approval.

There are front door accessibility issues in the downtown business area. City Manager Waldron suggested that the EDA and HRA review that and consider a policy to be part of the Master Downtown Plan.

Chapter 6 – Mayor Kuehn noted that the School District number of employees reflects the total in all three cities in the district: Oakdale, Maplewood, North St. Paul. Mayor Kuehn also inquired about the Target Retail District, should this be expanded.

Chapter 8 - Mayor Kuehn requested that two intersections be added to the priority list in Chapter 8 relating to Transportation. County Road B/Margaret, near Cowern School, and County Road B/Century.

Chapter 9 - Council Member Walczak requested that the Resiliency be expanded so it can serve as a guide for the EAC (Environmental Advisory Commission). This could provide direction for the commission that did not exist previously.

Chapter 15 – this Implementation chapter needs further clarification. This is meant to be a short-term reference. Mayor Kuehn indicated that the council works on this chapter during the annual retreat and keeps the strategic plan moving forward. Both the Strategic and Comprehensive plans can be worked in tandem.

Chapter 10 – Parks chapter is very short and seems unfinished. Erin noted that it could be expanded by integrating public input, what was in the previous plan, and forwarding the goals from Chapter 2. There was discussion about future additions such as programming for seniors and the aging community.

City Manager Waldron concluded that he will work closely with Erin Perdu related to the White Bear Lake ruling. This topic would be better served as an appendix to the plan, as the outcome is so uncertain related to this issue. Staff will be continually aware and monitor the situation and be prepared to act appropriately.

## **V. OTHER BUSINESS**

There was no other business.

## **VI. ADJOURNMENT**

*There being no further business, on motion by Council Member Petersen, seconded by Council Member Sonnek, with all present voting aye (5-0), Mayor Kuehn adjourned the workshop meeting at 7:18 p.m.*

/s/ Michael R. Kuehn, Mayor

Attest:

/s/ Mary Mills, Deputy Clerk