

Memorandum

To: Sunfish Lake Mayor Dan O'Leary and City Council Members

From: Lori Johnson, City Planner

Date: February 28, 2024

Re: Sunfish Lake – Planner's Report for the March 5, 2024, City Council Meeting
WSB Project No. 024343-000

Planning Commission Meeting: There was not a Planning Commission meeting in February. There will NOT be a meeting scheduled for March.

1. 389 Salem Church Road: As you know, the property owner pulled the application for a variance and major site plan approval that was scheduled to be reviewed by the Planning Commission in February. The property owner indicated he would start a new process with a new revised plan sometime in the future. I have been working with the City Treasurer to process a refund of the escrow after all WSB invoices have been received by the City.
2. 2570 Delaware: The homeowners are pursuing the installation of a pool, bocce ball court and putting greens, as well as entry monuments/gates and a tree house. The contractor has submitted an application for major site plan approval, a conditional use permit and variances related to this project. Plans were also submitted recently, and staff is still reviewing the plans at the time of writing this report. If it is determined that the application is complete, the project would be placed on the April Planning Commission agenda. If the application is determined to be incomplete, the Planning Commission date would be determined by the date of any resubmittals. The application is for:
 - Major Site Plan Approval for the project which is over 1,000 square feet in size.
 - Conditional Use Permit for more than one accessory structure and for the location of accessory structure in the front yard.
 - Variance for the location of entrance monuments in the side yard setback, and a variance for the 120 square foot proposed tree house for its location within the side yard setback. (The tree house is considered an accessory structure.)
3. 5960 Zehnder Road: The property owner has applied for a variance to install a new septic system within the required 150-foot setback from the ordinary high-water mark. Staff's initial review of the submittal has resulted in an incomplete letter to the applicant. Much information was missing from the submittal, including a grading and drainage plan, which is critical for this project on this site. Staff is waiting for the resubmittal of requested information.
4. 205 Salem Church Road: The landscaping/grading project at this address has been fully inspected and approved. I am working with the City Treasurer to process any escrow refunds after the final invoice from WSB has been received by the city.

5. Ordinance Updates: Several chapters have been redlined and the Mayor and I will be meeting to discuss the proposed ordinance changes.
6. HF4009-0: This is the number of a proposed bill that is working its way through the state legislature at this time and it is known as the "Missing Middle Housing" bill. Based on information that has been circling in our professional organizations, we know this might have legs in the legislature. It is essentially a bill to combat the affordable housing crisis in the state of Minnesota. It has major implications for cities of all sizes. The League of Mn is lobbying against this proposal. The impacts may not be as great for Sunfish Lake because of its size, but I have yet to find out what cities of the 1st, 2nd, 3rd and 4th class are defined as. But here are some key points listed in this bill:
 - A city has to authorize at least six types of "middle housing" other than single-family. The list of "middle housing" includes a variety of multi-family, cottage housing and "courtyard apartments".
 - For smaller cities, required residential densities. (Probably at least two units per lot for SFL)
 - Residential development requirements for locations close to a "major transit stop" – basically bus stops or light rail stops.
 - Cities cannot use zoning/performance standards to eliminate the higher density units.
 - If a city does not have a major stop it must designate the boundaries of at least one commercial district in the city, and the boundaries of that district have to be treated as a major stop for the purpose of meeting the requirement above about major stops.
 - Mandates ADU's (at least one per lot).
 - Minimum lot size for smaller cities cannot be more than 4,000 square feet for most of the "middle housing" or 1,200 square feet for townhomes and cottage housing.
 - It expressly limits the dimensional elements that can be imposed by a city. Cities cannot impose architectural features, minimum square footage, garage square footage, or floor area ratios and must not create practical difficulties in the placement of residential units on any lot.
 - Certain dimensional elements have to be increased by 10% for certain types of dwellings.
 - Administrative review (essentially building permits) of certain subdivisions and a mandate that cities create a review process for those subdivisions.
 - A model ordinance will be coming.

The link to the League of Minnesota Cities website page on this issue is provided here:
[Missing Middle Housing Bill Amended and Advanced by House Housing Committee - League of Minnesota Cities \(lmc.org\)](#)

7. Met Council Forecasts: Minnesota Statutes 473.146 and 473.859 assign the Metropolitan Council responsibility for developing long-range forecasts and using forecasts as a foundation for coordinated planning. The forecasts describe likely and reasoned expectations of regional growth based on an understanding and modeling of regional dynamics. The first preliminary round of forecasts for population, households and employment have been released by the Met Council and the following tables provide Sunfish Lake's projections:

	Population			
	2020 Actual	2020 Proj.	2030	2040
Burnsville *	64,317	63,500	67,200	72,900
Castle Rock Township	1,350	1,320	1,300	1,280
Coates	147	170	170	170
Douglas Township	748	730	740	750
Eagan *	68,855	70,200	72,900	74,300
Empire Township	3,177	3,170	3,990	4,830
Eureka Township	1,373	1,450	1,570	1,670
Farmington	23,632	24,300	28,300	32,500
Greenvale Township	796	810	850	830
Hampton *	744	750	760	790
Hampton Township	832	940	1,000	1,080
Hastings (pt)*	22,152	22,800	25,500	28,300
Inver Grove Heights	35,791	37,300	42,000	46,700
Lakeville	69,490	64,300	74,600	83,500
Lilydale *	809	1,060	1,130	1,120
Marshan Township	1,153	1,140	1,200	1,260
Mendota	183	220	260	280
Mendota Heights *	11,744	12,000	12,000	12,000
Miesville	138	140	140	140
New Trier	86	130	120	120
Nininger Township	865	930	960	960
Northfield (pt)	1,261	1,360	1,710	2,030
Randolph	466	440	440	420
Randolph Township	760	690	680	680
Ravenna Township	2,354	2,360	2,430	2,500
Rosemount **	25,650	25,900	32,500	38,000
Sciota Township	460	450	460	480
South St. Paul *	20,769	20,800	21,600	22,000
Sunfish Lake	522	540	520	490
Vermillion	441	410	420	420
Vermillion Township	1,290	1,210	1,240	1,270
Waterford Township	538	500	510	510
West St. Paul **	20,615	20,800	21,900	23,100
Dakota County Total	439,882	438,320	480,300	520,980

Households					Employment				
2020 Actual	2020 Proj.	2030	2040		2020 Actual	2020 Proj.	2030	2040	
25,480	25,900	27,200	29,200		29,675	35,200	37,900	40,400	
506	520	520	520		312	360	360	360	
62	70	70	70		295	120	120	120	
261	280	300	320		130	120	120	130	
27,609	28,100	29,750	30,850		51,341	61,400	66,500	70,000	
1,021	1,100	1,450	1,800		524	340	380	420	
524	560	630	700		230	460	460	460	
7,906	8,500	10,100	11,800		4,431	5,600	6,200	6,800	
285	300	340	350		134	150	200	260	
274	280	300	320		205	160	190	200	
328	360	400	450		64	90	100	100	
9,128	9,200	10,600	12,000		6,942	8,020	9,000	9,500	
14,338	15,400	17,600	19,800		9,602	11,400	12,400	14,000	
23,265	22,300	26,300	30,000		15,888	18,200	20,300	22,500	
543	660	700	700		362	520	560	600	
426	440	480	520		161	230	290	350	
78	90	110	130		64	290	300	300	
4,787	4,900	5,000	5,110		10,503	12,600	12,900	13,180	
57	60	60	60		79	120	130	130	
38	50	50	50		60	50	60	60	
312	380	400	400		144	160	200	250	
503	530	690	840		1,110	1,200	1,310	1,400	
166	180	180	180		143	130	130	130	
276	270	280	280		160	160	160	160	
826	840	920	1,000		107	50	60	60	
8,931	9,310	11,900	14,000		7,072	9,900	11,500	13,100	
155	160	170	190		66	150	220	260	
8,432	8,400	8,850	9,100		5,863	5,900	7,000	7,500	
179	190	200	210		5	10	10	10	
168	160	160	170		111	150	180	200	
479	450	480	510		263	140	160	160	
205	200	210	210		604	750	760	780	
8,996	9,200	9,600	10,100		7,279	8,400	8,800	9,300	
168,008	171,040	189,300	206,840		166,945	198,330	215,360	230,280	

There is an opportunity to provide comments on this round of forecasts and I will be making the following comments to the Met Council:

1. What is "employment" defined as? Does it include City Contract staff or employees of the churches within the city?
2. Please provide the number being used for household size.
3. Can you explain how the population of Sunfish Lake goes down and the number of households go up?

It is important to pay attention to these numbers now as they will guide what is being called "Imagine 2050", the process for the next round of required comprehensive plan updates by 2030. I do not see anything alarming about these numbers, and there will be other opportunities for input.

Metropolitan Council uses UrbanSim, a real estate market simulation model, to develop the local forecast set. The local forecast set describes the geographic pattern of expected future growth. The logic of UrbanSim is the market sorting of real estate demand and creation of new supply in locations that are the most preferred and available. The main determinants of local forecasts are location characteristics and amenities, activity patterns and accessibility.

The letter from the Metropolitan Council addressing the forecasts has been provided for your review, which further explains this process.



DATE: January 23, 2024
TO: Local government partners
FROM: Todd Graham, Community Development / Research
SUBJECT: Preliminary Local Forecasts, Version 1

Minnesota Statutes 473.146 and 473.859 assign the Metropolitan Council responsibility for developing long-range forecasts and using forecasts as a foundation for coordinated planning. The forecasts describe likely and reasoned expectations of regional growth based on an understanding and modeling of regional dynamics.

Preliminary Local Forecasts, Version 1, are published at <https://metro council.org/forecasts>

We invite comments and questions, by February 29, 2024. Please send comments and questions to todd.graham@metc.state.mn.us. Council staff will consider your comments in preparing Proposed Local Forecasts, Version 2, expected August 2024.

Key questions for local governments and stakeholders.

We specifically invite:

- comments on the reasonableness of metrowide patterns,
- comments on the reasonableness of local results,
- verification or validation of locally allowed land uses and maximum housing capacities,
- forward-looking data inputs, including:
 - inventories of major proposed developments,
 - inventories of proposed or recent removals of building stock,
 - maps of allowed land uses for 2050 (official or unofficial),
 - local land policies not otherwise apparent in planned land uses data (for example, inclusionary housing requirements, nonresidential FAR limits, etc.)

Other data inputs that represent start-year or past conditions have been finalized – for example, historical land use, and past years' employment counts.

How we forecast.

The forecasts describe likely and reasoned expectations of regional growth based on an understanding and modeling of regional dynamics. Regional total results were published in April 2023.

Local forecasting at Metropolitan Council involves the geographic allocation of regional employment and households totals to specific places. Preliminary Local Forecasts, Version 1, are published at <https://metro council.org/forecasts>

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most preferred and available. The main determinants of local forecasts are location characteristics and amenities, activity patterns and accessibility.

Timeline for new 2050 forecasts.

- Regional total results were published in April 2023.
- Preliminary Local Forecasts, Version 1: published January 2024; comments solicited and discussion with local governments and stakeholders, January – February 2024.
- During March – June 2024, Metropolitan Council staff will re-run its forecast model, incorporating any new or modified regional policies, updates to transportation projections and transportation network data, and any other forward-looking data inputs.
- Proposed / Public Hearing Local Forecasts, Version 2: to be published no later than August 2024; public hearing process, August – October 2024.
- Adopted Local Forecasts, Version 3: expected to be substantially Version 2 with minor adjustments; to be published December 2024 or January 2025; Council action, February 2025, with the adoption of Imagine 2050.
- System Statement Local Forecasts, Version 4: expected to be substantially Version 3 with minor adjustments; Council action to authorize system statements, fall 2025.

Context for Versions 1 and 2.

Preliminary Local Forecasts, Version 1, is substantially the results from a market-based scenario. In most of the region, it is a “clean slate” look at the pattern of likely development without new policies and without new regulations.

The Version 1 results do not yet reflect known developments that are proposed; do not yet reflect any (recent) update of transportation model results; do not reflect water supply analysis; and do not yet reflect any new regional policies. Those features, any new regional policies, and associated limits or implications for spatial planning are the homework assignment for the next version.

Proposed Local Forecasts, Version 2, in summer 2024, will introduce new regional system characteristics, including a refresh of the planned transportation and transit networks. It will further introduce new regional policies and associated limits or implications for spatial planning; Council staff are asking direction on new policies from the Council’s Imagine 2050 work groups.

We invite local governments and partners to send comments and questions, by February 29, 2024, to todd.graham@metc.state.mn.us.