

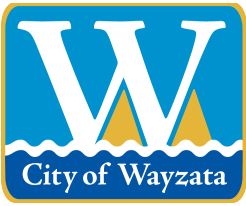
**Wayzata Joint Planning Commission/City Council
Workshop Meeting Agenda
Wayzata City Hall Community Room, 600 Rice Street
Meeting Held Remotely
MONDAY, APRIL 5, 2021 5:00-6:00 PM**

[Click HERE to join the Zoom meeting.](#)

Pursuant to Minnesota Statute Sec. 13D.015, and the Executive Orders and Emergency Declarations related to the COVID19 pandemic, this Joint Planning Commission/City Council Workshop meeting is being conducted by electronic means using the audio and video conferencing platform, Zoom. Members of the public may watch and listen to the meeting by logging into Zoom, or by calling 312-626-6799 on a phone, and entering Zoom Meeting ID 973 3159 5183, Passcode 419105.

WORKSHOP TOPICS FOR DISCUSSION:

- **Consider Planning Commission Request for Development Moratorium**



City Council Workshop City Council Agenda Report

MEETING DATE: April 5, 2021	WORKSHOP AGENDA ITEM: 1
TITLE: Consider Planning Commission Request for Development Moratorium	
PREPARED BY: Emily Goellner, Community Development Director	
REVIEWED BY: Jeff Dahl, City Manager	

DISCUSSION OBJECTIVE:

The key objectives of the joint workshop discussion are for the City Council to listen and provide feedback on:

1. The Planning Commission's recommendation for a development moratorium
2. Observations made and questions raised by the Commission about development
3. How a moratorium could or couldn't address these observations and questions
4. Consensus on next steps

BACKGROUND:

At a special workshop on March 15, five of the seven members of the Planning Commission noted their questions and observations about the City's management of thoughtful development both immediately and farther into the future. An additional (sixth) member provided comments in writing prior to the meeting that fit well into the discussion. The Commission's observations and questions are summarized into three main points:

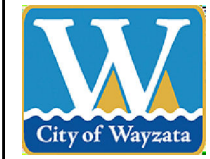
- The 2040 Comprehensive Plan notes that up 30 units per acre may be considered in the Mixed Use Commercial/Residential and Central Business District parcels, but the corresponding Zoning regulations are not yet updated to reflect when, why, and how this density would be permitted.
- The updates to the Design Standards will be reviewed in public meetings in April, May, and possibly June; however, project proposals may be submitted before the updates are adopted.
- Questions on how the community's vision for more housing choices at varying levels of affordability can be incorporated into regulations and policies that guide development on Lake Street and Wayzata Boulevard

The Commission thought that a six to twelve month moratorium could be the appropriate amount of time to study these issues and update City Codes and policies. They also agreed that a citywide moratorium was unnecessary and that the focus could be on properties guided for Mixed Use Commercial/ Residential or Central Business District in the 2040 Comprehensive Plan (see map attached). They also agreed that this moratorium was not aimed at rehabilitation/remodeling projects.

These ideas will be discussed with the City Council at the joint workshop. At the meeting, staff can share more information about past moratoriums, best practices for moratoriums, and an estimate on the human/financial resources it would likely take to study and address these issues within the timeframe of a potential moratorium.















ATTACHMENTS:

1. 2040 Land Use Plan



Legend

Future Land Use

-  Estate Single Family - 0.25 to 0.5 unit/acre
-  One Acre Single Family - 0.5 to 1 unit per acre
-  Low Density Residential - 1 to 3 units/acre
-  Central Core Residential - 3 to 6 units per acre
-  Medium Density Residential - 6 to 12 units/acre
-  High Density Residential - 12 to 40 units/acre
-  Mixed-Use - Commercial/ Residential - 10 to 30 units/acre
-  Central Business District - 20 to 30 units/acre
-  Downtown Mixed Use District - 20 to 30 units/acre
-  Institutional/Public
-  Semi-Public/Private
-  Parks
-  Public Open Space
-  Lakes

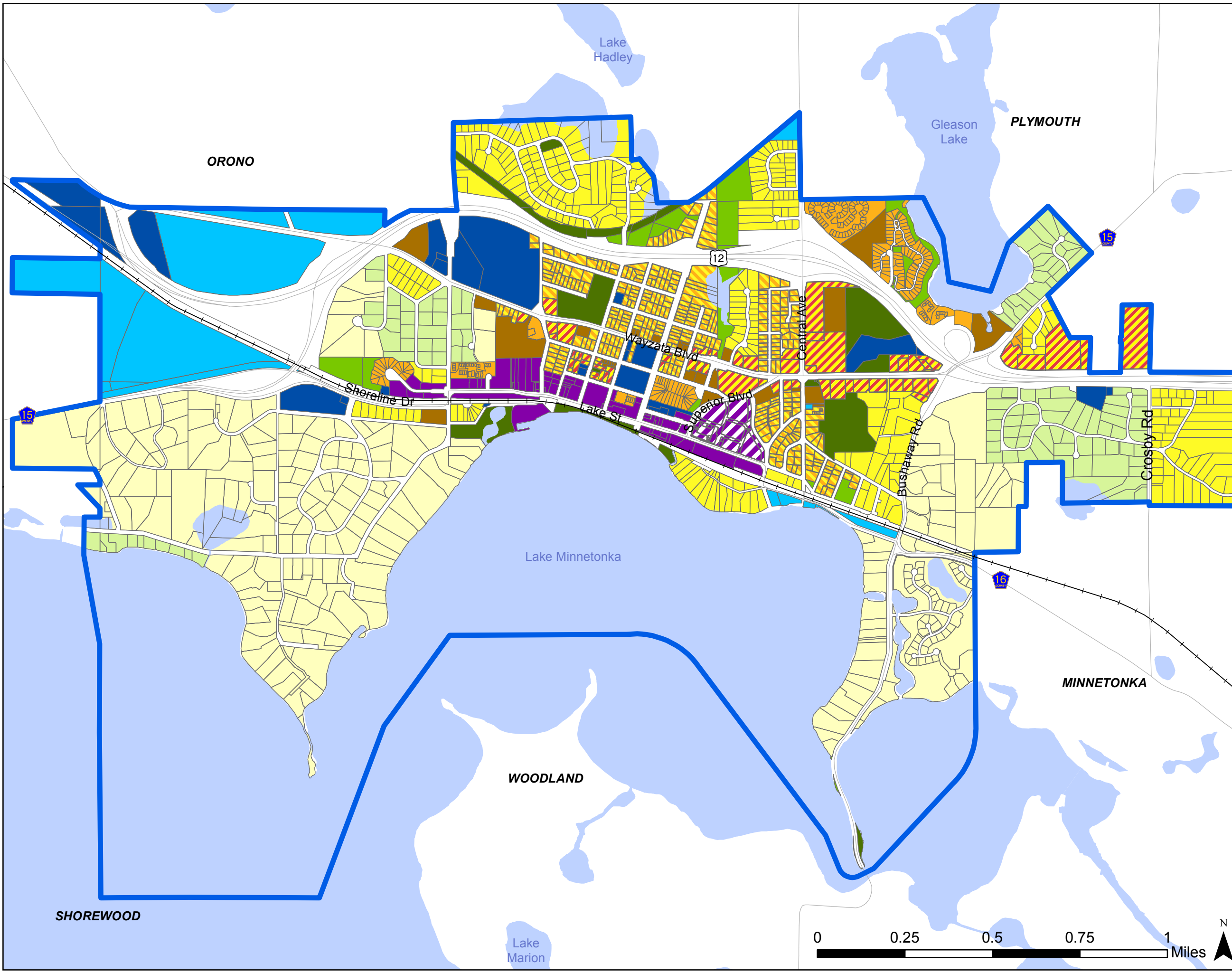


Figure 3-2

2040 Land Use Plan