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WAYZATA CITY COUNCIL
WORKSHOP MEETING MINUTES
April 5, 2021

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5:00 p.m. Consider Planning Commission Request for Development Moratorium Mayor Mouton called the meeting to order at 5:00 p.m. Pursuant to Minnesota Statute Sec. 13D.015 and because of the COVID-19 pandemic, the City Council/Planning Commission Workshop was being held remotely by electronic means using the audio conferencing platform, Zoom. Council Members present: Mayor Mouton, Plechash, Buchanan, Iverson and MacDonald. Planning Commissioners present: Chair Plantan, Bashioum, Merriam, Parkhill, Douglas, and Stockton. Also present: City Manager Jeff Dahl, Community Development Director Emily Goellner, and Assistant Planner Nick Kieser.

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Mayor Mouton listed the objectives of the joint workshop:

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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 could not address these observations and questions
 4. Consensus and next steps

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Chair Plantan stated that in a recent Planning Commission workshop discussion there was concern around the density in 2040 Comprehensive Plan, the Design Standards, and the community's overall vision of Lake Street and Wayzata Boulevard.

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Director Goellner added a brief description of the Planning Commission discussion and the goals of the workshop as well.

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City Attorney Schelzel stated that the discussion should revolve around the possibility of a moratorium to allow for time to study the three items of; density, Design Standards, and/or the vision of Lake Street and Wayzata Boulevard.

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The Councilmembers and Commissioners reviewed the 2040 Land Use Plan to show that the proposed moratorium would affect development applications located in the Central Business District and the Mixed Use Commercial/Residential District.

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Planning Commissioners described the difficulty they are facing in reviewing new development applications when the Zoning Study is not complete, the ambiguity of the ideas in the 2040 Comprehensive Plan, and stated that there is not a clear vision of Wayzata Boulevard and Lake Street.

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There was general discussion that the possible moratorium would be based on a study and that study would determine the time needed before lifting the moratorium. If the study needs more time to complete then the moratorium could be extended to allow for the additional time needed to complete the study.

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Councilmember Buchanan stated he could be in favor of implementing a moratorium until the new Design Standards are implemented. If density is a bigger issue then the City and Council should have a more in depth conversation around that topic.

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Councilmember Plechash stated that he is not in full support of a moratorium. Plechash stated a moratorium would not allow for what the Commission and community want. Much of the development in question, especially along Lake Street, is already underway. The 2040 Comprehensive Plan was created over many years with significant community engagement so we should not change the Comp Plan without an in depth process.

1 Councilmember Iverson stated that the Comprehensive Plan could be changed based on the community's
2 vision. A moratorium could allow for more community input to determine if the vision and density is
3 what the community wants.

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5 Councilmember MacDonald would be in support of linking the moratorium to the Design Standards, but
6 the other two items are much broader and would require a significant more amount of time to study.
7 MacDonald also brought up the idea that including more affordable housing would increase density so
8 more thought would need to be put into that topic as well.

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10 Mayor Mouton stated the Design Standards need to be clear and concise which the update is aimed to do.
11 There is a significant amount of work to complete the Zoning Study to bring the zoning and
12 Comprehensive Plan in alignment. Construction fatigue is a real concept that everyone is dealing with,
13 but that comes with being in a desired area such as Wayzata. Mayor Mouton indicated that she would
14 consider support of a moratorium to get more work completed as a part of the Zoning Study.

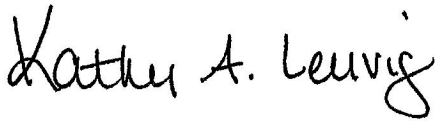
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16 City Attorney Schelzel stated that the two directions would be to not bring a moratorium forward or bring
17 proposed moratorium options to the next City Council meeting on April 20, 2021.

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19 There was consensus on the City Council to direct staff to bring forward options for a moratorium based
20 on specific areas discussed and specific development application requests.

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22 Staff indicated that it would bring forward the possibilities for a moratorium as quickly as possible for the
23 City Council to review.

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25 The workshop meeting was adjourned at 6:07 pm.

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27 Respectfully submitted,

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30 Kathy Leervig, City Clerk

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32 Drafted by
33 Nick Kieser
34 Assistant Planner

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