

1. Agenda

Documents:

[MAY 12, 2021 AGENDA.PDF](#)

2. Meeting Materials

Documents:

[MAY 12, 2021 PACKET.PDF](#)



**City Council Workshop Meeting
May 12, 2021**

**Following City Council Meeting
Approximately 8:00 p.m.**

Please note: Due to COVID-19, this City Council Workshop meeting is taking place virtually and at Woodbury City Hall in the Ash North and South Conference Rooms.

Members of the public may attend the meeting but will be required to comply with social distancing parameters as determined by the City. Members of the public may also join the meeting using a PC, Mac, iPad, iPhone or Android device.

[Watch the Live Meeting](#)

Public comments will be accepted during the meeting both in person and by using the link to the virtual meeting to join the meeting and then submit your questions via the online Q&A feature within the meeting.

Questions regarding the meeting will also be taken between the hours of 8:00 a.m. to 4:30 p.m. via email council@woodburymn.gov or call 651-714-3524 and leave a voicemail message

Please note that all agenda times are estimates.

Workshop Agenda

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|-----------|----|---|--------|
| 8:00 p.m. | 1. | Phase 2 Development Update | 21-119 |
| 9:00 p.m. | 2. | Administrator Comments and Updates ¹ | |
| 9:05 p.m. | 3. | Mayor and City Council Comments and Commission Liaison Updates ¹ | |
| 9:10 p.m. | 4. | Adjournment | |

¹ Items under comments and updates are intended to be informational or of brief inquiry. More substantial discussion of matters under comments and updates should be scheduled for a future agenda.

The City of Woodbury is subject to Title II of the Americans with Disabilities Act which prohibits discrimination on the basis of disability by public entities. The City is committed to full implementation of the Act to our services, programs, and activities. Information regarding the provision of the Americans with Disabilities Act is available from the City Administrator's office at (651) 714-3523. Auxiliary aids for disabled persons are available upon request at least 72 hours in advance of an event. Please call the ADA Coordinator, Clinton P. Gridley, at (651) 714-3523 (TDD (651) 714-3568)) to make arrangements.



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**City of Woodbury, Minnesota
Office of the City Administrator**

Council Workshop Letter 21-119

May 12, 2021

To: The Honorable Mayor and Members of the City Council

From: Clinton P. Gridley, City Administrator

Subject: Phase 2 Development Update

Summary

The City's 2040 Comprehensive Plan was adopted in August 2019. As part of the implementation section of the Plan, the City must update its official policies and controls. Official controls are defined as ordinances and rules which control the physical development of a city, including development phasing.

At the policy level, growth in Woodbury is managed by sub-phases to promote contiguous development and allow for appropriate staging and extension of infrastructure. A Phase 2 Growth Management Strategy has been adopted by the City and due to the continued residential growth in the community, additional development areas will need to be opened in 2021 to accommodate planned and consistent growth in 2022 and beyond.

Recommendation

This item is for update and feedback purposes only, and there is no particular action required.

Governance Mode

- Generative - Identifying key questions, anticipating future challenges, framing of issues, development of options. Problem-framing. What to pay attention to, what it means, and what to do about it. How does it fit with our mission, vision and values?

Fiscal Implications

There are no fiscal implications related to this update. Additional fiscal impacts will be provided concurrent with future requests for Council action related to the opening of development phases.

Policy

2040 Comprehensive Plan
Phase 2 Growth Management Strategy

Council Workshop Letter 21-119

May 12, 2021

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Public Process

This is the first public process for this item.

Background

The presentation at the Council Workshop will provide information on existing lot inventory, active project status and initial identification of future growth areas.

Phase 2 Growth Management Strategy: The City Council has discretion as to the timing of each sub-phase. Council may consider a number of variables before taking action to open up a sub-phase for development, such as the quality of proposed projects, lot inventory, housing market conditions, overall economic conditions, availability of financing, and uniqueness of a project.

Lot Inventory and Future Growth: Development has occurred on multiple projects within Phase 2A and 2B to provide the inventory of lots for construction in 2021. However upon review, the number of proposed units within the existing projects will not meet the annual growth demand for the City for the years 2022 and beyond. The Comprehensive Plan identifies a goal of providing for the construction of 400 units per year.

As of the end of this April, the lot inventory report showed there were 500 units of inventory existing with approximately 175 additional units in the development pipeline for 2021-2022 for a total of roughly 675 units. In comparison, Metrostudy, an independent leading housing data and research firm, considers a three-year lot inventory as healthy for a community during active markets. Since 2011, housing construction has been about 300 to 400 units of townhome and single-family homes per year. The existing lot inventory of 675 units represents an approximate two year lot inventory necessitating the need to open additional development phases to accommodate planned growth in 2022-2024. The opening of additional development areas will occur via future council review and action.

Written By: Eric Searles, City Planner
Approved Through: Janelle Schmitz, Community Development Director