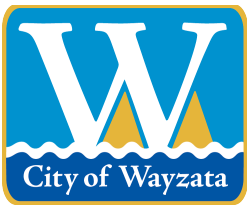


**Wayzata City Council Workshop Meeting Agenda
Wayzata City Hall Community Room, 600 Rice Street
TUESDAY, JULY 7, 2020**

Pursuant to Minnesota Statute Sec. 13D.015 and because of the COVID19 pandemic, this City Council Workshop is being held remotely by electronic means using the audio and video conferencing platform, Zoom. Members of the public may listen but comments will not be accepted at the meeting. Members of the public may submit comments or questions about items on the agenda in advance by emailing PublicComment@wayzata.org, calling City staff, or mailing comments to Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comments). The meeting is available for members of the public to listen via phone by calling 312-626-6799 and enter Zoom Meeting ID 911 1880 9457.

WORKSHOP TOPICS FOR DISCUSSION:

- Update on Health Inspections Services (5:45 p.m.)
- Discussion of Zoning Code Overhaul (6:15 p.m.)



City Council Workshop City Council Agenda Report

MEETING DATE: July 7, 2020	WORKSHOP AGENDA ITEM: 1
TITLE: Update on Health Inspections Services (5:45 p.m.)	
PREPARED BY: Kathy Leervig, City Clerk	
REVIEWED BY: Jeff Dahl, City Manager	

DISCUSSION OBJECTIVE:

To provide direction on environmental health inspection services.

BACKGROUND:

At the November 19, 2019 Workshop, the City Council discussed renewing the Environmental Health Inspections agreement with Minnetonka. Council decided to continue the contract through 2020 but asked staff to research future long-term options for Wayzata and to report back in the Spring. As with many things, COVID-19 delayed initiative.

While considering the long-term options provided below, the Council will also need to consider the intent of health inspections while delivering internal and external service to and for the City as well as cost. Options for Council discussion:

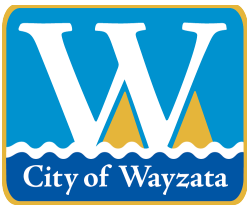
1. Continue the partnership with Minnetonka — No impact to operations. Health inspections would continue as they do today. Costs would increase to keep up with the City of Minnetonka's rising costs.
2. Partner with Hennepin County in a pilot program — Partner with Hennepin County in a similar manner as Minnetonka. Wayzata would maintain food, lodging, and pool licensing and revenue. Hennepin County would takeover all inspections for food, lodging, and pools and bill Wayzata an hourly fee as Minnetonka does. This would be a pilot program as they do not currently have this with any other cities. If the program is not successful for Wayzata or Hennepin County, Wayzata would need to revisit options to determine the best fit for the city.
3. Surrender the delegation with the state — The state would then assign an authority (most likely Hennepin County) to take over license processing/revenue and inspection services for food, lodging and pools. This would result is a net loss of \$25,000-\$30,000 annually that ultimately covers admin costs.

In 2020, the license fee revenue to date for food, lodging and swimming pools, the revenue is \$67,530. The revenue is down from 2019 due to special food event license and food re-inspection fees. The Minnetonka Health Inspection fees to date for the period of Jan 1-June 30 is approximately \$12000, which is much lower than normal due to COVID and the closures of the restaurants. The council might want to consider a more substantial fee increase for licensing in 2021 to cover the fee increase that Minnetonka proposed for inspection services late last year.

Staff will provide an update at the meeting of feedback from restaurants.

ATTACHMENTS:

None



City Council Workshop City Council Agenda Report

MEETING DATE: July 7, 2020	WORKSHOP AGENDA ITEM: 2
TITLE: Discussion of Zoning Code Overhaul (6:15 p.m.)	
PREPARED BY: Eric Zweber, Nick Kieser, Assistant Planner	
REVIEWED BY: Jeff Dahl, City Manager	

DISCUSSION OBJECTIVE:

To provide an update on needed zoning changes with the implementation of the 2040 Comp Plan.

BACKGROUND:

Staff has compiled a list of zoning changes that are required by the Metropolitan Council, changes that the Council and Planning Commission have mentioned, and changes that staff believes should be updated. The City has nine months to change the Metropolitan Council required changes in response to the 2040 Comprehensive Plan. The attached table also shows which changes will require a professional consultant help that is not currently under contract and/or a committee to discuss and create the necessary updates.

Updating the zoning code is listed as a strategic initiative to manage thoughtful development in Wayzata's 2019-2022 Strategic Plan. The desired outcome is to create a zoning code that allows redevelopment that is consistent with the character and scale for Wayzata.

Staff proposes to start working on the zoning changes in the third quarter of 2020 and finish all of the zoning changes listed on the table by the second quarter of 2022. To begin the process, staff suggests a task force be appointed by the end of summer to provide guidance/community feedback on the zoning amendment process.

To assist in prioritize the various issues, there is a column listed in the attached document named "Comprehensive Plan Implementation Priority". Those required within the Metropolitan Council nine month deadline are listed as immediate and all other issues are listed in a range of short-term, medium-term, or long-term. Once the Council has had a chance to review, staff will then create a more detailed timeline and cost estimate.

The City has allocated \$80,000 to implement these zoning changes. If an outside consultant conducted all of the zoning amendments, the cost would be in the range of \$100,000 to \$125,000. It should be noted that the Wayzata Boulevard Redevelopment Study is not included in the attached list or the range of costs.

If staff were able to complete any of the zoning amendments, that cost would be reduced accordingly. With a timeline out to the second quarter of 2022 and with the amount of private development work anticipated in the near future, staff should be able to complete significant portions of the zoning amendments. If the City Council desires a shorter timeline or if private development becomes a significant portion of staff's time, then the zoning amendments may need to be completed by a consultant.

Staff is looking for confirmation/feedback of the aforementioned proposed process.

ATTACHMENTS:

1. Zoning and Official Controls CC Packet 07-07-2020

Proposed Zoning Ordinance and Official Control Revisions (07/07/2020)

Updates Required to Comply with 2040 Comprehensive Plan

Needing Assistance from Consultant

Topic	Issues to Address/Review	Comprehensive Plan Policy	Strategic Plan Goal	Comprehensive Plan Implementation Priority	Type of Consultant
Design Standards (Chp. 909)	Building Materials; Fourth District; Submittal Requirements	"Charming" (p. 1-5) and "Walkable and Pedestrian Friendly" (p. 1-6) Guiding Principles; Consider the updating of design standards to ensure high standards of planning and design (p.3-6)	Redevelopment consistent with character and scale (p. 14); Managed redevelopment of Wayzata Blvd (p. 14); Healthy commercial/retail sector (p. 14)	Short-Term	Architect
Tree Preservation (Chp. 936)	Review Five Years of Implementation; Homeowner/Post-Development Removals; Heritage Tree Criteria; Use of Fee-in-Lieu of Replacement	Maintaining and Enhancing Tree Coverage and Streetscaping (p.6-1)	Redevelopment consistent with character and scale (p. 14); Managed redevelopment of Wayzata Blvd (p. 14)	Medium-Term	Arborist, Landscape Architect

Ad Hoc Committee

Topic	Issues to Address/Review	Comprehensive Plan Policy	Strategic Plan Goal	Comprehensive Plan Implementation Priority
Affordable and Lifecycle Housing Opportunity Amount (ALHOA; Minn. Statute Sec. 473.254)	Goals and Policies to be included in the Housing Action Plan	Affordable housing as attraction to young professionals and workforce (p.1-4); Recognize the Metropolitan Council affordable rental and life-cycle benchmarks (p. 3-6); Provide safe, affordable and quality housing stock for a range of affordability levels (p. 4-8); Support housing typologies and development that will help the City fill the existing affordable housing gap (p. 4-9)	Redevelopment consistent with character and scale (p. 14); Managed redevelopment of Wayzata Blvd (p. 14)	Immediate
R-2, R-3, and R-3A Zoning Districts (Chps. 954, 955, 956)	Conformance with the 2040 Comprehensive Plan (Central Core Residential)	Central Core Residential Description (p. 3-11)	Redevelopment consistent with character and scale (p. 14)	Short-Term
R-5 Zoning District (Chp. 959)	Conformance with the 2040 Comprehensive Plan (High Density Residential - density range)	"City Nodes with Greater Housing Diversity" Guiding Principle (p. 1-8); High Density Residential Description (p. 3-13); Examine the management of areas guided for new high-density housing (p. 4-9)	Redevelopment consistent with character and scale (p. 14); Managed redevelopment of Wayzata Blvd (p. 14)	Immediate
C-4, C-4A, and C-4B Zoning Districts (Chps. 978, 979, 980)	Purposes and Differences; Retail requirements and standards	"Connected" Guiding Principle (p. 1-8); Central Business District Description (p. 3-13); 2040 Residential Growth Net Density (p. 3-21);	Redevelopment consistent with character and scale (p. 14); Healthy commercial/retail sector (p. 14)	Short-Term

Staff-Led Revisions

Topic	Issues to Address/Review	Comprehensive Plan Policy	Strategic Plan Goal	Comprehensive Plan Implementation Priority
Housing Action Plan	Convert Housing chapter from 2040 Comp Plan into Housing Action Plan with ALHOA allocation and revised to only between 2021-2030	Affordable housing as attraction to young professionals and workforce (p.1-4); Recognize the Metropolitan Council affordable rental and life-cycle benchmarks (p. 3-6); Provide safe, affordable and quality housing stock for a range of affordability levels (p. 4-8); Support housing typologies and development that will help the City fill the existing affordable housing gap (p. 4-9)	Redevelopment consistent with character and scale (p. 14); Managed redevelopment of Wayzata Blvd (p. 14)	Immediate
Repeat Application Request Standards (Chps. 903, 904, 905, 923)	Review and Provide Consistency	"Charming" Guiding Principle (p. 1-5); Wayzata seeks to manage development of land in a manner that results in compatible land use patterns, access to services and amenities, and efficient utilization of public services (p. 3-9)	Redevelopment consistent with character and scale (p. 14); Managed redevelopment of Wayzata Blvd (p. 14); Healthy commercial/retail sector (p. 14)	Medium-Term
General Building and Performance Requirements (Chp. 916)	General Clean-Up	Provide safe, affordable and quality housing stock for a range of affordability levels (p. 4-8); Review and evaluate site design standards within each of the residential zoning districts to ensure that regulations do not hinder the development of a housing stock that meets the goals of Wayzata (p. 4-8); Evaluate and adopt policies and zoning ordinance amendments that would encourage new single family residential developments to conform with the mass and scale of existing residences within their neighborhood (p. 4-9); Provide for continuing review, updating, and enforcement of zoning, subdivision, and design standards to ensure high standards of planning and design for residential structures within the community (p.4-9)	Redevelopment consistent with character and scale (p. 14); Managed redevelopment of Wayzata Blvd (p. 14); Healthy commercial/retail sector (p. 14)	Medium-Term
		Provide safe, affordable and quality housing stock for a range of affordability levels (p. 4-8); Review and evaluate site design standards within each of the residential zoning districts to ensure that regulations do not hinder the development of a housing stock that meets the goals of Wayzata (p. 4-8); Evaluate and adopt policies and zoning ordinance amendments that would encourage new single family residential developments to conform with the mass and scale of existing residences within their neighborhood (p. 4-9); Provide for continuing review, updating, and enforcement of zoning, subdivision, and design standards to ensure high standards of planning and design for residential structures within the community (p.4-9)	Redevelopment consistent with character and scale (p. 14)	Medium-Term
Accessory Buildings, Structures, Uses, and Equipment (Chp. 917)	General Clean-Up	"Charming" (p. 1-5), "Walkable and Pedestrian Friendly" (p. 1-6), and "City Nodes with Greater Housing Diversity" (p. 1-8) Guiding Principles; High Density Residential Description (p. 3-13); Examine the management of areas guided for new high-density housing (p. 4-9)	Redevelopment consistent with character and scale (p. 14); Managed redevelopment of Wayzata Blvd (p. 14); Healthy commercial/retail sector (p. 14)	Immediate
Planned Unit Development Zoning District (Chp. 933 and 990)	Eliminate PUD by CUP (Eliminate Chapter 933 and move relevant sections to Chapter 990); Public Purpose and Criteria; General Clean-Up	"Environmental Sustainability" (p. 1-7) and "Connected" (p. 1-8) Guiding Principle; Identify opportunities to protect property values through the consistent relationship of land uses and natural features (p. 3-6); Consider requiring that housing developments include site design consideration that preserve and protect the community's natural amenities, including tree coverage, wildlife habitats, steep slopes and wetlands (p. 4-9); Promote sound land use development decisions which protect and enhance Lake Minnetonka and other wetlands as a significant natural resource to the community's vitality and "sense of place" (p. 6-8); Consider opportunities to ensure the protection, conservation, and maintenance of the natural environment in the design of public open spaces and private developments (p. 6-9)	Clean, connected, welcoming lakefront (p. 13); Redevelopment consistent with character and scale (p. 14); Healthy commercial/retail sector (p. 14)	Medium-Term
Floodplain, Shoreland, and Wetland Chapters (Chps. 991, 992, and 993)	General Clean-Up	Consider the review, updating and enforcement of subdivision to ensure high standards of planning and design (p. 3-6); The City of Wayzata's Zoning and Subdivision Ordinances are the primary tools to implement the natural and community resource goals and policies included in this Comprehensive Plan (p. 9-4)	Expanded, connected, safe parks and trail system (p. 13); Improve maintenance and sustainability of parks, trails and streetscapes (p. 13); Redevelopment consistent with character and scale (p. 14); Managed redevelopment of Wayzata Blvd (p. 14)	Short-Term
Subdivision Ordinance (Part X)	Review Purpose Statements and Criteria (§1001.02; §1003.02.E; § 1003.03); Review Minor Subdivisions and Administrative Approvals (Chp. 1002); Review and Update Parkland Dedication (§ 1006.15); General Clean-Up (Part X)			

Updates Proposed by Staff

Topic	Issues to Address/Review	Comprehensive Plan Policy	Strategic Plan Goal	Comprehensive Plan Implementation Priority
Fence Ordinance (Chp. 918)	General Clean-Up; Simplify	N/A	Redevelopment consistent with character and scale (p. 14)	Long-Term
Sign Ordinance (Chp. 927)	General Clean-Up	N/A	Redevelopment consistent with character and scale (p. 14); Managed redevelopment of Wayzata Blvd (p. 14); Healthy commercial/retail sector (p. 14)	Long-Term