

# Central Mississippi River Regional Planning Partnership Meeting

**27 February 2020**

**7:30 am, Sherburne County Government Center, County Board  
Room**



# Routine Business

# 1: Agenda

## **Routine Business:**

1. Welcome, introductions (in-person, online)
2. Previous Meeting [draft notes](#)
3. Treasurer's [Report](#)

## **Action Items, Issues:**

4. Governance: [Financial Policy](#), [Partner Engagement Process](#), and [Complaints Process](#)

## **Discussion or Information Items:**

5. Summary of planning project's objectives, goals and outcomes [Planning Project Summary](#)
6. Conditions preview - Economics with Kevin Hively
7. Stakeholder Engagement initiation
8. Future agenda items

## 2-3: Meeting Notes, Treasurer's Report

2. Draft notes from previous meeting:
  - **Action:** Review/revise; approve
  
3. Treasurer's Report
  - **Action:** Discuss as needed, receive

# Action Items, Issues

## 4: Governance

### Governance 1, Financial Policy

- a. Decision memo (includes link to proposed policy)
  - Proposed by Exec Committee
  - Aligns with JPA/bylaws
  - Re: budget requirement for July while fiscal year is calendar, clarifies July focus on setting partner fees
  - Expenditures: States limitations around budgeted and unbudgeted items, and explains process
- b. Action requested: Discuss, refine, adopt

## 4: Governance

### Governance 2, Partner Engagement Process

- a. [Decision memo](#) (incl link to proposed process)
  - Proposed by Exec Committee
  - Formerly “resolution of concurrence”
  - Purpose: Process for Partners to engage home elected bodies in Framework 2030
  - Includes *option* at key points to request action on a Resolution of Understanding about work being done with Framework 2030 and the opportunity to ask questions and/or provide meaningful feedback
- b. Action requested: Discuss, refine, adopt

## 4: Governance

### Governance 3, Complaints Process

- a. Decision Memo (incl link to proposed process)
  - Proposed by Exec Committee
  - Based on typical 3-step government process
  - Limited to roles on/work within Partnership's purview and structure
  - Includes reporting time limits
  - Permits Exec Committee to make further *minor* refinements to procedures + notify Partnership
- b. Action requested: Discuss, refine, adopt





# Discussion, Information Items

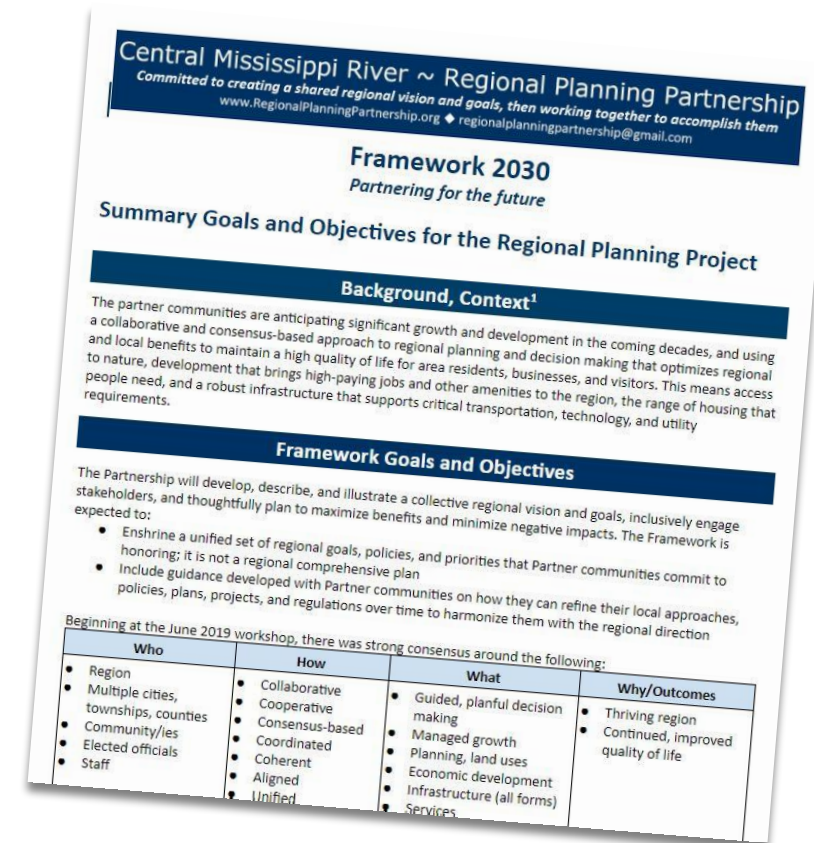
## 5: Summary of Planning Project

### Summary of planning project's objectives, goals and outcomes

- a. [Planning Project Summary](#)
- b. Project examples from Planning NEXT Crossroads (Central Ohio), ADVANCE ECI (Muncie, Indiana), OKI (Cincinnati, Ohio)
- c. Project Communications (Project brand and Identity, [FAQs](#), [Website](#), Press Release #1, etc.)

# Planning Project Summary

- Summary Goals and Objectives for the Regional Planning Project document drafted
- Goals for Framework 2030
  - a. Enshrine a unified set of regional goals, policies, and priorities that Partner communities commit to honoring; it is not a regional comprehensive plan
  - b. Include guidance developed with Partner communities on how they can refine their local approaches, policies, plans, projects, and regulations over time to harmonize them with the regional direction



*Document available as a link and on the Google Drive Folder*

# Project Examples

- You're not the first
- Examples from our portfolio
  - **Crossroads**, Central Ohio
  - **ADVANCE**, East Central Indiana
  - **OKI**, Cincinnati Metropolitan Area
- Not one-for-one but relatable in different ways
- Approach to regional collaboration must be tailored to the specific communities at the table
  - Varying assets / challenges (individually and regionally)



# Crossroads: Central Ohio

## Collaborative Land Use, Infrastructure and Economic Agenda

**Purpose:** To create a common plan for land use, infrastructure, and economic development for the area at the crossroads of US 33, State Route 161 / Post Road and Hyland-Croy Road.

**This effort is unprecedented for this area.**

**3 counties**

**2 cities**

**3 townships**

**3 school districts**

**3 utility providers**

**2 regional planning  
entities**

# Crossroads: Central Ohio

## Collaborative Land Use, Infrastructure and Economic Plan

### Considerations

- 1. Economic Potential of US 33 is very significant**
- 2. High level of investment (transportation, utilities) in past 10 years**
  - \$62M plus \$70M+ at 270/33. (Another \$65M anticipated)
  - Return on investment is critical consideration
  - Dublin is the significant leader of public contributions
- 3. Market**
  - Jobs/employees need amenities and housing choice in close proximity
  - Long-term view is essential
  - Investments can impact market



# Crossroads: Central Ohio

## Collaborative Land Use, Infrastructure and Economic Plan

### Terms of Engagement

1. Work in good faith
2. Be inclusive
3. Find common ground on land use, infrastructure and economics of area
4. Act collaboratively
5. Use this plan as a step to greater cooperation, *progress*



# Crossroads: Central Ohio

## Collaborative Land Use , Infrastructure and Economic Plan

### Key Recommendations

- 1. Formalize a protocol for pre-development consultation.** This needs to include thoughtfully addressing infrastructure issues prior to accepting applications.
- 2. Create a stronger, coordinated development review process** Key entities need to be aligned in the process, timing and communication of active development applications in the planning area.
- 3. Improve transportation infrastructure.** This needs to address capacity, safety and funding.
- 4. Create strong physical development standards** For all development, but especially in proximity of the interchange and along US 33, SR 161 and Hyland-Croy.
- 5. Explore an Annexation boundary.** This will reduce uncertainty about the provision of utilities and may be part of a broader collaborative economic development agreement.
- 6. Conduct fiscal analysis.** All jurisdictions desire to strengthen their financial situation. Infrastructure investments are needed to address existing and anticipated development. Initial outlays and return on these investments needs to be more equitable.
- 7. Identify preferred land uses** This will acknowledge existing plans, existing zoning, known trends and best practices.
- 8. Continue the work.** The entities should continue to nurture mutual trust by maintaining open dialogue and monitoring this plan's progress.



# ADVANCE: East Central Indiana

## Regional Economic Development Strategy

- **Multi-county planning process to develop a regional economic development strategy**
  - *Focus on quality-of-place and economic opportunity*
  - *Seeking to develop a Regional Development Authority*
- **Challenged region facing economic decline and demographic changes**
- **Significant engagement of the public and regional stakeholders**

6 counties

58 cities and towns

350k residents

2,200 square miles

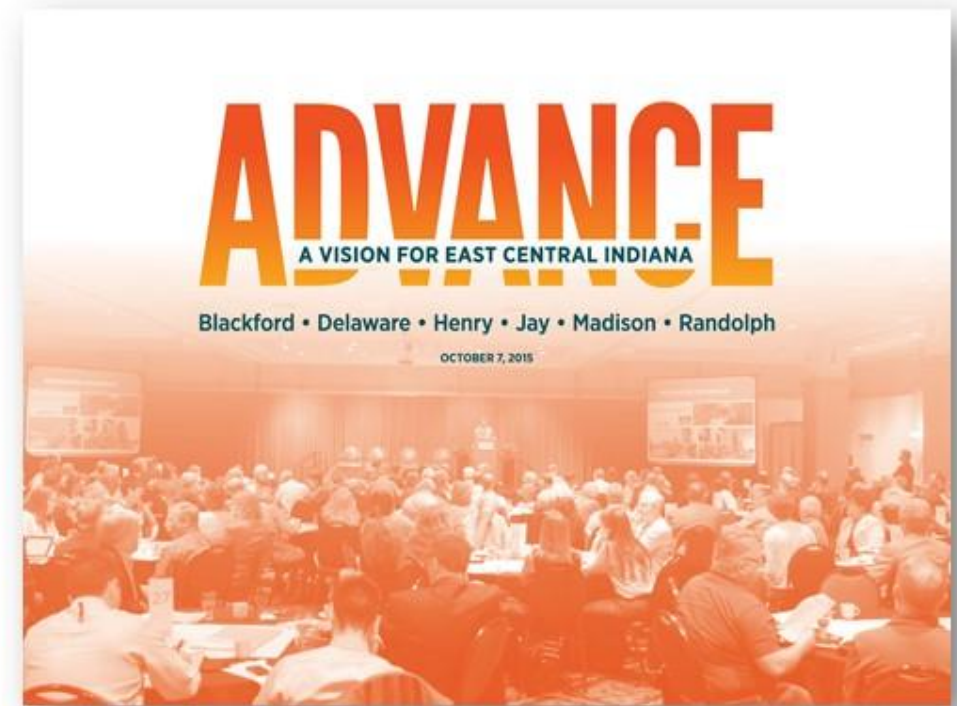


# ADVANCE: East Central Indiana

## Regional Economic Development Strategy

### Regional Development Strategy incorporates

- *Existing conditions around demographics, economics, and place-based characteristics*
- *Supported by a public and stakeholder engagement program*
- *Regional vision for economic prosperity*
- **24 shovel-ready projects spanning the region**



# Where Do We Grow From Here? OKI

## Regional Vision and Strategic Issue Identification

### Multi-state (3) and multi-county (8)

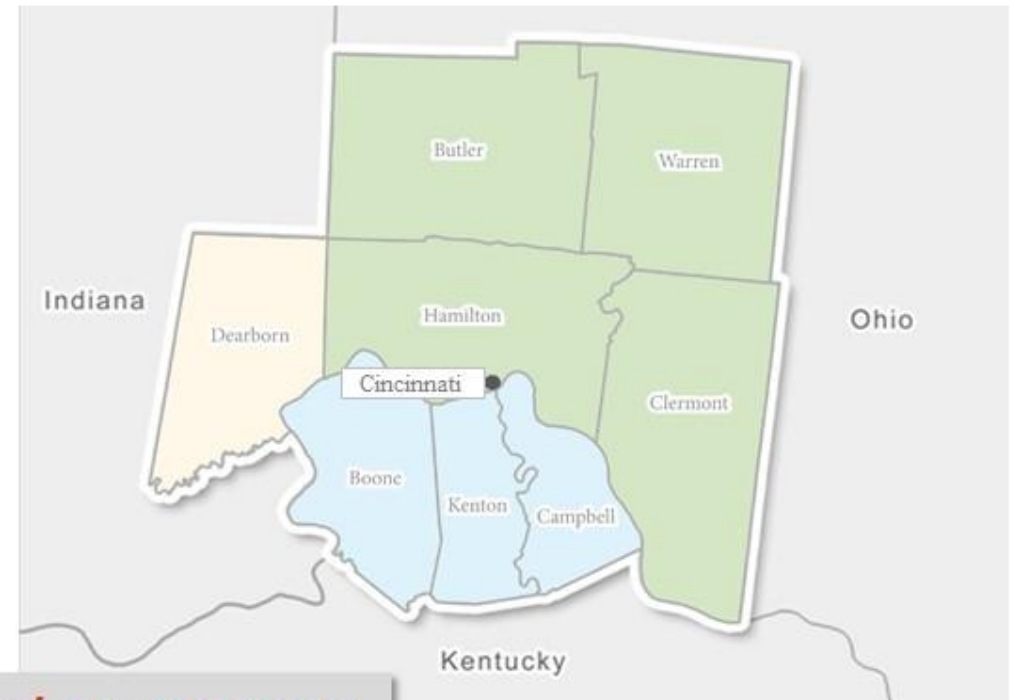
- *Ohio-Kentucky-Indiana Regional Council of Gov.*
- *Land Use Commission*

### Planning process to develop a regional vision and identification of implementation issues

### Plan responding to the need for

- *More efficient growth*
- *A competitive economy*
- *Coordinated approach*

### Lead to Strategic Policy Plan



**190 local governments**

# Where Do We Grow From Here? OKI

## Regional Vision and Strategic Issue Identification

### Public and Stakeholder Contributions

1. LUC visioning workshops
2. Public visioning forums
  - *One held in each county*
3. Stakeholder interviews
4. LUC issue identification workshops



Public workshops addressed questions such as, "where and how do we grow?"

# Where Do We Grow From Here? OKI

## Regional Vision and Strategic Issue Identification

### Plan Components

1. Vision for Stewardship
  - *13 stewardship principles on how the region should grow*
2. Identification of Regional Issues
  - *Represent the most significant challenges that must be addressed*
  - *Organized into 6 categories*
3. Preparation for Regional Policy Plan



# Framework 2030: The Branding Process

1. Collect key messages (Partners, Liaison Team)
  - a. What are we doing? Why are we doing it?
2. Share primary name concepts (Partners, Liaison Team)
3. Refine, share, vote on tagline options (Partners, Liaison Team)
4. Develop visual brand treatment (Liaison Team)
  - a. Logo
  - b. Colors
  - c. Variations
5. Share and broadcast!

***Thank you for your help moving this forward!***

# FRAMEWORK 2030

*partnering for the future*

# Project Communications

- Brand, identity, and logo finalized
  - FRAMEWORK 2030 - *partnering for the future*
  - Assets and use guidelines available
  - Initial expressions
- [Frequently asked questions](#), ver. 1.0
  - Anticipated and received questions on the project
  - Will grow and evolve through the work
  - Partners: *Please review, suggest, and revise*
- Webpage launch
  - Special site for FRAMEWORK 2030
  - One stop information portal for everything to do with the project
- Press Release #1





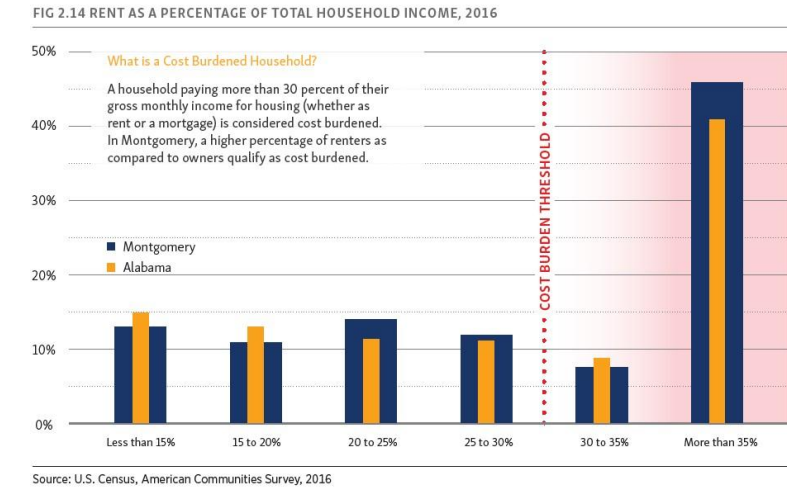
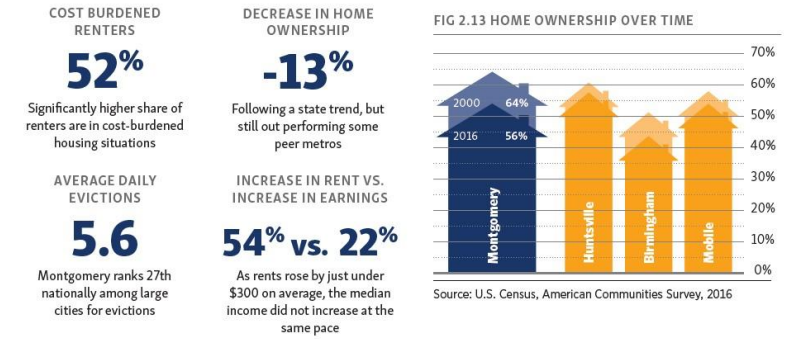
## 6: Condition preview

### **Economics with Kevin Hively**

- a. Outline of initial analysis
- b. Plans and policies analysis
- c. Preview of Economics analysis

# Approach to Conditions & Trends Research

1. Collect existing plans and studies and review
2. Build out a comprehensive dataset around topics related to
  - a. **People** - demographics
  - b. **Prosperity** - economics and personal prosperity
  - c. **Place** - land use, development, greenspace, etc.
3. Identify points of interest
4. Format for review, presentation, and dissemination
  - a. The most essential information supported by a deep dataset and other assets (policy matrix, annotated plan bibliography)
  - b. See right for example



# Conditions & Trends Research Outline

## 1. Summary - Introduction

- Executive Summary and primary highlights
- Framing for report

## 2. People - Demographics

- Population, household makeup
- Race & ethnicity, education attainment

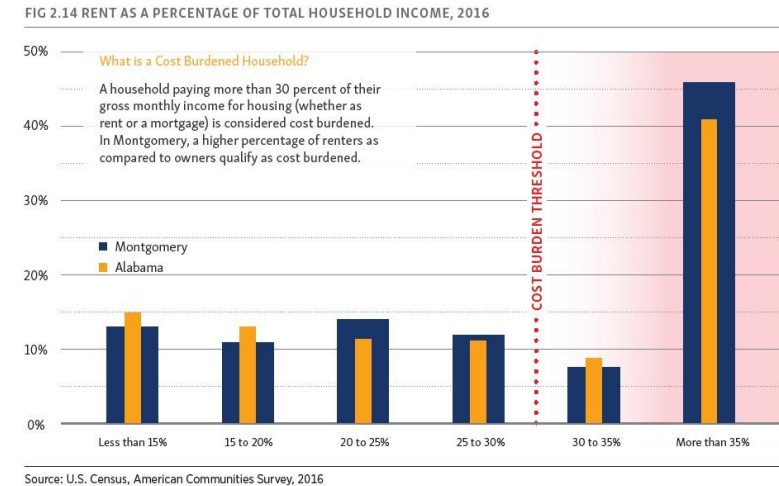
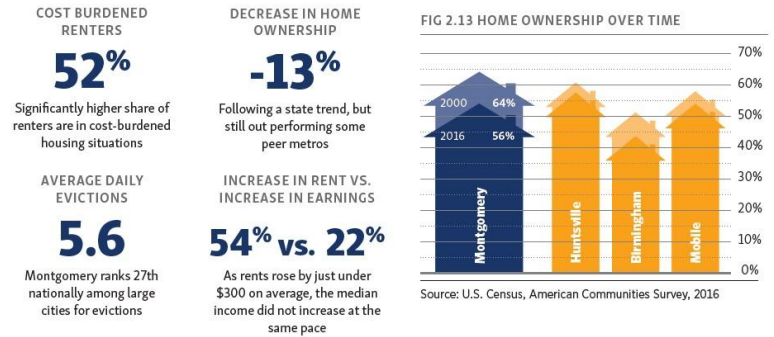
## 3. Prosperity - Economics

- Economy and employment
- Personal prosperity

## 4. Place - Place-Based Information

- Land use, development
- Mobility

## 5. Appendix - Datasets



# Factbook Example

## HOUSEHOLDS

The number of households is increasing while the population remains stagnant. While the population of Montgomery has remained relatively stagnant and showed signs of decline, the number of households increased. Just under 2,000 new households were added to the city from 2000 to 2016, a growth rate of 2.4 percent. The rate was even faster in the county where 4,200 households were added, an increase of five percent. Increasing household size has an impact on land use planning as each newly formed unit corresponds with an additional required housing unit.

### Size and make-up of households shifting.

Montgomery mirrors both the national and state trend toward smaller households. Between 2000 and 2016 family households with children under 18 decreased by 5,400 units. Over the same period, single-person households increased by just over 3,000. The only family household segment that grew over this period, were Single mothers with children under 18. This group increased seven percent or by more than 600. Even with this growth, there was a net overall loss in family households over the measured period. Household size remained stable from 2000. This is unique among major Alabama cities where the average decrease was just over -2.5 percent.

*While the total number of people in Montgomery has changed little over the past 16 years, the composition of households has shifted.*

### AVERAGE HOUSEHOLD SIZE

**2.43**

Household size is decreasing nationally as the number of single-person households increases and family households decrease.

### CHANGE IN NO. HOUSEHOLDS

**+1,900**

While the population in Montgomery remained relatively stagnant, the overall number households increased, primarily due to shrinking in size.

### SINGLE FEMALE-LED HOUSEHOLDS

**+600**

Female-led households increased from 2000 by just over seven percent, this is slightly higher than the state, five percent.

FIG 1.3 NUMBER OF HOUSEHOLDS 2000-2016

Montgomery	80,286 households (2016 estimate)	2.4% ↑ change in hh. (2000-2016) +1,902
Montgomery County	90,281	4.9% ↑
Birmingham	90,479	-8.4% ↓
Huntsville	80,000	19.9% ↑
Mobile	76,217	-2.8% ↓
Alabama	1,851,061	6.6% ↑

Source: U.S. Census, American Communities Survey, 2016

### Defining a Household

The following definitions related to households are used by both the US Census Bureau and Department of Housing and Urban Development (HUD). These definitions underly the terms "household" and "family" in the above statistics.

#### What is a household?

A person or group of people living together in one housing unit.

#### What is a housing unit?

A house, apartment, mobile home, group of rooms or single room, which are intended as separate living quarters.

#### What is a family household?

A group of two or more people living together in a housing unit who are related by birth, marriage, adoption, etc.

FIG 1.4 TYPE OF HOUSEHOLDS 2016

Type	2016	Change from 2000
Total Households	80,286	2.4% ↑
Family Households	49,502	-3.1% ↓
With children under 18	22,958	-19.1% ↓
Non-Family Households	30,784	12.8% ↑
Single-persons	26,655	13% ↑

Source: U.S. Census, American Communities Survey, 2016

### SINGLE-PERSON HOUSEHOLDS, CHANGE



### FAMILY HOUSEHOLDS W/ CHILDREN <18, CHANGE



## LAND USE

Community Factbook A Summary of Conditions and Trends

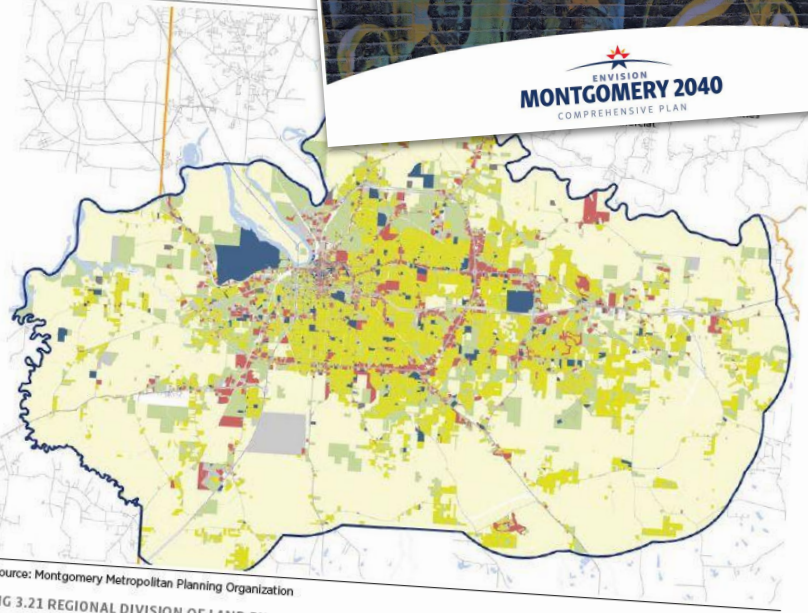
Land use is dominated by agricultural and residential uses. The map to the right includes Montgomery, Town of Pike Road as incorporated land within three miles of city boundary. As this map indicates, development footprint centers on downtown Montgomery where there are the smallest parcels, highest density of uses, and intensity of development. Agriculture and open spaces comprise 78 percent of the overall land area. The average parcel sizes (56 acres). Single-family housing uses are the largest category accounting for 14 percent of the overall land area.

### Development along major corridors.

Downtown core, commercial retail along the major roadway corridors. Eastern Boulevard, East South Street, and Highway are all examples of development.

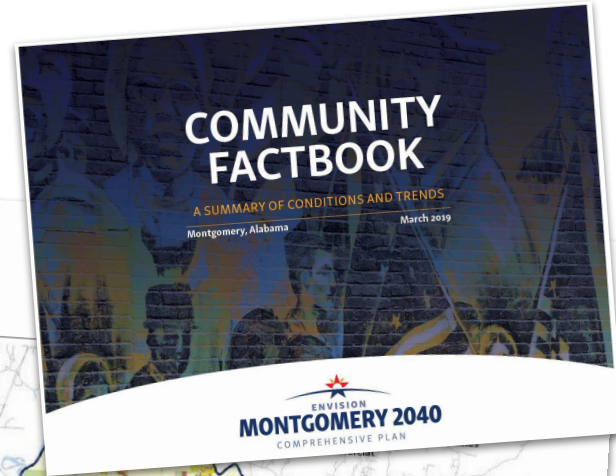
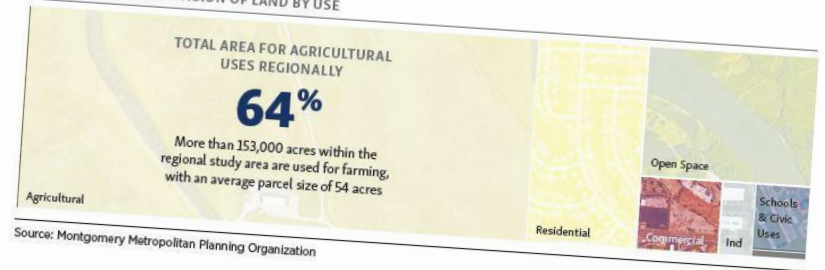
Land use planning tool that assigns a value to commercial, industrial, etc.) within the city. This is different from zoning which identifies the land use but might not describe the intensity. Montgomery will refine the current zoning map, and along with the help of other key stakeholders, to update the map to achieve the city's vision for transportation, and economic development. This is the underlying legal framework for the zoning map.

MAP 3.20 REGIONAL LAND USE



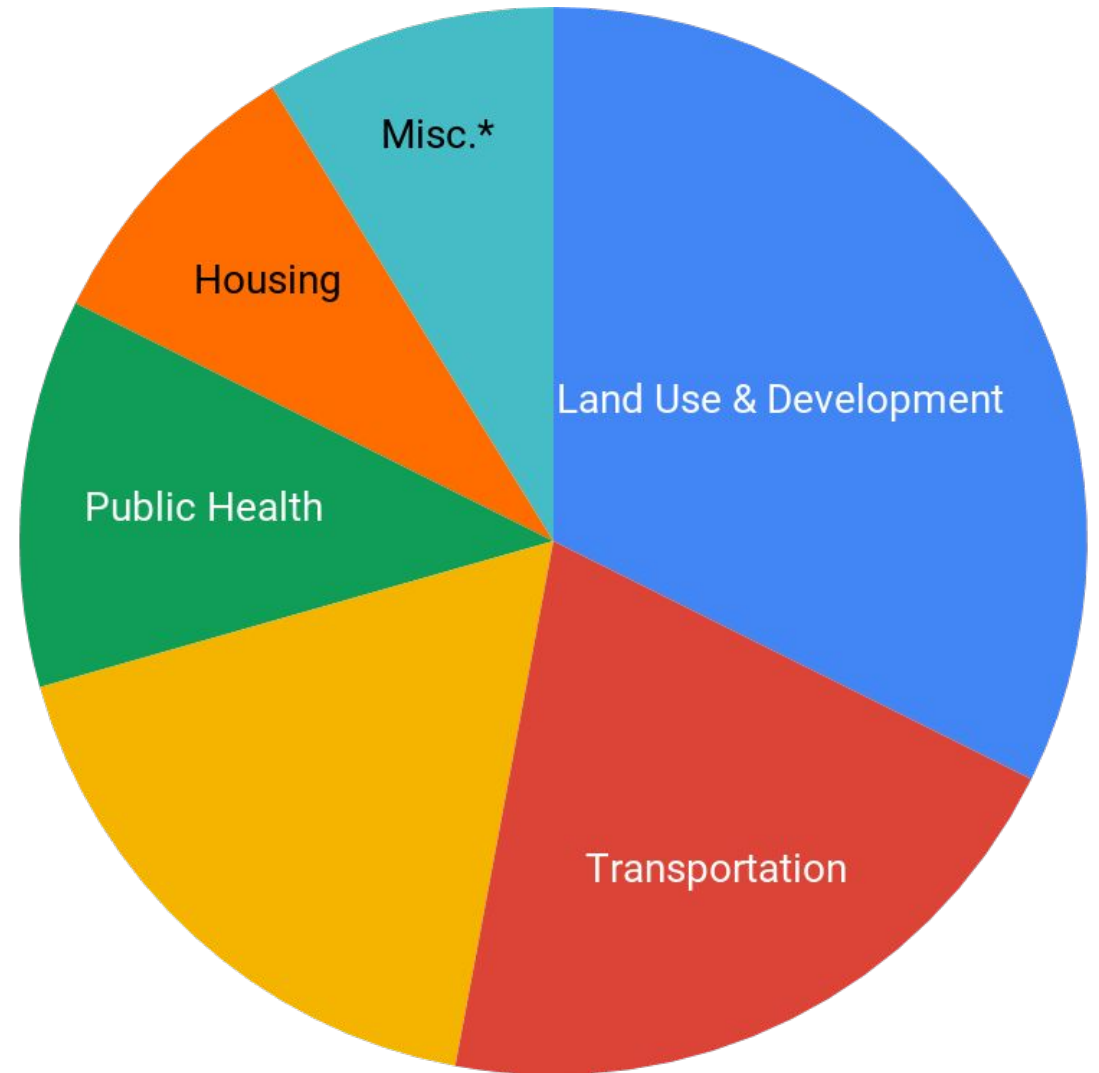
Source: Montgomery Metropolitan Planning Organization

FIG 3.21 REGIONAL DIVISION OF LAND BY USE



# Existing Plans & Policies

- Significant planning activity in the region especially in past decade
  - Regional and local in focus
  - Variety of topics covered
- 34 Plans & Studies in library
  - 11 Land Use
  - 7 Transportation
  - 6 Parks, Trails, and Recreation
  - 4 Public Health
  - 3 Housing
  - 3 Misc. (Area Plan, Water Resources, Facilities)
- More than 700 policy proposals (in the last ten years)



*\*Area Plan, Water Resources, Facilities*

# Existing Plans & Policies

- 715 unique action proposals (projects, policies, or programs)
- General to focused
- Topics
  - Annexation
  - Character & Urban Design
  - Development Growth
  - Economic Development
  - Infrastructure & Facilities
  - Health
  - Housing
  - Land Use
  - Leadership / Governance
  - Parks & Natural Resources
  - Public Safety
  - Trails & Sidewalks
  - Transportation
- Action [Matrix](#) available for review

**Regional Partnership  
County-wide Economic Data  
Sherburne and Wright Counties, MN**

# 3 things

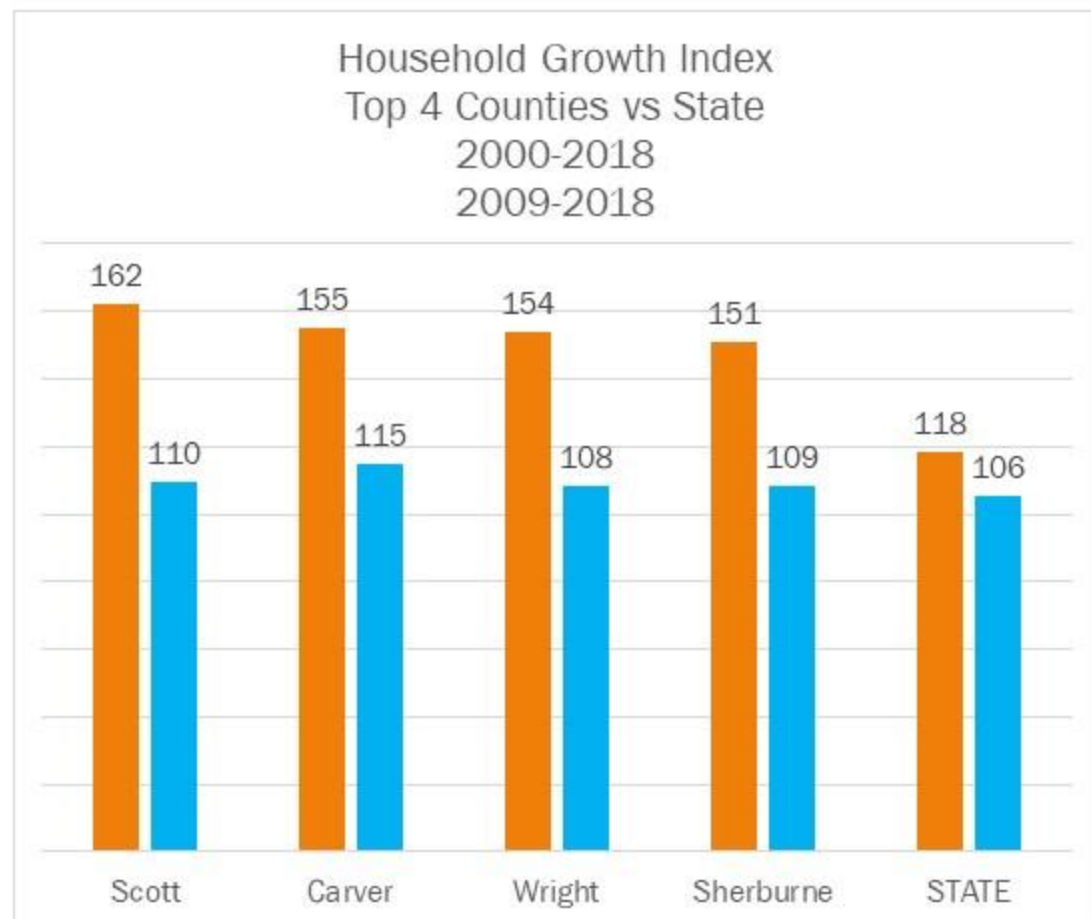
- Growth
  - Household growth
  - Job growth faster than household growth
- Commuting
  - Most jobs are filled by people outside the county
  - Most residents leave the counties for work
- Different industry mix
  - Changing demand for different types of real estate



Potentially  
interrelated

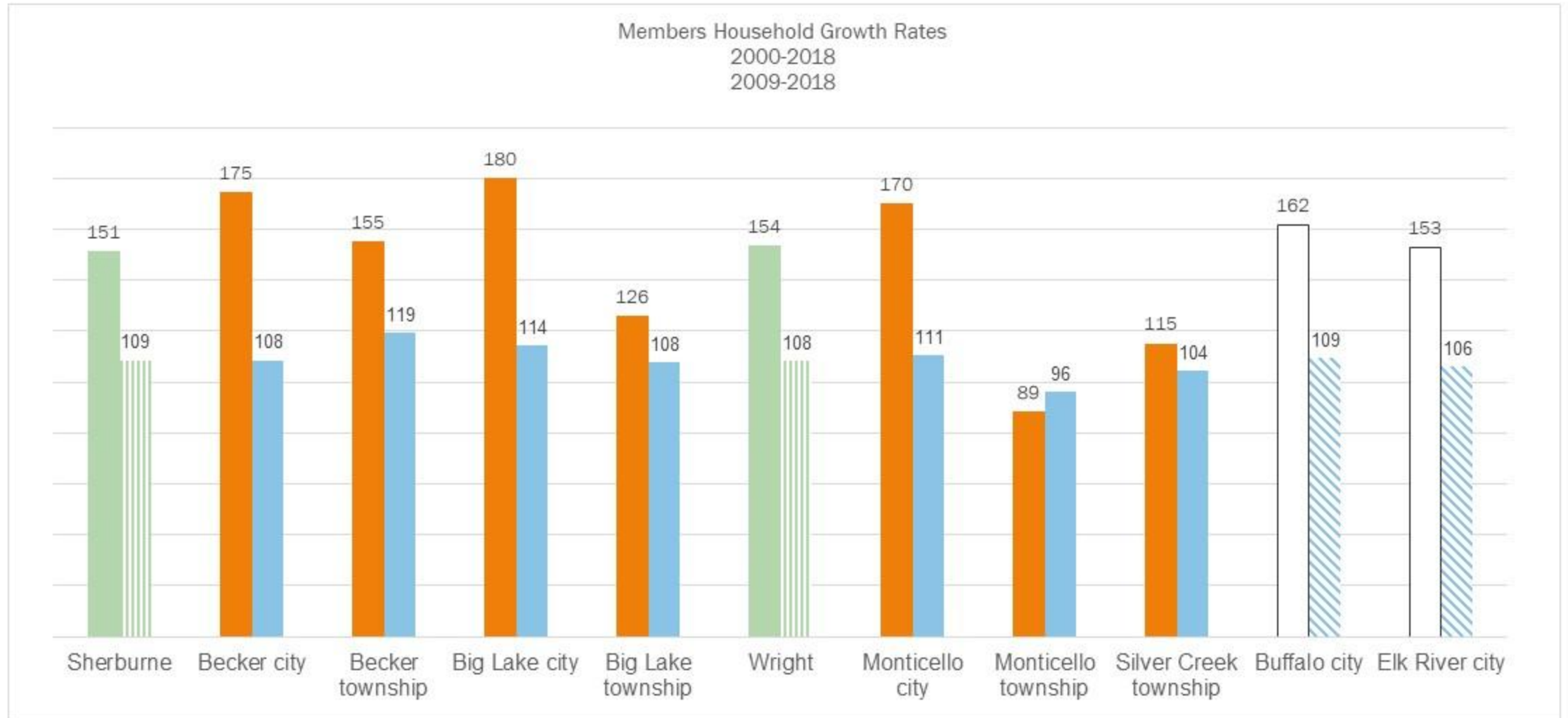


## Among the fastest growing counties in Minnesota and growing faster than the state



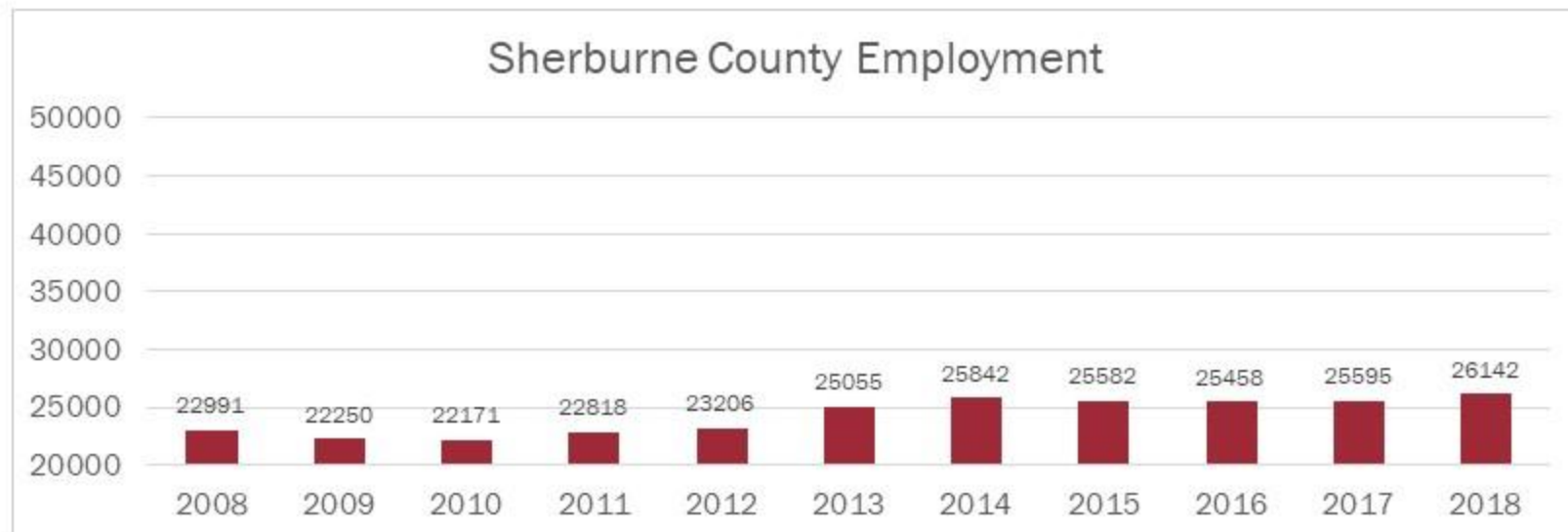
- Why household growth? Drives demand for housing
- Sherburne and Wright are in the top 4 dating back to 2000
- Since 2009 the counties are now 10<sup>th</sup> and 11<sup>th</sup> in household growth
- During that same period Carver was the 2<sup>nd</sup> fastest and fastest growing county by households in Minnesota

# And member cities are growing the fastest including faster than the largest cities in the counties



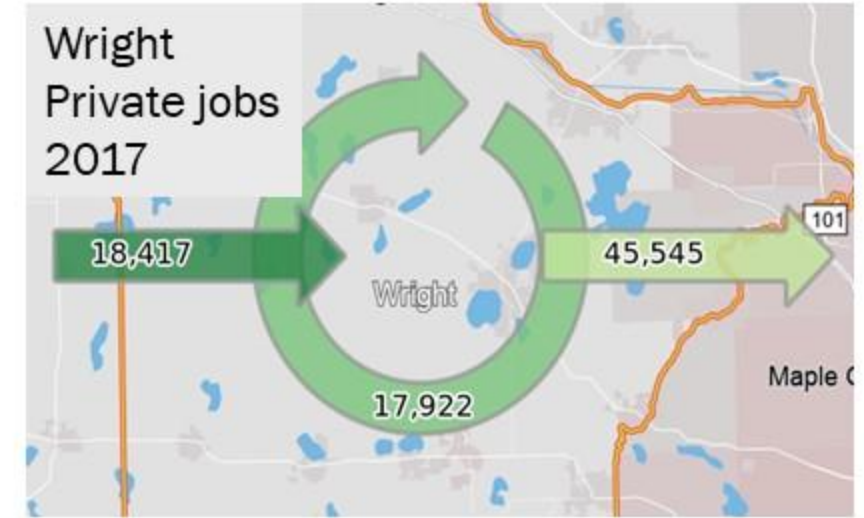
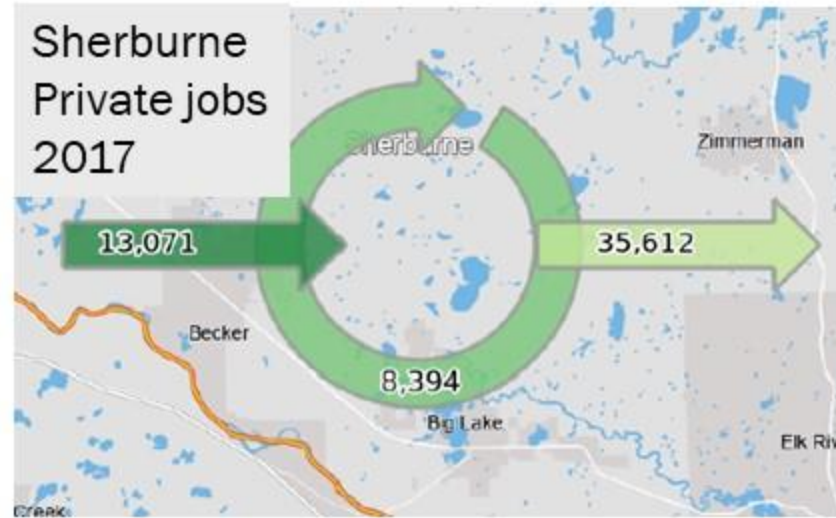
## County level job growth rates are outpacing household growth rates

- For both counties, employment hit its low in 2009-2010.
- Over 10,500 jobs have been added since the recession
- Job growth since 09
  - State: 12%
  - Sherburne: 17%
  - Wright: 26%



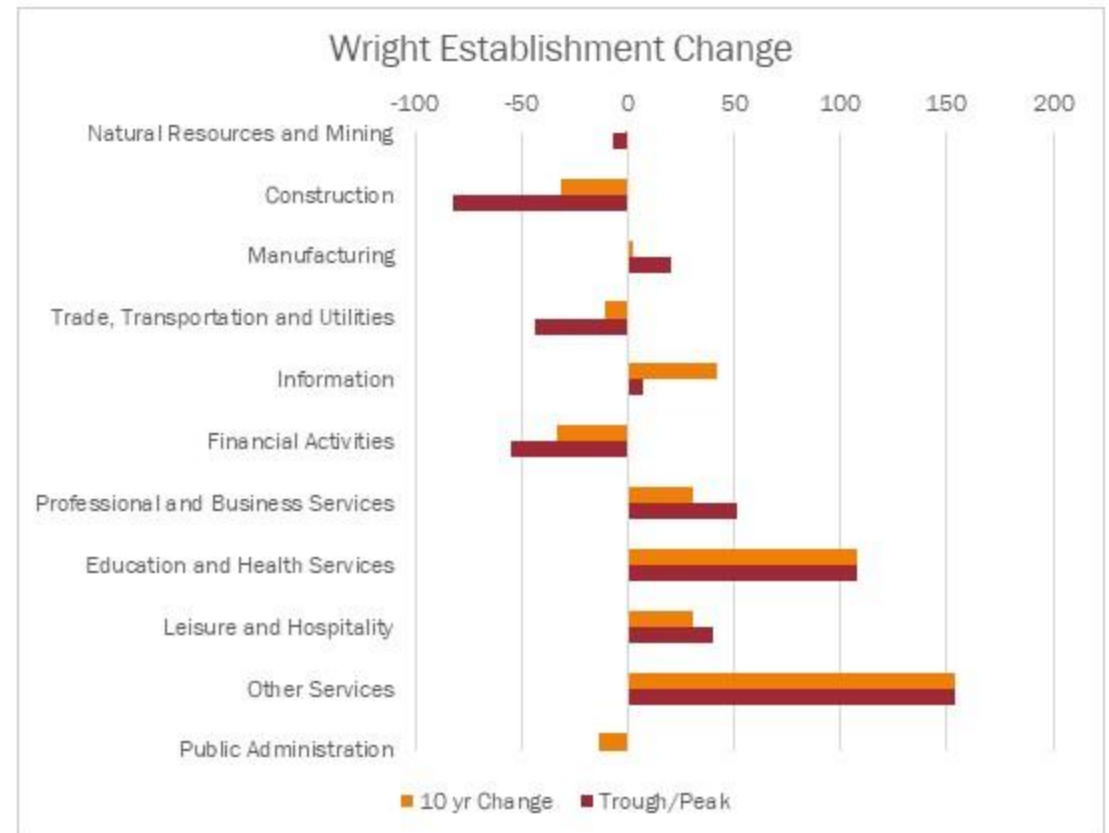
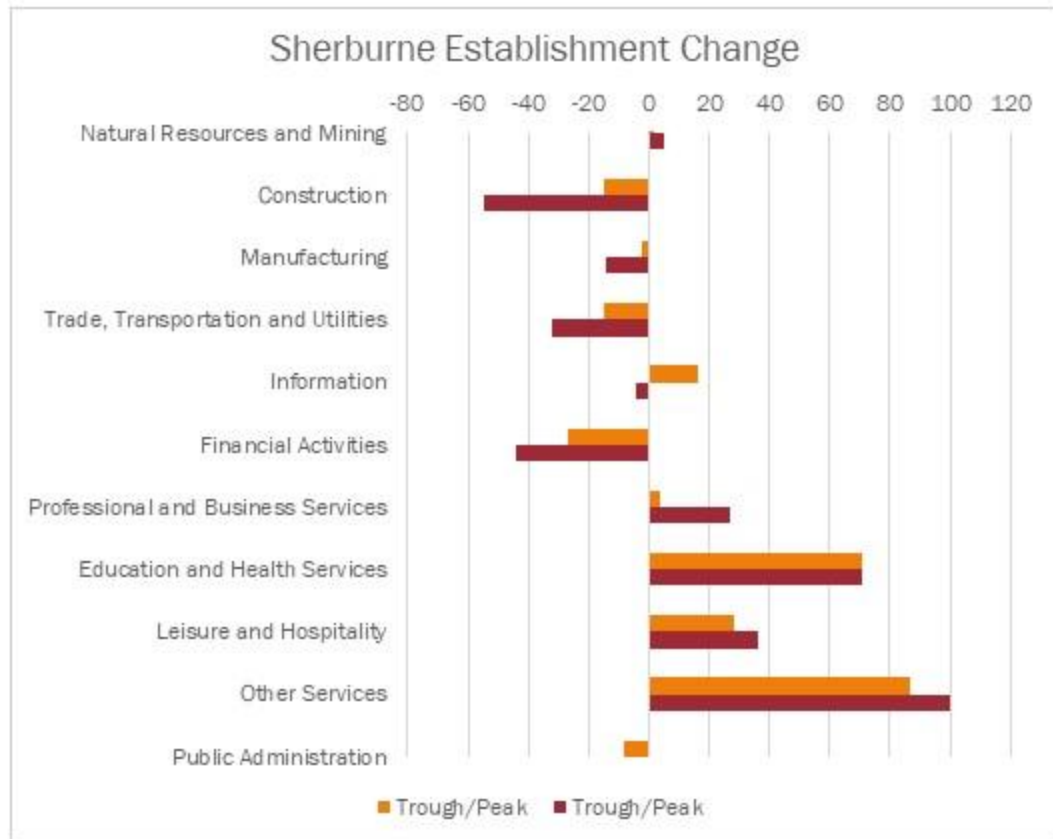
# Most employees are coming from outside the counties ... and most residents are leaving for employment

- Job growth particularly in Sherburne has been sustained largely by workers from outside the county




# Growing sectors of the economy (as measured by establishments) will require different types of building form

- There is some suggestion that construction businesses have been replaced by free-lancers
- And professional and financial services may be underreported due to self employment



# 3 things

- Growth
  - Household growth
  - Job growth faster than household growth
- Commuting
  - Most jobs are filled by people outside the county
  - Most residents leave the counties for work
- Different industry mix
  - Changing demand for different types of real estate



Potentially interrelated

# 7: Stakeholder Engagement Initiation

## Stakeholder Engagement initiation:

- a. Re-Cap
- b. Stakeholder overview
- c. Tool overview
- d. Initial assignments

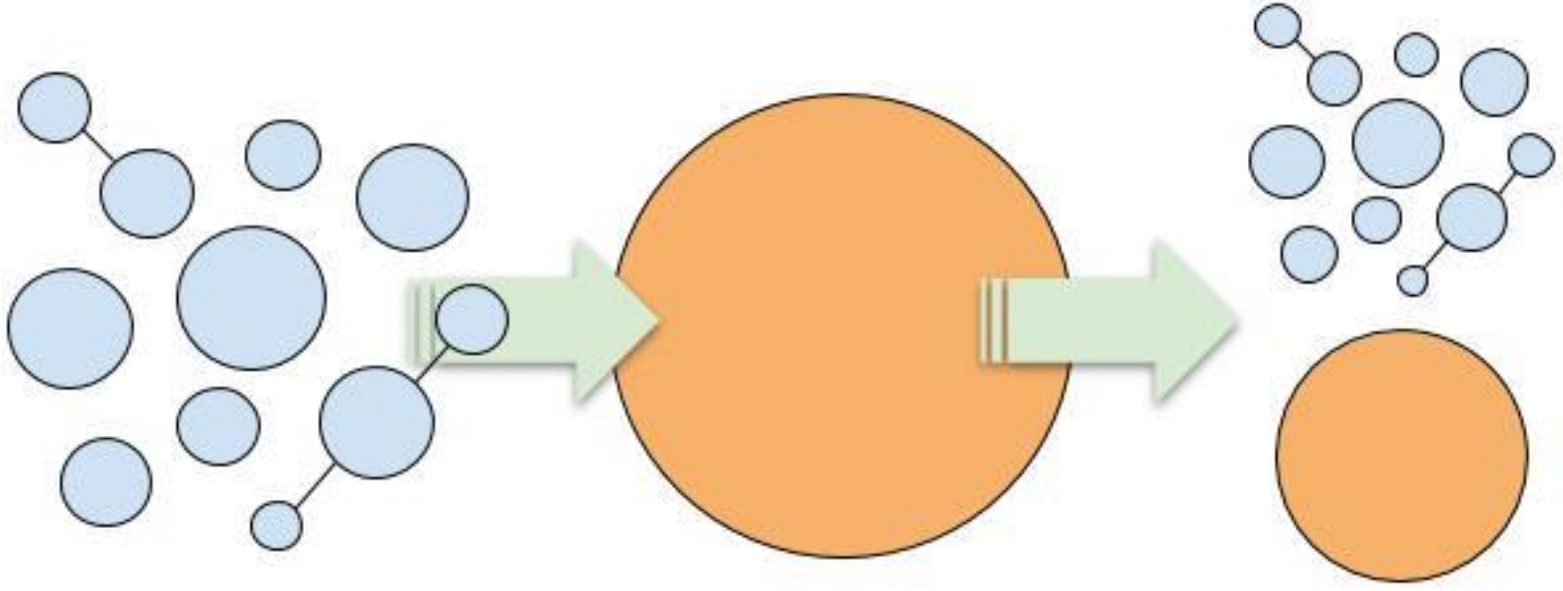
# Stakeholder Engagement: Purpose

- a. Provide stakeholders with information about regional planning, this project, how it is relevant to them, and how they can contribute;
- b. Gather perspectives and ideas from key stakeholders throughout the region;
- c. Ensure a transparent, inclusive, and intentional process that strengthens relationships and builds trust, and;
- d. Use stakeholder contributions to shape plans and decisions.





# Engagement Process (Proposal)



**Round 1: Baseline Conditions & Trends Analysis**  
Gather big-picture ideas about the your community and the region (Spring 2020)

*Stakeholder, Target Engagement*

**Round 2: Growth, Land Use & Economic Analysis**  
Gather feedback on key concepts and specific actions (summer 2020)

*Public Engagement*

**Round 3: Action Planning**  
Gather final feedback on and prioritization of draft framework elements including recommendations (fall 2020)

*Stakeholder + Public Engage.*



# Round One: **Baseline Conditions & Trends**

1. Identify Stakeholder Groups through Partner workshops
2. Build out engagement implementation plan
  - a. Organize stakeholder groups
  - b. Determine appropriate engagement method
  - c. Build-out specific expressions of stakeholder group
  - d. Assign responsibilities
3. Write round one question prompts
  - a. Open-ended, generative, revealing
4. Develop tools (online survey, physical form, etc.)
5. **Assign outreach targets**
6. Collect feedback and monitor progress
  - a. Address gaps, summarize, present, build



# Engagement Tools

- Online Survey
  - Ideal use: Large organizations
  - Timing: 10 to 20 minutes
  - Return: Immediate
- Small meetings and intercept form (right)
  - Ideal use: In-person through small group session or intercept
  - Timing: 10 to 20 minutes
  - Return: Collect, return to a Liaison Team member
- Other approaches
  - Interviews
  - Small group facilitation

**WHAT'S YOUR VISION? | COMMUNITY SURVEY**

Framework 2030 – Partnering for the Future, is a regional planning and economic development project led by the Central Mississippi River Regional Planning Partnership. The Partners are committed to an open and inclusive process and need input from a wide cross-section of community members. Please share your responses to the survey below and stay involved with the process.

**1 Working together to advance the region**  
The Central Mississippi River Regional Planning Partnership anticipates significant growth and development in the coming decades. The Partners are collaborating on this regional planning and economic development project to optimize regional and local benefits so we can maintain a high quality of life for area residents, businesses, and visitors. This means access to nature, development that brings high-paying jobs and other amenities to the region, the range of housing that people need, and a robust infrastructure that supports critical transportation, technology, and utility requirements. (Current Partnership members: City of Monticello, City of Big Lake, City of Becker, Big Lake Township, Becker Township, Monticello Township, Silver Creek Township, Sherburne County, Wright County.)

**2 Engaging the regional community**  
The Partnership is committed to an open and inclusive process to develop its regional plan. The project will include multiple opportunities for the public and stakeholders to contribute.  
The community engagement program has three rounds:  
1. **Round 1: Baseline Conditions and Trends Analysis** - Gather big-picture ideas about the your community and the region (Spring 2020)  
2. **Round 2: Growth, Land Use and Economic Analysis** - Gather feedback on key concepts and specific actions for the planning framework (summer 2020)  
3. **Round 3: Action Planning** - Gather final feedback on and prioritization of draft framework elements including key findings and recommendations (fall 2020)

**3 Building a Framework for success**  
Through Framework 2030, the Partnership will develop, describe, and illustrate a collective regional vision and goals, inclusively engage stakeholders, and thoughtfully plan to maximize benefits and minimize negative impacts.  
The Framework is expected to:  
» Identify a unified set of regional goals, policies, and priorities that Partner communities commit to honoring; it is not a regional comprehensive plan  
» Include guidance developed with Partner communities on how they can refine their local approaches, policies, plans, projects, and regulations over time to harmonize them with the regional direction

**The Planning Area**  
Each of the communities within the Partnership has its own unique history, vision, and values, and each retains local control over land use and economic development. At the same time, the Partnership understands that robust growth presents challenges and opportunities that require regional coordination, Planning and improvements developed from a regional perspective have the potential to create incredible, dynamic, and long-lasting benefits that support the region long into the future. The Framework 2030 region is defined by the map below. Large map on final page.

**1 A LITTLE ABOUT YOU**  
We are gathering Round 1 ideas online and in person and will post results on the Partnership's website. Learn more about the Partnership and Framework 2030 on the website, or send us an email (RegionalPlanningPartnership@gmail.com). Thanks in advance for your contributions!

Question 1A:  
**What is your home 5-digit Zip Code?**

Question 1B:  
**What is the name of your Town or township where you live?**

Question 1C:  
**Where did you live before then? If relevant (Town, State)**

Question 1D:  
**How many years have you lived here?**

ENGAGEMENT ROUND 1 SURVEY | BASELINE

To learn more... [www.RegionalPlanningPartnership.org](http://www.RegionalPlanningPartnership.org)

# Partner Responsibilities

- A. Partnership (aka...you!)
- B. Partnership elected bodies
  - Connecting back with leadership
  - Small group workshops
- C. Other municipal and school district elected bodies in region
  - Small group sessions or survey invitation (online, email)
- D. Partner appointed commissions, etc., relevant to this project
  - Small group sessions or survey invitation (online, email)



## 8: Future Agenda Items

### Special and Meeting Dates

- a. November and December
- b. Dates for special meetings