

**MINUTES  
OF THE STUDY SESSION  
OF THE EDINA CITY COUNCIL,  
HELD TUESDAY, JANUARY 23, 2007**

Mayor Hovland called the meeting to order at 11:30 A.M. in the Community Room of Edina City Hall. Answering rollcall were: Members Bennett, Housh, Masica, Swenson and Mayor Hovland. Staff present included: Gordon Hughes, City Manager, Heather Worthington, Cary Teague, Director of Planning, Kris Aaker, Assistant Planner, Assistant City Manager, Wayne Houle, City Engineer, Ceil Smith, Assistant to the City Manager, , and Debra Mangen, City Clerk.

Director Teague gave a presentation reviewing the report on massing by the Massing Task Force including their five recommendations. He reviewed the existing City Code Tools such as building height, building/hard surface coverage, floor area ratio and pointed out strengths and weaknesses of each. Memorandums from the following persons commenting on the massing report were presented and discussed: Attorney Gilligan, Consultant Planner Cornejo, Planning Director Teague and City Engineer Houle. In addition, the result of a survey of cities single family residential home and lot standards were reviewed, as was an ordinance from the City of Bloomington.

The Council and staff discussed what was at issue. There has been concern with height and its measurement methodology, lot coverage, setbacks, hard surface coverage, maintaining affordability of housing stock, allowing the market to drive development, issues associated with regulation over time, notification method for neighborhood changes, use of floor area ratio, and construction management oversight during neighborhood construction.

Staff will look at the issue including: "bump out" additions without foundations, review the five feet and 30% standards, review the methodology of roof height measurement, different tiers of setbacks based on lot widths, building at actual existing lot elevation, sign requirements and scaled drawings, construction management plan, mandatory drainage plan, maximum hard surface coverage, and accurate survey of demolition before tear down. The Council indicated their desire to have a joint session with the Planning Commission to review any new regulations.

Mayor Hovland adjourned the meeting at 1:30 P.M.

Respectfully submitted,

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Debra Mangen, City Clerk