

**MINTUES  
OF THE STUDY SESSION OF THE  
EDINA CITY COUNCIL  
TUESDAY, JANUARY 22, 2008  
7:00 A.M**

Mayor Hovland called the meeting to order at 7:00 a.m. in the Community Room of Edina City Hall. Answering rollcall were Members Bennett, Housh, Masica, Swenson and Mayor Hovland. Also present were Planning Commissioners Brown, Fischer, Risser, Schroeder, Staunton, and Chair Lonsbury. Staff present included Gordon Hughes, City Manager; Heather Worthington, Assistant City Manager, Cary Teague, Planning Director, Dan Cornejo, Comprehensive Plan Coordinator, and Debra Mangen, City Clerk.

Mayor Hovland said the purpose of the study session was to review the draft of the 2008 Comprehensive Plan. Manager Hughes briefly outlined the history of the Comprehensive Plan revision to date. Dan Cornejo presented an overview of the changes made from the 1998 Comprehensive Plan and the draft of the 2008 Comprehensive Plan Update.

The Council, Planning Commissioners and Staff reviewed and discussed the draft plan as follows:

- Improve the definitions of “step down” and “step back” in Land Use and Community Design chapter. “Step down” means that buildings should step down to the sidewalk; “step back” means that buildings should step back from nearby and adjacent lower-height residential areas. A drawing or photo will be added to help illustrate the term.
- Clarify bonus height and density – developers would need to earn either in exchange for
- 450 acres or about 5% of the city could change in terms of land use and densities. The other 95% is not recommended to change. The draft Plan does comment that within this 95%, and possibly within the other 5%, there could be proposals to make smaller zoning changes to facilitate the provision of affordable housing, lifecycle housing to accommodate seniors’ needs. However, the draft Plan does not call for immediate zoning changes, nor does it specify certain areas for these changes. This point was emphasized: NO changes are recommended in the single-family areas.
- The height maps need an accompanying narrative text that details what heights are recommended for which areas.
- Change map on page 4-50, regarding the Cahill area: the OR area should be 12-16 stories, and the GMU area should be 3-5 stories.
- Develop better definition of lifecycle housing and inclusionary housing.
- Potential links between height-density-transportation.
- Mixed used development and its future potential
- What, if any zoning changes would be implied by the Housing Chapter. Plan would be a policy or visioning document.
- Receipt and review of the recently written Energy and Environment chapter

**Minutes/ Study Session/January 22, 2008**

- Discussion that Plan would be a vision or give direction, and offer broader policy framework for further study and focus to achieve the city-wide goals and to guide future changes.
- Several language revisions were suggested to be incorporated on specific pages that staff will incorporate into the Plan.
- Small Area Plans were briefly discussed including how to formally remove the small area plans from the existing plan.

The Mayor and Council offered their thanks to the Planning Commissioners for their work on the update to the Plan.

Mayor Hovland declared the meeting adjourned at 9:00 a.m.

Respectfully submitted,

---

Debra Mangen, City Clerk