

**Eureka Envisioning Committee**  
**11/1/2001 Minutes**

Members present: Mike, Pat, Amy, Bev, Ray, Randy, Matt Mega (1000 FOM), Gina Mitteco (1000 FOM), and Ryan (1000 FOM).

Not present: Jody, Kenny, Bob, Jerry.

1. Minutes approved from 10-17-2001.
2. Announcements.
3. Presentation from Matt on "Concepts, Jargon and Terminology Related to Growth and Development." For more information, Matt also recommended a Web site for Peter Calthorpe Associates (New Urbanism developers): <http://www.calthorpe.com>

**Planning Origins:**

- Nuisance
- Public good
- Takings
- Constitutional Foundation (1<sup>st</sup>, 5<sup>th</sup>, and 14<sup>th</sup> Amendments)
- *Euclid v. Amber* (1926)–Supreme Court case that allowed zoning

**Planning Concepts:**

- Proactive vs. reactive
- Long-term vs. short-term
- Economic efficiency
- Minimum risk–natural hazards

**Planning Overview:**

1. Identify problem
2. Collect data
3. Compare alternatives
4. Select a preferred plan and implement plan
5. Monitor progress

**Products:**

- Comprehensive plan
- Zoning ordinance

- Subdivision ordinance
- Purchase of development rights (PDR)
- Transfer of development rights (TDR)
- Design manuals

Matt brought a design manual from another community (the Urban Land Institute's *Community Builder's Handbook*) as an example of how a community can work together with developers on a vision for new development.

**Jargon:**

EAW – Environment Assessment Worksheet

EIS – Environment Impact Statement

Density – gross and net

UGB – Urban Growth Boundary

PDR – Purchase Development Rights

Riparian – pertaining to the bank of a natural course of water

BMP – Best Mgmt. Practices

Planning Commission – advisory

Township, City, or County Boards

Overlay District

**Planning Top 10:**

1. Politics
2. Voluntary and volunteers
3. Balancing act – development vs. open space
4. Complexity
5. Flexibility
6. Concurrency
7. Public participation
8. Progress
9. Interconnectedness (boundaries)
10. Ethics (connection)

3. Research reports from Jerry and Kenny. Not available.

4. Use data maps and tracing paper to begin thinking about scenarios; natural areas, commercial areas, housing, etc.

The group used an aerial map with tracing paper to create a preliminary sketch of areas that might be preserved as agricultural or natural areas, as well as possible commercial and residential development, as the basis for a "mixed-use" scenario for the CommunityViz program. We started with the southeast corner as ag land, the area around the Town Hall as commercial/retail. The northeast area is considered a wetland and could be used for recreation/parks and the northwest area as residential since this is where most of the housing is in the township. This is only a draft of ideas to be continued at future meetings.

The group also discussed other possible scenarios to think about in addition to the mixed-use sketch:

- Town center (commercial development concentrated in some central location around a town center)
  - A buildout scenario for 1:40
  - A buildout scenario for 1:10
  - Another mixed-use scenario
  - A Dakota County Farmland and Natural Areas Project scenario (based on the areas the project targeted for preservation)
  - A Lakeville buildout scenario
5. Continue discussion of indicators and base scenarios. Postponed to a future meeting.
  6. Next meeting will be at the Farmington Community Center located at the Dakota County Fairgrounds on December 5, 2001.