



Joint Council Worksession  
June 13, 2023  
5:00 pm

Council Present: Mayor Kari Niedfeldt-Thomas (arrived at 5:20 p.m.)  
Councilmember Abdullahi Abdulle  
Councilmember Graeme Allen  
Councilmember Pam Axberg  
Councilmember Emily Dunsworth (arrived at 5:04 p.m.)

Planning Commissioners Present: Chair Todd Biedenfeld and Commissioners Jeanne Frischman, Tim McQuillan, and Eric Nelsen

Staff in Attendance: Devin Massopust, Ben Gozola

Guests in Attendance: Harry Davis, Bolton & Menk

Parking Standards Update Discussion with the Planning Commission & Project Consultant

Massopust stated City Staff, along with our consultant Bolton & Menk, will initiate a conversation with the City Council and Planning Commission to get upfront feedback and direction on the planned approach to updating the City's zoning standards related to parking.

Gozola explained this conversation would build off of the zoning code update, which was launched in mid-2021. He reported parking was a bigger topic that staff would like to receive additional feedback from both the Planning Commission and Council. He commented on the critical corridors grant the City received from Ramsey County, which would assist with the addressing this topic further.

Harry Davis, Bolton & Menk, introduced himself to the Council and Planning Commission. He reported he has lived in Minnesota for the past two and a half years. He commented he has worked with a number of cities on their zoning codes which gave him several difference perspectives on how to approach parking. He indicated the grant from Ramsey County was to address parking, parking standards and right sizing parking. He stated his goal would be to work with the City to modernize its parking standards. He discussed the other groups he would be meeting with to gather feedback, which included the Equity Commission and business community. He understood the City did not have a whole lot of transit options available at this time, but he recommended the code be written in a way that it could flex to the changes in the future.

Councilmember Abdulle asked what the goals for the city code were based on. Gozola reported the goals of the project would be guided by the grant.

Mr. Davis asked if there were further comments from the group.

Gozola suggested all solutions should be on the table for consideration from the onset because we don't know what we don't know.

Councilmember Allen stated he would like the overnight parking rules reconsidered given the impact the current standards were having on multi-unit housing dwellers. However, he also understood there were single-family homeowners who appreciated the fact there were no overnight parking on City streets. He supported the plan having a bit more flexibility for overnight parking.

Mayor Niedfeldt-Thomas indicated there were not sidewalks in all areas of the City, which meant some residents used the streets for walking or biking. She requested the parking policies take into consideration the work the City was doing on the Climate Action Plan. She stated it will be good for the City to find the right balance when it comes to on street and overnight parking.

Commissioner McQuillan explained he lived near Garden View Apartments and when their parking lot had to be cleared from snow, 11<sup>th</sup> Avenue had cars on both sides of the street. He didn't mind the vehicles parked on 11<sup>th</sup> Avenue so long as they moved back to the parking lot once it was clear of snow. He stated concerns arise when cars remain their overnight or if they are blocking driveways.

Councilmember Dunsworth commented any new standards that ran against the Comprehensive Plan, Parks Master Plan, Climate Action Plan or DEI initiatives would be a concern to her. She encouraged staff and the consultant to keep these in mind when drafting new parking standards.

Chair Biedenfeld recommended the Public Safety Commission or the Public Safety Department be addressed on this topic. Massopust noted the consultant and staff would be speaking with the Public Safety Department since they are in charge of enforcement.

Mr. Davis thanked the Council and Planning Commission for their input. He stated he understood the multi-family areas in the community may be under parked. He asked if the commercial and industrial areas in the community were adequately parked.

Gozola reported he has yet to receive a parking complaint from a commercial or industrial property in the City. He indicated the only concern that has been voiced was with respect to on street semi parking in an industrial area, but this has been addressed.

Councilmember Dunsworth stated parking was always an issue when developers come to the City for a new multi-family housing project. Mr. Davis stated he would look further into the ratios for these developments.

Councilmember Abdulle requested further information regarding micro transit and how this was tied to parking in other communities. Mr. Davis reported scooters and bikes could be offered in the community to decrease the need for cars. He commented the City could also provide an on demand micro transit service, which could assist senior citizens with getting groceries. He noted Minneapolis just began a mini micro bus pilot program.

Councilmember Abdulle stated he would like guidance further when it comes to micro transit and how the City could share this load.

Further discussion ensued regarding the cost of surface and underground parking.

Councilmember Dunsworth stated she was open to seeing any new parking standards that made sense for the City.

Councilmember Axberg supported the City have different parking rules in different areas of the City in order to meet the parking needs of certain neighborhoods or developments.

Councilmember Abdulle discussed how the City of Minneapolis had just created separate parking standards for the winter months versus the summer months.

Mayor Niedfeldt-Thomas reported this would require signage throughout the entire community to be installed.

Commissioner Nelson commented on the benefit of attracting multi-family unit housing to the City, but stated the City would have to have proper infrastructure, pedestrian amenities, and parking standards in place in order to accommodate these developments.

Commissioner Axberg questioned if sidewalks should be considered along with the parking standards. Gozola indicated this was a little out of scope, but staff could see what type of feedback he receives. Mr. Davis stated all forms of transit has to be considered for all ages and all abilities, along with all modes.

Councilmember Abdulle supported sidewalks being further investigated as well. Massopust stated the City would have to consider the best locations for sidewalks and sidewalk connections given the expense to add sidewalks. He discussed how sidewalks were considered within the Parks Master Plan as well as within the complete streets policy.

Mayor Niedfeldt-Thomas inquired if there was anything the City could do parking-wise to prompt lower speed limits along County roads. Mr. Davis stated he would have to get back to the Council with answers on this. Gozola explained the County controls the right-of-way along County roadways. Massopust reported it was his understanding the County was looking to reduce the speeds on several County roads.

Mayor Niedfeldt-Thomas supported the City looking into parking lot maintenance standards. Gozola stated this may be difficult if the maintenance was strictly for aesthetic purposes.

Councilmember Dunsworth stated she would be interested in learning more about parking lot maintenance standard options as well.

Commissioner Nelsen discussed how well maintained businesses and parking lots would attract retail customers to the community.

Councilmember Allen asked if other cities have regulated parking on private property, such as within multi-family development. Mr. Davis stated he would have to look into this further.

Mayor Niedfeldt-Thomas questioned if the City can set parking policies for private streets, such as the streets within the mobile home communities. Mr. Davis explained he would investigate this further.

Gozola discussed the parking standards that were used for the Midtown Village development.

Mayor Niedfeldt-Thomas requested the parking standards that come forward be encouraging to developers.

Councilmember Abdulle encouraged staff to review and tie the parking standards into the Climate Action Plan.

Worksession adjourned at 6:20 pm

Respectfully submitted,



A handwritten signature in cursive script, reading "Terri Spangrud".

Terri Spangrud  
City Clerk