

An aerial photograph of a suburban landscape. The image shows a mix of residential neighborhoods with houses and trees, industrial areas with large warehouse-like buildings and parking lots, and agricultural fields. A highway runs along the right side of the image. A semi-transparent circular graphic is overlaid on the right side, containing text.

What Cities can do... what they cannot do

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What Cities CANNOT Do...



2040



Metropolitan Council

- a. Create housing options that give people in all stages and of all economic means viable choices for safe, stable and affordable homes.
- b. Density Expectations
- c. Orderly Growth - MUSA

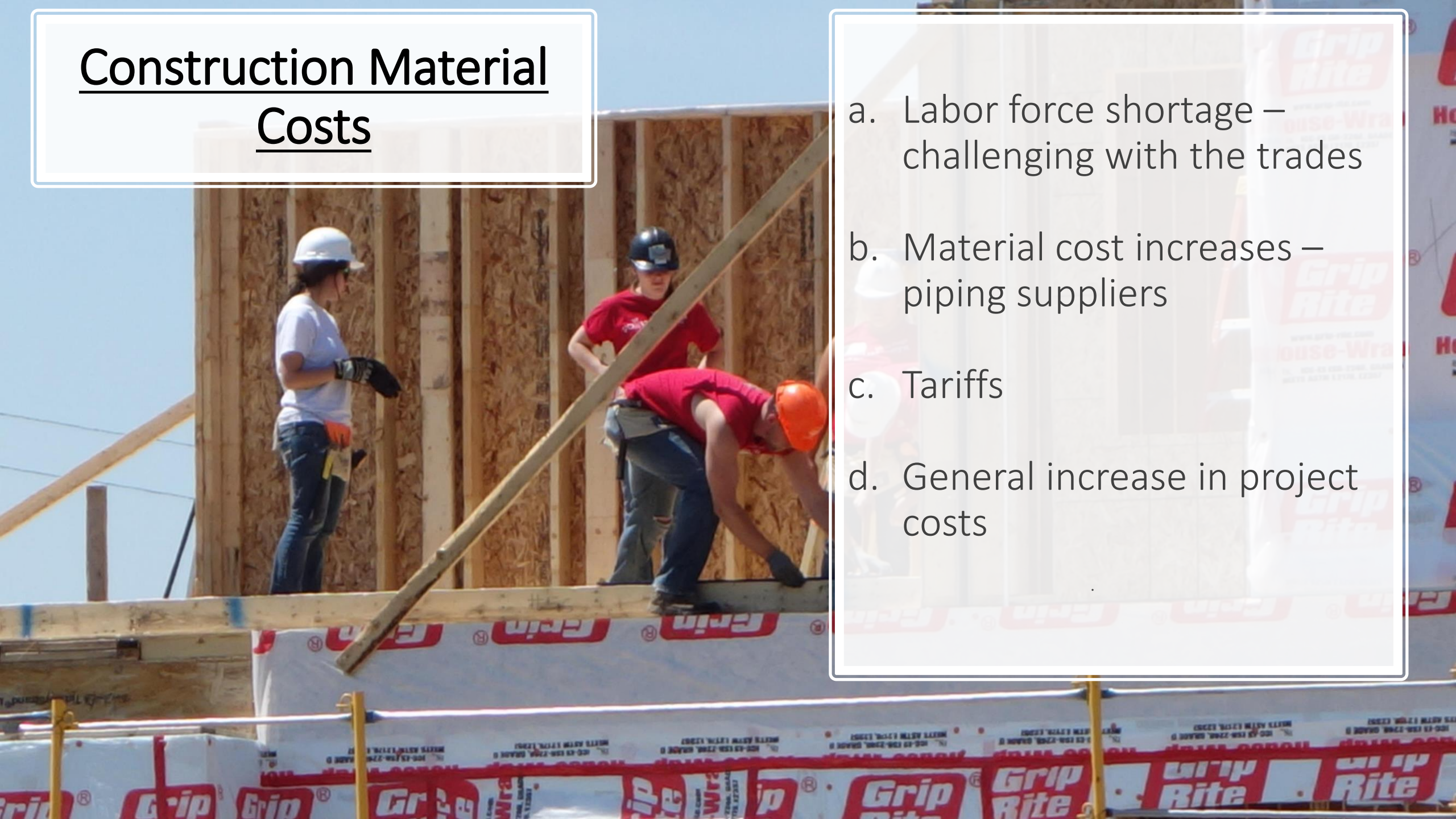


Land Cost

- a. Land owner expectations
- b. Consistent with Comp Plan phasing – orderly development
- c. Private deals – no government control
- d. No control over how builders buy lots from developers

Construction Material Costs

- a. Labor force shortage – challenging with the trades
- b. Material cost increases – piping suppliers
- c. Tariffs
- d. General increase in project costs



Building Codes

- a. Energy Efficiencies
- b. Plumbing Code
- c. Electrical
- d. Fire Suppression





Environmental

- a. NPDES
- b. MS4 Regulations
- c. Wellhead Protection
- d. Sustainability
- e. Aquifer Recharge – greater infiltration standards
- f. Regulation changes to address climate change

What Cities CAN Do...





Comp Plan

- a. Set direction and vision for growth
- b. Land use and zoning -
Provide consistent and predictable growth
- c. Ordinance, policies and practices to maintain consistent and enforced equitability



Housing Diversity

Cities are responding to trends and expectations in the market

1. Market Rate Apartments
2. Workforce Housing
3. Continuum of Care
4. Mixed Use
5. Single Family
6. Townhomes
7. Quads
8. Villas



Application Process

- a. Time is Money
- b. Expedite Reviews
- c. No Surprises - Clear and concise standards and policies
- d. Early building permits for model homes

Permits and Escrows

- a. Main Focus - Ensure public health and safety
- b. Increased demand for level of service
 - i. Adding seasonal inspectors
 - ii. Enhanced software on-line permitting
 - iii. More staff to address escrow releases in a faster time frame



Infrastructure

- a. \$\$\$\$\$\$
- b. Growth means more roads, pipes, wells, and water towers
- c. Stress on existing systems
- d. Cities are subsidizing infrastructure
- e. Cities are carrying costs up front
- f. Assessment deferrals