



MAYOR & COUNCIL COMMUNICATION

DATE: 8/18/15
REGULAR
ITEM: #23

AGENDA ITEM: Projected City Growth Analysis

SUBMITTED BY: Clark Schroeder Interim City Administrator

THROUGH: Cathy Bendel and Kyle Klatt

REVIEWED BY: City Staff

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item City Administrator
- Report/Presentation.....City Administrator
- Questions from Council to Staff Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECOMMENDER: City Council

FISCAL IMPACT: Unknown

SUMMARY AND ACTION REQUESTED:

A request was made by Mayor Pearson to prepare an analysis of Lake Elmo's projected population growth. As with any future projection, assumptions need to be made that may or may not come to pass. In just one assumption, the build out of the downtown mixed use zone could affect the number of residential units built considerably. Another variable in calculating population growth is the assumed people per residence. Some developments might have 2.0 people per residence while other developments might have 2.5 or 3.0. A full analysis, breaking down each development and the expected people per development would be something the council could request of staff for a future meeting.

For this presentation, the most recent number of build outs for all projects has been used (2,043 new homes) to show where the City is at related to the Met Council most recently drafted local forecast targets for 2020, 2030 and 2040 (letter attached).

Please note that the Met Council targets reflect a decreasing number of residents per household in the future (2.76 per HH for 2020, 2.66 per HH for 2030 and 2.56 per HH for 2040).

LEGISLATIVE HISTORY:

RECOMMENDATION: Discussion, information, and future direction for analysis.

ATTACHMENTS:

1. Met Council letter dated April 9, 2015 regarding updated draft forecasts for Lake Elmo
2. Growth projections; snapshot as of 8/14/15