



City of Lake Elmo

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NOTICE OF MEETING

The City of Lake Elmo
Planning Commission will conduct a meeting on
Monday, January 9, 2012, at 7:00 p.m.

AGENDA

1. Pledge of Allegiance
2. Election of Officers.
 - a. The Planning Commission is required to appoint a Chairperson, Vice Chairperson, and Secretary for 2012.
3. Recognition of Outgoing Member: Tom Bidon
4. Approve Agenda
5. Approve Minutes
 - a. December 12, 2011
6. Business Items
 - a. PLANNING COMMISSION ANNUAL REPORT: Annual report to be submitted to the City Council documenting the Planning Department and Commission activities during 2011.
 - b. PLANNING COMMISSION WORK PLAN. Preparation of a Work Plan to be submitted to the City Council for review and consideration. The draft work plan will be distributed and discussed at the meeting.
7. Updates (Verbal)
 - a. City Council Updates
 - i. Comprehensive Plan Amendment and Rezoning for 5577 Lake Elmo Avenue - *Withdrawn by the applicant.*
 - b. Staff Updates
 - i. Buberl/Nass/Bidon Property Detachment – *Granted by the Minnesota Office of Administrative Hearings on 1/3/12*
 - c. Commission Concerns
8. Adjourn

**City of Lake Elmo
Planning Commission Meeting
Minutes of December 12, 2011**

Chairman Van Zandt called to order the meeting of the Lake Elmo Planning Commission at 7:00 p.m. COMMISSIONERS PRESENT: Bidon, Fliflet, Hall, Haggard, Obermueller, Van Zandt and Ziertman. Absent: Pelletier and Williams. STAFF PRESENT: Planning Director Klatt and Planner Johnson.

M/S/P, Hall/Ziertman, move to approve the agenda, vote: 7-0

Minutes- *None.*

Public Hearing- *Comprehensive Plan Amendement and Zoning Text Amendment 5577 Lake Elmo Ave.*

Planning Director Klatt describes the applicant's request, highlighted by a change of the future land use designation from RAD to NC. In addition, a zoning change from RR to R1 is necessary. Planning Director Klatt then presented the background of the property and the minor subdivision process. One important note about the history: the 10-acre minimum for Rural Residential properties was not established until 1979. He also noted that at the time of the subdivision in 1978, the City received an easement on the Southern portion of the property for the purpose of emergency vehicle access. In addition, Planning Director Klatt presented detailed maps highlighting the property, noting where the existing home is located, as well as where the neighboring homes are located. The reason that the applicant's property was irregularly shaped at the time of the subdivision was to aggregate the necessary amount of land (5-acres) to complete a subdivision.

Commissioner Fliflet asked from which property was the Weber property subdivided?

Planning Director Klatt explained that the property was split from the Bergmann property.

Commissioner Hall asked about whether the two in lots inside the Weber property were subdivided at the same time?

Planning Director Klatt noted that the Bergmanns are in attendance and can explain how the subdivision occurred.

Planning Director Klatt went on to explain the applicant's reason for the Zoning Map Amendment. The minor subdivision would result in two lots of sizes of 2.27 and 2.84 acres respectively. He noted that the Northern portion of the property was evaluated to see if there was suitable soil and room for a septic system, and that there was suitable space and soil.

Planning director Klatt went on to explain the Rural Agricultural Density (RAD) designation in the Lake Elmo Comprehensive Plan. Most of the Northeast portion of the city is guided for this future land use. He then described the zoning of the property. Planning Director Klatt noted that an OP Development requires 40 acres, and that most of the residential parcels that were not in an OP development were larger acre plots. Klatt then described the language of the Comprehensive Plan. He noted that within the RAD zone, there is a maximum density of .40 dwelling units per acre. Klatt then explained the Neighborhood Conservation (NC) designation. In terms of the zoning information, Planning Director Klatt explained the specific characteristics of the Rural Residential (RR) District and R1 District. He noted that there is a minimum of 10 acres of land within the Rural Residential District. This is intended to preserve the rural character of the community. Klatt also noted that the Comp Plan does not allow splitting of lots less than 10 acres within the RAD District.

Regarding the Staff recommendation, Planning Director Klatt explained that it is not efficient to serve lots of less than 5 acres that are not part of planned developments. In addition, this subdivision would most likely require additional access to Lake Elmo Ave. in the form of a driveway, which should be discouraged. Planning Director Klatt explained that approving this request would potentially create a spot zoning situation, which would create a negative precedent. Finally, the City Engineer does not support this request.

Planning Director ended his presentation by explaining that the Staff recommendation for this amendment is for denial. He also outlined some alternative actions for the Planning Commission. These alternatives include tabling the request, approving the request, direct the applicant to seek an alternative request, such as a variance, or direct staff to consider a broader Comprehensive Plan and zoning map amendment.

Commissioner Hall inquired as to how the subdivision would have occurred in 1980.

Planning Director Klatt explained that the minimum lot size under this zoning designation in 1980 would have been 10 acres.

Commissioner Fliflet noted that this action would not have been allowed in 1980.

Commissioner Hall questioned the rationale for the original subdivision of the property considering the odd shape of the lot.

Planning Director Klatt explained that the standard at this time was 5 acres. As long as they fulfilled this requirement, then the subdivision was allowed.

Commissioner Fliflet asked about the abutting property to the North of the Weber property.

Planning Director Klatt explained that no one would be able to build on the lots that are vacant because the lots are smaller than the minimum lot size.

The applicant, Steven Weber, explained that there has been frustration about lot in that a large portion of it is unusable due to the configuration. Mr. Weber then explained that he took ownership of the property after his father passed away. In addition, he noted that all of the surrounding parcels are smaller than the proposed new parcels would be.

James Delaplain, Mr. Weber's Lawyer, stated that this instance would not be considered a case of spot zoning because the new parcels would be consistent with the surrounding parcels. Also, he addressed the concern regarding putting additional access to Lake Elmo Ave. with an additional driveway. He noted that the property owner would be ok with creating access to the northern portion of the property with a driveway through the southern portion of the property. Finally, he noted that the density of the two parcels would be consistent with the RAD future land use designation.

Commissioner Hall inquired as to why a zoning amendment was pursued as opposed a variance?

Mr. Weber noted that Planning Director Klatt instructed him that a zoning amendment would be more feasible at the time due to the State statute limiting the issuing of variances.

Planning Director Klatt explained that a variance may be more feasible now, but it would still be difficult considering the all of the issues connected to the property regarding the access points and other concerns.

CHAIRMAN VAN ZANDT OPENED THE PUBLIC HEARING AT 7:43

Eileen Bergmann, 5500 Lake Elmo Ave., explained the history of the properties in the area. She then explained the history behind the subdivision of the property which Steven Weber's father bought. Ms. Bergmann explained that there are many 10 acre parcels still undeveloped along Lake Elmo Ave. If you allowed Mr. Weber to subdivide this parcel, then other parcels could also subdivide, moving the corridor towards higher density.

Douglas Dahlblom, 5749 Lake Elmo Ave., noted that he agrees with Ms. Bergmann. He is concerned that if a subdivision occurs on this property, then other properties will follow.

Brad Thiel, 5597 Lake Elmo Ave., stated that he does not have any personal objections to subdividing the property.

Planning Director Klatt noted that Eileen Bergmann sent a letter to the Planning Commission, which is entered into the record.

CHAIRMAN VAN ZANDT CLOSED THE PUBLIC HEARING AT 7:52

Commissioner Fliflet asked about what lot standards existed before the 5 acre minimum.

Planning Director Klatt noted that some lots were subdivided at the size of 1 and 2.5 acres according to the regulations established within the township regulations. This occurred before the regulations came into place for a minimum of 5 acres.

Commissioner Obermueller asked about the lawyer's use of spot zoning.

Planning Director Klatt stated that he doesn't believe that his interpretation is correct. He noted that a zoning amendment would not be appropriate unless the Planning Commission desired to make a broader change to the Comprehensive Plan regarding these types of lots.

Chairman Van Zandt asked whether this amendment could set a precedent for other lots like this on Lake Elmo Ave.

Planning Director Klatt felt that this case was unique, but the decision should look at the broader picture.

Commissioner Ziertman noted that there are other lots that are smaller than 5 acres on Keats Ave.

Planning Director Klatt noted that this request begs the question of how does the City want to address these types of lots. Is this type of lot consistent with the Comp Plan in terms of preserving rural character. Planning Director Klatt also noted the other communities contain diversified rural areas, or holding areas that are administered by the Metropolitan Council. In this case, the Met Council also sets minimum standards for lot size. Finally, Planning Director Klatt also wanted to know how issues of access should be addressed in the future.

Commissioner Fliflet noted that no property rights are being taken, and that she felt that the zoning should not be changed. The property owner (Mr. Weber's father) knew the zoning at the time of purchase. In addition, she noted that Lake Elmo Ave. is busier today than 30 years ago.

Commissioner Ziertman stated that the Comprehensive Plan does not allow this type of subdivision and she does not see any need to approve this request.

M/S/P, Fliflet/Ziertman, recommend denial of the request to change the zoning of the property at 5577 Lake Elmo Ave. N. from RR to R1, and furthermore deny the request to amend the City's future land use designation of this property. Vote passes 6:1 (Commissioner Hall votes no).

Commissioner Hall agrees that this would be a case of spot zoning. However, he also believes that this site should not have been subdivided in this manner previously and does not think that this request would set a precedent. Hall feels that this simply could be a case of enlarging the cluster of nonconforming lots from 5 to 6.

Business Item – Planning Commissioner Terms

Chairman Van Zandt wanted to know how Commissioners Fliflet and Williams should apply for further appointment if they desire.

Planning Director Klatt noted that they should alert the City Clerk of their intention to seek additional appointment.

Chairman Van Zandt asked for further clarification regarding his term.

Planning Director Klatt explained that he understood that Chairman Van Zandt was granted a two year term. Therefore, Chairman Van Zandt has another year on his term.

Chairman Van Zandt asked Planning Director Klatt to explore the history of his term. He also asked the rest of the Commissioners to contemplate their terms. Finally, he wanted to reiterate that he thought his term was over this January.

Commissioner Fliflet felt that new officers should be elected in February. With this methodology, it would be easier to make the transition with the new Commissioners. She felt that this would be a better process.

Planning Director Klatt agreed with this comment, and stated that the Planning Commission is typically insulated from this process due to the existence of alternates.

Updates- City Council

The Planning Director informed the Commission that the City Council approved the CUP Amendment and Variance request by Christ Lutheran Church.

Commission Updates- None

Staff Updates- Addition to Planning Staff

Planning Director Klatt explained that Nick Johnson has been serving as Interim City Planner to support the City Staff until the full-time position is filled.

In addition, Ben Gozola has been hired as a consultant to lead the South of 10th St. Work Group.

Finally, Planning Director Klatt added that there will not be another Planning Commission meeting in December, and that the Commission will reconvene in January.

Adjournment

The meeting was adjourned at 8:19 p.m.

Respectfully submitted,

Nick Johnson
Planner

Planning Commission
Date: 1/9/2012
Item: 5a
Regular

ITEM: Planning Commission Annual Report

SUBMITTED BY: Kyle Klatt, Planning Director

REVIEWED BY: Nick Johnson, Interim City Planner
Karl Horning, Building Official

Summary and Action Requested:

The Planning Commission is being asked to review an annual report that has been prepared by Staff to summarize the activities of the Planning Commission and Planning Department in 2011. This report focuses on the larger activities and projects undertaken during the year, and will include some statistical information pertaining to the City's planning activities. In addition, the Planning Commission is asked to provide any comments or suggestions about the report, which will then be forwarded to the City Council for consideration.

Section 1 – Yearly Summary

The Lake Elmo Planning Department is submitting its annual report for consideration by the Lake Elmo Planning Commission. In addition, the Planning Department has also submitted its 2012 work plan for review by the Commission as well, which contains the list of potential projects that will be undertaken by the Planning Department throughout the next year.

In 2011, the City began the process of preparing a major update to the Comprehensive Plan, which will involve preparing a final vision for the Village Area, as well as creating a new land use plan for the I-94 corridor. Two separate work groups were formed to work with Staff on the updates, and these groups began meeting in early 2011. As part of these planning efforts, the Planning Department has sponsored a series of stakeholder and technical committee meetings, and conducted two public open houses to discuss the I-94 Corridor plans. With the feedback received to date, Staff has created a draft land use map for the I-94 Corridor that will serve as the basis for ongoing conversations in 2012. The Village work group will be reviewing a draft land use map in early 2012 that is being prepared in response to a series of meetings based on a specific subjects.

Given the magnitude of the work involved with these substantial planning efforts, Staff expects that a significant amount of time will be devoted to continuing to develop the two

planning area amendments and related zoning work in 2012. Completing this work in a timely manner with the funding that is available will continue to present a challenge for the department; however, the work groups functioned very well in 2011 and are expected to continue playing a major role in the development of plan amendments in 2012.

In 2011, the Planning Commission reviewed a similar number of land use projects as the previous year. Due to the change in State Statute regarding application of variances, the Planning Commission did review an increased number of variance requests in 2011, partially due to the City's efforts to bring its ordinances into compliance with the new State law. The Commission spent some time discussing the updated findings for variances, and will continue to work with this new language well into the new year.

The overall number of building permits issued in 2011, while still well under the level of activity seen in the early 2000's, remained fairly consistent with the numbers seen more recently. Twenty four new homes were built in 2011, which is slightly down from previous years, but very consistent with the number of permits issued over the past five years. There still is a very limited amount of commercial building activity taking place, and the Bremer Bank parking lot expansion was one of the more significant commercial projects that were finished this past year. Although the City does not track employment figures for its businesses, Bremer Bank continues to serve as one of the largest employers in Lake Elmo and is one of the key tenants within the Eagle Point Business Park.

For the past several years, the Planning Department has been working very closely with the City Engineer to close out all remaining development projects that are still open in the City. No new Open Space developments were approved in 2011, and there still remains a fairly significant inventory of lots available in the newest developments. Staff has estimated that there are approximately 80 such lots that are vacant at the beginning of 2012. The closeout for the Whistling Valley Addition has been a very long and arduous process, but starting in the fall of 2011, the City finally started to see progress at completing the public improvements through the performance bonds issued for these developments. Staff has also worked very closely with the City Engineer and City Attorney to ensure that homes could be built on some of the vacant lots within the 3rd Addition while protecting the City's general interests.

The Planning Department provided general support in a number of different areas in 2011, including the Early Childhood Learning Center negotiations with the School District, the transition to a municipal library, the responding to the detachment petition for the northeast portion of the City, and responding to requests for information and documentation associated with the 3M/Water System lawsuit currently in litigation. These support efforts were all outside of the work plan adopted for 2011, and represented a significant portion of the workload for the department on items that were not typically reviewed by the Planning Commission.

The City Planner resigned from her position in November of 2011, and was replaced on a part-time interim basis by one of the City's former planning interns. Staff is continuing to find creative ways to cover the work load in the department with the reduced hours

associated with the interim position until the position is filled with a permanent replacement.

The Planning Commission continued to meet on a bi-monthly basis in 2011, and has generally attempted to reserve the second meeting of the month for larger planning projects. With the pending Comprehensive Planning discussions anticipated in 2012, this meeting schedule is not expected to change, although it will continue to be a challenge to find times for the work groups to meet indirectly of the regular Commission meeting times.

Section 2 – Yearly Review

List of Major Planning Projects in 2011:

- **Village Area Planning Work Group.** The Planning Department began work on revising the land use plan for the village area. A work group, comprised of members of the City Council, Planning Commission, and citizens at large was formed and began meeting throughout the year.
- **South of 10th Street Area Planning Work Group.** The Planning Department began work on revising the land use plan for the South of 10th Street/I-94 Corridor planning area. A work group, comprised of members of the City Council, Planning Commission, and citizens at large was formed and began meeting throughout the year. There were two community-wide open houses and several stakeholder meetings conducted during the course of the year to gather community feedback.
- **Met Council/Comprehensive Plan Updates.** Staff continued to meet with representatives of the Met Council to discuss the revised Memorandum of Understanding and ongoing planning issues in the community.
- **Exterior Storage Ordinance Review.** The Planning Commission has formed a subcommittee that has been charged with updating the City's exterior storage and accessory building ordinances. The Committee began meeting in 2011, and this work will be carried forward into 2012.
- **Home Occupation Ordinance Review.** A final draft of the Home Occupation Ordinance has been drafted by Staff after further review by the City Council. Formal adoption is expected in early 2012.
- **201 Community Septic System Mapping and Review.** The Planning Department created a map accurately depicting the location of and parcels served by the community's 201 systems. All records for the 201 system were pulled and reviewed, with the intent of ensuring proper oversight and management of these systems in the future.

- **GIS – Base Map Updates and Review.** The Planning Department continued to update the base electronic maps, and moved the future land use map designations into the current GIS database.
- **Planning Internship.** A planning intern was hired for the summer and assisted with a variety of planning projects. This internship led to the hiring of Nick Johnson as the City's interim City Planner.
- **MnDOT Landscaping Grant.** The planning department provided staff support and assistance for two planting projects that were completed in the spring. The Interim City Planner provided staff support for the submission of one grant project to be installed in 2012.
- **Land Use Applications.** The Planning Commission reviewed 29 distinct planning and zoning permits (including zoning amendments), and conducted 24 public hearings related to these requests. The more significant projects reviewed by the Planning Commission in 2011 included the following:
 - Sun County Farm Interim Use Permit
 - Rockpoint Church Conditional Use Permit Amendment
 - Christ Lutheran Church Conditional Use Permit Amendment
 - Bremer Bank PUD Amendment
 - Krueger Tree Farm Interim Use Permit
 - Lake Elmo Sod Farm Interim Use Permit
 - Jesuit Retreat Conditional Use Permit Amendment
 - Comprehensive Plan and Zoning Map Amendment – 5577 Lake Elmo Avenue
- **Board of Adjustment Actions.** Since the State Supreme Court decision of *Krummenacher v. City of Minnetonka*, the City's authority to grant variances has increased. This change has allowed the City to accept variance applications not just aimed at addressing septic issues. Over the course of 2011, the City received the following variance applications:
 - Septic Variance – 8242 Hidden Bay Trail
 - Accessory Building Variance – 5761 Keats Ave.
 - Flood Ordinance Variance – 9940 59th Street Court N.
 - Septic Variance – 2860 Lake Elmo Ave. N.
 - Setback Variance – 2976 Lake Elmo Ave. N.
 - Setback Variance – 2769 Legion Ave. N.
 - Zoning Appeal (Setback) – 7955 Hill Trail Court
 - Zoning Appeal (Fence) – 12418 Marquess Way North
- **Visual Preference Survey.** For the purpose of discerning and collecting preferences regarding architectural design and form of future development, Planning Staff held a public meeting to administer a Visual Preference Survey to residents of Lake Elmo. This information will be valuable in managing future development in the Village and

South of 10th Street Areas. This project remains the first step in crafting some form of architectural review or standards.

- **Building Permit Review.** The Planning and Building Department processed a total of 370 building permits in 2011 (not including plumbing or mechanical inspections). There were no significant commercial or public permits issued in 2011 other than minor renovations and improvements among other various additions and remodeling projects that typically occur throughout the year.
- **Zoning District and Use Review- Form Based Code Research.** Planning Staff has conducted extensive research regarding the possible implementation of a form-based code in areas designated for future development. In addition, the Staff made various presentations to the Planning Commission regarding form-based code. These presentations were conducted in order to educate the Commission about the principles of form-based code and the implications of its application.
- **Transfer of Development Rights (TDR) Research.** For the purpose of managing future development and preserving agricultural land and Lake Elmo's rural character, Planning Staff conducted research of best practices of existing TDR programs. The Staff is hoping to leverage this research into some type of program that will be utilized in Lake Elmo to direct future development.
- **Gateway Corridor Technical Committee.** Planning Staff participated in the technical committee meetings for the Gateway Corridor Transportation Alternatives Analysis and provided information for the group as requested. These meetings will continue into early 2012.
- **Capital Improvement Plan Review.** The Planning Commission reviewed and recommended adoption of an updated 5-year Capital Improvement Plan for the City.
- **Economic Development Initiatives.** The Planning Department helped prepare and distribute a survey that was sent out to businesses within the City, which will be used in the future to help prioritize the City's economic development initiatives. Staff also created a website listing Lake Elmo businesses in conjunction with a handout that businesses can use to be listed on this site.
- **Cardinal Ridge Septic Review.** Staff processed a request to move a septic system to a common lot within this subdivision.
- **Hilton Trail Environmental Assessment.** Staff helped coordinate the City's review and comments associated with the Minnesota Department of Transportation plans for the reconstruction of the Hilton Trail/Highway 36 interchange. The partial closure of the Highlands Trail access (and general Highway 36 access issues) continues to be an ongoing discussion topic with MnDOT.
- **AT&T Langley Court Water Tower Antenna Upgrades.** Staff reviewed a request to upgrade existing communications equipment on the City's Village water tower.

- **Buberl/Nass Detachment.** The City received notice that three property owners in the northeast portion of the City had petitioned for detachment from the City and annexation into Stillwater Township. As of January 3, 2012 this petition was granted by the Minnesota Office of Administrative Hearings.
- **Lake Elmo Park Reserve West Access Plan.** Staff participated in a series of meetings and open houses to consider alternative trail plans for the area west of the Lake Elmo Park Reserve.
- **Annual State Planning Conference.** The Planning Director and City Planner attended the 2011 Minnesota State Planning Conference in St. Cloud in September of 2011.
- **Development Agreement Tracking (Whistling Valley).** At the start of the year, all but one open development project had been completed. After a lengthy process, work began at completing the public improvements not finished in the Whistling Valley addition. This work is to be completed by the insurance company that holds the performance bonds for this project. Staff will continue to provide oversight on this project until it is completed sometime in early 2012.
- **City Code Amendments.** The Planning Commission reviewed a significant number of Zoning and other City Code amendments throughout the course of the year. Some of these were required due to exterior mandates, while others were items that are intended to address some long-standing deficiencies within the existing ordinances. Not all of these amendments were adopted in 2011, but all have been through at least one public hearing with the Planning Commission. The list of amendments reviewed by the Planning Commission for the year includes the following code sections:
 - Fence Ordinance Amendments – Screening in Residential Districts
 - Zoning Administration Ordinance – Application of Variances
 - General Business District Amendments – ECFC Facility
 - Temporary Electrical Inspections
 - Park and Ride Facility in LB Zoning Districts
 - Municipal Purchase of Private Land
 - Revised Storm Water and Erosion Control Ordinance
 - Major Zoning Ordinance Update (initial review and discussion)

Section 3 – Statistical Information

Planning Commission Meetings:

- Regular - 22
- Special – 1 (subcommittee meeting)
- Public Hearings - 24

Planning and Zoning Permits:

Planning Applications	Approved	Withdrawn	Denied	Pending	Total
Comprehensive Plan Amendment			1		1
Zoning Map Amendment	1	2			3
Zoning Text Amendment	3	2			5
Conditional Use Permits	3				3
Concept Plans					0
Preliminary Plats					0
Final Plats					0
Minor Subdivisions					0
Lot Line Adjustment					0
Interim Use Permits	3				3
Appeal	2				2
Variance	5			1	6
Vacation			1		1
Sign Permits	3				3
Other: PUD Amendment	1				1

Building and Zoning Permits (with 5 year summary):

Building Permits Issued (by type)								
5 Year Summary								
Year	SF Dwellings - Remodel/Repair	Demo	Manufactured Homes	Multi-Family	Commercial/Ind Remodel/Repair	New Commercial	Single Family	Total
2007	410	2	11	0	5	0	29	457
2008	355	12	9	0	31	0	23	430
2009	338	4	12	0	32	0	29	415
2010	265	10	6	0	20	0	26	327
2011	320	2	0	0	24	0	24	370
Total Units	1688	30	38	0	112	0	131	1999
Average	337.6	6	7.6	0	22.4	0	26.2	399.8

Housing Starts in Lake Elmo – Five Year Summary

Housing Starts in Lake Elmo					
Year	Single Family	Multi-Family	Manufactured Homes	Dwellings Demolished	Net Increase in Dwelling Units
2007	29	0	10	2	37
2008	23	0	18	10	31
2009	29	0	9	4	34
2010	26	0	1	8	19
2011	24	0	0	0	24
Total Units	131	0	38	24	145
Average	26.2	0	7.6	4.8	29

Other Statistical Information

Lake Elmo Population and Household Estimates

(Year 2000 and 2010 are Census Data; all other figures are estimates from the State Demographer's Office)

	2000	2005	2006	2007	2008	2009	2010
Population	6,863	7,966	7,695	8,182	8,389	8,326	8,069
Households	2,347	2,758	2,738	2,787	2,794	2,814	2,779
Pop Per HH	2.9	2.86	2.78	2.9	2.96	2.93	2.88

Additional Census data

2010 Census Data

	Lake Elmo	State of MN
Population, 2010	8,069	5,303,925
Population, 2000	6,863	4,919,479
Population (% change), 2000-2010	17.60%	7.80%
Persons under 5 years old (%), 2010	4.70%	6.70%
Persons under 18 years old (%), 2010	27.10%	24.20%
Persons 65 years old and over (%), 2010	11.00%	12.90%
Female persons (%), 2010	49.80%	50.40%
Median value of owner occupied housing units, 2005-2009	\$410,600	\$207,000
Homeownership rate 2005-2009	92.60%	74.90%
Median household income 2005-2009	\$96,167	\$57,007

RECOMMENDATION: Based upon the above background information, it is recommended that the Planning Commission discuss any recommended changes to the annual report and accept the Planning Commission Annual Report with or without amendments by undertaking the following action:

“Move to accept the Planning Commission Annual Report for 2011 (either with or without amendments)”

ATTACHMENTS:

1. None – 2012 Work Plan to be discussed at the meeting