



Climate Plan Items for City Council Worksession

Presented
June 2, 2025

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Climate Plan Items

- Goal for tonight's meeting:
 - Recap what PEC has discussed – sustainable building policy
 - Share new information regarding solar permitting and public EV charging
 - Review comments have been captured
 - Send any additional feedback directly to Sustainability Coordinator after tonight's meeting



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Climate Plan Items

- Consider adopting a sustainable building policy for all new and remodeled construction projects. (Energy focus area)
- Address financial barriers for low-to-moderate-income residents by reducing or waiving permit submission fees for solar panels. (Energy focus area)
- Consider adopting a policy on publicly-facing charging infrastructure. Determine the most effective locations for EV charging stations at public facilities in SAV. (Transportation focus area)
- Review multi-family EV charging ordinance (Transportation focus area)*



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**Consider adopting a sustainable building
policy for all new and remodeled
construction projects**

Climate Plan: Energy Focus Area

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Summary from April 2 work session

- The City has no existing policy for sustainable building. There is brief language to consider incorporating sustainability in the general regulations for R-4 zoning district multi-family developments.
- The Center for Energy and Environment and Hennepin County published a sustainable building policy guide in 2021, with recommendations for policy frameworks and best practices.
- MN Cities with sustainable/green building policies:
 - Saint Paul, St. Louis Park, Eden Prairie, Edina, Maplewood, Minneapolis
 - Rochester, Duluth, Northfield



Summary from April 2 work session

- A city can activate its existing sustainable building policy due to the following triggers: funding incentives, land use incentives, process incentives, and building size. Staff is reviewing enforcement of the policy and how to ensure compliance as part of the development process.
- A policy can include compliance with a third-party rating system to encourage standardization for sustainable building across the region. These rating systems are well-known in the construction industry and allow developer flexibility to meet policy requirements.
- A policy can also include criteria for a Saint Anthony Village overlay which are specific to the City and typically in addition to the third-party rating system.
- This was the first policy discussion regarding potential for a sustainable building policy.



Which type of approach would work best for St. Anthony? (Mandatory approach, scoring approach or suggestion approach)

- Mandatory approaches would apply to all buildings that meet the trigger criteria (size, zoning, etc)
- Scoring approach scores buildings/developments on a set of criteria; those with the highest scores are better qualified for city program funding and approval.
- Suggestion approach is “strong encouragement” to comply with guidelines and consider sustainability in construction.
- The mandatory approach is the recommended option, ensuring compliance from a sustainability standpoint. More standardization helps with competition and cost control.
- We do not want to turn off developers who are considering new/redevelopment in SAV.
- Less confusion if a policy is straightforward and clear for developers to follow, and if it is written into Code.



What priority impacts do we want to target in a City overlay?

- Having priorities outlined now will position the City to be prepared for any new development proposals in the future.
- Criteria that Commissioners highlighted as key to include in an overlay:
 - Predicted and actual energy and water use
 - Ongoing monitoring to track impacts and ensure compliance
 - Utilization of renewable energy
 - EV charging capability
 - Diversion of construction waste from landfills and incinerators
 - Stormwater management



What types of projects do we want this policy to apply to? (such as zoning and/or size of building)

- Priority areas in order: Multi-family developments, commercial/industrial, single-family
- It may be possible to create policies that relate to different zoning areas
- Creating single-family home sustainable building policy guidelines was discussed. How would a full demo & rebuild be treated? What about a renovation of just a portion of the home?
 - Guidelines on new construction could be considered, and size of the building should also be a factor.
 - Other cities with sustainable building policies include single-family homes, but their guidelines only apply if the project is receiving funding assistance usually through the city. "Single-family" also includes duplexes, triplexes, and four-plexes in some definitions.



Staff's Recommendation to Council

- Establish sustainable building ordinance for future multi-unit developments, and commercial/industrial developments, in PUD zones and/or over a minimum square footage size (to be determined).
- Discuss whether separate ordinances are needed for multi-unit and commercial/industrial, or if the same ordinance can apply.
- Regarding all single-family projects, suggestion approach for sustainable building is recommended. Determine the applicability threshold for the definition of single-family (more than 3 units? 4?)





Address financial barriers for low-to-moderate-income residents by reducing or waiving permit submission fees for solar panels

Climate Plan: Energy Focus Area

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Staff Notes

- A building permit must be pulled with the City for all solar panel system installations.
- Costs for the permit are based on the size of the project and includes electrical and plan review, final inspections.
- Fees for permits cover staff time and administrative costs for processing the permit. It does not contribute to City revenue.



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Staff Notes

- Questions to consider:
 - Is this a true barrier for low-to-moderate income residents (considering overall cost of a solar system and priorities)? Or are there other ways to address financial barriers to solar?
 - If offering reduced/no fees, does the City have resources to cover the costs?



Staff's Recommendation to Council

- There is no precedent for fee waivers based on income for any other permits issued by the City.
- Administrative costs must be covered by collection of fees.
- The cost of a solar array system and installation outweighs the cost of a permit and there may be alternative ways to better address financial barriers and equitable access to solar.
- Recommend keeping the building (solar) permitting fees as-is.





Consider adopting a policy on publicly-facing charging infrastructure. Determine the most effective locations for EV charging stations at public facilities in SAV.

Climate Plan: Transportation
Focus Area

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Staff Notes

- This is separate but related to the work being done for the EV charging ordinance at multi-unit developments. There is no one single policy or ordinance that will boost EV infrastructure throughout the City, it will consist of multiple approaches.
- Staff discussions have determined City Hall/Community Center to be the best-fit city facility to host an EV charger.
- Parks have existing parking issues and need further exploration for space compatibility.
- North and south commercial hubs could be good options for future public-private partnerships but require more coordination and long-term planning.
- This item should not require adopting a policy for EV charging requirements in the city and is more suited to being incorporated into infrastructure planning for amenities.



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Staff's Recommendation to Council

- Support inclusion of EV charging infrastructure in future infrastructure plans for City Hall and potentially other locations within the city.



Next Steps

- Staff will incorporate PEC's input from these last several meetings to prepare materials for City Council discussion
- July 22, 2025
 - City Council worksession
 - PEC members **not** required to attend





THANK YOU |