

**JOINT CITY COUNCIL AND PLANNING COMMISSION WORK SESSION  
CITY OF RAMSEY  
ANOKA COUNTY  
STATE OF MINNESOTA**

The Ramsey City Council conducted a City Council Work Session on Tuesday, February 11, 2020, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor John LeTourneau (attending remotely)  
Acting Mayor Chris Riley  
Councilmember Nadine Heinrich  
Councilmember Mark Kuzma  
Councilmember Jeff Menth  
Councilmember Debra Musgrove  
Councilmember Dan Specht

**Planning Commission**

Members Present: Chairperson Randy Bauer  
Commissioner Bruce Anderson (attending remotely)  
Commissioner Cheri Gengler  
Commissioner Torrey Johnson  
Commissioner Gary VanScoy  
Commissioner Matt Woestehoff

Also Present: City Administrator Kurtis Ulrich  
Fire Marshal Carey Schiferli  
Police Captain Brad Bluml  
Public Works Superintendent Grant Riemer  
Administrative Services Director Colleen Lasher  
Deputy City Administrator Timothy Gladhill  
City Engineer Bruce Westby  
Senior Planner Chloe McGuire Brigl

**1. CALL TO ORDER**

Acting Mayor Riley called the City Council Work Session to order at 5:30 p.m.

**2. TOPICS FOR DISCUSSION**

**2.01: Receive Update on Riverstone Preliminary Plat (Master Plan) and Discuss Puma Street Reconstruction Options**

Deputy City Administrator Gladhill provided a broad overview of the purpose of the discussion tonight.

Senior Planner McGuire Brigl reviewed the staff report and details related to the proposed land use changes to the plat.

Acting Mayor Riley asked the number and location of 40-foot lots.

Heather Lorch, Capstone, identified 38 proposed detached townhomes, which would replace the 48 proposed quad homes, and pointed out the location for those homes.

Councilmember Kuzma asked the price range and size of the homes.

Ms. Lorch replied that the price range would be between \$265,000 and \$295,000 with square footage ranging between 1,800 and 2,400 square feet.

Acting Mayor Riley asked for details on the discussion that occurred related to the potential connector street between this development and the neighboring development.

Ms. Lorch replied that they did receive the suggestion from the comments but both developers believed that it would be better to have standalone developments. She stated that Capstone is willing to provide a pedestrian connection that could connect the two developments.

Councilmember Kuzma asked for input related to the sewer and water connection to the adjacent development that was previously discussed.

Stephen Bona, Capstone, replied that Capstone came to an agreement with AKM following the last discussion, that has since expired, and they are awaiting a new agreement to be signed.

Councilmember Musgrove stated that she likes that Capstone heard the comments from the residents to eliminate the quad homes and adjust the plan in this manner. She commented that she also does not like the idea of a connecting the road between the developments and appreciated the willingness of Capstone to put in the pedestrian connection between neighborhoods.

Planning Commissioner Chair Bauer disclosed that he lives in the Riverstone development and does not believe that a connecting road with the adjacent parcel would provide a benefit.

Deputy City Administrator Gladhill reviewed the remainder of the staff report related to the Puma Street reconstruction. He noted that Paxmar submitted an email in opposition of the proposed assessment.

Acting Mayor Riley asked if there is a reason that the roadway would not be improved to the City's street standards.

Mayor LeTourneau asked how the new alignment would lay with the density of the housing.

Deputy City Administrator Gladhill identified the proposed realignment, which has always been contemplated following the Preliminary Plat approval of Paxmar.

Planning Commission Chair Bauer stated that Puma Street might be utilized by more than just the residents, with the industrial park in that area. He stated that the employees and possibly trucks accessing the industrial park will increase traffic on Puma Street and therefore believed the City should contribute to the project.

Councilmember Kuzma asked if this is an MSA street.

Deputy City Administrator Gladhill stated that this roadway is included in the MSA system, and would be eligible for MSA funds, but the City would need to decide if this is the correct project to use MSA funds on, as there is a large demand on the limited MSA funding. He noted that the Public Works Committee will continue that discussion.

Councilmember Specht agreed that the City should financially contribute towards the project.

Councilmember Musgrove asked for background information on the temporary construction of Puma Street.

Deputy City Administrator Gladhill provided background information on the creation of Puma Street.

Councilmember Heinrich asked if there have been similar projects in years past.

Deputy City Administrator Gladhill replied that there have been a variety of similar projects. He stated that some projects in The COR have been funded by the City at a rate of 60 percent that could be reimbursed through TIF.

Councilmember Specht asked if the cost-share is lesser in this case because these are residential developments rather than commercial.

Deputy City Administrator Gladhill stated that looking holistically at the City's transportation needs; this is not the same setup as the Bunker Lake industrial park scenario. He noted that the Bunker Lake industrial park scenario was more linked through economically development and the City funded its portion through the County HRA funds.

Councilmember Specht asked for details on the position of Paxmar in its email.

Deputy City Administrator Gladhill stated that Paxmar stated that he is unsure of the exact amount Paxmar feels would be fair but believes that one third is too much for their development to be assessed. He noted that the Paxmar parcel is still awaiting rezoning to support its proposed development.

Mayor LeTourneau asked if the City is still the owner of the parcel east of Puma Street.

Deputy City Administrator Gladhill stated that the City largely owns the four-acre parcel where the road alignment would occur.

Councilmember Kuzma suggested that the City proceed with the benefit analysis study to support any potential assessment.

Deputy City Administrator Gladhill stated that Capstone does have an aggressive schedule for the next phase of development, and they would not be able to build on those lots within the realignment area until the Puma Street agreement is finalized.

Planning Commissioner Anderson asked what would happen in the case that the third party does not move forward, specifically whether the City and Capstone would be then stuck with a 50/50 split.

Deputy City Administrator Gladhill stated that as long as the City follows the proper metrics, appraisals show the increase in value is equal to the assessment amount; the City would be fully protected.

Councilmember Heinrich asked for input from Capstone or their thoughts on the potential cost-share split.

Ms. Lorch stated that Capstone was aware that there was a need for an assessment on this part of the parcel and was under the impression that it would be a similar cost-share to the previous. She stated that they hoped that the cost-share would be less with another developer. She stated that Capstone did fund 18 percent of the improvement cost for Bunker Lake Boulevard because it felt that improvement would provide a benefit to its residents. She stated that Capstone would agree to the third split, with the caveat that the City and other developer equally contribute.

Planning Commissioner Woestehoff asked if there are safety concerns with Alpine in that area.

Police Captain Bluml stated that this would correct the safety concern with the Alpine walking trail that previously existed.

Planning Commissioner Woestehoff suggested that the City take a larger share in this from a safety standpoint and contribute at a rate of 50/25/25.

Deputy City Administrator Gladhill noted that the Public Works Committee can discuss that option.

Councilmember Menth asked if Paxmar is on board with this proposal.

Deputy City Administrator Gladhill confirmed that Paxmar does not agree with this proposal. He noted that Paxmar was invited to attend tonight but chose not to be a part of the discussion.

Councilmember Musgrove asked if Paxmar would perhaps accept the cost-share of 50/25/25 in order to allow this project to proceed at a quicker pace and without the need for the additional study.

Councilmember Heinrich stated that while she supports the safety aspect, she does support the third split scenario and would support moving forward on that.

Councilmember Kuzma stated that it would be difficult to determine what would be assessed until the benefit analysis study is completed. He stated that if supported, he would support the third split scenario.

Deputy City Administrator Gladhill stated that staff can bring forward the two cost-share scenarios (the third scenario and 50/25/25) to the Public Works Committee for further discussion.

Mr. Bona stated that the schedule is moving fast, and they would like to begin grading in March, with roads paved by June. He appreciated any assistance the City could provide in the Puma Street agreement moving forward to allow their schedule to continue to move at that pace.

## **2.02: Discuss Policy Direction on Pearson South/Riverstone South Subdivision; Case of Capstone Homes**

Deputy City Administrator Gladhill reviewed the staff report related to land use.

Acting Mayor Riley commented that he would like to see less 40-foot wide lots.

Planning Commissioner Woestehoff asked if this property is zoned R-1 MUSA.

Deputy City Administrator Gladhill confirmed that to be true and noted that a Comprehensive Plan amendment and zoning amendment would be needed.

Councilmember Menth referenced the surrounding area and asked how that land is planned to be developed.

Deputy City Administrator Gladhill identified the landowners and land use guiding of the surrounding properties.

Councilmember Menth stated that in the past he has heard discussion of connecting Bowers Drive to another roadway.

Deputy City Administrator Gladhill noted that would be a separate discussion that would involve the development of a different parcel.

Councilmember Kuzma asked the reasoning for the smaller lots.

Tom Bakritges, Capstone, stated that their goal is to have spring construction in 2021. He stated that this is a good opportunity to move to the south with development. He stated that this piece of ground is contained and is unique as they will be faced with challenges from the adjacent uses (solar farm, industrial/commercial, and residential). He stated that they would like to mirror what they have done to the north, noting that they attempt to provide housing to all the different

markets. He stated that the smaller lots would be bordered by the future commercial/industrial area and the solar farm, he noted that the site would transition as you move south in order to match the existing residential development.

Mr. Bakritges stated that the solar farm and commercial/industrial is not very attractive to be adjacent to residential and therefore that is why they are proposing a lesser price point residential product in that area.

Councilmember Specht commented that he believes that this is a good mix of housing products and supports the plan moving forward. He stated that residents on Bowers Drive have commented that it would be nice to have another method to connect rather than only having access onto Highway 10.

Mayor LeTourneau stated that the plan as presented is a great place to start. He stated that as a resident of Bowers Drive, there has been a discussion by those residents. He stated he is appreciative of the 50-foot buffer and prefers this use to additional commercial/industrial. He appreciated that this product would mirror the existing residential that it would border.

Planning Commissioner VanScoy stated that he supports the suggestion of staff to connect this to Bowers Drive. He commented that from a safety perspective he would imagine that this would be an issue.

Police Captain Bluml stated that the Police would like access to Bowers Drive as it would provide additional opportunity in emergencies.

Fire Marshal Schiferli commented that it is important to have two accesses for many reasons. He stated that this is the longest cul-de-sac in the City, and this is a non-hydrant area, therefore the Fire Department needs to bring in water. He commented that if a tree goes down, or a power line, that could block the only entrance to Bowers Drive as it currently exists. He noted that the new development would also be connected to City water and therefore would have hydrants and the road connection would only improve the element of safety.

Deputy City Administrator Gladhill advised that an Environmental Assessment Worksheet (EAW) would be required as this moves forward and would include a traffic study.

Public Works Superintendent Riemer stated that if a connection is going to be made, Public Works would like to have a full road connection.

Mayor LeTourneau stated that as a homeowner on Bowers Drive, he can comment that the resistance that the City would have to the homes is less resistant now but there would be quite a bit of resistance in regards to a second access point.

Councilmember Heinrich appreciated the input from Mayor LeTourneau. She commented that while residents enjoy their privacy, public safety is of utmost importance for the residents and therefore supports a full road connection.

Councilmember Menth asked if the Bowers Drive connection would occur through this design proposal or whether it would connect across Armstrong.

Deputy City Administrator Gladhill stated that currently the plan includes an oversized road connection with breakaway barriers for Public Safety, but Public Safety would like that to be a full road connection at that point. He stated that conceptually it is not difficult to add that road at this step in the plan and noted that is the purpose of tonight's discussion.

Councilmember Musgrove commented that she would support the full road connection.

Mayor LeTourneau stated that the residents are all in favor of having the access to Highway 10 changed and would support the connection to Riverdale Drive.

Acting Mayor Riley confirmed the consensus of the Council to provide direction for a full road connection.

Deputy City Administrator Gladhill reviewed the Riverdale Drive extension element and potential cost-share elements. He noted that the City could attempt to compete for MnDOT funds. He noted that staff could bring forward the discussion to the Public Works Committee.

Councilmember Specht stated that because the roadway is part of the Highway 10 plan, he would support the City having a higher share of the cost.

Deputy City Administrator Gladhill confirmed that staff would prioritize Riverdale over Puma Street and that is why the third/third/third cost-share scenario was proposed on Puma Street.

### **2.03: Discuss Policy Direction on Outlot C, Northfork Development Proposal; Case of BK Land Development**

Deputy City Administrator Gladhill provided a broad overview of the purpose of the discussion tonight.

Senior Planner McGuire Brigl reviewed the staff report.

Councilmember Heinrich asked if a gate or fence would be around the entire development.

Luke Konewko, BK Land Development, commented that would go along Alpine as a form of a buffer. He stated that they would be open to suggestions from the City and noted that the fence could also be berming or landscaping.

Deputy City Administrator Gladhill asked for input on the appropriate/desired mix between the housing products.

Councilmember Kuzma stated that he supported this plan when it was previously presented, primarily because the demand for the smaller product is high and those homes sell quickly. He stated that he continues to support the plan as presented.

Councilmember Menth asked public safety to comment on the road width.

Fire Marshal Schiferli stated that the parking would need to be restricted on one side. He noted that the aerial truck would take up the entire road width. He stated that the narrow roads can work but would need to be posted for no parking on one side. He commented that he would like to see wider roads.

Police Captain Bluml stated that he would defer to fire, as fire trucks are much larger than police vehicles. He stated that a narrower road provides less time for driver reaction for pedestrians. He noted that parking could occur on one side during the day, but overnight parking is not allowed on any City road.

Councilmember Kuzma commented that the neighboring development already has roads of this width.

Public Works Superintendent commented that Public Works can live with the 29-foot road, but no parking has to be enforced in order to support snowplows.

Councilmember Musgrove asked, and received confirmation that the road would be signed and designated as no parking on one side.

Acting Mayor Riley stated that this would match the adjacent development and therefore would be a good use. He commented that he would like to see the overall number of the smaller lots reduced.

Planning Commissioner Woestehoff stated that he has received resident comments that the housing prices are too expensive, noting that the smaller homes have a lesser cost and therefore he will support this proposal.

Councilmember Specht commented that he will also support the plan as proposed.

Councilmember Musgrove asked if the villa product would be part of an HOA.

Mr. Konewko confirmed that the villas would have a full HOA, while the single-family product would have an HOA that only maintains common areas.

Councilmember Musgrove commented that she supports this proposal.

Planning Commission Chair Bauer commented that he lives in a villa in Riverstone and there is a high demand for that product. He commented that he and his neighbors are very satisfied, noting that the villa is a great product for snowbirds. He believed that it would not make sense to increase the number of single-family lots, as there is high demand for the villa product.

Mayor LeTourneau commented that he would welcome the mix of house styles and has a greater concern with the tax base that will be generated through this project. He noted that the growth in

the housing community will also support the desire of the overall community to attract additional retailers.

Councilmember Menth stated that during the previous review he expressed a desire for less villas and more single-family homes. He stated that he has since driven through the adjacent development and has no problem with the mix proposed. He stated that he spoke with residents that live in the villas and are very satisfied with the product.

Councilmember Heinrich stated that she originally had concern with the number of smaller lots but noted that she could support the smaller lots if the road width were increased.

Mr. Konewko stated that they could look into increasing the road width but would want to ensure that the mix of products would not be impacted and the separation between products could continue to be provided.

Deputy City Administrator Gladhill noted that the input has been received by the developer and it will be their choice whether to move forward on the project.

**2.04: Note Additional Policy Projects and Development Proposals of Interest**

No discussion.

**3. TOPICS FOR FUTURE DISCUSSION**

**3.01: Review Future Topics/ Calendar**

Noted.

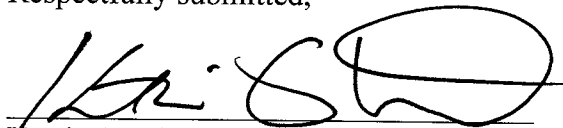
**4. MAYOR / COUNCIL / STAFF INPUT**

None.

**5. ADJOURNMENT**

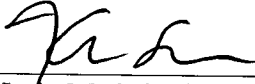
The Work Session of the City Council was adjourned at 6:58 p.m.

Respectfully submitted,



Kurtis G. Ulrich  
City Administrator

ATTEST:



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Katie M. Schmidt  
Administrative Assistant

Drafted by Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*

Motion by Councilmember Riley, seconded by Councilmember Menth, to recommend that the City Council confirm direction to continue funding discussions with the City offering to pay up to one third of the project costs on the Pearson Properties Frontage.

Motion carried. Voting Yes: Chairperson Kuzma, Councilmembers Riley and Menth. Voting No: None.

#### **5.02: Center Street Area Capital Improvement Planning**

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and recommendation to proceed and approve the planning activity outlined in the case.

Chairperson Kuzma asked if the design cost would cover both the park and pump house areas.

Parks and Assistant Public Works Superintendent Riverblood provided additional details on the elements that are included in the design, including the pump house elements and Center Street improvements.

Chairperson Kuzma asked if the pump house elements would include filters that may be necessary for water treatment.

Parks and Assistant Public Works Superintendent Riverblood noted that would be a separate activity, and they would ensure not to plan anything in areas that would perhaps need to be disturbed in the future for water treatment improvements.

Councilmember Menth asked for additional details on how the improvements would be added.

Parks and Assistant Public Works Superintendent Riverblood replied that the pump house material is meant to have material clad onto it, explaining that the new materials would be added to the existing structure. He provided additional details on the location of the temporary section of road and trail that would be improved.

Councilmember Riley agreed that this is the right time to improve the pump house as the area around it continues to develop.

Councilmember Menth noted that the last Council meeting included a discussion on the desire to hold apartment buildings to certain standards and agreed that the City should hold itself to the same standard.

Motion by Councilmember Menth, seconded by Councilmember Riley, to recommend to the City Council to approve \$11,800 for Center Street area capital improvement planning.

Motion carried. Voting Yes: Chairperson Kuzma, Councilmembers Menth and Riley. Voting No: None.

City Planner Anderson replied that he assumes that the plan was developed based on comments from the previous iteration. He stated that if this has morphed into small lot single family, or something similar to COR 3, planting requirements would be based on street frontage. He stated that the landscaping plan could then be modified and some of this confusion might be eliminated. He agreed that it does not appear density transitioning would be required as part of this initial phase.

Mr. Lazan stated that he would be more than happy to work with staff to better reflect the requirements of small lot single family. He noted that they would also be willing to work to allow more diversity in building materials as well. He agreed that perhaps the staff comments from the previous concept were carried through in the development of this plat.

## **6.02: Approve Planning Framework for Highway 10 South Planning Area – Riverstone South**

### **Presentation**

Deputy City Administrator Gladhill presented the Staff Report stating that staff would like clear policy direction on the points raised in the staff report.

### **Commission Business**

Commissioner Gengler asked to see the alternative road layouts and which is being proposed.

Deputy City Administrator Gladhill stated that this was developed later in the process because of input from residents on Bowers Drive. He provided additional details on the road alignment and connection to Bowers Drive. He noted that the connection to Bowers would be a public road but would not be Riverdale Drive.

Commissioner VanScoy referenced the public safety connection to Bowers Drive and noted that under any other circumstance he would not understand why a minimum access for safety is being considered as it seems inadequate. He stated that there are a lot of residents on Bowers Drive and asked why a connection to the new development is not proposed.

Deputy City Administrator Gladhill noted that has been discussed at length. He stated that there has been opposition from those on Bowers Drive. He noted that the existing situation was not created by the developer. He stated that City can choose to make the road a full road, but the residents on Bowers Drive do not want that. He stated that public safety feels that it would be adequate as proposed. He stated that the two neighbors in Pearson Place seemed unaware that the plan would be to connect the area, even though the 60-foot corridor was collected. He stated that the Commission could make the recommendation for a full road, but this seemed to be an adequate compromise.

Commissioner VanScoy commented that he does not understand why this is an issue for those folks. He commented that there is a mile-long cul-de-sac which is unacceptable from a safety aspect.

Commissioner Anderson agreed with the comments of Commissioner VanScoy. He did not believe this could move forward unless a road goes through. He stated that in his opinion he would not support a plan that did not provide a connection. He commented that there needs to be a way out.

Commissioner Woestehoff stated that he would agree with those comments, noting that the 20-foot extension would be a minimum. He stated that people will appreciate the cut through more than they would oppose it after constructed. He stated that the new road seems like a good idea.

Commissioner Anderson stated that he wants a road in there and does not think it should be constructed to bare minimums and should instead stick to the standards for a City street.

The applicant, stated that they appreciate continuing to work with the staff as they want to make this a nice neighborhood. He stated that staff did a good job describing the constraints and conditions around the property. He stated that they are trying to achieve sustainability of the neighborhood and the concept plan is key. He stated that multiple housing types bring in multiple age groups and buyers which helps to make the development sustainable over time. He stated that they knew that tree preservation would be important. He noted that the deeded parcel was provided by the adjacent property and they would provide additional property that would be used for screening. He stated that they support the current layout that has been developed, versus having the access on the east side. He explained that they want people coming into the site to first see the park and preserved tree area. He stated that once the input is gathered in the next few meetings, they will present a concept plan that provides a transition from the existing neighborhood with a variety of housing products and fits with the other adjacent uses.

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to recommend that the City Council adopt the document as an official, yet nonbinding policy document to guide future conversations pertaining to Riverstone South with the added condition of the public road.

A roll call vote was performed:

Commissioner Peters	aye
Commissioner Woestehoff	aye
Chairperson Bauer	aye
Commissioner Johnson	aye
Commissioner Gengler	aye
Commissioner Anderson	aye
Commissioner VanScoy	aye

Motion Carried.

Parks & Assistant Public Works Superintendent Riverblood stated that he was unsure if the park element was discussed as the focus seemed to be on density transitioning, tree preservation and the connection road. He stated that there will be more opportunities for public comment as this moves forward.

Chair Bennett noted that some elements will be dependent upon the goals of the developer, as empty nesters would have different desires in a park.

Councilmember Heinrich commented that it seemed the developer desired to place high density units near the solar array with the larger lots adjacent to Bowers Drive.

Chair Bennett agreed that would be a logical layout.

Commissioner Sis referenced the 50-foot buffer and asked if that would remain wooded.

Parks & Assistant Public Works Superintendent Riverblood stated that the 50-foot area is owned by the City and the City would maintain control rather than an HOA, so that area would remain wooded.

Motion by Commissioner Sis, seconded by Commissioner Barten, to recommend that the City Council adopt the document as an official, yet nonbinding policy document, together with park and trail recommendations to guide future conversations pertaining to Riverstone South as discussed by the Commission.

Motion carried. Voting Yes: Chair Bennett; Commissioners Sis, Bayer, Barnes, Barten, Guck, Leistico, and Loss. Voting No: None. Absent: None.

## **6. COMMISSION/STAFF INPUT**

Parks & Assistant Public Works Superintendent Riverblood highlighted upcoming recreation programming and modified summer events.

Commissioner Bayer commented on the dog park and stated that it would be helpful to have tables in the shade for residents.

Parks & Assistant Public Works Superintendent Riverblood commented that he will look into it to determine if there would be a seating option within the proposed new addition to the off-leash area.

## **7. ADJOURNMENT**

Motion by Commissioner Bayer, seconded by Commissioner Loss, to adjourn the meeting.

Motion carried. Voting Yes: Chair Bennett; Commissioners Barnes, Sis, Barten, Bayer, Guck, Leistico, and Loss. Voting No: None. Absent: None.

**ENVIRONMENTAL POLICY BOARD  
CITY OF RAMSEY  
ANOKA COUNTY  
STATE OF MINNESOTA**

On Monday, June 15, 2020, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present:     Chairperson Michael Valentine  
                          Board Member Reid Bernard  
                          Board Member Jane Covart  
                          Board Member Melissa Fetterley (joined remotely)  
                          Board Member Michael Hiatt (joined remotely)  
                          Board Member Jared Little  
                          Board Member Laura Moore (joined remotely)

Members Absent:     None

Also Present:         City Planner Chris Anderson  
                          City Council Liaison Jeff Menth

**1.     CALL TO ORDER**

Chairperson Valentine called the meeting to order at 6:30 p.m.

**2.     CITIZEN INPUT**

None.

**3.     APPROVE AGENDA**

Motion by Board Member Covart and seconded by Board Member Little to approve the agenda as submitted.

A roll call vote was performed:

Board Member Moore	aye
Board Member Little	aye
Board Member Fetterley	aye
Board Member Bernard	aye
Board Member Hiatt	aye
Board Member Covart	aye
Chairperson Valentine	aye

Motion carried.

**4.     APPROVE MINUTES**

#### **4.01: Approve Meeting Minutes Dated May 20, 2020**

Motion by Board Member Little and seconded by Board Member Covart to approve the regular meeting minutes dated May 20, 2020.

A roll call vote was performed:

Board Member Little	aye
Board Member Bernard	aye
Board Member Moore	aye
Board Member Fetterley	aye
Board Member Hiatt	aye
Chairperson Valentine	aye
Board Member Covart	aye

Motion carried.

### **5. POLICY BOARD BUSINESS**

#### **5.01: Approve Planning Framework for Highway 10 South Planning Area – Riverstone Area**

City Planner Anderson presented the staff report. He stated that the purpose of the case is to provide very high-level policy direction pertaining to a potential development project south of Highway 10 and east of Bowers Drive (portions of the Pearson Farm). This is not a formal application nor official development review. The intent is to provide staff with direction on key policy points to assist staff in reviewing concepts with Capstone Homes, the potential developer. As is commonplace, there will be significant opportunities for ongoing public engagement throughout this process moving forward.

Board Member Moore stated that her main concern would be the preservation of the trees. She asked the type of park that would be proposed, whether it would be a preserve area or whether it would remove trees to install a play park.

City Planner Anderson replied that the parks staff has referred to this as a tree fort park, working with what is out there to create an area for play.

Board Member Hiatt stated that in previous discussions it had been mentioned that Bowers Drive is the longest cul-de-sac in Ramsey and asked if there would be a potential to provide a connection through this neighborhood to improve public safety.

City Planner Anderson replied that there was a virtual workshop to receive high level public input related to tree preservation and density transitioning along with traffic and safety connections. He confirmed that there will be a second access provided for Bowers Drive, noting that the details are still being worked out.

Chairperson Valentine asked the status of the river crossing that was under discussion for some time.

City Planner Anderson replied that Ramsey continues to work with Dayton on that potential opportunity, although that area is not part of this discussion.

Board Member Fetterley commented that it would be nice to have a larger transition buffer, noting that would also help to preserve additional trees. She stated that the goal is to preserve the largest number of native trees possible and would encourage the developer to keep that in mind.

Board Member Hiatt asked if preserving trees above the required amount in code can be mandated or whether that would be a decision of the developer.

City Planner Anderson explained that it would depend upon the request from the applicant. He stated that if the developer requests something, such as rezoning, the City could then negotiate for items such as additional tree preservation. He explained that if a developer came forward with a request that meets all the standards, the City would not have the ability to mandate any additional requirements. He stated that the intent tonight is to provide high level input that the developer can use when further designing their proposal. He stated that the Board could consider encouraging the developer to look at conservation design and how that could be incorporated into plans going forward.

Board Member Covart referenced the buffer and noted that it stops at the larger lots and asked if that would be extended.

City Planner Anderson replied that the buffer is a wooded stand that is owned by the City. He provided background information and noted that there is no intention to extend the buffer past that area. He further clarified that the lots in Pearson Place were purposefully designed to be larger and deeper than the previously existing lots along Bowers Drive to provide more separation between those newer homes and future development of the remainder of the Pearson Family Farm.

Councilmember Menth stated that he likes the buffer and recognized the need for a second connection to Bowers Drive for public safety. He stated that it would be great to preserve some of the wooded area and add a park as well.

Motion by Board Member Covart and seconded by Chairperson Valentine to recommend that the City Council adopt the document as an official, yet nonbinding policy document, and provide support for enhanced tree preservation efforts and other natural resources related guidance to shape future conversations pertaining to Riverstone South, encouraging the developer to preserve as much of the tree stand as possible, encouraging the second connection for Bowers Drive, encouraging incorporation of conservation design principles, to keeping the park as natural/rustic as possible.

A roll call vote was performed:

Board Member Bernard	aye
Board Member Covart	aye
Board Member Moore	aye
Board Member Fetterley	aye
Board Member Little	aye

Board Member Hiatt            aye  
Board Member Valentine      aye

Motion carried.

### **5.02: Consider Draft Landscaping Ordinance Amendment**

City Planner Anderson presented the staff report. He stated that the purpose of this case is to check in with the EPB on the draft ordinance amendment for landscaping standards in the Employment Districts. As a result of the Comprehensive Plan Update, there will be a number of City Code amendments in the coming year and as part of that, staff is looking at overhauling much of the Zoning Code. As can be seen from the draft ordinance, more than just the Employment Districts are being addressed. A new section entitled Landscaping is being proposed and all landscaping standards are being removed from individual zoning districts and moved here. There is a lot of repetition between many of the districts and this will help reduce the overall size of the Zoning Chapter.

Chairperson Valentine stated that he is happy with the progress, noting that it appears the discussion of the Board has been incorporated thus far.

Board Member Hiatt commented that he likes the idea to consolidate landscaping into its own section where it also makes it clear as to the difference in requirements per zoning section.

City Planner Anderson stated that he will continue to work on this and bring it back to the Board in the future, noting that it is not time sensitive.

### **6. BOARD / STAFF INPUT**

City Planner Anderson reported that the timeframe for filings has closed and there is not a need for a primary to be held in August for the City Council elections.

### **7. ADJOURNMENT**

Motion by Board Member Little and seconded by Board Member Covart to adjourn the meeting.

A roll call vote was performed:

Board Member Little            aye  
Board Member Covart           aye  
Chairperson Valentine        aye  
Board Member Bernard        aye  
Board Member Moore          aye  
Board Member Hiatt            aye  
Board Member Fetterley       aye

Motion carried.

The meeting adjourned at 7:20 p.m.

Respectfully submitted,

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Chris Anderson  
City Planner

ATTEST:

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JoAnn Shaw  
Community Development Assistant

Drafted by Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*

Senior Planner McGuire Brigl stated that she reached out to Anoka County about the possibility of a four way stop and the County did not view a four way stop or traffic light as an option at that intersection because of spacing. She stated that the County stated that adding a four way stop at that location could actually make traffic worse down the road.

City Engineer Westby stated that volumes of traffic and pedestrians, along with site constraints have to be reviewed along with a number of warrants. He stated that with these traffic volumes a four-way stop would not be warranted. He stated that a four-way stop could also create a false sense of security for pedestrians.

Senior Planner McGuire Brigl clarified that the trail along Nowthen is in the plan sheets, although she did not present that element tonight.

Councilmember Specht stated that he has been contacted by residents about this proposed project. He stated that he would need to see turn lanes, traffic studies and noise studies included in order to support this project.

Councilmember Heinrich asked for details on the plan review comments and staff letter mentioned in the staff report recommendation.

Deputy City Administrator Gladhill explained that staff provides comments to the developer in multiple sources and provided clarification.

Motion by Councilmember Riley, seconded by Mayor LeTourneau, to Adopt Resolution #20-114 Approving Preliminary Plat for Hampton Homes with the incorporation of one turn lane.

Further discussion: Councilmember Menth asked why only one turn lane is wanted. Councilmember Riley stated that staff suggested only a northbound turn lane. Deputy City Administrator Gladhill stated that the priority of residents is the northbound turn lane. He stated that the southbound turn lane could be addressed during the CR 5 corridor study. Councilmember Musgrove stated that she would have difficulty supporting this because of the proximity to CR 5 and the issues with traffic. She stated that she would prefer to have two turn lanes funded by the developer and therefore would not support this motion.

Motion carried. Voting Yes: Mayor LeTourneau, Councilmembers Riley, Kuzma, and Menth. Voting No: Councilmembers Heinrich, Musgrove, and Specht.

**7.09: Adopt Resolution #20-136 Approving Planning Framework for Highway 10 South Planning Area – Riverstone South**

Deputy City Administrator Gladhill reviewed the staff report and recommendations of the Planning Commission, Park and Recreation Commission and Environmental Policy Board.

Mayor LeTourneau commented that he appreciates Capstone Homes and the landowner for their willingness to come forward with a project like this and the process that they have allowed the existing neighborhood to participate in. He welcomed comments from residents.

Matt Guck, 14583 Bowers Drive, stated that he is a Forestry Technician and spends time both cutting and planting trees. He stated that a piece of forest like this is very valuable. He stated that he chose his home deliberately to live next to old growth woods. He stated that the wooded area really is a remarkable ecosystem and recognized how valuable it is in an intangible way. He stated that wooded ecosystems are easy to destroy but take a long time to build. He commented that there are so few of these wooded ecosystems left and they are exceedingly rare and should be preserved. He stated that this area has already been manipulated to a significant degree and hoped that the remaining ecosystem could be preserved. He stated that he hopes that the City also places value on that as well.

Councilmember Heinrich stated that the Park and Recreation Commission recently reviewed a consideration for a park in the area and asked Mr. Guck's preference on whether he would like the wooded area preserved or whether a park would be preferable.

Mr. Guck stated that he supports an active use park in the woods, as it would establish a place for children to connect to nature. He stated that he also recognizes value of non-active use land and the benefits that it provides. He did not believe the entire wood lot should be made accessible.

Councilmember Heinrich stated that at the Park and Recreation Commission the question was not asked on whether the tree canopy should be preserved rather than an active use playground.

Councilmember Menth referenced a wooded area in San Francisco that is world renowned and stated that Mr. Guck's comments remind him of that.

Sam Sjostrom, 14623 Bowers Drive, echoed the comments of Mr. Guck related to the motivation behind moving to this area. He stated that the tree coverage was a motivating factor as it is not common to suburban residential areas. He stated that if some of trees were lost to the east that would be unfortunate. He appreciated the open discussion and bringing the options to the table as he felt that was encouraging. He stated that he would prefer option two. He asked if the data could be shared related to the precedent for Bowers Drive to have a second access.

Police Captain Frankfurth stated that they always desire a second access into a neighborhood. He commented that there is a good chance that trees could come down in a storm and if there is only one access, it would take longer for emergency services to access the properties. He also provided input on fire safety and circulation of those vehicles. He stated that police can get through trails while fire trucks are larger and have larger turning radius requirements.

Deputy City Administrator Gladhill stated that some complaint data was pulled over the past ten years.

Mayor LeTourneau commented that he lives on Bowers Drive and has enjoyed the tree canopy and unique characteristics of the neighborhood. He stated that he always thought that there would

be development at some point and therefore is not struggling as much as some residents may. He stated that across the neighborhood people are resistant of change but accepting that this is going to happen and are working collaboratively through this process. He stated that everyone loves the tree canopy and would like that characteristic to remain. He stated that the neighborhood has embraced the 12 homes that Capstone brought through the last development. He stated that the existing residents would like the characteristic to remain to the extent possible. He stated that related to the second access, the general consensus is that if the second access has to be there, they would accept it, but no one really wants it. He stated that the overwhelming resistance is against a full access road as they would like Bowers Drive to remain secluded. He stated that the two versions presented today seem to be acceptable. He stated that the most favorable orientation for Riverdale Drive would be to have the eastern most option. He stated that the residents do not want Riverdale Drive to come into Bowers Drive and change addresses. He appreciated Mr. Guck's comments related to tree preservation. He noted that 30 years ago that forest looked much different and continued to change. He commented that the inventory that was completed yielded some great information with very old growth trees that are a valuable amenity for the community. He stated that he would like to see as much of the tree canopy protected as possible, beyond a one-acre park.

Councilmember Specht stated that this is a beautiful area of Ramsey and wants people to be able to enjoy that in a way that respects the residents and the forested area there. He agreed that the forest should be preserved to the extent possible and believed a play area would also be nice.

Councilmember Heinrich stated that she supports the higher density being located near the solar farm as that is not the most desirable view. She stated that she supports the full connection, although she understands the sensitivities to the residents. She commented that public safety is the most important to her. She stated that if the City is going to ask the developer to preserve more trees, would the City then still ask them to build a park. She stated that she would lean towards leaving it as a natural area. She referenced the plan which has a change to the Highway 10 access point and asked if there is concern with the right-in/right-out option if the full connection is provided on the other end.

Police Captain Frankfurth stated that there would be some concerns with a right-in/right-out option depending where it is on Highway 10. He stated that they would at least want a right in for public safety.

City Engineer Westby commented that any time you can remove a median crossover would be a good thing and would be supported by MnDOT. He stated that a right-in/right-out typically does not prove to be a safety issue if there are not accesses in close proximity.

Councilmember Riley stated that he favors larger lots, especially around the edge of existing homes. He commented that this would seem to be a good fit for smaller lots as well. He stated that in terms of street connection, a full street connection is preferable. He stated that whenever there is a discussion related to long cul-de-sacs, Bowers Drive is always mentioned. He stated that creating the second access would be an important connection and did not believe it would open up Bowers Drive as a cut through for the new neighborhood. He stated that there is already a 75-foot buffer discussed, which is larger than many of the lots that would be created. He stated that he is supportive of the direction that this is moving.

Councilmember Kuzma stated that he would support the tiered lot sizes as discussed. He stated that he also agrees with the issue of safety and would support a full connection that could support a fire truck. He stated that he would also be open to exploring preservation of additional wooded acres as that is a great asset to the community.

Mayor LeTourneau stated that the residents of Bowers Drive accept that a second access will most likely be required and are now focusing on how that could be designed to not infringe upon the existing neighborhood but still provide access to fire trucks and emergency vehicles.

Councilmember Musgrove asked if any changes are being made to the land use.

Deputy City Administrator Gladhill explained that this framework would guide those conversations, noting that at some point a rezoning would be necessary. He stated that this is a nonbinding document that provided policy direction that would be implemented in future steps.

Councilmember Musgrove stated that she would like to see what could be done to preserve the tree canopy area but also understands that this is private land and has the ability to develop. She stated that she also likes option two.

Steve Bona, Capstone, stated that the Pearsons own the trees on the property. He stated that Capstone has had success in Ramsey and appreciates working with City staff. He stated that the Riverdale connection to Highway 10 needs to be more known so that they can design their concept with the knowledge of how it connects to Highway 10. He stated that they would propose full park fees and dedication of two acres of trees to be preserved through the park and buffer. He stated that there have been a lot of comments related to tree preservation. He noted that another option would be heavy on park dedication land and lighter on the park fees. He stated that there are 79 acres and they could dedicate eight acres of park that could be all-natural trees. He stated that Capstone also suggested a bonus for the smaller lots which could equate to another two acres, which would be a total of ten acres of park land. He noted that option would not involve park fees but would provide the opportunity to preserve those trees. He stated that if they preserve that ten acres, they lose development area which loses economy of scale to make the development work. He noted that the total tree canopy area is 23 acres. He stated that if they go beyond that ten acres, they cannot make the development work financially because they could not pay for Riverdale Drive and could not pay for landscaping and common areas. He asked for feedback on that tonight so that they could work that into the concept plan and continue to move forward. He stated that they provided the first alignment for Riverdale with access to the west of the buildings.

John Dobbs stated that he has helped the Pearsons for some time and was the developer of Pearson Place. He stated that when Pearson Place was developed there was a joint effort between the neighborhood, planning staff, property owner and developer to finish off Bowers Drive. He explained that the 50-foot buffer was provided as a buffer and acknowledgement that there would be density on the other side of the trees compared to the unique Bowers Drive neighborhood. He stated that he understands the desire to save trees but noted that this is not a new dialogue. He stated that this is about the Pearsons property and their tenure in the City. He stated that the Pearsons are fond of the existing residents and have provided that buffer. He stated that when he

first got involved, they were given an alignment from the City. He commented that Ms. Pearson commented that she did not want Riverdale Drive to go through her living room and staff was great with providing alternative ideas for the alignment that do not go through the Pearson's home or Bowers Drive. He stated that there were neighborhood meetings for Pearson Place which brought forward Riverdale Drive alternative one. He stated that the road alignment could be moved to the east, which would be almost a football field from Bowers Drive. He explained that the Pearsons prefer that alignment because the road impacts the Pearsons and their home along with their businesses. He stated that the Pearsons do not want to have a service road.

Mayor LeTourneau stated that the additional feedback is important as it tells the City there are many things still on the table. He stated that there is flexibility in those topics.

Councilmember Riley noted that each member of the Council had different ideas on some elements and asked for input from staff, as he was unsure the draft motion captures those ideas.

Mayor LeTourneau commented that the framework allows for all of those discussion points to come forward. He stated that the framework was not very clear about the idea of extended tree preservation and suggested that be added.

Deputy City Administrator Gladhill stated that everyone agrees that Riverdale Drive is important and both alternatives should be explored deeper. He commented that the second connection between Riverdale Drive and Bowers Drive needs to happen, whether that is a public road or just for public safety. He provided details on the possible tree preservation options as well. He noted that the framework would provide direction and limit some options compared to the things that have been on the table thus far.

Motion by Councilmember Menth, seconded by Councilmember Kuzma, to Adopt Resolution #20-136 Approving Planning Framework Document for Riverstone South, including the discussion related to tree preservation.

Further discussion: Councilmember Heinrich asked what the language would be related to tree preservation. Councilmember Menth confirmed that he would suggest the language as proposed by staff. Councilmember Specht stated that he likes the idea of no park fees with the higher acreage of preserved trees. Councilmember Heinrich stated that she struggles because one of the options is continuing to explore 20 plus acres of tree preservation. She stated that she would like to work with the developer on a tree preservation plan but was unsure that acquisition of 20 plus acres would be feasible. She commented that there are a lot of variables included in the language provided by staff. Mayor LeTourneau stated that the intent is to provide direction and to let staff and the developer work out those details. He stated that full acquisition of the trees would most likely fall off the discussion pretty quickly as this moves forward. Councilmember Heinrich stated that she cannot support the motion as drafted which includes the full acquisition of the 20 plus acres of wooded area. Councilmember Menth stated that he understands that this would provide direction to the staff to negotiate and work with the developer. He commented that anything between one acre and 23 acres would be on the table for discussion and simply provides flexibility. Deputy City Administrator Gladhill offered an amendment to move this along. He stated that unless the Council is willing to bring cash, the full acquisition would not happen and therefore

suggested that be left off. He stated that the language could be the option shown now and anything more than that. Councilmember Riley stated that he would feel more comfortable removing the full acquisition option. It was the consensus of the Council to remove the full acquisition option of 20 plus acres. The last option should be corrected to reduce park dedication fees in return for additional preserved acres of trees.

Motion carried. Voting Yes: Mayor LeTourneau, Councilmembers Menth, Kuzma, Heinrich, Musgrove, Riley, and Specht. Voting No: None.

**7.10: Adopt Resolution #20-134 Accepting Resignation of the Ward 1 Council Member, Declaring a Vacancy in the Office of Council Member Ward 1 and Calling for a Special Election to Fill the Vacancy**

City Administrator Ulrich reviewed the staff report and recommendation to adopt Resolution #20-134 to proceed with the Special Election Process.

Councilmember Heinrich stated that she has enjoyed serving the community, meeting residents, and having them express their comments to the Council. She highlighted some of the projects and activities that she participated in during her time on the Council. She thanked the residents for the opportunity to serve on the Council, which has been a rewarding experience. She stated that she will be resigning her position effective July 14<sup>th</sup>, which is difficult. She explained that her husband's new job will take them out of the state and therefore she will not be able to serve Ramsey. She thanked the other members of the Council for their continued service to the community.

Mayor LeTourneau extended his gratitude for Councilmember Heinrich's service and everything she has done for the City.

Councilmember Specht stated that it has been an honor to work with Councilmember Heinrich and noted that she has been a great role model on how to serve the residents.

Councilmember Riley commented that he will miss Councilmember Heinrich and Ward 1 will lose an advocate.

Councilmember Musgrove stated that Councilmember Heinrich has been an inspiration and it has been awesome to see her creative thinking.

Motion by Councilmember Heinrich, seconded by Mayor LeTourneau, to Adopt Resolution #20-134 Accepting Resignation of the Ward 1 Councilmember, Declaring a Vacancy in the Office of the Ward 1 Councilmember and Calling for a Special Election to Fill the Vacancy.

Further discussion: Councilmember Menth commented that Councilmember Heinrich is a class act and it has been great working with her. Councilmember Kuzma wished Councilmember Heinrich good luck in her future.

Commissioner Anderson     aye  
Commissioner Gengler     aye  
Commissioner VanScoy     aye  
Chairperson Bauer     aye

Motion Carried.

## **7. COMMISSION BUSINESS**

### **7.01: Review Sketch Plan for Riverstone South; Case of Capstone Homes**

#### **Presentation**

Deputy City Administrator Gladhill presented the Staff Report stating that the City has broad policy discretion as the request requires the approval of a Zoning Amendment (and possibly Comprehensive Plan amendment) due to lot sizes and densities. She encouraged the Commission to provide feedback to the developer as part of the plan development for the next stage in the process known as Preliminary Plat.

#### **Commission Business**

Councilmember Musgrove asked if there would be buffering on the east, adjacent to the solar farm.

Deputy City Administrator Gladhill replied that additional density transitioning buffering is not proposed as it is not required.

Councilmember Musgrove asked if there would be a connection to the ponds under the proposed road.

Deputy City Administrator Gladhill stated that he is unsure if there would be a connection point. He stated that there may be connections between one of the proposed ponds and the infiltration basin. He noted that additional details will be developed as this moves forward.

Commissioner Anderson asked if there are hydrants on Bowers Drive.

Deputy City Administrator Gladhill replied that the closest sewer and water is currently at Lazydays RV, therefore there is not a hydrant on Bowers Drive currently. He stated that this project would bring water to the development site and would bring in hydrants. He noted that a water line would be brought through this corridor and connected to Bowers Drive. He stated that there are no plans to extend sewer and water down Bowers Drive.

Commissioner Anderson asked how wide the streets will be in the development.

Deputy City Administrator Gladhill replied that the at minimum, Pearson Boulevard or Drive should be a typical standard size while the rest of the internal streets would be 29 feet wide, similar to Riverstone North, with parking allowed only on one side.

Commissioner Anderson asked if the entire project would be connected to sewer and water.

Deputy City Administrator Gladhill confirmed that the entire development would be connected to those utilities.

Commissioner Anderson asked if the townhome product would be similar to other homes in Ramsey.

Deputy City Administrator Gladhill stated that this would be similar to the Centra Homes project. He stated that Capstone is currently building this product in the current phase of its existing development.

Commissioner Anderson asked if sidewalks would be required.

Deputy City Administrator Gladhill confirmed that there would be sidewalks on one side of the street.

Chairperson Bauer commented that he lives in Riverstone North and has for two years. He stated that this is the first step in a three-step process, noting that they attempt to address questions and concerns at this step before additional time and funds are invested in the Preliminary Plat step. He noted that a public hearing would be held when the Commission reviews the Preliminary Plat.

Commissioner VanScoy referenced the access, noting that there was a concern for safety and connection. He stated that a full connection was discussed, and he believed was agreed upon. He stated that he sees a trail/vehicle access that is reduced in width and asked for details.

Deputy City Administrator stated that staff acknowledges that it is a sensitive topic and there is concern from the existing residents on Bowers Drive. He stated that the City allowed this situation to occur in years past and is trying to work through that. He stated that they are open to allowing something that accommodates the largest fire department vehicle but would not be open for full traffic.

Commissioner Anderson stated that he agrees that connection should be a public street. He stated that people from the development would not go down that to exit from Bowers Drive. He commented that Bowers Drive is not a private development and is a City street. He stated that he respects those properties and their properties but believes that a secondary access should be provided for emergency vehicles. He commented that should be a City street connection. He stated that the 65-foot-wide lots should be 80-foot lots to meet the R-1 standard.

Chairperson Bauer commented that although this is not a public hearing, he would still provide an opportunity for the developer to come forward to address concerns that were expressed at the open house prior to tonight's meeting.

Tom Bakritges, Capstone, thanked the Pearson family who has entrusted this team to create a special development on their farm homestead. He also expressed appreciation to the staff, advisory

Boards and City Council for their input and cooperation. He identified the existing uses and future guiding on the adjacent properties. He commented that Riverstone South is to mirror Riverstone North. He commented that there will be larger lots would be adjacent the exiting residential with the lot sizes reduced on the other side of the development, adjacent the solar farm. He stated that they will continue to work with the City and Pearson family on the design and connectivity to Highway 10 and the extension of Riverdale Drive. He stated that they will provide a 30-foot buffer area along Riverdale Drive that will be landscaped. He stated that there will be a one-acre neighborhood park with open space and a stand of existing Oak trees. He stated that there will be seven acres of trees preserved and dedicated to the City which will combine with the existing tree buffer. He stated that there will be an additional nine acres of open space, ponding, and basin area. He stated that the Bowers Drive connection is still be discussed and they will support the option agreed upon by the City and residents. He stated that the Capstone customer is typically a first- or second-time home buyer and there is a high demand of this type of product in the market. He stated that this Concept Plan is a result of much communication and coordination between Capstone, City Staff and input from residents, advisory Boards, and the City Council.

Chairperson Bauer asked for a comparison between Riverstone North and South on the mix of housing products and also for input on the demand from homebuyers at this time.

Mr. Bakritges stated that the sales this year within Riverstone North have exceeded their expectations, especially during the pandemic. He commented that interest rates are low and the variety of products within the development provides options for many different homebuyers. He stated that the difference between North and South would be that in Riverstone South, the lots against the preserved trees would be a premium style but would otherwise be similar in product. He stated that the only product that exists in the North that would not be included in the South would be the villas.

Chairperson Bauer commented that the older residents typically live in the villas and young families tend to choose the larger lot homes.

Mr. Bakritges stated that the Capstone developments thrive because they have a mix of buyers and residents. He stated that the design their developments to have people walking around, using the sidewalks and trails.

Commissioner Anderson asked if the 55 foot lots would be detached villas.

Mr. Bakritges clarified that those would be single-family homes as the villa product will not be included in the South.

Josh Fuerick, 14573 Bowers Drive, stated that the tree preservation area is an extremely ecologically unique area and feels that the developer has done a great job of considering that. He believed that it made sense to have the 65 foot lots in that area. He stated that he manages HOAs for townhomes and believed that the Commission should be asking where snow storage would occur. He commented that should be a consideration for all developments that are HOA maintained which would prevent snow from having to be hauled offsite.

Chairperson Bauer asked if these streets would be publicly maintained.

Deputy City Administrator Gladhill commented that as of now all the streets are proposed to be public, but that could change for the detached townhome section of the development as this moves forward.

Mr. Fuerick explained that his comment was related to driveway snow removal and storage for that snow. He encouraged the Commission to think about that element in all development projects.

Chairperson Bauer stated that in his development the snow from his driveway is piled into his yard.

Commissioner Anderson asked if Mr. Fuerick would support the 65-foot lots instead of the 80-foot lots.

Mr. Fuerick confirmed that he supports the 65-foot lots as he believes it makes sense and that the developer has taken the tree preservation into consideration. He believed that additional preserved trees are a sufficient tradeoff for the 65-foot lots.

Jeff Johnson, 4540 Bowers Drive, stated that when there was first discussion about Capstone building the 12 additional homes, there was never a mention of the piece of City owned land. He stated that there was never discussion of a roadway connection and believed that is fixing a problem that does not exist. He stated that he does not need the Commission or the City to review his calculated risk. He stated that he lives in the floodplain and pays higher insurance rate for that and because of the distance from a fire hydrant. He stated that everyone that purchased on Bowers Drive took that risk willingly and to be isolated from other development. He stated that Bowers Drive was able to support the 12 additional homes and did not want to see the City attempting to fix a problem that does not exist. He stated that there is not one incident where an emergency situation occurred, and the City services were not able to access. He stated that 95 percent of the residents on Bowers Drive reject the road connection and asked the City to take that off the table.

Chairperson Bauer commented that the decision to obtain the property for a roadway connection was obtained when the 12 homes were constructed. He stated that they are now discussing whether that connection is necessary.

Deputy City Administrator Gladhill stated that in 2016 they were attempting to be flexible with the design and should have been more specific in the plan set as to the potential future street connection. He noted that the information was disclosed in the 2016 presentation.

Mr. Fuerick stated that the concern of the Bowers Drive residents is not with traffic from the new development. He invited the Commissioners to come down Bowers Drive and see the pedestrian activity from the Bowers Drive residents. He stated that the entire road is tree lined and therefore if there is a storm that causes a tree to go down, they will deal with it as many residents have chainsaws. He stated that if the developments are connected, that will significantly increase the pedestrian traffic, which will impede the enjoyment of the Bowers Drive residents and their ability to drive down the road safely.

Mr. Johnson stated that there are no streetlights on Bowers Drive and therefore if the pedestrian traffic is increased that will cause a safety issue. He stated that one thing will lead to another, beginning with fixing a problem that does not exist that will cause other problems.

James Wadey, 14447 Bowers Drive, stated that there have been many studies that show crime rates increase when a cul-de-sac is opened as it provides criminals with increased opportunity to leave the neighborhood. He stated that he would be concerned with having a road that comes along the side of his property that would allow others to access his property.

Chairperson Bauer urged the residents to continue to raise their concerns over the roadway connection with City staff, as the decision will be made prior to the Preliminary Plat step. He stated that there should be additional input from public safety staff as to why they pushed for that connection.

Senior Planner McGuire Brigl stated that a written comment was provided from the property owner at 14435 Bowers Drive, noting that the property owner was not made aware of the potential road when they purchased their property.

Councilmember Musgrove asked the plans for Bowers Drive and whether there would be a connection planned to 142<sup>nd</sup> Ave NW.

Deputy City Administrator Gladhill stated that there is another dead-end road and therefore it would seem a logical solution to connection those roads, but City staff is aware that would cause more objection. He stated that City staff has heard loud and clear of the unique character of Bowers Drive and therefore public safety felt that this connection would be a good compromise.

Mr. Bakritges explained that at the June meetings it was agreed upon to preserve about 10 percent of the wooded area, which they did, by switching out the 80 foot lots with 65-foot lots. He noted that has been supported by the Bowers Drive residents and the Council because of the additional tree preservation that would be provided.

**7.02: Consider Resolution #20-164 Granting a Conditional Use Permit (CUP) for Team Packaging at 14799 Jackal St Suite 400 in Bunker Lake Industrial Park (Project No. 20-123)**

**Presentation**

Chairperson Bauer noted that there was not sufficient time to provide notice for a public hearing and therefore the Planning Commission was asked to review and provide input with the public hearing to be held at the City Council meeting.

Senior Planner McGuire Brigl presented the Staff Report stating that staff recommends that the Commission recommend approval of the Conditional Use Permit for Team Packaging for outdoor storage with a public hearing at the next City Council meeting.