

**CITY COUNCIL SPECIAL WORK SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey City Council conducted a City Council Special Work Session on Tuesday, October 17, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Mark Kuzma
Councilmember Chelsee Howell
Councilmember Debra Musgrove
Councilmember Michael Olson
Councilmember Chris Riley
Councilmember Dan Specht
Councilmember Matt Woestehoff

Also Present: City Administrator Brian Hagen
Planning Manager Todd Larson
Community Development Director Stephanie Hanson

1. CALL TO ORDER

Mayor Kuzma called the City Council Work Session to order at 6:30 p.m.

2. TOPICS FOR DISCUSSION

2.01: Zoning Code Update

Planning Manager Larson reviewed the Staff report concerning the zoning code and zoning map updates.

Councilmember Riley stated that he does not approve of this map as he does not approve of less than 80 feet lots. He noted that it seems like they are going about this the wrong way. He shared that he would be in favor of changing the Comprehensive Plan.

Mayor Kuzma asked how this would work with the Met Council.

Planning Manager Larson reviewed the Comprehensive Plan map. He shared that every 10 years the Met Council puts together their system statement which is basically a vision for the entire Twin Cities area. He explained that they look at growth and other factors and divvy up the growth amongst all communities and every city is allocated a number of how many units they should anticipate over the next 20 years. He noted that it is then up to the cities to figure out what they would like to do with these units. He stated that the City set aside very little land for higher density housing and because of this, a lot of the units that were allocated fell onto the low density category. He explained that if more spots were set aside for higher densities then there would be less spots

that they need to put in the lower densities. He added that a lot of the other communities have a MUSA line running through them and have a lot more high and medium density lands designated.

Councilmember Specht noted that something unique with Ramsey is how they have differentiated the more rural side of the City to keep it with larger lots. He stated that this is what a lot of residents expect. He noted that the larger lots should be kept in one area and then consolidate lots towards the COR.

Councilmember Howell agreed with Councilmember Riley. She asked if any cities have ever challenged the Met Council on their recommendations.

Planning Manager Larson explained that when these system statements come out there is an opportunity to work with the Met Council on these numbers. He shared that Lake Elmo had issues with this in the past and what they did is designate areas of the city to still have the rural character and put density in other areas.

Community Development Director Hanson shared that she has had experience in working with the Met Council on many occasions for comprehensive plan amendments. She reiterated that the City will need to have areas that they can designate as higher density to make up for the areas that they will be switching to more rural areas.

Administrator Hagen asked when the Met Council calculates density if they go on the lower or the higher end of the projection.

Planning Manager Larson stated that it would be the lower number of the range. He stated that the COR is calculated at five units per acre as the range is five to 75 units per acre. He added that as things come into the City the Met Council tallies these things against the totals to make sure that they are still within their ranges. He stated that the Norhart and Centra Homes proposals will help these numbers.

Councilmember Woestehoff noted that these are still what he would consider low density residential even at the 65 foot lots. He said if they want to go down this path it seems like they will need to do some higher density somewhere else in the City. He noted if this is the goal, there are a lot of areas that are currently zoned light industrial that could be rezoned to high density. He shared that a major concern of his is affordability. He noted that the average home cost in Ramsey has increased over \$100,000 since he started on the Council. He shared that these values are growing more than they need to be as the City does not have enough affordable housing. He asked if they did want to do a comprehensive plan amendment to have this change go from three to four lots per acre to two to four lots per acre what the process would look like.

Community Development Director Hanson explained that Staff would need to sit down with the Met Council to determine their support of something like this.

Mayor Kuzma shared that he lives in a neighborhood with a 55 foot lot with an HOA that handles most landscaping for him. He stated that this works out very well for him. He noted that having a range of all sorts of housing is something that would benefit the City.

Councilmember Musgrove agreed with Councilmember Riley and added that she met with Staff regarding this concern. She noted that she is more in favor of looking for potential areas where they could make high density to see if this would satisfy some of the concerns of the Met Council. She stated that the area that is designated to go high density is over a swamp. She added that there are other factors involved in the cost of housing increasing and it is not just because the City has not built enough houses. She stated that she would be willing to look at areas that could be potential for adding some high density housing. She added that she does not see the area off of Highway 47 being developed for high density very quickly.

Councilmember Riley noted that changing the COR zoning would not really help with this.

Planning Manager Larson explained that they can discuss this with the Met Council to see if there is a benefit of just doing a change in the COR.

Councilmember Riley added that this area has changed a lot over the last few years. He noted that where the townhomes are going in was originally meant to be big box stores.

Councilmember Howell shared her frustration with the Met Council being more focused on density rather than affordability. She added that tiny homes should be something that can be considered which would give people property and a house that they could afford. She asked if there is a limit on how tall they can go with buildings in the City.

Planning Manager Larson stated that the Met Council puts the density numbers and leaves it up to the cities to determine what this housing would look like. He noted that they could look at high rise apartment buildings or they could do tiny home villages.

Councilmember Howell shared that if they were to pursue a project like a tiny home village she would like the Met Council to work with them on the number of density requirements, understanding that this is an affordable option that they are providing for people.

Planning Manager Larson explained that right now in the zoning code the minimum house size is 745 square feet; however, this could be reduced. He stated that a lot of cities have put these kinds of communities in as they do not want to have trailer parks in their city and would rather have something with more substantial construction.

Councilmember Woestehoff said that they could lower the threshold for house footprints and have large setbacks on each side of the house to make it fit into place to shrink the buildable lot size.

Councilmember Specht asked if there was anywhere south of Highway 10 where they could fit some of this high density housing.

Planning Manager Larson explained that this exercise is implementing the comprehensive plan. He added that they are keeping all of the densities in the comprehensive plan and using the zoning as a tool to implement this. He stated that if they are looking at areas that are currently zoned commercial or lower density residential and want to change it to high density residential then it

would have to go through the comprehensive plan update process which would take a long time to update. He noted that the next comprehensive plan is due in 2028 and they will start working on this in 2026.

Councilmember Woestehoff asked if they removed the R-1B on Brookside and the R-1C in the Nowthen area if it would still meet the spirit of the comprehensive plan.

Planning Manager Larson explained that there would need to be commitment that when a smaller lot area comes in it would get approved and be built. He stated that if they only have one place designated for this, they would have to hope that it is enough to offset this and make the total number work.

Councilmember Musgrove stated that there have also been concerns from the Planning Commission with some lots that are not a good size for a house as they would run into easements and other things. She noted that there may be some concerns for the size of these lots with the density that they are able to achieve.

Planning Manager Larson explained that the lots she is referring to were 65 foot lots that abutted the wetland, which ended up looking a lot smaller than the lots next to them. He added that this lot still met all of the requirements and the other lots were just larger than the minimum.

Councilmember Musgrove added that property owners may not know that this is a wetland.

Mayor Kuzma asked what is needed from the Council to move forward.

Planning Manager Larson shared that he needs direction on updating the text and the zoning map.

Mayor Kuzma stated that it seems that there is consensus to reduce the density down to two lots per acre rather than three.

Councilmember Riley shared that it appears that is what other cities have done.

Planning Manager Larson stated that in order to do this there will need to be a comprehensive plan amendment.

Community Development Director Hanson added that they will also need to identify areas in the City where they will be picking up some of the density otherwise this will not be approved by the Met Council.

Mayor Kuzma asked if Staff could figure out how much they needed to transfer and where it could be transferred to.

Community Development Director Hanson suggested that she and Planning Manager Larson first meet with the Met Council to make sure that they would support this. She stated that if they do not have the support of the Met Council then this will not be approved.

Councilmember Riley asked that Community Development Director Hanson and Planning Manager Larson be strong advocates of the City's position.

Councilmember Musgrove asked about the urban reserve areas that are east of Highway 10. She asked why they are putting these areas in the urban reserve category.

Planning Manager Larson explained that the comprehensive plan has a staging plan in it which designated the growth over the next 40 years to be towards the end of the 40 year period. He stated that this identifies the areas that are within the MUSA but are areas that they are not targeting for development currently. He added that the expectation is also that these areas will not be hooked up to services. He explained what happened with the North Brook Meadows property where they wanted to develop the land that was within the MUSA but the utilities were not going to be put out there for years. He added that this gave the developers a false expectation that they had developable property.

City Administrator Hagen added that these developers met with Staff and asked when the utilities would go in which would not be happening for years. He stated that this urban reserve adds another layer of protection for the City to not have to spend money on infrastructure before the City has the funds to do so.

Councilmember Musgrove asked if it protects them in some ways and in others it counts against them as they cannot designate this as medium or high density.

Planning Manager Larson explained that the numbers come from the comprehensive plan and the zoning code implements this. He noted that the urban reserve talks about when the time comes that the utilities are there the Council can rezone it to whichever zoning district is in conformance with the comprehensive plan.

Councilmember Musgrove asked if it still works against the numbers while it is not being developed as they cannot tell the Met Council that this is potentially high density.

Planning Manager Larson reiterated that the comprehensive plan is the underlying land use plan.

Councilmember Woestehoff added that the property right next to the urban reserve is zoned for medium density anyway.

City Administrator Hagen explained that if they wanted to change the densities in this area there would need to be a comprehensive plan amendment at that time. He stated that they cannot go from urban reserve to any residential zoning, it would have to go to whatever it is guided for in the comprehensive plan.

Councilmember Musgrove asked if there is an underlying designation for the urban reserve that counts towards the comprehensive plan numbers.

Planning Manager Larson said yes.

Mayor Kuzma asked if Staff is comfortable changing the language to the MUSA reserve from the urban reserve.

City Administrator Hagen said yes. He added that Staff will meet with the Met Council and talk about the plan to submit a comprehensive plan amendment to regulate and adjust some of the existing or approved developments in the COR. He asked if there are any areas that they would like to adjust from commercial in case they are not meeting the numbers required. He noted that they had previously discussed the land that is north of the solar farm which is guided for commercial use.

Planning Manager Larson added that the Lord of Life property with the Presbyterian Homes proposal is still pending. He noted that it is currently zoned and guided for various densities of residential; however, it is more than what it is currently guided for. He explained that they will need to do a comprehensive plan amendment for this site for around 100 more units. He stated that Presbyterian Homes told Staff to leave this be for now so he is not sure if they are not looking to move forward with this or if they will deal with it after they have everything that they need to start working on an actual site plan.

Councilmember Riley asked if they are already looking to make a comprehensive plan amendment and this potential change would be favorable why not just make the change now.

City Administrator Hagen stated that if they changed this now and added more high density then this would give more rights to the developer to put in more high density down the road, which Council may not like as much as the Presbyterian Homes proposal.

Councilmember Woestehoff shared that he would be more in favor of focusing on the north side adjacent to the COR area as there does not seem to be a lot of very good walking or bike paths safely across Highway 10 if they put anything to the south of it.

City Administrator Hagen asked if the commercial property east of Ferret and west of Armstrong fall under the mixed use category of the COR and would there be benefits of changing this to a mixed use. He asked if the mixed use minimum should increase based on actual projects that they have seen.

Planning Manager Larson said yes. He noted that this land is currently designated as commercial and some is mixed use. He stated that the only people who are inquiring to do anything in this area are for retail use.

Councilmember Woestehoff stated that he would not mind some high density designation south of Highway 10; however, it would feel better to have this closer to the COR.

Planning Manager Larson stated that a lot of the areas south of Highway 10 are in the MRCA that does have a height limitation. He noted that a three story building would likely be feasible but a lot of apartment buildings these days are four or five stories tall.

Councilmember Woestehoff asked if the MRCA district covers the entire area of the Mississippi River. He noted that there is a tall apartment complex right off of the river in Champlin.

Planning Manager Larson shared that he believes they have an urban river designation in that area.

Mayor Kuzma asked if they have everything that they need to move forward.

Planning Manager Larson explained that in order to move the zoning code updates forward they need to have a map that would accompany this.

Councilmember Woestehoff explained that in order to make the zoning code updates there must be a map that goes along with it and the current map is reflective of the current comprehensive plan. He stated that if they wanted to make these zoning code changes then they would have to have a map to go along with it that would match the comprehensive plan. He noted that they could table this discussion for a few months or move forward with a comprehensive plan amendment.

Planning Manager Larson stated that this is a good time of year to adopt the comprehensive plan as this is a slower time of the year. He added that they would want to adopt this before the construction season begins. He noted that if they are comfortable with all of the commercial changes then this could be adopted as proposed and then they could put a moratorium over everything residential.

Community Development Director Hanson asked if they would want to make the 65 foot lots that Councilmember Riley shared concerns with 80 foot lots. She noted that Staff would still be able to work with the Met Council during this time.

City Administrator Hagen asked how long a comprehensive plan amendment takes.

Community Development Director Hanson said it can take six months to a year.

Planning Manager Larson added that they will likely have to give the surrounding communities time to respond.

Community Development Director Hanson asked the Council to get the zoning map to a point where they would approve it as part of the zoning code.

Councilmember Riley suggested changing the R-1B and R-1C to R-1A for the land that has not yet been developed.

Planning Manager Larson asked about the area on Bunker and if they would like to rezone this area. He noted that this area is on the market, and he has received many phone calls on it.

Councilmember Specht asked what is around this area.

Councilmember Riley noted that this area is surrounded by the lake.

Councilmember Specht asked if this is where they are going to put the higher density.

Planning Manager Larson noted that density and zoning are two different things. He noted that they would be taking the same number of units but consolidating it into one area.

Councilmember Specht asked if the phone calls that have been coming in for this area have been from businesses.

Planning Manager Larson shared that the listing for the property is for 17 acres; however, many of those calling in do not realize that a lot of the area is wetlands. He noted that they would not be able to develop all 17 acres of land. He stated that the way that the comprehensive plan is guided does not identify this area to have open space and units were assigned to it. He noted that this area would still pass the density test with the Met Council; however, the form that it would take would not necessarily be a single family lot. He added that if someone were to build an apartment on this lot it would have to be a very small apartment building or an assisted living facility. He stated that there could also be a few row homes on this lot.

Councilmember Specht asked if someone would be able to drain the wetlands to have more buildable area.

Planning Manager Larson explained that this is one of the most photographed water bodies in town.

Councilmember Musgrove asked if they could have an apartment building with adequate parking in this area.

Planning Manager Larson explained that they could have a small or underground parking structure.

Councilmember Riley stated that if this land is for sale then he would not want to limit it and say that it is zoned something different if there is already interest.

Planning Manager Larson stated that it would be a very awkward spot for any kind of 80 foot lots as the County would not allow anymore driveways so the driveways would have to be shared. He added that they would also not want a public street that would be very strangely shaped in this area in order to meet the frontage requirements. He noted that a builder would have to be very creative in their design on this lot. He explained that they would also need to bring sanitary sewer to this area which could be costly and would not make sense to do for just a few lots.

Councilmember Specht said that he would be fine with allowing a different use in this area to make it more open to development.

Planning Manager Larson shared that he has been encouraging those who have shown interest in the lot that they would have to be creative to figure out something that would work and make sense in this area. He asked if the Council had any other recommended changes to the text.

Councilmember Woestehoff added that he would be in support of removing the heliport section.

Councilmember Musgrove agreed.

Councilmember Riley asked if the Planning Commission and Staff could handle this without it being a part of the zoning code.

Planning Manager Larson shared that if someone comes forward and wants a heliport then they can deal with that at the time of the request.

Councilmember Musgrove mentioned the utility scale windmills which are only allowed in the landfill. She stated that she would like to have this section removed.

Councilmember Woestehoff asked why she wanting this removed.

Councilmember Musgrove shared that she is not sure how many windmills someone could try to get in the landfill area. She stated that this is also very close to Sunfish Lake which is not much different than being in proximity to the MCRA with regard to wildlife. She added that there are a lot of eagles that live within this area. She stated that this area is also very close to residential. She said that there are studies that show that these windmills are not good for residential areas due to interruptions. She added that part of the quality of life in Ramsey is geared around some of the rural and nature areas and she does not think these windmills would be necessary to have in this area.

Councilmember Riley asked if the landfill would support this. He shared that he has heard that putting footings could be a problem.

Councilmember Musgrove stated that if they have this in the zoning code and someone comes in later to put these in then they would have to allow it.

City Administrator Hagen shared that Connexus is still planning on moving forward with their solar farm on any flat land. He stated that the landfill had also said that they did not want anything on top.

Councilmember Musgrove added that she did not think they would be able to put anything on top of the landfill but potentially on the side. She stated that if it is not allowed in the MRCA then it should not be allowed in this area as well as it is not much different.

City Administrator Hagen asked if this was an item that had to be allowed somewhere in the City.

Planning Manager Larson said no and if they removed this, they would just be striking what is in the code today.

Councilmember Howell recommended striking the utility-scale altogether as there is a lot of research that supports this killing wildlife and causes health issues for people. She noted that she does not see this as an asset to the community.

Councilmember Specht agreed.

Councilmember Riley asked if this would be striking all of 331.

Councilmember Woestehoff stated it would strike 331b and 331c.

Councilmember Musgrove asked about all new businesses being required to have bicycle racks. She stated that she does not know if all new businesses need to have bicycle racks. She noted that if a business wants to put up a bicycle rack, then they can.

Planning Manager Larson stated that businesses in general do not mind adding bicycle racks in as they would rather spend a small amount of money on this rather than someone having to chain their bike to a tree or a light pole that could cause damage. He stated that this is more conducive for employees and customers who choose to bike into town.

Councilmember Howell asked if the private sector would be able to solve this on their own. She stated that she is not sure about the City mandating bike racks.

Planning Manager Larson stated that this part of code is left very open and can just be a very simple bike rack which does not cost much in the grand scheme of a new building. He noted that this could be a private sector decision; however, the same thing could be said about most things in the zoning code.

Councilmember Musgrove asked if they could change the word 'shall' to 'may' and then put a section that stated that businesses can share bike racks amongst themselves, this way not every business would be required to have a bike rack. She asked if the main entrances off of Sunwood already have bike racks.

Planning Manager Larson stated that a person who is riding a bike is not going to spend a lot of time searching for a bike rack and if it is around the back of a building and in an inconvenient spot then they will not use it and it would be a waste of money as they would rather just tie their bike up to a post, which is not where the City would like people to put their bikes.

Councilmember Woestehoff stated that he would be in favor of leaving this in the zoning code as is.

Councilmember Howell suggested changing this to say that all non-residential uses may provide a bike rack near an entrance to the building.

Community Development Director Hanson stated that if they change the language to say 'may' then they should just strike the section as a whole since it would no longer be a requirement.

Councilmember Woestehoff stated that he does not support striking this.

Councilmember Musgrove asked if there are any businesses that are currently non-compliant with this.

Planning Manager Larson stated that there are plenty of businesses that do not have bike racks; however, this requirement would be for any new businesses moving forward.

Councilmember Howell shared that she thinks this is overreaching.

Councilmember Specht asked if a lack of bike racks is a big problem that is being seen and if they are getting complaints.

Planning Manager Larson explained that this could go along with the addition of trails. He noted that people who would be using these trails may be riding their bikes into town to go to businesses and may not just be using the trails to ride their bike and go home. He stated that this would allow people not to worry about where they will put their bike if they do go into any of the businesses in town.

Mayor Kuzma asked the Council if they were in favor of keeping this requirement or removing it.

The Council was in support of removing the bike rack requirement.

Councilmember Musgrove asked about the requirements for removing the abandoned or unused wind energy conversion systems (WECS) being 12 months and suggested that they be required to remove them after six months of being abandoned.

Planning Manager Larson explained what is currently in code for this. He noted that they took out parts of this that dealt with what deems the system as being abandoned. He stated that he is not sure if they would need a demolition permit for this.

Councilmember Musgrove stated that 12 months is a long time to leave something like this abandoned. She thinks that six months is more of a reasonable timeframe.

Planning Manager Larson noted that they will not know if solar panels are operational or not so this is something that would be hard to enforce. He added that the other way that they would be able to notice that it was not operational is if it were broken which would then fall under nuisance code.

City Administrator Hagen explained that if there is a home that has solar panels on the roof and they unplug them and stop using them, Staff would not know whether or not the solar panels were in use or not.

Councilmember Musgrove stated that she is not sure if this even needs to be in the code if this issue could be resolved with the nuisance code.

Councilmember Riley shared that he was more concerned about this from a different perspective as these can turn into toxic waste rather than being removed. He noted that there is a cost to removing these and abandoning them could be dangerous. He stated that if it has not been used for

12 months then it would have to be removed otherwise it could turn into a cost problem.

City Administrator Hagen stated that if the City becomes aware of it then they could remove it, but if it is generally being kept up and they are not aware of it then it would be hard to enforce.

Councilmember Riley stated that he did not think that the City would go out and test to see if they have electricity but would rather just enforce this when they become aware that it is no longer in use.

Councilmember Musgrove agreed. She asked if there is any way that they would be able to contact an electricity company to know whether or not the solar panels are in use.

Planning Manager Larson stated that he is not sure that they would want to do that.

Councilmember Olson asked if the nuisance code would handle the toxic waste issue.

Planning Manager Larson said yes as long as something is causing a nuisance. He explained that there are many vacant houses in the City that are well kept and do not look like vacant homes; however, there are other homes that are vacant but not well kept making those homes a nuisance. He reiterated that the issue would be how these solar panels are kept up.

Mayor Kuzma asked if Council would like to keep this section in the code.

Planning Manager Larson stated that they can remove this.

Councilmember Howell asked if this is removed if they would also remove the language on the in-ground source heat pump systems or if this would be considered different.

Planning Manager Larson stated that section could also be removed.

Councilmember Musgrove asked if these points concerning the non-functional and non-operational and the expense of the owner are all included in the nuisance code.

City Administrator Hagen stated that the nuisance code is scheduled to come forward and can be addressed then.

Councilmember Howell asked about the EV charging stations. She asked if the parking spots that are labelled at EV are restricted for only electric vehicles and if this also applies to City owned parking spaces.

Planning Manager Larson said yes. He shared that the complaints that they hear are that people with non-electric vehicles are parking in the electric vehicle only parking spots. He noted that the signs in the parking lots for these EV parking spots are really just suggestions and are not enforceable.

City Administrator Hagen asked if they would become responsible for this from a code enforcement standpoint.

Planning Manager Larson explained that there is a separate section in the code for parking that they could add this to and work with the Police Department on enforceability. He added that he has not seen anything in State statute that can enforce any other type of parking other than handicapped parking.

Councilmember Howell shared that she likes the idea of business owners being able to do what they want to do and restrict this parking if they wish. She noted that if the taxpayers are paying for the spots that the City owns then she does not think that they should restrict the City owned spots.

Councilmember Woestehoff noted that this sounds like a policy change rather than a code change.

Planning Manager Larson explained that this was put into code because when electric vehicles started being used, some cities considered the charging stations to be the same as gas stations. He explained that this was then changed as these spots are not gas stations.

Mayor Kuzma asked if they are pulling this item from code.

Planning Manager Larson stated they will be pulling section B.

Councilmember Riley stated that under COR 1, the code reads that most parking will be done in parking structures. He noted that this is not true and the City is not having these parking structures. He added that he would like this section to be removed. He also mentioned that the code states that each block in this area should contain at least two of the differing uses. He noted that they do strive for this but he does not think they need to make this a rule.

Planning Manager Larson explained that COR 1 is the center of the COR area right around City Hall. He noted that a lot of these items will be policy decisions. He noted that there are going to be areas that are not as convenient to the parking ramp. He added that the old COR framework likely had a lot more office and business use than what is there today. He stated that they are likely going to be seeing a lot of mixed use in these areas.

Councilmember Woestehoff stated that he is not opposed to removing this section. He noted that one of the reasons he likes this is because when the City provides a parking structure or there is one available, it allows for Sunwood to stay the main street. He stated that without a parking structure people will be relying on service lots, which he does not like in the COR area as it is not an appropriate use of square footage. He stated that he is not in favor of removing this section; however, he also does not want to build another parking ramp.

Councilmember Specht asked if there is a map that shows what COR 1 is versus COR 2.

Planning Manager Larson showed these areas on the map.

Councilmember Musgrove stated that there were originally four proposed parking ramps which then became three. She noted that these are not in COR 1.

City Administrator Hagen stated that there is a parking ramp proposed north of City Hall and showed the area on a map.

Councilmember Specht added that they may not need to add this parking structure right away as it may not be needed currently but if they were to add a community center or a splash pad it may be needed. He noted that he would be okay removing this section of the code.

Planning Manager Larson noted that the code does not specify that this would be a publicly owned parking structure.

Councilmember Specht added that this would not stop someone from buying a parking structure it just would not require it.

Councilmember Riley asked if the City ensures that there are at least two uses in every block.

Councilmember Woestehoff stated that if they remove this then an apartment could be in COR 1 and have no other use.

Planning Manager Larson explained that this helps to reinforce the retail components.

Councilmember Specht asked if developers have been intimidated by this since any development would have to have two uses.

Planning Manager Larson stated that there are some things that are coming that are including a second use.

Councilmember Riley shared that he has heard that apartments do not like including a secondary use.

City Administrator Hagen explained that there has not been an interest in leasing out the retail space of these apartments right away; however, the apartment aspect could still make the project work. He added that the framework is for the long term vision, which is to get some retail along Sunwood.

Planning Manager Larson explained that the next steps would be to have Staff update this as it will be a completely new code to remove all strike through items.

Mayor Kuzma shared his appreciation for all of the work that was done on these updates as it will save the City a lot of money.

Planning Manager Larson added that once this is updated there will be other codes that will come forward for review, including the nuisance code, signage code, subdivision code, and others.

City Administrator Hagen stated that these codes have not been gone through in a very long time.

Planning Manager Larson added that they will be contacting the Met Council.

Councilmember Musgrove thanked Planning Manager Larson for his hard work on this. She stated that she would appreciate having a chance to look through the final code document without all of the distractions of the different colors and the strike through items. She added that it may be helpful to go through the updates to the additional codes with the Planning Commission before bringing them to the Council.

Planning manager Larson explained that the other codes they will be reviewing will go through the Planning Commission before coming to the Council.

Councilmember Musgrove suggested bringing the code updates to Council in smaller pieces rather than all at once.

City Administrator Hagen asked if there will be public hearing associated with the next code update.

Planning Manager Larson said yes.

City Administrator Hagen stated that it may be helpful to have the Council review these before they go to a public hearing.

Planning Manager Larson shared that the sign code can also be discussed with the EDA.

Councilmember Riley stated that if there is anything in these codes that Staff thinks the Council should weigh in on then this should be discussed early on in the process. He added that he is hopeful for a good response from the Met Council on their requests.

Planning Manager Larson noted that the Met Council is in a pretty good spot right now and they are more helpful than they have been in the past.

The consensus of the Council was to direct Staff to meet with the Met Council to determine if they would support adjusting the proposed comprehensive plan amendment, and to make changes to the discussed sections of the code pertaining to WECS, bicycle racks, parking structures, and areas of the COR.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

Mayor Kuzma asked if there was an update to the status of the train station.

City Administrator Hagen stated that he can give an update to this at the next Council meeting.

5. ADJOURNMENT

The Special Work Session of the City Council was adjourned at 8:12 p.m.

Respectfully submitted,

Brian S. Hagen
City Administrator

ATTEST:

Katie M. Schmidt
City Clerk

Drafted by Ava Rokosz
TimeSaver Off Site Secretarial, Inc.