1. Open Meeting And Welcome
2. Roll Call
3. Approval Of Agenda
4. Approval Of October 23, 2018 Minutes
   Documents:
   MINUTES PC10-23-18.PDF
5. Open To The Public
6. Public Hearings
7. New Business
   A. Rush Line BRT Update – Community Advisory Committee Representative (S)
      Documents:
      ITEM 7A.PDF
   B. Municode Tutorial
      Documents:
      ITEM 7B.PDF
   C. Reschedule Regular January 2019 Meeting
8. Old Business
   A. DRAFT 2040 Comprehensive Plan Update – Review Comments
      Documents:
      ITEM 7C.PDF

9. Reports
   A. Council Liaison
   B. Planning Commissioners
   C. Staff

10. Next Regular Meeting: December 19, 2018

11. Adjourn Meeting
REGULAR MEETING
OF THE
VADNAIS HEIGHTS PLANNING COMMISSION
OCTOBER 23, 2018

OPEN MEETING

Chairperson Joseph Stumph called the Regular Meeting of the Vadnais Heights Planning Commission to order at 7:00 p.m. on October 23, 2018.

ROLL CALL

Joseph Stumph, Chairperson Present
Dave Anderson Present
Linda Bigelbach Present
Edward Caillier Present
Brian Carnes Present
Evan Cordes, Vice Chair Present
Martin Jokinen Present
Curt Coper, First Alternate Present
Jerry Moynagh, Second Alternate Present

Also present: Nolan Wall, Planning/Community Development Director; Kevin Watson, City Administrator; Kendra Lindahl, Consulting Planner; Erich Hartmann, City Attorney; Jeff Melchoch, Cable Producer.

APPROVAL OF AGENDA

Upon motion by Commissioner Cordes, seconded by Commissioner Jokinen, it was "RESOLVED, to approve the October 23, 2018, Regular Meeting Agenda, as presented."

Ayes – 7  Nays – 0

The motion carried.

APPROVAL OF MINUTES

Commissioner Bigelbach noted a change was needed on Line 230 correcting the Council Liaison to Council Member Urban.

Upon motion by Commissioner Cordes, seconded by Commissioner Jokinen, it was "RESOLVED, to approve the minutes of the August 28, 2018, Regular Meeting as corrected."

Ayes – 6  Nays – 0  Abstain – 1 (Carnes)

The motion carried.
CONSIDER PROPOSED REVISIONS TO THE JUNE 26, 2018, MINUTES

Planning/Community Development Director Wall said staff was proposing revisions to the June 26, 2018 minutes to include additional discussion, correct some minor typos and change vote tally from 5-3 to 4-3 on line 667. He noted the principal changes concerned discussion regarding the proposed Aster Meadows project at Lines 415-445.

Upon motion by Commissioner Carnes, seconded by Commissioner Bigelbach, it was

“RESOLVED, to approve the June 26, 2018, Regular Meeting Minutes as amended.”

Commissioner Caillier asked why the amendment is being proposed. Planning/Community Development Director Wall said that the proposed amended minutes are the result of comments made by the public that some of the discussion was not recorded and staff also noted some typos.

Ayes – 6  Nays – 0  Abstain – 1 (Anderson)

The motion carried.

OPEN TO THE PUBLIC

Chairperson Stumph opened the floor to the public at 7:03 p.m. for questions and comments on items not on the agenda.

No one wished to address the Commission. Chairperson Stumph closed the meeting to the public at 7:03 p.m.

PUBLIC HEARINGS

A. Case 18-012: Tyr Development, LLC, Rezoning, Planned Unit Development, Site Plan, and Preliminary Plat at 4107/4085 Centerville Road (Aster Meadows Apartments)

Planning/Community Development Director Wall introduced Kendra Lindahl, Consulting Planner with Landform, who presented the request from Tyr Development, LLC for a Planned Unit Development (PUD) as an alternative to standard zoning on properties greater than five acres. The process that allows for flexibility in exchange for additional benefits to the City. She described the project and provided a presentation with detailed background information on the site. She also explained that the applicant is requesting the following approvals to construct a multi-family residential development on the subject property:

1. Rezoning from Residence Three (R-3) to Planned Unit Development District (PUD)
2. PUD for a multi-family residential development.
4. Preliminary Plat.

Ms. Lindahl explained the property is guided by HDR (High Density Residential) and zoned R-3 (Residence Three) with a large wetland in the western portion of the site and the bulk of the project will be located on the east side of the property adjacent to Centerville Road. She said the
site totals 23 acres with several parcels proposed to be combined to create three new parcels; two parcels for the proposed development and one out lot. She noted that portions of the site are being farmed and it includes a greenhouse, farm buildings, and a vacant single-family dwelling. She explained that the proposed project includes two 70-unit three-story apartment buildings for a total of 140 units which would have a central shared access from Centerville Road with surface and underground parking under each building. Ms. Lindahl said the complex would include studio, 1- and 2-bedroom units with a mix of size and rents ranging from $1,000-2,000/month with high-end common area amenities such as a coffee bar, fireplace, exercise space, tot lot, plaza/gathering space, walking path and a potential connection to the trail on County Road F. She stated that apartments are an allowed use in the R-3 Zoning District permitted by a Conditional Use Permit (CUP), but the applicant is requesting a PUD to allow some flexibility that would meet the policies and goals of the City with no requested change to land use designation. She said the PUD zoning district allows: flexibility from density issues; provides for better housing opportunities; provides for creative solutions; and is warranted due to the large wetland, in exchange; and allows the City the opportunity to request additional items. She noted that all discussions have been based on the standards of the underlying R-3 Zoning District which would allow apartments with a CUP. She further summarized that the minimum base lot size is 9.46 acres under the R-3 standards and that the applicant is proposing 16 gross acres so they exceed the minimums and provides credits for underground parking and other density bonuses. As a result, the minimum base lot size is further reduced to 7.5 gross acres. She noted that the net density provided by the proposed development is 25.8 units/acre and that the Comprehensive Plan limits density within the HDR designation to 9-22 units/acre. She explained how the City Code allows for flexibility from the required density standards, based on certain circumstances to be reviewed by the Planning Commission and City Council.

Ms. Lindahl explained that the proposed development is 84% open space so there is a lot of buffer and she described the physical characteristics of the site that minimizes potential disturbance of natural areas. She also reviewed the building height averages and flexibility for the interior lot line for both buildings and the parking area. The building meets all setbacks. She explained that the proposed landscaping will provide additional buffering to the home located to the north of the site and that the Development Agreement would have several conditions. She outlined the active recreational space provided on-site and said the remainder would be around the perimeter with the bulk as a wetland complex and would serves as a recreational purpose, but that the intent of the 10% requirement was not fully met. She noted that the developer would still have to provide park dedication in full as cash in lieu of land as no park was being developed and outlined other conditions recommended by the Park, Recreation and Trails Commission.

Ms. Lindahl stated the biggest issue is the proposed density and while it complies with R-3 zoning district standards, it is not in compliance with the density standards allowed in the Comprehensive Plan. She referenced the City Attorney’s letter that outlined where the City has discretion, which is what the developer is requesting. She reviewed the 13.5 acres of open space included within the proposed development that includes the wetland complex, building heights that are lower than PUD requirements, and the proposed architecture of the proposed project. She further noted no brick or stone is included on the proposed buildings and that staff are recommending that be revised as a condition.
Ms. Lindahl spoke about the proposed landscaping plan with 161 overstory trees provided and nine specimen trees preserved on the site. She expressed that staff have some concerns about the locations of the preserved trees being too close to the construction zone and that has been addressed as a condition. She further described the proposed landscaping and berming planned along the north property boundary line to provide screening from the adjacent use and that the owner shall continue maintenance of the berm through perpetuity. She noted that the applicant is requesting flexibility from the minimum planting size for one tree species, based on the nursery recommendation, and that the proposed parking lot islands percentage complies with the Code requirements. Ms. Lindahl outlined the limited parking lot lighting and described the building lighting in detail along with the proposed security camera system and light shielding. She also outlined the proposed signage plan that includes both a development sign and address/directional sign. The development sign near the driveway entrance requires flexibility from the size standards, which is acceptable because of the number of buildings. She further described the specifics of the preliminary plat request and the two parcels. She concluded by summarizing the proposed flexibility within the PUD and the additional conditions that are being recommended.

Scott Haupt, Consulting Engineer with SEH, described the infrastructure of the proposed development and the connection into current facilities that were planned to accommodate future growth. He said water would be served off the Centerville Road connection and that two services are proposed for each building, one for fire suppression and one for drinking water. He further described the on-site private storm system, surface ponding, and the Watershed Management Organization (WMO) and Minnesota Pollution Control Agency (MPCA) standards with items such as rate control, addressing suspended solids, and the need to address any area that is not grass to treat and retain on-site through infiltration chambers. He said the WMO requirements are met and that they reviewed the drainage report and conditions were recommended to address the inspection and maintenance of the underground chambers to ensure compliance for perpetuity. He noted the proposed development is compliant with the applicable wetland buffer standards.

Mr. Haupt outlined traffic impacts and turn lanes, existing traffic volumes of 8,400 vehicles/day on Centerville Road and 3,700 vehicles/day on County Road F. He said that the existing intersection has a three-way stop and turn lanes. The traffic plans have been reviewed by Ramsey County. He noted that they would anticipate 5-6 vehicle trips per day per unit with 140 units of 762 vehicles/day or one vehicle/minute during AM/PM peak hours. He stated they are proposing only one access onto Centerville Road and that the County had no concerns with the project but would require a new southbound right turn lane onto Centerville Road into the proposed development.

Chairperson Stumph opened the public hearing at 7:48 p.m.

Tom Truhler, 4157 Centerville Road, shared a map of his home and Bridgewood Park and outlined the impact of this project on his home. He said he would not have purchased this townhome if he had known of the proposed project and explained how he attended several neighborhood group meetings to help get a petition against the initial project circulated that resulted in the developer withdrawing their application. He asked how the rezoning occurred in the first place and said he has started a new petition to get the site rezoned back to R-2. He has gotten 250 signatures. Mr. Truhler commented on the difficulty in getting documents from staff to do research on this project and shared the Reflections on the Lake publication that described
the farmland in the City from 1975-2005 and made comments on how former administrators saw
development go from farming to business but did not feel that apartments fit aesthetically in this
neighborhood. He noted there had been no attempts to construct apartments before and commented on the previous proposed developments that have been attempted and suggested that
the developer again withdraw the application. He said that this project doesn’t fit aesthetically in
the neighborhood, and for Mr. Stalland to make a profit, it has to be big enough, and it’s too big
for the property. He shared comments on terms used throughout the staff report that allowed
changes such as flexibility, rezoning, alternative, consideration, reasonable, discretion, and
conditional constraints, and asked the Commission to use a high level of discretion to simply
deny the application in its entirety as there are more reasons to say no than yes. Mr. Truhler said
he is not trying to harm either the applicant or the property owner but this project does not fit. He
suggested these apartments should be constructed closer to the City Center as that location would
provide residents access to businesses, 35E, restaurants, and public transportation. He then
commented on Mr. Wall’s previous comments about how it is assumed there will be a market
correction in the future which may slow down luxury apartment development trends and how the
City may miss the opportunity to add this type of housing stock to the community. Mr. Truhler
asked that the Commission not approve the request and encouraged the developer to immediately
withdraw their proposal or develop one that fits the neighborhood and the City’s history.
Chairperson Stumph asked Mr. Truhler to submit his materials to the City Council.
Remy Bourne, 4136 Thornhill Lane, deferred his public speaking time to Feryle Borgeson.
Gary Skunberg, 4141 Thornhill Lane, said he chose his townhome after four years of looking
and said he was happy until the past year because of this project.
Feryle Borgeson, 4140 Thornhill Lane, said he has been a resident for 24 years and thanked staff
for the well-designed zoning chart. He shared comments on decreased property values because of
the location in a nice quiet neighborhood and how he has never seen a project like this in a
residential area. He said this type of project needs to be near a shopping area to allow residents to
walk to the stores or by a college for students. He commented on State Statute and the required
economic impact statement and asked why all City officials and employees do not have to
complete the form.
Patricia Youker, 883 Evergreen Court, commented on environmental impacts and potential
traffic flow patterns. She said Lambert Creek runs adjacent to County Road F past the proposed
site and is part of the Mississippi headwaters and how the wetland drains into Lambert Creek.
She shared comments on the City’s drinking water being sourced from Vadnais Lake and others
sources with the Vadnais Lake treatment facility as groundwater. She shared how the creek had
been placed on DOD 3’s impaired waters list as it no longer meets standards for E-coli
contaminant and shared a report that listed current pollutants. Ms. Youker commented on how
81% of contaminants come from urban stormwater runoff such as from roofs or collects on
pavement areas and said that the bacteria loads are well over standards and there needs to be
reduction standards for retention pond retrofits, etc.. She stated storm sewer outfalls have not
been inspected and the illicit discharge is currently unknown and stated pollution prevention
should be the first consideration on this site. Ms. Youker said she is not opposed to development
but is opposed to the environmental impact by this type of housing and talked about traffic
patterns and the flow as Highway 96 and Centerville Road are already congested and this
development would put undue strain on an already busy intersection. She said there aren’t enough traffic controls in place to control the flow and asked that the Aster Meadows project be denied for this location.

Chairperson Stumph asked Ms. Youker to provide a copy of her information to the City Council.

Chad Lang, 3973 Centerville Road, shared comments regarding property value loss as he is very close to the proposed site. He said while there would be tax dollars generated he prefers the semi-rural feel of the City and is opposed to the project.

Lloyd Hansen, 4079 Alpine Avenue, shared an aerial view of the site with his home 800 feet away. He said he placed a down payment on his home seven weeks ago and was unaware of the project coming back. He commented on the flexibilities that are in reality variances and encouraged denial of this development.

Greg Martz, 858 East County Road F, shared concerns about property values, traffic, and storm sewer capability and said he does not want to see the project built and asked the City to listen to the people who are here.

Gail Maudal, 4185 Centerville Road, said she moved here one year ago. She made two points: 1) The Plan says an attempt will be made to save nine specimen trees as well as the 160 large diameter trees which may be destroyed and that she believes a different type of development could help save these trees. She said that this development is not appealing because of the dark charcoal and brass color scheme, which is different from other buildings in the area.

Richard Robinson, 4197 Thornhill Lane, asked how many Planning Commission members were part of the Commission when the dome project on Highway 61 was approved and asked the Commission not to make the same mistake again that could cost the City money and its bond rating or at least create an eyesore.

Karol Underwood, 4187 Centerville Road, said she and her husband moved into their home five years ago because of the beautiful land in the back with birds and wildlife and shared concerns about the public access by youth to a nature trail they are proposing just north of their home. Ms. Underwood asked the Commission to say no to the project.

Kim Westerholm, 4450 Oakhurst Avenue, concerns about setbacks and emergency vehicle access as there will be regular fire calls at this complex. She said while she knew the rural community would change and grow, an apartment complex this close to homes does not work and should be placed in the City Center instead.

Ron Pierson, 4015 Alpine Avenue, explained how a heavy rain event 21 years ago resulted in runoff from their development and caused water in the basement of a property owner that had to be addressed and corrected. He said this shows that when original construction and planning is done you cannot always foresee the future with environment and runoff. He also commented on the need to consider emergency access off County Road F.

Ashley Wilke, 3531 Centerville Road, said while she is a new homeowner she is not a new resident to the City. She expressed her disappointment with how she learned about the proposed development and suggested that a compromise be found by working together.
Erik Goebel, 952 Heritage Court E, said the project is neither an asset or a liability and high-density housing such as this is good if in a walkable area or near transit and stated new residents will walk and spend money in our City and that this project was located in an area not near anything and therefore a liability. He asked that the Commission, please deny this proposal.

Elaine Anton, 4171 Centerville Road, said she loves the City and their home as it is near nature and wildlife and said the apartment complex does not belong in our neighborhood.

Gary Eddy, 4144 Thornhill Lane, said he purchased his townhome in the area five months ago because of the rural area and shared concerns about light and noise pollution as well as property value impacts and encouraged the Commission to vote against the project.

William Mulroy, 4087 Thornhill Lane, asked the audience to demonstrate their support for the project by standing and no one stood.

Ron Garceau, 3453 Centerville Road, said Vadnais Heights is a beautiful community and wants to stay that way. He said he has nothing against Mr. Urban or the developer, but that the Commission should deny this project.

Gerhardt Pareigat, 4146 Thornhill Lane, said he worked at 3M for 34 years and spent many years looking for a place to retire, which he found in Vadnais Heights - his paradise. He said this project would take the spirit of his neighborhood away from him and his family and asked the Commission to reconsider.

Troy Kunze, 500 Bear Avenue North, shared his support of the Urban family but said he is against the proposal.

Mr. Truhler said a tragic accident was the impetus for the traffic lights at County Road 96 and Centerville Road and that a Ramsey County traffic study should be demanded because he would not want to see another tragic accident occur as a result of this development.

Dave DeJarlais, 4223 Centerville Road, said the market research on proposed residents of this complex being young professionals and retirees is not realistic because he believes young professionals and retirees would prefer to be near downtown or in a one-level home. He shared a map of County Road 96 and Centerville Road that he had drawn that showed lack of outlets in the area and asked what is being planned 5-10 years from now. He shared a map showing how Stockdale Road has 3-4 ways to access the freeway and this development would not. He commented on the traffic impacts during construction and asked why there are not two exits onto Centerville Road.

Chairperson Stumph asked Mr. DeJarlais to submit his map to the City Council.

Linda Wigdahl, 1059 Greenhaven Drive, said she drives Centerville Road each day and experiences back-ups now and asked the Commission to consider voting against the project because it would bring more traffic and pollution to the area and is not good for the community.

Lloyd Hanson, 4709 Alpine Avenue, shared how he came to City Hall to learn more about the project and complimented Mr. Wall on his well-done explanation, adding this was the same builder as Conifer Ridge on County Road D and asked the Commission to look at that project.
He spoke about the possibility of increased number of residents with roommates and said that could happen here as well.

Ling Becker, Executive Director of Vadnais Heights Economic Development Corporation (VHEDC), said the VHEDC has been promoting economic vitality for 35 years and has seen lots of business investment in the City. She recalled the new medical uses and restaurants and the community’s disappointment when Festival closed and the need for another grocer. She said change is challenging but can be good when it brings convenience of retail and medical services. Ms. Becker said they have done substantial business surveys which show the need for more workforce housing that provides a better housing mix with the current 2.9% unemployment rate. She said various housing types are good for all communities and was the reason it was included in the Comprehensive Plan. Ms. Becker said businesses are interested in increasing the number of residents in the City and that 140 households is significant traffic for businesses as they will live, work and shop in the community. She shared how she personally spends a lot of time in the City and how she works to serve the community well.

Mr. Truhler agreed with Ms. Becker’s report and said there is a need for economic development but just not in this location.

Dan Tilsen, G-Cube Engineering and Land Planning, responded to some of the questions raised during the public testimony, stating they listened and considered the neighborhood’s input last time and redesigned the project with less stories, more trees preserved, reduced number of units, and the parking lot on the interior and not seen from the road. He said the project fronts both Centerville Road and County Road F, as sprinkled, and will be state of the art in design. Mr. Pilsin applauded the neighborhood for being so involved and said as a former Planning Commissioner in his community he understands both sides of a project such as this.

Teresa McCormack, CRW Architects, reiterated how they are working through the community concerns and agreed with the consultants’ points regarding materials. She said the project was proposed on the fringe road right next to the highway and that density was addressed by the consultants and staff and stressed the importance of including ADA-accessible housing as a ready-made product to the community.

No one else wished to address the Commission, Chairperson Stumph closed the public hearing at 9:08 p.m.

Commissioner Bigelbach said the Commission has received a lot of information and thanked the public for their input. She said she learned some facts that she was previously unaware of and while she is not in favor of this project, she would like more time to look at all of the information and is not prepared to make a decision this evening.

Commissioner Moynagh stated the importance of ensuring that the City has proper housing choices in the City and said that he appreciates the preparation and comments from the neighborhood but said the result is about property rights. He said the revisions made by the developer are good and accommodates the wishes of the neighborhood and while he was not a voting member of the Commission this evening he believes the project would contribute to the tax base and lowers taxes which increases property values of homes. Commissioner Moynagh said he lives near the proposed development and appreciated the reduction from five stories to
three and the trail connections. He stated while there would be more cars, county roads are
designed to move traffic with the expectation of more cars and that this project would increase
that capacity from 50% to 55% capacity. He said the project needs to include the brick accents
and that the 140 units will help the small businesses, adding our role is to ensure a good end-
product that may encourage others to improve their homes. He said he supports the project.

Commissioner Caillier said the proposal falls under the City’s existing Comprehensive Plan and
relates to the existing zoning that has been in place for 7-8 years. He said he appreciated the fact
that the developer made modifications from the previous proposal to decrease density and
request less deviations. He said he was sensitive to all viewpoints and had reviewed all the
information and had a reasonable sense for what it all means and is reluctant to consider
approving the project for all the reasons brought forward.

Commissioner Cordes asked how far the developer was from an approved use versus the PUD.
Ms. Lindahl outlined the components that could have been done to avoid the PUD consideration
that included acquiring more land to make the density in the Comprehensive Plan comply, the
planting of 2.5-inch trees and eliminate the common lot line.

Upon motion by Commissioner Caillier, seconded by Commissioner Bigelbach, it was
"RESOLVED, to recommend denial of Ordinance 730 for Rezoning, Planned Unit Development,
Site Plan, and Preliminary Plat requests, as presented by staff, based on the finding of fact
that the flexibility being requested as part of the Planned Unit Development process is not justified
and the proposed project is an unreasonable development of the subject property, including any
additional findings as determined by the Planning Commission.

Commissioner Cordes said he spent a lot of time reviewing all the comments both here and on
social media and said he did not think this was much different from other complexes in other
communities. He said without the PUD there would be no oversight or direction to include
amenities such as a dog run, brick, or overstory trees and that if the project is denied we could
eventually get a less favorable plan with less oversight and that he believed the best route would
be to support the project and include controls now. He will vote in favor of the apartments and
against the current motion.

Chairperson Stumph said he lives near the development and that Vadnais Heights is a unique
community only 10 minutes from St. Paul. He said he believes there is a need in this community
for transitional housing. He said he did not support the Garceau project in the past but does
support this project as he believes that renters would stay 3-4 years and move out of the City or
purchase a home in the City. He said these will be higher-end rents and can see this project
working well in the City with the outlined parameters. Chairperson Stumph said he believed this
was a viable project and there is a need for this type of building and that he will be supporting
the project.

A member of the audience inquired about addressing the Commission. City Attorney Erich
Hartmann shared comments on the formal hearing process set forth under state law and how this
is not a debate. He said no one should speak unless recognized by the Chair and the Planning
Commission is acting in a quasi-judicial capacity and that the public comment period was closed
and how the Chair has the ability to remove people if necessary.
Commissioner Cordes requested a point of personal privilege regarding not being able to share the Mayor’s comments by proxy and said he would get an opportunity to vote at the City Council meeting, adding that the Commission has not yet completed their debate. Chairperson Stumph agreed.

Commissioner Carnes said the process is outlined by State Statute and that the PUD allows flexibility and that the City needs this type of housing. He said the project is in a good location at two county roads and said while the Garceau project was proposed at an angle this is a straight shot to Centerville Road at a controlled intersection. He said there are many intersections that are worse and that is a county road and shared comments about trying to limit access points and how the property is zoned for this use with the PUD providing even more control by the City. He further commented on Mr. Truhler’s calculations on land sales for the Urban family and how the PUD will allow for brick façade and parking lot location. He noted a that the City does not get its water from Vadnais Lake but from the aquifer.

Commissioner Anderson said he lives relatively close to the proposed project and is sympathetic to traffic pressures, but the site seems to be the best fit for this type of project. He said leverage exists that provided redesigns to the project already and the opportunity to identify problems and address them now.

Commissioner Cordes thanked staff for their work on responding to the residents’ concerns throughout this process.

Ayes – 2 (Bigelbach, Caillier) Nays – 5 (Stumph, Carnes, Cooper, Cordes, Jokinen)

The motion failed.

Upon motion by Commissioner Jokinen, seconded by Commissioner Carnes, it was “RESOLVED, to recommend approval of Ordinance 730 for Rezoning, Planned Unit Development, Site Plan, and Preliminary Plat requests, as presented by staff, based on the following findings of fact:

1. The proposed use is allowed within the underlying Residence Three District and is consistent with the goals/policies and future land use designation of the current Comprehensive Plan.
2. The proposed development assists in meeting the City’s forecasted population/household projections, will help support local businesses, and increase the tax base.
3. The proposed development provides for a housing option that currently does not exist in the community and supports current market trends.
4. The proposed development is consistent with the purpose and intent of the Planned Unit Development District by encouraging zoning flexibility that enhances the project without negatively affecting surrounding land uses, natural resources, or the public.
5. The flexibility being requested as part of the Planned Unit Development process is justified and allows for reasonable development of the subject property.

Subject to the following conditions:
1. A Development Agreement between the applicant, and all others with interests in the subject property, shall be entered into with the City, to be recorded at the applicant’s cost
with the offices of the Ramsey County Recorder and/or Register of Titles, prior to issuance of a Building Permit.

2. Building and Demolition Permits shall be submitted for administrative review/approval, prior to commencement of any construction activities on the subject property.

3. Construction shall be completed and ready for occupancy according to the approved plans and specifications within one (1) year following issuance of the Building Permit, unless within that time an extension is granted by the City Council.

4. A Fire Certificate of Occupancy shall be obtained annually from the Fire Department by the responsible party, in compliance with the City Code.

5. Driveway and Right-of-Way Permits shall be submitted for review/approval by the Ramsey County Public Works Department, to be provided to the City as part of the Building Permit.
   a. The access location shown on the revised site plan is acceptable and will not require modification of the southbound right-turn lane at the Centerville Road/County Road F intersection.
   b. A right-turn lane will be required for the new access. This can be addressed as part of the access permit process.

6. A Sign Permit shall be submitted for administrative review/approval, prior to any sign(s) being installed on the subject property.
   a. PUD flexibility is granted to allow one 20 square foot sign where 16 square feet is permitted.
   b. The 2nd sign located in the parking lot must comply with the ordinance standards for a directional address sign.
   c. The plans must be updated to ensure compliance with the 5-foot setback from the property line.

7. The applicant shall revise the plans to comply with Park, Trail and Commission recommendations, which include:
   a. The applicable park dedication fee, in lieu of land, shall be paid prior to the issuance of any permits for commencement of construction activities on the subject property.
   b. An off-street trail connection along County Road F to Centerville Road shall be constructed and coordinated with Ramsey County.
   c. Marked crosswalk signs shall be installed in the off-street parking lot to aid in safe pedestrian movements to the tot lot/plaza area.
   d. Fencing shall be installed around the tot lot.

8. Ordinance 730, rezoning Lots 1 and 2 of Block 1 of the proposed Preliminary Plat from R-3 to PUD, shall become effective upon filing of the Final Plat.

9. If construction of the proposed development has not commenced within twelve (12) months from effective date of Ordinance 730, the City Council shall consider commencement of proceedings to rezone the subject property back to the original classification, in compliance with the applicable procedures and with notice to the property owner/applicant.

10. The parking as proposed is adequate, however, a portion of the parking in the front of the building shall be marked as visitor parking. The final plan shall be submitted for review and approval by staff.

11. The applicant shall provide cross access and maintenance agreements for the shared drive aisles, parking and common areas as part of the development agreement.

12. The proposed nature trail connection on the subject property to the existing off-street trail to Bridgewood Park along the wetlands shall be a mowed or wood-chip surface and located
to cause minimal disturbance or removal of existing vegetation, to be reviewed and
approved by the City Engineer and VLAWMO.

13. Existing noise from Interstate 35E is assessed and reasonable mitigation measures shall be
included as part of the proposed building’s construction, as referenced in the MnDOT

14. Ground-mounted mechanical units and building utility areas shall be adequately screened
by plant material and/or fencing and shall not obstruct fire department connections or
hydrants, to be administratively reviewed/approved as part of the Building Permit.

15. A revised landscape plan must be provided to:
   a. rock, mulch, wetland buffer and sod areas and details for these improvements
   b. update the materials list on the table and plan to match
   c. The Spring Snow Crabapple is an understory tree and must be replaced with an
      overstory tree to provide a minimum of 161 overstory trees.
   d. The landowner documents must contain a provision to ensure maintenance of the
      north perimeter landscaping in perpetuity.

16. PUD flexibility is granted to allow 1.75-inch trees where 2.5 is required for the Armstrong
Maples.

17. Existing vegetation proposed to be preserved shall be done so in compliance with the
applicable requirements of Chapter 20.020(2)(5)(h) of the City Code. Hand digging may be
required to protect the trees in the construction zone.

18. An outdoor recreation/activity space(s) shall be provided on the subject property that meets
the needs of children of all ages, including playground equipment. Additional details about
the tot lot and plaza area must be submitted for City review as part of the development
agreement.

19. The developer shall provide a diversity of building materials that includes the meaningful
addition of stone, brick, and similar other materials to provide visual interest and break up
building massing. Revised elevations shall be submitted for City review as part of the
development agreement.

20. If dogs are allowed in the buildings, a fenced off-leash dog area is required within the
proposed development. Any off-leash area that’s visible from the right-of-way shall be
screened. Details about dog ownership shall be addressed in the Landowners Agreement.

21. Trash/recycling containers housed within the building’s underground parking garage are
only permitted to be stored outside on a temporary basis to be emptied.

22. Trash/recycling containers shall be provided around the exterior of the development for use
by residents and visitors.

23. Light fixture details shall be provided for review and approval by the City.

24. Drainage and Utility Easements of ten feet on the front yard and five feet on each side yard
of Parcel B (Lot 1 and Lot 2, Block 1) (as noted on the proposed Preliminary Plat) shall be
dedicated to the City, to be filed at the applicant’s cost with the offices of the Ramsey
County Recorder and/or Register of Titles, prior to issuance of a Building Permit.

25. The landowner’s association documents must be submitted for review by the City.

26. The plans sheets have a number of inconsistencies between sheets. The plans must be
updated to address all required conditions and ensure consistency between plan sheets.

27. A Final Plat shall be submitted for staff review and City Council approval within two (2)
years from the date of approval of the Preliminary Plat, to be recorded at the applicant’s
cost with the offices of the Ramsey County Recorder and/or Register of Titles, prior to the
issuance of any permits for commencement of construction activities on the subject
property.
28. Compliance with the conditions included in the MnDOT letter, dated May 11, 2018 and October 4, 2018.
29. Compliance with the conditions included in the Consulting City Engineer’s memorandum, dated October 16, 2018.
30. Compliance with the conditions included in the Fire Chief’s memorandum, dated October 2, 2018.
31. Compliance with the conditions included in the VLAWMO memorandum, dated October 15, 2018.

Commissioner Cordes suggested two more changes regarding the number of outdoor parking spaces now at 140 outdoor spots and suggested 70 be removed and converted to greenspace or recreational space.

Upon motion by Commissioner Cordes, seconded by Commissioner Anderson, it was “RESOLVED, to recommend an amendment to approval of Ordinance 730 for Rezoning, Planned Unit Development, Site Plan, and Preliminary Plat requests, to remove 70 stalls and convert that space to green or recreational space.”

Commissioner Carnes said he is concerned that 70 is a little light with a total of indoor and outdoor stalls at 210 for 140 units. Planning/Community Development Director Wall said the potential ratio was two stalls per dwelling unit, as required by the Code, which would now be approximately 1.5 stalls per unit. He suggested the developer continue the discussions with the City Council as to the appropriate reduction that still accomplishes the goal as a reasonable reduction of off-street parking to increase recreational space and suggested if parking is a challenge that area could be converted to off-street parking to avoid unintended consequences of needing additional parking.

Commissioner Cordes agreed the 70 stalls could be a recommendation that would be confirmed with the developer once properly calculated and agreed to accept Mr. Wall’s proposed revised condition based on his previous statements as part of an additional proposed condition to the original motion.

Ayes – 4 (Carnes, Cordes, Anderson, Stumph) Nays – 3 (Bigelbach, Caillier, Jokinen)

The amendment passed.

Mr. Truhler commented from the audience on the proposed changes that were occurring in order to approve the proposed project. Chairperson Stumph outlined the Planning Commission’s role in this process and that the Planning Commission is an advisory board to the City Council.

Upon motion by Commissioner Jokinen, seconded by Commissioner Carnes, it was “RESOLVED, to recommend approval of Ordinance 730 for Rezoning, Planned Unit Development, Site Plan, and Preliminary Plat requests, based on the findings of fact with conditions, including the additional condition regarding a potential reduction of the proposed off-street parking stalls.

Ayes – 5 (Stumph, Carnes, Cordes, Cooper, Jokinen) Nays – 2 (Bigelbach, Caillier)
The motion carried.

NEW BUSINESS
None.

OLD BUSINESS
None.

REPORTS
A. Council Liaison
Council Liaison Urban was not present.
B. Planning Commissioners
None.
C. Planning and Engineering Staff
Planning/Community Development Director Wall recapped current construction projects including Midwest ENT that opened October 15 with a grand opening to be held soon and said that progress on the Spire Credit Union development is moving forward with completion before year-end. He noted the City Council adopted the new City Code that becomes effective November 1. He stated this was a long process that resulted in the City Code being posted online and will make the Code more user-friendly for staff, residents and businesses and easily searchable. He concluded that the Draft 2040 Comprehensive Plan is still out for review by adjacent cities with the comment period ending mid-December.

Upon question by Commissioner Bigelbach, Mr. Wall stated the Aster Meadows Apartment project would be before City Council for the second public hearing as soon as November 20. He said the public hearing would be fully noticed.

Chairperson Stumph thanked staff for their work on this proposal.

NEXT MEETING
The next Planning Commission meeting will be held on November 27, 2018.

ADJOURN MEETING
Upon motion by Commissioner Cordes, seconded by Commissioner Anderson the meeting was adjourned at 9:50 p.m.

Respectfully submitted,
Cathy Sorensen, TimeSaver Off Site Secretarial, Inc.
Memorandum:

TO: Chair Stumph and Planning Commission Members

FROM: Nolan Wall, Planning/Community Development Director

DATE: November 27, 2018

SUBJECT: Rush Line BRT Update

Recommended Commission Action
No action required. Staff and members of the Community Advisory Committee will be presenting an update on the Rush Line Bus Rapid Transit project.

Background
The Rush Line Bus Rapid Transit (BRT) Project is a proposed 14-mile transit route with stops between Union Depot in Lowertown Saint Paul and downtown White Bear Lake (see attached map).

Bus rapid transit was selected in 2017 as a result of a Pre-Project Development Study. The preferred bus rapid transit route follows roadways and a dedicated guideway to be co-located with the Bruce Vento Regional Trail through the portion of the route that utilizes the Ramsey County Regional Railroad Authority right-of-way.

The current phase of work includes:
- Environmental review
- Preliminary engineering
- Station area planning
- Communication and public engagement

For more information, see the County’s webpage:

https://www.ramseycounty.us/residents/roads-transit/transit-corridors-studies/rush-line-brt-project

Attachment(s):
- Rush Line BRT map
Memorandum:

TO: Chair Stumph and Planning Commission Members
FROM: Nolan Wall, Planning/Community Development Director
DATE: November 27, 2018
SUBJECT: Municode Tutorial

Recommended Commission Action
No action required. Staff will give an overview of the new City Code using the Municode online application.

Background
Per City Council action, the new City Code took effect on November 1, 2018.

Municode will be hosting the online version of the City’s Code. The Code will now be accessible on any device (computer, tablet, or smartphone). Users will be able to print, save (in Word format), or email sections of the Code. Municode has a powerful search platform that enables users to search quickly and move throughout the search results without clicking “back” to a search results page.

The City Code can be accessed at:

http://www.municode.com/resources/gateway.aspx?productId=15578
Memorandum:

TO: Chair Stumph and Planning Commission Members
FROM: Nolan Wall, Planning/Community Development Director
DATE: November 27, 2018
SUBJECT: Reschedule Regular January 2019 Meeting

Recommended Commission Action
Approve rescheduling the regular meeting to Tuesday, January 29th.

Background
Due to City Council scheduling needs for swearing in newly elected positions, staff anticipates that their January meetings will be rescheduled to the second and fourth Tuesdays (1/8 and 1/22). Since January has five Tuesdays next year, staff is recommending that the Commission’s regular January meeting be rescheduled to the 29th.
Memorandum:

TO: Chair Stumph and Planning Commission Members

FROM: Nolan Wall, Planning/Community Development Director

DATE: November 27, 2018

SUBJECT: 2040 Comprehensive Plan Update
Preliminary Affected Jurisdiction Comments

Recommended Commission Action
Staff recommends the Commission review the attached comments from affected jurisdictions and recommend any revisions to the DRAFT 2040 Comprehensive Plan for City Council consideration.

Background
The Planning Commission conducted a public hearing on May 22 meeting and recommended that the City Council distribute the DRAFT Plan for review by affected jurisdictions (see the attached minutes). The City Council conducted another public hearing on June 4 and authorized distribution of the DRAFT Plan (see the attached minutes).

Staff sent out the attached letter on June 15 notifying affected jurisdictions that the DRAFT Plan was available for review and comment. The required six-month review period expires on December 15. In order to comply with the December 31 deadline, the City Council will be considering action to authorize submission of the FINAL Plan to the Metropolitan Council at the December 18 meeting.

The comments received as of November 21 are attached for your consideration. The DRAFT Plan is available for review on the City’s website:


Attachment(s):
- 05/22/2018 Planning Commission minutes
- 06/04/2018 City Council minutes
- Affected Jurisdiction Table
- Affected jurisdiction and public comments received, as of 11/21/2018
Subject to the following conditions:

1. A Development Agreement shall be entered into by the applicant and all others with interests in the subject property, with the City, to be filed at the applicant’s cost, with the offices of the Ramsey County Recorder and/or Register of Titles, prior to issuance of a Building Permit.

2. Color and architectural treatments on the canopy and new entry shall be consistent with approved plans. No other color changes have been reviewed or approved as part of this application.

3. A Building Permit shall be submitted for administrative review/approval, prior to commencement of any construction activities on the subject property.

4. No signage has been approved as part of the proposed requests in this case. All proposed signage must comply with the applicable sign standards of Chapter 24 and additional standards in Chapter 18 of the City Code. A Sign Permit(s) shall be submitted for administrative review/approval, prior to any signage being installed on the subject property.

Ayes – 5  Nays – 0

The motion carried.

Chairperson Stumph noted the Council would consider this request at their June 5, 2018, Council meeting.

B. Draft 2040 Comprehensive Plan Update

Planning/Community Development Director Wall described this item and provided a presentation with background information stating staff recommends the City Council authorize distribution of the draft 2040 Comprehensive Plan Update to affected jurisdictions and submission to the Metropolitan Council. He reviewed the request stating State Statute requires that the City conduct a public hearing prior to submitting the draft Plan to the Metropolitan Council for review. According to the City Code, public hearings concerning Comprehensive Plan Amendments are held before the Planning Commission, however, in order to promote transparency and awareness of this important process, another public hearing is also scheduled before the City Council.

He explained State law requires all cities, townships and counties in the seven-county metropolitan area update their Comprehensive Plans at least every ten years and that local plans must align with the Metropolitan Council’s regional system plans related to highways, transit, airports, wastewater services, parks and open space. He said an updated plan must be submitted for Council review by December 31, 2018. He said that the City began the comprehensive planning process in the spring of 2017 and contracted with Bolton & Menk, Inc. to provide consulting services to prepare portions of the Plan.

Planning/Community Development Director Wall reviewed that the draft Plan contains elements reviewed by the Planning Commission and City Council over the last year and includes Land Use, Water Resources, Housing, Transportation, Parks and Trails, Implementation, and Economic Competitiveness. He explained that the planning process included public engagement efforts to promote awareness and solicit feedback on the future
of the community and included two open houses, a project website, paper and online surveys, and attendance at several community events including a waffle breakfast, Northeast Metro Expo, Heritage Days, and others. He said staff received an overwhelming response from the public on the importance of maintaining and expanding off-street trails in the community and that many ideas centered on this existing asset and opportunities for improvement and were encompassed in the draft Plan. He noted that overall, the response was positive concerning the outlook for the future of the community and as a result no major revisions were being proposed to the Plan. He stated upon adoption of the draft Plan by the City Council, the process requires that affected jurisdictions be provided up to six months to review and comment before submission to the Metropolitan Council. Wall said assuming the draft Plan is distributed for review before July 1, the City does not anticipate any issues meeting the December 31 submittal deadline.

Planning/Community Development Director reviewed the surrounding affected jurisdictions and outlined what a Comprehensive Plan did. He reviewed the process with the Metropolitan Council and said regional planning requires collaboration and outlines how wastewater services, parks, housing, and other elements are provided and explained the need to ensure that the City’s Plan is consistent with regional plans. He said Vadnais Heights is a suburban community and stressed the importance of land use in relation to economic competitiveness, transportation, and water resources including supplying surface water and wastewater implementation.

Comprehensive Planning Consultant Conzemius explained how the City was asked to make land use decisions based on forecasts of population, households and employment. He reviewed the City’s background data and shared that they are seeing a significant increase in employment in the City. He reviewed community designation, population, age distribution, race/ethnicity, income and employment and outlined significant areas of wetlands, overlay district and undeveloped land into perpetuity. He said housing is a predominate land use in the City and reviewed existing housing conditions, projected housing needs, and a housing implementation plan. Conzemius noted that parks and trails solicited the largest input during public engagement and reviewed regional corridors and community recreational facilities.

Planning/Community Development Director Wall said the City has a robust park and trail system already but adding in the regional system it is a wonderful amenity to the community and the Plan helps define how we can build on that asset to make it an even greater attraction in the City. He reviewed the regional corridors and outlined the inventory of existing and proposed future trail connections based on discussions with Council, Commissions, and community members, noting that the City currently lacks north/south connections and needs a trail on the south side of Vadnais Lake along Vadnais Boulevard that would take coordination and cooperation with Ramsey County. The County has indicated that they are willing to look at this trail connection in the future.

Conzemius reviewed the importance of economic competitiveness which is likely considered an optional element of the Plan. City Council and staff feel it’s important to emphasize the economic competitiveness. The Plan identifies existing conditions in the community today and areas of commercial and industrial employment in the land use categories.
Planning/Community Development Director Wall highlighted the mix of employment opportunities which includes a large percentage of manufacturing in the City which is good, adding that the Vadnais Heights Economic Commission helps promotes City businesses.

Conzemius reviewed the transportation section of the Plan that includes existing conditions, roadway system, transit, bikes/pedestrians, autonomous vehicles, aviation, freight, and a healthy environment. In this section of the Plan, they have identified limited connections that could be made and may be desired to be made in the future. He said that the Plan also includes an analysis on autonomous vehicles and freight movement.

Planning/Community Development Director Wall reviewed water resources including public water supply, surface water and wastewater management. He said the City recognizes the balance of water resources and constraints with future development. The City also has another document that is prepared at least every 5 or 10 years on the surface water management plan that works with our watershed and engineering department. This plan is included in the draft Plan.

Planning/Community Development Director Wall reviewed the Plan’s implementation program, official controls, housing implementation plan, capital improvements plan, and shared an implementation matrix that identified policies contained in the Plan and a plan of action. He noted that the City Council hearing is scheduled for Monday, June 4, and that following adoption of the draft Plan, affected jurisdictions will have six months to review it before submittal to the Metropolitan Council for review.

Commissioner Jokinen inquired what other cities have submitted their comprehensive plans for review. Planning/Community Development Director Wall said the City has received plans from St. Paul, North Oaks and Maplewood and that we are ahead of schedule and should easily meet the December 31 deadline.

Commissioner Moynagh asked if the Plan was still subject to change between now and the City Council meeting. Planning/Community Development Director Wall said no changes would be made after the Planning Commission’s recommendation before being presented to Council.

Commissioner Cooper asked if the City’s Plan has been shared with the Metropolitan Council yet. Planning/Community Development Director Wall said the Plan would be submitted to the Metropolitan Council once the six-month review period with the other jurisdictions has lapsed.

Conzemius noted school districts usually take the most time to review due to summer staffing.

Commissioner Moynagh asked when changes would become effective. Planning/Community Development Director Wall explained that while the zoning map has to be consistent with this Plan it would not change any zoning, and with regards to land uses, whatever is in this Plan would become effective upon adoption.
Commissioner Caillier inquired about which Plan elements had the biggest changes. Planning/Community Development Director Wall reviewed proposed future land use designations. Commissioner Cooper noted this review represents that there is approximately 13% left of land in the City available for development.

Planning/Community Development Director Wall said the entire community was notified of the public hearing through the City’s official newspaper and that they tried to implement other public notice methods such as the City’s website. He said property owners were notified of any proposed changes via letters which identified each property that was proposed to be changed. He said that Area 1 along south end of County Road D contains most of our high density use but was mischaracterized as medium density use.

Planning/Community Development Director Wall said Area 2 is on the south side of Centerville Road and east side of Edgerton Street and is one single property owned by one property owner and guided as a low density property even though its zoned commercial. He said staff was proposing to change this to a commercial use as it is undeveloped and does not lend itself to a residential use as it is boarded by two county roads and near a rail corridor. He said that this parcel may be tied into redevelopment with the Garceau property in the future. The property also has drainage concerns and could be part of future road configurations, adding that the property owners seems supportive of the proposed amendment.

Planning/Community Development Director Wall reviewed Area 3, a City-owned property located on the south side of Vadnais Lake Boulevard, east of the AFSA School Property. He said the parcel is currently guided as a Park and should be low density residential, adding the zoning currently is waterworks and while there are no plans to sell at this time it should be designated R-1 to allow for schools, parks, etc. He said the Council’s goal was to remove some constraints for developing currently owned City property, if market dictates, but that currently no plans had been presented except for a possible interest by the County for a future trail around Vadnais Boulevard.

Planning/Community Development Director Wall reviewed Area 4 which has mixed use designations and is north of Vadnais Boulevard and between Rice Street and the Lake. He said the area will take significant site control and acquiring of properties by a single property owner which would allow more flexibility through a mixed-use land designation.

Planning/Community Development Director Wall said Area 5, Clover Inn, is guided as low density residential and currently functions as a commercial use and will continue to do so in the future. Staff propose changing it to commercial which recognizes existing conditions.

Planning/Community Development Director Wall said Area 6 includes a number of different properties within an attached townhouse development and is guided as low density residential now and staff are proposing that it be re-guided as medium density residential in the future. He said these properties were zoned PUD and while no future project was planned in this area, zoning would allow medium density residential uses. This is just a housekeeping change.
Chairperson Stumph thanked Planning/Community Development Director Wall and staff for their hard work with this project.

Chairperson Stumph opened the public hearing at 8:08 p.m.

Danny Kurkiewicz, teacher at the Academy for Sciences and Agriculture (AFSA) High School, shared concerns about Area 3, and the possible re-designation of the land near the school. He thanked the City for keeping the area natural for as long as they have and said the woods are an invaluable resource for hands-on, nature-based learning. He said he has used the area for taking his 9th grade biology classes on bird walks and for identifying animal tracks and tree species.

Alexi Landretti, freshman at AFSA High School, shared that he has attended AFSA for the past four years and has had the pleasure of gaining some unforgettable memories. He presented an 86-signature petition opposing changing the area and said it was an important learning environment for students and for Eagle Scout projects. He outlined environmental implications, destruction of animal habitats, and the need to invest in future generations of children.

Alex Tupper, junior at AFSA High School, said he really enjoys using this area to learn and understands that while changing the land use does not necessarily mean the area will be sold and redeveloped, he has concerns about rezoning the area and possible future development. He referred to his future Eagle Scout project to redevelop the trails, remove dangerous trees and adding plant identification markers.

Jason Lane, freshman at AFSA High School and avid nature lover, shared his concern with the future land use plan that could threaten the area that he cherishes so much. He said he wants to be a wildlife illustrator and conservationist and explained how he uses the area to view and photograph native and undisturbed wildflowers.

Rob Ciaciurt, 777 County Road D, referred to three properties in Area 1 and asked if the land use would allow for apartments and if each parcel individually are large enough for apartments. Planning/Community Development Director Wall said it depends as the parcels now contain small buildings but multi-family residential developers may look for as much land as possible to increase density while also allowing for parking and open space.

Mr. Ciaciurt explained he once wanted to do a commercial/residential in Area 1 but that the Council did not want to set a precedent for C-1 zoning because there were not many C-1 zoning areas then. He said he would like to know if his property is large enough for high-density use. Planning/Community Development Director Wall said 777 County Road D in an area between Interstate 694 and County Road D and at .47 acres it is a small site on its own, but developments were just approved for the expansion of Willow Ridge East on smaller sites (1.3 acres). But at a half acre, he does not think a multi-family building could be developed on this site. Sikura said that because of the size of the lot, the argument used was that the area around it would support it. He noted the billboard property to the east and the cell phone property and 755 County Road D, could potentially be an opportunity for future combination of sites but constraints with cell tower and those billboards, flexibility
within zoning is probably ultimately the way it can be developed with an unconventional zoning method.

Mr. Ciacciurt asked if someone could come in and buy the parcel for high density use. Planning/Community Development Director Wall said there was no action to rezone this property as part of Comprehensive Plan but if the market dictates, a zoning change to high density land use would be consistent to that change.

Peter Amble, AFSA High School, said one purpose for Area 3 not already mentioned is to help students recognize invasive plant species as it provides the best way to learn and this parcel is useful to educate the community in the future.

John Landretti, parent of AFSA students, shared his support of the students and underscored his appreciation for that stretch of the road around the lake near the woods and if rezoned for housing would change the aesthetics of the area and be a loss to the community.

Julie O’Leary, parent of a future student at AFSA, said she was pleased to see the students speaking at the Planning Commission meeting. She said rezoning would create undue stress in the student’s minds and she said she would like to see a good faith effort to keep the current zoning in place by removing this change from consideration. She asked if the Planning Commission would consider taking this out of their motion and if the feedback from the community would change anything? Planning/Community Development Director Wall explained that the Plan is a policy document that staff uses to help implement the Plan and while the Planning Commission can make any recommendations to the draft Plan, including removal of this parcel, it ultimately is for the City Council to decide.

Mr. Lane shared a list of native species documented in this area since April, eighty-nine different species not including invasive species, which proves the students really use the tract of woodlands to learn.

As no one else wished to address the Commission, Chairperson Stumph closed the public hearing at 8:34 p.m. and brought it back to the Commission.

Commissioner Caillier inquired about the proposed change near the high school and asked what the driving force is for this change. Planning/Community Development Director Wall said the area was discussed with Council and resulted from some housekeeping changes and identified changes to Rice Street. He said he does not recall that the reason is due to any pending project or the desire of the current Council to dispose of the property. While the property is currently zoned waterworks, it is not utilized as a park. He said that low density residential zoning would still allow for a school, church, or park. He said he could not speak to the Council’s original rationale and invited the students to share their concerns with the City Council at their June 4th meeting. Wall said if the Planning Commission feels that this should be discussed or considered by the City Council it should make it part of its recommendation.

Chairperson Stumph noted there is a considerable amount of investment in this property by the school and that it is also a stage for education and awareness and said that while he
was not sure if the Council or staff were aware of the school’s use of the property as a classroom, in light of this information, he would suggest amending the Plan to have the City Council consider removing this parcel from consideration.

Commissioner Cooper asked about the current land use designation. Planning/Community Development Director Wall said the current future land use designation for this property in the current land use plan, is park, and the existing land use for AFSA is designated as Public Institutional or Utility.

Commissioner Jokinen asked about uses for park land use designation. Planning/Community Development Director Wall said a future low density residential use designation would still allow the school to use the property as they have been.

Commissioner Moynagh asked if the Commission recommended no changes to the land use would that mean an amendment could be made in the future but it would be an amendment going forward, not today. Planning/Community Development Director Wall said if someone wanted to change the parcel it would require a land use and zoning change and public process would be used, adding that a future Council and market factors cannot be envisioned now might not prohibit future development but allow another step in the process.

Commissioner Moynagh congratulated the students and others for their comments, adding he recently attended AFSA’s recognition event and complimented the students on their good presentations. He said he has a piece of property that backs up to another proposed change and based on the public feedback would be in favor of putting an amendment for changing this document for Council consideration.

Commissioner Jokinen said he would support keeping the designation of the parcel as park in the Plan moving forward for Council consideration.

Commissioner Caillier agreed with the students’ comments and thanked them for attending and sharing the value of private open spaces. He said the change to future land use opens up possibilities of still using the area as a park or remaining as a non-developed area that creates value in reassessing certain properties for potential future use. He suggested any amendments to the proposal strongly encourage the City Council to value the parcel as an asset and recognize that use of the property has a significant impact on AFSA and that he supports the proposed change to the future land use with the caveat that Council value this parcel as a park.

Commissioner Cooper thanked the students and Boy Scouts for adopting this area as their own.

Upon motion by Commissioner Cooper, seconded by Commissioner Moynagh, it was “RESOLVED, to recommend approval of Draft 2040 Comprehensive Plan Update request and recommend the City Council authorize distribution of the Draft 2040 Comprehensive Plan Update to affected jurisdictions and submission to the Metropolitan Council, with the
consideration that the City-owned property known as Area 3 next to the AFSA remain as its current future land use designation.

Ayes – 4  Nays – 1 (Caillier)

The motion carried.

Chairperson Stumph thanked everyone for participating in the process and said he hoped Area 3 would remain as currently designated.

NEW BUSINESS
None.

OLD BUSINESS

A. Public Hearing Guidelines

Planning/Community Development Director Wall said staff drafted revised Public Hearing guidelines after the discussion last month and subsequent discussion with the City Council. He reviewed the proposed guidelines for review and acceptance and noted one change included an introductory statement of the Planning Commission’s roles and duties to provide general guidance on what the Planning Commission is.

Upon motion by Commissioner Jokinen, seconded by Commissioner Cooper, it was

“RESOLVED, to recommend approval of the Public Hearing Guidelines as presented.”

Ayes – 5  Nays – 0

The motion carried.

REPORTS

A. Council Liaison

Council Liaison Urban was not present.

B. Planning Commissioners

None.

C. Staff
Wall responded that the developer will and that the City has a drainage and utility easement. The Council continued to discuss the proposed location of the fence.

David Stradtman, Rachel Development, property owner and developer, said that when he and City staff were on site they were able to see where the property stake was and talked about staying 5 feet or more up from that. Fletcher said that he thinks a location should be agreed to by all the parties. Stradtman said that they would be fine with the condition as approved by the City Engineer.

Wall noted that the action before the Council is to adopt the resolution as presented with an amendment that deals with the fence and also approve the Amendment to the Development Agreement.

Fletcher closed the Public Hearing at 7:40 p.m.

Upon motion by Urban, seconded by Johnson, it was

18-06-99 “RESOLVED, that the Council approves the proposed Minor Planned Unit Development Amendment with the condition that the City Engineer sign off on fence placement prior to installation, and also approves the proposed Development Agreement Amendment, to be reviewed by the City Attorney prior to being recorded.”

Ayes – 5  Nays – 0

The resolution was adopted.

B. Draft 2040 Comprehensive Plan Update: Distribution for Formal Review

Planning/Community Development Director Wall gave a PowerPoint presentation on the Draft 2040 Comprehensive Plan Update. The presentation included an overview of requested City Council action, next steps, and components of the Plan including Land Use, Housing, Parks and Trails, Economic Competitiveness, Transportation, Water Resources and Plan Implementation. He said that Bolton & Menk completed sections of the Plan, as did City Staff, and they attended numerous community events, completed surveys and held open houses for resident review. Wall reviewed the adoption process which includes the Council authorizing the release of the Draft Plan to affected jurisdictions which will then have 6 months to review it prior to the City submitting it to the Metropolitan Council.

Councilmember Nyblom had comments on three sections of the Plan, including:

- Page 107, summary in the middle of the page on water quality. He indicated his concern that the summary contains information that is more than 10 years old and said that he would hope that that could be updated.
- Bottom of page 108, two bullet point’s talk about implementing any needed improvements to connect Grass and Vadnais Lakes and restore and stabilize
Lambert Creek (Ditch 14). The Council discussed the water flowage in Ditch 14. Nyblom said that he read this and thinks that the City by having this in its Plan would be taking on financial responsibility for Ditch 14, but that it is in fact the responsibility of VLAWMO. Wall suggested adding a statement such as “in cooperation with affected jurisdictions or affected partners”. Nyblom said that he would agree with that.

- Page 51 talks about Koehler Road and an off-street trail from Centerville Road to Edgerton Street. He said that he thought it was the consensus of the Council that we want to see a sidewalk from Edgerton to the School. Wall said that he can add off-street trail or sidewalk to the Proposed Facility column. The Councilmembers agreed to have both listed in under Proposed Facility.

- Add language in the Parks and Trails section could state the facts about how many acres in the City are park land.

Fletcher opened the Public Hearing at 8:18 p.m.

The following spoke at the Public Hearing: Danny Kurkiewicz, Biology Teacher, AFSA, Alexi Landretti, freshman at AFSA, Jackson Lane, first year AFSA student, John Landretti, father of children that attend AFSA, and Tom Forlity, parent of students at AFSA.

Fletcher closed the Public Hearing at 8:34 p.m.

Fletcher said that he is going to support the public’s request that the land next to AFSA be designated park land because he is not comfortable with changing the City’s identity on the south side of the lake and that he would hope to keep the emphasize on the beauty of our town. Nyblom said it was his request that the change be in the Plan to potentially put this vacant property back on the tax rolls and that he supports how it is presented in the Plan. Gunderson said she supports keeping it dedicated as park land mostly because of the potential trail connection.

Wall said that future land use designation as low density residential would allow for any number of uses, not necessarily that it would be single family low density residential development. Fletcher said it’s a lot easier to put a trail through a designated park than through a land development. Wall said that it is currently guided as park, if consensus of Council is not to follow through with low density, staff would recommend that we make it a public, institutional or utility, because it’s not a park. Johnson noted his concern that the City doesn’t maintain it as a park and asked if we have any responsibility for what might happen to people if they get injured when they use the land. Watson replied that it would be no different than the City’s liability when people use a designated City park. Johnson said he would support that the Council consider the property for development. Urban said that he has some concern as to the amount of property that the City has and it has been made worse through real estate investments in recent years. He said he would support getting a trail through this property in the next couple years, and that he would support changing the guidance to allow for that, but the City should at least keep its
options open until it figures out what the trail system will be. Nyblom asked if the trail could go on the other side of the street. Urban would like to keep his options open as to what goes there.

Upon motion by Fletcher, seconded by Gunderson, it was

18-06-100 “RESOLVED, that the Council approve amending the 2040 Comprehensive Plan to change the land use designation for the land next to AFSA as park.”

Ayes – 2 Nays – 3 (Nyblom, Johnson, Urban)

The motion failed.

Nyblom said that this is the first city owned vacant lot that he has somewhat been successful getting back on the tax rolls.

Upon motion by Johnson, seconded by Gunderson, it was

18-06-101 “RESOLVED, that the Council authorize distribution of the DRAFT 2040 Comprehensive Plan to affected jurisdictions for review, including the following amendments: adding language concerning cooperation of other affected agencies; revising the chart on Page 51 for Kohler Road proposed trail project to include designation of side walk or off-street trail; and classify acreages and percentages for city parks and open spaces.”

Ayes - 5 Nays – 0

The motion was approved.

OLD BUSINESS: None

NEW BUSINESS:

A. Consider Approval of the Individual 2018/2019 Liquor License Renewals:

City Administrator Watson reviewed the action before the Council.

Upon motion by Urban, seconded by Johnson, it was

18-06-103 “RESOLVED, that the Council approve 16 individual liquor licenses for the period of July 1, 2018 to June 30, 2019, with no conditions.”

Ayes – 5 Nays – 0

The resolution was adopted.
June 15, 2018

ATTN: City of Vadnais Heights Affected Jurisdictions

RE: DRAFT 2040 Comprehensive Plan Update

To Whom It May Concern:

The City of Vadnais Heights has completed its DRAFT 2040 Comprehensive Plan Update. Your agency is on the list of affected jurisdictions the Metropolitan Council provided to review the DRAFT Plan.

Per Minnesota Statute 473.858 Subd. 2 and the Metropolitan Council, the City of Vadnais Heights is distributing the DRAFT 2040 Comprehensive Plan Update for your review and comment. The document can be found here:


It is respectfully requested that you review the proposed 2040 Comprehensive Plan Update and send any comments or indication of no comment to nolan.wall@cityvadnaisheights.com no later than December 15, 2018. With regard to review of the DRAFT Plan, we ask that you provide feedback as timely as possible within the requested six-month comment period, hopefully within three months to afford time to make any necessary amendments prior to submission to the Metropolitan Council by December 2018.

In the event that there are questions regarding the DRAFT Plan, or if additional information is needed, please contact me at nolan.wall@cityvadnaisheights.com or (651) 204-6027. Please forward this request to the appropriate representative within your organization.

On behalf of the City of Vadnais Heights, we would like to thank you in advance for your assistance and prompt response.

Sincerely,

The City of Vadnais Heights

Nolan Wall, AICP
Planning/Community Development Director

Enclosure: Comment Form

cc/ec: Corrin Wendell (Corrin.Wendell@metc.state.mn.us)
<table>
<thead>
<tr>
<th>Jurisdiction Type</th>
<th>Jurisdiction Name</th>
<th>Response Received</th>
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</thead>
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<tr>
<td>Adjacent Community</td>
<td>Gem Lake</td>
<td>10.22.18</td>
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<tr>
<td>Adjacent Community</td>
<td>Little Canada</td>
<td>09.11.18</td>
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<td>Maplewood</td>
<td>09.25.18</td>
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<td>Adjacent Community</td>
<td>North Oaks</td>
<td>10.19.18</td>
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<td>Adjacent Community</td>
<td>Shoreview</td>
<td>10.24.18</td>
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<td>St. Paul; Source Water related</td>
<td>08.29.18</td>
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<td>11.13.18</td>
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<td>School District</td>
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<td>624; White Bear Lake</td>
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<td>Ramsey Washington Metro WD</td>
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<td>11.19.18</td>
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<tr>
<td>County Public Works Agency</td>
<td>Ramsey County</td>
<td>10.19.18</td>
</tr>
</tbody>
</table>
City of Vadnais Heights
ATTN: Nolan Wall, Planning/Community Development Director
800 East County Road E
Vadnais Heights, MN 55127
Email: nolan.wall@cityvadnaisheights.com

RE: DRAFT 2040 Comprehensive Plan Update

Please be advised that the City Engineer - Justin Gese SEH has received notice of the DRAFT 2040 Comprehensive Plan Update from the City of Vadnais Heights and has the following comments:

☐ We have reviewed the DRAFT Plan Update, do not have any comments, and are therefore waiving further review.

☒ We have reviewed the DRAFT Plan Update and offer the following comments (attach additional sheets if necessary):

I have only reviewed this plan for roadway and utility purposes

1) Roadway jurisdiction map to be revised such that Hoffman Rd and all of Scheuneman Road is City of Gem Lake

2) Both Public Water Supply and Waste Water Management sections should include some language that there are plans for future service to City of Gem Lake and not just the individual development on CR E. Per the previous comp plans from the City of Gem Lake, there are future plans for service to the City from VH for both utilities.

Name: Justin Gese

Title: City Engineer

Agency: SEH

Date: 10/22/18
City of Vadnais Heights
ATTN: Nolan Wall, Planning/Community Development Director
800 East County Road E
Vadnais Heights, MN 55127
Email: nolan.wall@cityvadnaishights.com

RE: DRAFT 2040 Comprehensive Plan Update

Please be advised that the City of Little Canada has received notice of the DRAFT 2040 Comprehensive Plan Update from the City of Vadnais Heights and has the following comments:

☐ We have reviewed the DRAFT Plan Update, do not have any comments, and are therefore waiving further review.

☐ We have reviewed the DRAFT Plan Update and offer the following comments (attach additional sheets if necessary):

Name: Jessica Jagoe

Title: Associate Planner

Agency: City of Little Canada

Date: 9/11/18
Hi Nolan,

Maplewood has reviewed Vadnais Heights’ 2040 Comprehensive Plan and does not have any comments.

Thanks!

Michael Martin | 651-249-2303

---

From: Nolan Wall [mailto:Nolan.Wall@cityvadnaishights.com]
Sent: Tuesday, August 28, 2018 10:33 AM
To: Nolan Wall <Nolan.Wall@cityvadnaishights.com>
Subject: FW: DRAFT 2040 Comprehensive Plan Update - Affected Jurisdiction Review

Affected Jurisdiction Partners –

I’m following-up on my email below from earlier this summer concerning the required affected jurisdiction review process.

We are hoping to get any comments back by the end of September, if possible. I know that everyone is busy with other more pressing priorities, but if you could find the time to coordinate review of the DRAFT Plan and respond over the next month, it would be greatly appreciated.

We have already reviewed and commented on several local/county plans and were impressed by the time and effort devoted to the planning process. We look forward to reviewing the rest of the plans over the next few months as well.

If you have any questions, please let me know.

Thanks in advance for your time,

Nolan
City of Vadnais Heights  
ATTN: Nolan Wall, Planning/Community Development Director  
800 East County Road E  
Vadnais Heights, MN 55127  
Email: nolan.wall@cityvadnaishights.com  

RE: DRAFT 2040 Comprehensive Plan Update  

Please be advised that the City of North Oaks has received notice of the DRAFT 2040 Comprehensive Plan Update from the City of Vadnais Heights and has the following comments:

☐ We have reviewed the DRAFT Plan Update, do not have any comments, and are therefore waiving further review.

☒ We have reviewed the DRAFT Plan Update and offer the following comments (attach additional sheets if necessary):

1) We acknowledged the possibility of the North Oaks Golf Club connecting to Vadnais Heights sewer system so I'm glad you have mentioned that as well.
2) It's nice to see someone acknowledge that Autonomous Vehicles (AV) will need parking spaces.
3) I'm also impressed with your acknowledgement of the effects of AV's on freight. If AV's live up to their promise a large percentage of freight trips will logically move to the evening and early morning hours. This will not require large changes in the road system but will probably require changes in how companies do business and the hours that they are open. Noise issues will become more prominent locally.
4) It's good to see all the sewer and water interconnections you have with adjacent communities. I don't see any logical interconnections with the systems in North Oaks.

Name: Mike Robertson
Title: City Administrator
Agency: City of North Oaks, MN
Date: 10/19/18
October 24, 2018

Mr. Nolan Wall
City of Vadnais Heights
800 East County Road E
Vadnais Heights, MN 55127

RE: Vadnais Heights - 2040 Comprehensive Plan

Dear Mr. Wall:

Thank you for providing your draft 2040 Comprehensive Plan to the City of Shoreview for review. The document has been reviewed and offers the following comments.

The City supports the future land use designations along the Rice Street Corridor, specifically the mixed use designation near the I694/Rice Street interchange. This future land use compliments the recent redevelopment that has occurred near this interchange in the City of Shoreview.

The City supports improving trail connections from Rice Street to the regional Vadnais-Snail Lake Park.

The City appreciates the opportunity to review and comment on this Plan. If you have any questions pertaining to this matter, please contact me. I can be reached at 651-490-4682 or via email at kcastle@shoreviewmn.gov.

Sincerely,

[Signature]

Kathleen Castle
City Planner
City of Vadnais Heights
ATTN: Nolan Wall, Planning/Community Development Director
800 East County Road E
Vadnais Heights, MN 55127
Email: nolan.wall@cityvadnaishights.com

RE: DRAFT 2040 Comprehensive Plan Update

Please be advised that the Saint Paul Regional Water Services has received notice of the DRAFT 2040 Comprehensive Plan Update from the City of Vadnais Heights and has the following comments:

☐ We have reviewed the DRAFT Plan Update, do not have any comments, and are therefore waiving further review.

☐ We have reviewed the DRAFT Plan Update and offer the following comments (attach additional sheets if necessary):

1. It's good that the city plan includes BMPs to address storm water treatment and surface water management. The BMPs may need to be updated on an ongoing effort to address emerging challenges to treat potential pollution of the environment and watershed in the future.

2. The plan does not include long-term investments in the watershed protection, wastewater and storm water treatment systems through comprehensive planning approach to achieve strategic and holistic clean water management. If feasible, long-term investments in the watershed protection, wastewater and storm water treatment systems should be included in the plan.

3. It will be good for the city to incorporate green infrastructure in future development area or retrofit developed areas for storm water treatment and control to minimize storm water runoff, mitigate open water contamination, reduce potential sources of storm water pollution and ensure groundwater sustainability through diverting water in to the ground.

- Green infrastructure is a cost-effective, resilient approach to managing wet weather impacts that provides many community benefits. While single-purpose grey storm water infrastructure of conventional piped drainage and water treatment systems is designed to move urban storm water away from the built environment,
- Green infrastructure reduces and treats storm water at its source while delivering environmental, social, and economic benefits. When rain falls in natural, undisturbed areas, the water is absorbed and filtered by soil and plants. Storm water runoff is cleaner and less of a problem, Green infrastructure uses vegetation, soils, and other elements and practices to restore some of the natural processes required to manage water and create healthier urban environments. At the city scale, green infrastructure is a patchwork of natural areas that provides habitat, flood protection, cleaner air, and cleaner water.
- Examples of Green Infrastructures: Porous/Permeable Pavement, Vegetated Swales/Dry Swales, Stormwater Harvesting, Rain gardens, Green Roofs, Green Streets and Alley, Green Parking, Urban Tree Canopy, Stormwater Planter and etc.
- It will be beneficial to reduce the existing storm water discharges from already developed areas through retrofits and/or redevelopment on public and/or private land.

Name: Che Fei Chen
Title: Water Quality Supervisor
Agency: Saint Paul Regional Water Services
Date: 8/29/2018
City of Vadnais Heights
ATTN: Nolan Wall, Planning/Community Development Director
800 East County Road E
Vadnais Heights, MN 55127
Email: nolan.wall@cityvadnaisheights.com

RE: DRAFT 2040 Comprehensive Plan Update

Please be advised that the White Bear Township has received notice of the DRAFT 2040 Comprehensive Plan Update from the City of Vadnais Heights and has the following comments:

☐ We have reviewed the DRAFT Plan Update, do not have any comments, and are therefore waiving further review.

☐ X We have reviewed the DRAFT Plan Update and offer the following comments (attach additional sheets if necessary):

The Town of White Bear continues to show the "Labore Road" extension from White Bear Township to Vadnais Heights. This connection was included in the 2030 Vadnais Heights Comp. Plan but has been removed from the 2040 Plan. The Town continues to see this roadway connection as important for long range planning purposes. White Bear Township would like to see the 2040 Comp Plan include this roadway connection included on the Desired Road Improvements Table on Page 91 and referenced within the Comp Plan.

Name: Tom Riedesel
Title: Planner
Agency: White Bear Township
Date: October 24, 2018
October 19, 2018

Nolan Wall
800 East County Road E
Vadnais Heights, MN 55127

Thank you for allowing time in your comprehensive planning process for review. Ramsey County staff appreciated the opportunity to look for alignment with Vadnais Heights. Local comprehensive plans are important tools to make sure natural and financial resources are planned as effectively and responsibly as possible. We understand and value the work that was put into each comprehensive plan across the county.

Over the last few months county staff from a variety of departments reviewed each local comprehensive plan within Ramsey County. We have the following comments on Vadnais Heights Draft 2040 Comprehensive Plan:

Affordable Housing Goals:

- Ramsey County administers a variety of HUD-funded housing programs through our Community & Economic Development department that can help Vadnais Heights achieve the Metropolitan Council’s allocated housing need. These programs include:
  - The FirstHOME buyer assistance program which helps first-time buyers with low to moderate income who are purchasing homes in suburban Ramsey County.
  - Home Improvement & Suburban Weatherization programs which offers deferred loans for energy conservation and rehabilitation.
  - Ramsey County also uses federal HOME funds to provide affordable units within new multi-family development.
- For more information on these programs please contact our housing specialist, Marylou.egan@co.ramsey.mn.us

Healthy Aging:

- As the population of the county ages, Ramsey County has increased its focus on the public health of the aging population. Julia Wolfe is Ramsey County’s Healthy Aging Coordinator within the Healthy Communities division of our Public Health department. The position focuses on how government can better respond to this demographic shift in planning and programming. Please consider her a resource for your city. Julia.wolfe@co.ramsey.mn.us

Solar Energy:

- Ramsey County seeks to be a strong partner alongside state, regional and local agencies in the planning and implementation of solar energy. We appreciate that Vadnais Heights mentions solar energy in their work plan, but believes further work can be done to plan for renewable energy within the city. Please consider our environmental health division a resource as you move forward on this work, mary.tkach@co.ramsey.mn.us
Transportation and Land Use:

- Vadnais Heights is a valued and important partner in the development of the Rush Line bus rapid transit corridor. Ramsey County’s new multimodal division within the Public Works department is committed to the ongoing station area planning around the future County Road E Station. We look forward to continued conversations regarding parking accessibility and land use. For further conversation please contact the Rush Line project manager, andrew.gitzlaff@co.ramsey.mn.us

Active Living:
- Please see the separate and attached comments from our Active Living coordinator, Connie Bernardy.

Again, thank you for allowing time and space for Ramsey County staff to review the Vadnais Heights Draft 2040 Comprehensive Plan. We aim to create stronger, reciprocal relationships with cities, townships, watershed districts and school districts and we believe this is one step towards that. Please consider county staff as resources as Vadnais Heights plans and implements their comprehensive plan.

Sincerely,

Max Holdhusen, Senior Policy Analyst
Ramsey County
County Manager’s Office
Dear Nolan Wall,

I want to thank you and the City of Vadnais Heights for your partnership in our active living work and creating the Ramsey County-wide Pedestrian and Bicycle Plan and Connected Ramsey Communities Network. It was great to connect with you again about Vadnais Heights’s comprehensive plan to include language in the plan about:

- Active Living
- Ramsey County-wide Pedestrian and Bicycle Plan
- Connected Ramsey Communities Network

I have attached the Active Living portion of Ramsey County’s comments for the City of Vadnais Heights. The rest of Ramsey County’s comments will be sent separate from this document. Please note, when you are signing off on Ramsey County’s comments, Active Living Ramsey Communities is a part of the comments that need to be reviewed. The 2040 Comp Plans will be the second time in a row where all the municipalities in Ramsey County include active living and active transportation plans and concepts in their comp plans. Thank you for your partnership in this important work.

We captured all the language that relates to active living, non-motorized transportation, active transportation, biking, and walking in Vadnais Heights’s plan. This will be included in an inventory of all the comp plan language throughout Ramsey County, related to this work. Thanks for incorporating language about Active Living Ramsey Communities and referencing the County-wide Pedestrian and Bicycle Plan. We provided language for Vadnais Heights to easily include in the comprehensive plan. Based on Vadnais Heights’s plan we drafted language for you to simply copy and add, or replace in your plan.

Here is a brief explanation of how to incorporate the suggested changes into your comprehensive plan.

<table>
<thead>
<tr>
<th>Chapter</th>
<th>Page</th>
<th>Plan Language</th>
<th>Action</th>
<th>Action Details</th>
<th>Suggested Language</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comprehensive plan chapter</td>
<td>Plan page number</td>
<td>Existing active transportation or active living language in Vadnais Heights’s plan</td>
<td>Suggested action regarding the plan language: 1. No change 2. Add 3. Enhance 4. Question</td>
<td>Simple action steps to incorporate the suggested language: 1. Keep language the same. 2. Copy and add the new language or map. 3. Copy and replace to enhance language already in plan. 4. Answer question</td>
<td>Specific language to incorporate into the plan regarding: 1. Active Living 2. Ramsey County-wide Pedestrian and Bicycle Plan 3. Connected Ramsey Communities Network</td>
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</table>
We are requesting municipalities to fill out the two green municipal response columns.

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<th>Municipal Action Taken</th>
<th>Municipal Comments/Questions/Suggestions</th>
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<td>Please provide any additional input here (optional)</td>
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<tr>
<td>1. No change (original language)</td>
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<tr>
<td>2. Added</td>
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</tr>
<tr>
<td>3. Enhanced</td>
<td></td>
</tr>
<tr>
<td>4. Modified (please explain here)</td>
<td></td>
</tr>
<tr>
<td>5. Answered question (please provide answer here)</td>
<td></td>
</tr>
<tr>
<td>6. Maps included</td>
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</tbody>
</table>

I attached the countywide Connected Ramsey Communities Network located in the City of Vadnais Heights for the use in you comp plan. I also attached a copy of the entire Connected Ramsey Communities Network for you to include as well. **Please note, the countywide Connected Ramsey Communities Network map is likely to change slightly as we review each city, so we’ll need to send out a final updated Connected Ramsey Communities map at the end of the review process for you to include in your 2040 comp plan.** It is important to let me know if Vadnais Heights has any existing bicycle or pedestrian facilities or planned improvements that are not included in the attached Connected Ramsey Communities Network map or need to be changed. We want to ensure that our pedestrian and bicycle system GIS data and maps stay up-to-date with all current municipal information.

I really enjoyed reading Vadnais Heights’s Comprehensive Plan Transportation and Parks Chapter. You have done excellent planning working. If there is anything else we can do to help you or you have any questions or suggestions on how to improve this process, please let me know. We are using this process with the other municipalities, so your feedback is helpful.

Thanks again for your involvement. We are proud to partner with you and the City of Vadnais Heights as we work together to improve health by creating and promoting environments where people can be physically active in their daily routine. Be sure to call if I can be of assistance or answer any questions.

Sincerely,

[Signature]

Connie Bernardy
Active Living Ramsey Communities Director
2015 North Van Dyke Street
Vadnais Heights, MN 55109-3796
Phone: (651) 363-3763/Fax: (651) 748-2508
connie.bernardy@co.ramsey.mn.us
City of Vadnais Heights
ATTN: Nolan Wall, Planning/Community Development Director
800 East County Road E
Vadnais Heights, MN 55127
Email: nolan.wall@cityvadnaisheights.com

RE: DRAFT 2040 Comprehensive Plan Update

Please be advised that the Mounds View Public Schools has received notice of the DRAFT 2040 Comprehensive Plan Update from the City of Vadnais Heights and has the following comments:

☐ We have reviewed the DRAFT Plan Update, do not have any comments, and are therefore waiving further review.

☒ We have reviewed the DRAFT Plan Update and offer the following comments (attach additional sheets if necessary):

The Mounds View Public Schools has an interest in the Comprehensive Plan as it impacts enrollment and quality of life/programming in our district. We would like planners to consider this fact as they do their planning work both now and in the future.

Name: John Ward
Title: Assistant Superintendent
Agency: Mounds View Public Schools
Date: August 28, 2018
City of Vadnais Heights
ATTN: Nolan Wall, Planning/Community Development Director
800 East County Road E
Vadnais Heights, MN 55127
Email: nolan.wall@cityvadnaishighths.com

RE: DRAFT 2040 Comprehensive Plan Update

Please be advised that the Vadnais Lake Area Water Management Organization (VLAWMO) has received notice of the DRAFT 2040 Comprehensive Plan Update from the City of Vadnais Heights and has the following comments:

☐ We have reviewed the DRAFT Plan Update, do not have any comments, and are therefore waiving further review.

☒ We have reviewed the DRAFT Plan Update and offer the following comments (attach additional sheets if necessary):

Please see the attached word document, as well as the 2040 VH Comp Plan document with embedded comments for consideration.

As always, thank you for the opportunity to comment.

Name: Tyler Thompson
Title: GIS Watershed Technician
Agency: VLAWMO
Date: 11/19/18
Vadnais Heights 2040 Comprehensive Plan, VLAWMO Comments
November 2018

P. 29: Correct name to Vadnais Lake Area Water Management Organization (instead of Watershed Org) —DT

P. 29: Water sources change to water resources —DT

P. 29: Coordinating delivery services sounds like the water utility. Delete or rephrase. —DT

P. 29: Providing programs...and regulatory programs (change programs to oversight) —DT

P. 29: The Water Management Overlay...help protect the wetland and surface water resources
Maybe add a caveat here that the City works to help protect while balancing the need for expanding development and economic opportunity. From the projected plans for 2040, it looks like wetlands and other areas are planned to be developed as much as possible, including high-density development over existing wetlands. The remaining natural areas in 2040 are largely owned by other entities. —DT

P. 31: First paragraph: shelter for homes and residents alike, and allow for recreational use . —DT

P. 31: Soils: Soils are best understood when labeled with their appropriate soil association. Delete and substitute: It is important to understand soil types and associations. —DT

P. 31: The soils in an association may be very alike or entirely different. Change to: may be similar or contain marked differences. —DT

P. 31: Soils: the pattern in which the soils occur is relatively uniform. (I don't understand what this means. Is there a better way to state?) —DT

P. 31: Soil within VH can be placed into three soil associations: [state here]
Also the sentences that follows this one duplicates information from the previous paragraph. Delete or combine with previous. -DT

P. 31: For more specific information refer to... -DT
Also include web address or location where information can be obtained.

-Land Use, top of page 33: The large proportion of land in the community which has remained in its natural state, particularly wetland areas, provides excellent habitat for a variety of plant and animal species.

more on this: There are very few open areas that have remained in their natural state. They have been conserved, but most areas are degraded, especially wetlands, due to surrounding development input and use. Filling has occurred in many areas, and a good deal of native diversity has been lost. Most wetlands have been degraded by storm sewer input and retrofitting over the years, and take much more water than existed in their natural state, from storm water than has been routed to them.
Many wetlands in VH have been ditched at one time or another and connected to drain to an outlet. However, VH is a rare municipality with a great deal of open space that has been set aside and conserved for use, habitat, and recreation. Consider changes: The A large proportion of land in the community which has remained in its natural state has been conserved, particularly wetland areas, and provides excellent good habitat for a variety of plant and animal species. -TT

A large proportion of land in the community has been conserved, particularly wetland areas, and provide good habitat for a variety of plant and animal species.

Can we mention sedimentation due to a decrease in perennial, native vegetation after “due to surrounding development” in the above paragraph? With increased sedimentation comes large stands of cattails and phragmites, which aren’t as conducive to quality habitat. -NV

Pg 32 last paragraph
“Two regulatory bodies exist that have jurisdiction over wetlands, the Army Corps of Engineers and the MNDNR. . . . . .”
Comment: Should this say three regulatory agencies?
DNR has jurisdiction of public water wetlands up to the OHW
CORPS has jurisdiction of a wetland if it is a navigable water of the state
Local watershed/WCA has jurisdiction if not one of the above scenario’s
-I was thinking this as well- TT

Pg 33:
Red-shouldered hawk has been heard in the June of 2017 just behind City Hall. A sighting posted on the Ebird website reports one seen on Kaitlin Drive on October 14, 2018, north of the Community Park. More specifics for when a nest was identified and when a sighting was made in the central part of the city would support the text in this section. -NV

Pg 34:
A showy lady’s slipper has also been identified in Sucker Lake park, but we don’t have photo documentation. It may be notable in the plan as an “uncommon” species and the as State flower. This may be something the DNR can verify on a professional level or may be able to be photographed in 2019. Increasing amounts of buckthorn in the park may harm this flower, as well as changes in their wetland habitat. The DNR says that protecting the native habitat is the best management strategy. -NV

The U of M Bell Museum Biodiversity Atlas indicates a few other State threatened/concern species that are documented in the park: Threatened: Toothcup Rotala ramosior, Tubercled Rein Orchid (Platanthera flava var. herbiola Special concern: Slender/Autum Fimbry Fimbristylis autumnalis, Small Green Wood Orchid Platanthera clavellata.

https://www.dnr.state.mn.us/rsg/profile.html?action=elementDetail&selectedElement=PDLYT0B030

Pg 34: Last paragraph before Historic Resources, discussing Sucker Lake Natural Area:
Climate change is an important factor in the future (and threat to) these areas as well, especially fens associated with coniferous forests this far S in the state. -DT

Pg. 10. Were there water issues that came up in the survey that we should be aware of? SMc
Pg. 121. These two maps (Wetland [pg., 22] and Water Management Overlay District [pg. 30]) do not seem to be consistent. Are the regulations different depending on what designations are in effect? SMc

Pg. 116: "Lambert Creek also runs though. Lambert Creek is the City and is the main collector."

Lambert Creek/County Ditch 14 is the main outlet for stormwater runoff in the City, and also transfers drainage from 4 other upstream municipalities into East Vadnais Lake. Also draining to Ditch 14 are 4 branch ditches that are located completely within, and drain only the City of Vadnais Heights (Branches #2, #3, #4 and #5/5A). Consider changing language to reflect this? -TT

Existing and Potential Water Resource Areas/Challenges (3rd & 4th bullets)

- **County Road Ditch 14 in the vicinity of Pennington Place**
  Consider changing to "Ramsey County Ditch 14" -TT

- **Branch #5B in the vicinity of Bear Avenue North**
  Consider changing to "Branch #5A" -TT

Pg. 117: Potential water resource related issues the City faces are climate change and groundwater sustainability.

High water levels, stormwater drainage, and surface water quality are also issues; consider including these in the language. -TT

Pg. 118: flood plain

  Consider changing to "floodplain" -TT
Nolan

Thank you for the opportunity to review the City of Vadnais Heights’ 2040 Comprehensive plan update. MnDOT has reviewed this document and has no comments. Please contact me if you have any questions.

Thanks
Karen
November 2, 2018

Mr. Nolan Wall, AICP
Planning/Community Development Director
800 East County Road E
Vadnais Heights, Minnesota 55127

Dear Mr. Wall:

We are writing to follow up on our first letter, dated January 12, 2018, which discussed manufactured housing and Vadnais Heights’ Comprehensive Plan 2018 update.

Manufactured Housing Language in Vadnais Heights’ 2040 Comprehensive Plan Draft

To help you complete your draft, we created the following schema for evaluating Comprehensive Plan language as it relates to manufactured housing.

Negative — Mention of manufactured housing in the Comprehensive Plan draft is negative, whether furthering stigma, calling for closure, or describing plans for redevelopment, zoning, or land use changes that reduce protection of manufactured housing parks.

No obvious examples in draft.

Invisible — Little or no mention of manufactured housing or relevant data exists in the Comprehensive Plan draft, or clear opportunities to provide meaningful data on manufactured housing are present but not acted upon. Similar to the category, “Purely Descriptive,” described below, the category, “Invisible” applies to Comprehensive Plans that fail to substantially engage with strategies that support a city’s manufactured housing. Engaging with and supporting all residents ensures that the entire community is strengthened in the long-run.

Manufactured housing is mentioned in draft.

Purely Descriptive — Mention of manufactured housing is limited to statistics related to how much manufactured housing exists in the city, or other basic facts without discussion of improvement. The Comprehensive Plan draft provides an important opportunity for describing methods of supporting manufactured housing in the City as an unsubsidized and primarily owner-occupied affordable housing resource, and an important source of affordable housing in Vadnais Heights. The City can go further in describing tangible support strategies for these communities.

Examples of Purely Descriptive Language from Vadnais Heights’ 2040 Comprehensive Plan Draft:

“Manufactured Homes are allowed only within the Residence Four (R-4) as a special use. There is one manufactured home park just South of Vadnais Lake in the southwestern corner of the City. Manufactured homes are developed at a density ranging from 6 to 9 dwelling units per acre” (23).

“There are also smaller forms of multifamily housing units, such as duplexes, triplexes, and quads, as well as manufactured housing, but these only make up approximately 5.5% of
housing stock ... When the housing market slowed and crashed in 2008, housing development slowed in Vadnais Heights accordingly, seeing less than 8% increases in units in every type of housing, and a loss in the number of manufactured housing” (43).

**Identifies manufactured housing as affordable housing** – Comprehensive Plan language clearly states that manufactured housing provides affordable housing in the City.

Example of language identifying manufactured housing as affordable from Vadnais Heights’ 2040 Comprehensive Plan Draft:

None

**Identifies clear strategies to support manufactured housing** – Comprehensive Plan language describes tangible methods to improve manufactured housing.

Example of a clear strategy to support manufactured housing from Vadnais Heights’ 2040 Comprehensive Plan Draft:

“The Residence Four (R-4) District allows medium-density manufactured home communities and also falls under the 4-8 units/acre designation” (20).

“The alignment options to cross Interstate 694 include a pedestrian bridge over the highway with a trail connection through SPRWS land near the manufactured housing park or using the existing/new Rice Street Bridge” (59).

“This area could also provide water main to the area currently used by the Five Star Estates Manufactured Home Park, which is currently served by a private community well system and a two-inch distribution system” (112).

**Identifies funding sources to support manufactured housing** – Comprehensive Plan language describes funding sources that can be used to improve manufactured housing.

Examples of funding sources to support manufactured housing from Vadnais Heights’ 2040 Comprehensive Plan Draft:

None

**Connects improvement strategies to funding** – Comprehensive Plan language describes both clear strategies to improve manufactured housing and identifies funding sources that can be applied towards them.

Examples connecting strategies to funding from Vadnais Heights’ 2040 Comprehensive Plan Draft:

None

Vadnais Heights’ 2040 Comprehensive Plan draft could more clearly identify manufactured housing as affordable housing, and elaborate on its identification of strategies to support manufactured housing. It could identify funding sources to support manufactured housing, and connect improvement strategies to funding. Vadnais Heights can improve its language towards manufactured housing across all of the categories described above, so that the draft’s treatment of manufactured housing moves further beyond being invisible or purely descriptive.
If your City has additional ways that it supports manufactured housing that are not clearly mentioned, we encourage you to address them explicitly in your updated Comprehensive Plan draft.

Based on our analysis, we would like to make the following specific recommendations:

- Create, describe, and maintain a policy of at least a one to one ratio replacement of affordable housing units if any are removed from the City's housing stock.
- Fill vacancies in parks.
- Create additional protective land use and zoning designations for manufactured housing parks.
- Incentivize the current owners of manufactured housing parks to sell to residents by creating incentives to do so, which could include forgiving back-taxes, utilities, or providing tax breaks if it is sold to a non-profit with the intention of creating a resident-owned community. Creation of a resident ownership-structure can help reduce tensions between residents and management, provide incentives for residents to get even more involved in supporting the well-being of their community, and ensure that manufactured housing parks remain a valuable affordable housing resource.

In general, it would help to reflect on the following key points regarding the value of manufactured housing and to address them in your updated comprehensive plan language:

- Manufactured housing is unsubsidized affordable housing.
- Manufactured housing provides more affordable housing in Minnesota than any other form of affordable housing.
- Manufactured housing is valuable to local businesses because it provides workforce housing.
- Manufactured housing provides owner-occupied housing.
- Manufactured housing provides housing to seniors, youth, and low-income individuals, enabling them to stay in a neighborhood and community they value.
- Modern construction of manufactured housing is more cost-effective, generates less waste, is more energy efficient, and more timely than site-built housing.
- Manufactured housing communities are more stable than terms like "mobile homes" or "trailers" suggest, and homes often stay in place and are used like any other type of residence for many years.
- Many issues can be resolved through the creation of a resident-owned community, which incentivizes residents to invest in their park.

We encourage you use the 2018 update process as an opportunity to incorporate positive language towards manufactured housing into your City's 2040 Comprehensive Plan. Doing so does not need to be overly complicated. Start by identifying manufactured housing as an affordable housing resource, describe tangible ways that it can be improved, and identify funding opportunities that support these methods.
All Parks Alliance for Change ■ APAC
An Organization of Manufactured Home Park Residents

We encourage you to contact us when you are working on issues related to manufactured housing. We can help you engage with residents and resolve problems with satisfactory outcomes for all parties. Thank you.

Sincerely,

Owen Hawkins  
Program Associate

Dave Anderson  
Executive Director