City of Blaine
City Council

June 3, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

AGENDA

1. **Call to Order by the Mayor**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Awards - Presentations - Organizational Business**
5. **Communications**
6. **Open Forum**

   Open Forum is an opportunity for the public to present an issue or concern to City Council. There is a maximum of fifteen minutes set aside for open forum. Each presentation should be limited to no more than three minutes. If your item needs follow-up from the City, staff will arrange for that follow-up and will contact you to let you know what is being done. Thank you for coming this evening.
7. **Adoption of Agenda**
8. **Approval of Consent Agenda:**

   All items listed under the "Consent Agenda" are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

   8.1. 2024-198 Schedule of Bills Paid
   Sponsors: Jason Zimmerman, Finance Director

   8.2. 2024-187 Approval of Minutes
   Sponsors: Cathy Sorensen, City Clerk

   8.3. 2024-76 Notifying League of Minnesota Cities Insurance Trust That Monetary Limits on Tort Liability are Not Waived
   Sponsors: Jason Zimmerman, Finance Director

8.4. RES 24-115 Rescind Resolution 23-113 and Approve Resolution Authorizing Transfers From the General Fund and Strategic Priorities Fund to the Workers Compensation Fund and Self-Insurance Fund Retroactive to Fiscal Year 2023
Sponsors: Jason Zimmerman, Finance Director

8.5. 2024-191 Approve Payment to Anoka County for 2024 Assessing Services
Sponsors: Jason Zimmerman, Finance Director

8.6. RES 24-116 Resolution to Waive Municipal Consent for the TH 65 Project between the City of Blaine and the Minnesota Department of Transportation (MnDOT).
Sponsors: Daniel Schluender, Director of Engineering

8.7. 2024-185 Motion to Authorize the Mayor and City Manager to Enter into a Contract with Braun Intertec for Construction Materials Testing Services for the 2024 Southwest Area Street Reconstruction Improvement Project, Improvement Project No. 24-07
Sponsors: Daniel Schluender, Director of Engineering

8.8. RES 24-108 Resolution to Approve Joint Powers Agreement with the City of Lino Lakes for Street Lighting at the 125th Avenue (CSAH 14) and Sunset Avenue (CR 53) roundabout, Improvement Project No. 23-10
Sponsors: Daniel Schluender, Director of Engineering

8.9. 2024-194 Approve 2024-2025 Liquor License Renewals
Sponsors: Cathy Sorensen, City Clerk

8.10. 2024-199 Approve a Temporary On-Sale Intoxicating Liquor License for Sgt. John Rice VFW at the VFW, 1374 109th Avenue NE
Sponsors: Cathy Sorensen, City Clerk

9. 7:00 PM - Public Hearing and Items Published for a Certain Time

9.1. 2024-196 Approve On-Sale and Sunday Intoxicating Liquor Licenses for Thai Twist, 1003 109th Ave NE
Sponsors: Cathy Sorensen, City Clerk

10. Development Business

10.1. ORD 24-2550 Second Reading
Ordinance Granting a Rezoning from Farm Residential (FR) to Development Flex (DF) at 4255 125th Avenue NE and 12581 Lexington Avenue NE. Crispin Cove (Capital Trust Investment LLC). (Case File No. 24-0020/SLK)
Sponsors: Sheila Sellman, City Planner

10.2. RES 24-89 Resolution Granting Preliminary Plat Approval to Subdivide 21.52 Acres into 40 Single Family Lots and Two Outlots to be Known as Crispin Cove at 4255 125th Avenue and 12581 Lexington Avenue NE. Capital Trust Investment LLC (Case File No. 24-0020/SLK)

Sponsors: Sheila Sellman, City Planner

10.3. RES 24-90 Resolution Granting a Conditional Use Permit to Allow for the Construction of 40 Single Family Lots in the Development Flex (DF) Zoning District at 4255 125th Avenue NE and 12581 Lexington Avenue NE. Crispin Cove (Capital Trust Investment LLC). (Case File No. 24-0020/SLK)

Sponsors: Sheila Sellman, City Planner

10.4. RES 24-95 Resolution Granting Preliminary Plat Approval to Create 13 Lots to be Known as Northtown Revitalization at 100 Northtown Drive NE. Northtown Mall (4th Dimension Properties, LLC) (Case File No. 24-0027/SAS)

Sponsors: Sheila Sellman, City Planner

10.5. RES 24-96 Resolution Granting a Conditional Use Permit for Zero Lot Line, and Shared Access and Parking in the County Road 10 Mixed Use Zoning District at 100 Northtown Drive NE. Northtown Mall (4th Dimension Properties, LLC) (Case File No. 24-0027/SAS)

Sponsors: Sheila Sellman, City Planner

10.6. ORD 24-2551 First Reading
Ordinance Granting a Rezoning from Planned Business District (PBD) to Development Flex (DF) at 3680 Pheasant Ridge Drive. East Blaine Mosque and Academy (Case File No. 24-0023/SAS)

Sponsors: Sheila Sellman, City Planner

10.7. ORD 24-2552 First Reading
Ordinance Granting a Rezoning from Single Family Residential (R-1AA) to Development Flex (DF) at 9240 W 35W Service Drive NE. Boulder Villas (Boulder Contracting) (Case File No. 24-0022/SLK)

Sponsors: Sheila Sellman, City Planner

10.8. ORD 24-2554 First Reading
Ordinance Granting a Rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) to Allow Truck Sales at 10070 Davenport Street NE. JD Trailers Properties LLC (Capacity Spotter Trucks) (Case File No. 24-0026/SLK)

Sponsors: Sheila Sellman, City Planner

10.9. ORD 24-2555 First Reading
Ordinance Granting a Rezoning for Certain Parcels from Regional Recreation

(RR) to 105th Redevelopment District (RD). City of Blaine (Case File No. 24-0029/SAS)

Sponsors: Sheila Sellman, City Planner

10.10. ORD 24-2553 First Reading

Ordinance Granting Amendments to the City of Blaine Zoning Ordinance for Sections 26.06, 30.15, 30.25 and 30.54 Related to Regulations for Car Washes. City of Blaine (Case File No. 24-0028/EJT)

Sponsors: Sheila Sellman, City Planner

11. Administration

11.1. 2024-203 Approve Amendment to City Manager's Employment Contract

Sponsors: City Council

12. Other Business

13. Adjournment

CITY OF BLAINE

SCHEDULE OF BILLS PAID
APPROVED ON 6/3/2024 FOR PAYMENTS THE WEEK OF 5/10/2024

Vendor Name	Description		Amount
ABC SIGN & GRAPHIC INC	Signage for Rain Gardens	$	1,125.00
AFFORDABLE INFLATABLES LLC	Inflatables for Super Hero Party	$	600.00
AMAZON CAPITAL SERVICES	PW: Trash Bins/Charger/Nabbers/Toner	$	960.28
AMERICAN RED CROSS	Babysitting Training	$	136.00
ANDREA HEIDI	Conference and Travel Expenses	$	1,753.45
ANOKA COUNTY	2024 Nearmap Aerial Imagery	$	1,000.00
ANOKA COUNTY LICENSE BUREAU	Tab Renewal	$	32.50
ANOKA COUNTY TREASURY DEPT	Connect Anoka County Fiber	$	812.50
APPRIVER LLC	Email Threat Protection	$	3,918.60
ASPEN MILLS INC	clothing and uniforms	$	21.70
ASPEN MILLS INC	clothing and uniforms	$	119.90
ASPEN MILLS INC	clothing and uniforms	$	121.90
ASPEN MILLS INC	clothing and uniforms	$	305.63
ASPEN MILLS INC	clothing and uniforms	$	184.88
ASPEN MILLS INC	clothing and uniforms	$	129.90
ASPEN MILLS INC	clothing and uniforms	$	329.85
ASPEN MILLS INC	clothing and uniforms	$	97.86
ASPEN MILLS INC	clothing and uniforms	$	189.95
ASPEN MILLS INC	clothing and uniforms	$	124.99
ASPEN MILLS INC	clothing and uniforms	$	63.30
ASPEN MILLS INC	clothing and uniforms	$	13.98
ASPEN MILLS INC	clothing and uniforms	$	181.25
ASPEN MILLS INC	clothing and uniforms	$	129.90
ASPEN MILLS INC	clothing and uniforms	$	56.99
ASPEN MILLS INC	clothing and uniforms	$	109.95
ASPEN MILLS INC	clothing and uniforms	$	46.95
ASPEN MILLS INC	clothing and uniforms	$	64.95
ASPEN MILLS INC	clothing and uniforms	$	144.94
ASPEN MILLS INC	clothing and uniforms	$	431.75
ASPEN MILLS INC	Credit	$	(124.90)
ASPEN MILLS INC	Credit	$	(189.95)
ASTLEFORD INTERNATIONAL	Hub caps; 1277	$	15.39
AT&T	Cell tower dump - 23257237	$	120.00
AT&T MOBILITY	Employee Cell Phone Service	$	10,054.71
AT&T MOBILITY	Cell phone service billing-PD	$	7,372.13
AUTOMATIC SYSTEMS COMPANY	2024 Water Maintenance Agreement	$	6,223.50
AUTOWASH SYSTEMS INC	Car Wash Chemicals & Check	$	735.75

BATTERIES PLUS BULBS	CH batteries	$	113.58
BLAINE BROTHERS INC	Exhaust System/DPF Repairs; 1262	$	3,754.87
BLAINE BROTHERS INC	Brake Chamber; 1277	$	82.41
BLAINE CUSTOM APPAREL & AWARDS	Summer Staff Shirts and jackets	$	3,540.00
BLAINE CUSTOM APPAREL & AWARDS	Summer Staff Shirts and jackets	$	80.00
BLAINE LOCK & SAFE INC	Lock repair; LS 1	$	162.50
BROWN SEAN	Septic Seminar	$	144.43
CARGILL INCORPORATED	Road Salt for Streets	$	55,249.20
CARGILL INCORPORATED	Road Salt for Streets	$	12,919.32
CENTRAL TURF & IRRIGATION SUPPLY	Irrigation Supplies	$	2,100.35
CENTRAL TURF & IRRIGATION SUPPLY	WTP/Well Fertilizer	$	415.80
CENTRAL TURF & IRRIGATION SUPPLY	Irrigation supplies; Stock	$	592.79
CENTRAL TURF & IRRIGATION SUPPLY	Irrigation supplies; Stock	$	15.50
CHRISTIANSON COMPANIES	HYDRANT METER DEPOSIT REFUND	$	400.00
CINTAS CORPORATION	CH Mats/Rugs	$	205.47
CINTAS CORPORATION	MAYC - Mats/Rugs	$	36.69
CINTAS CORPORATION	Uniform/Rug Rentals - PW	$	420.50
CINTAS CORPORATION	MAYC - Mats/Rugs	$	36.69
CINTAS CORPORATION	PW med supply cabinet	$	354.70
CINTAS CORPORATION	MAYC first aid cabinet supplies	$	19.60
CITY OF LINO LAKES	St. Paul Irish Influence Trip-MAYC	$	1,785.00
COMCAST	Internet for Public Wi-Fi	$	237.94
COMPUTER EXPLORERS	Spring computer class	$	45.00
CONNEXUS ENERGY	951 124th Ln NE/Well #12,#13	$	672.40
CONNEXUS ENERGY	10801 Town Square Drive	$	7,653.93
CORE & MAIN LP	2" Meters for Resale	$	7,494.76
CORE & MAIN LP	Car Chargers for Radio Programmers	$	339.44
DAVE'S SPORT SHOP	Youth Sports Uniforms	$	4,524.15
ECM PUBLISHERS INC	Advertising & Public Notices	$	123.62
ECM PUBLISHERS INC	Advertising & Public Notices	$	444.62
ECM PUBLISHERS INC	Advertising & Public Notices	$	73.75
ELECTRIC PUMP INC	Flush Valve; LS 28	$	3,283.93
ELECTRIC SYSTEMS SOLUTIONS	Electrical work at Jim Peterson Park	$	1,234.50
EMBROIDERY & MORE TOO LLC	Uniforms - PW	$	362.10
FERGUSON ENTERPRISES INC #1657	WTP 1 Part	$	79.00
FERGUSON ENTERPRISES LLC #3325	Fire Hose; Water	$	159.95
FERGUSON WATERWORKS #2518	Drytech Gran Chlor; WTP 4	$	142.08
GARYEAZON PERPETUAL	Park/Rec Refund	$	490.00
GOODIN COMPANY	Pump/Gaskets for PW car wash	$	1,171.48
GRAINGER	Pond Pump; CH Fountain	$	1,080.19
HAWKINS INC	Water Treatment Chemicals	$	9,198.15
HAWKINS INC	Water Treatment Chemicals	$	2,249.00
HAWKINS INC	Water Treatment Chemicals	$	10,296.69
HENNING PROFESSIONAL SERVICES	ROW/Easement Acquisition Services	$	5,440.50

HERITAGE LANDSCAPE SUPPLY GROUP	Grass Seed for Streets	$	2,943.50
HERITAGE LANDSCAPE SUPPLY GROUP	Broadleaf Spray; Parks	$	4,016.34
HOSE PROS LLC	Hyd Gate Valve/attachment; Storm	$	388.25
INDELCO PLASTICS CORPORATION	WTP 2 repair parts	$	167.36
INDELCO PLASTICS CORPORATION	WTP 2 repair parts	$	739.87
INDELCO PLASTICS CORPORATION	WTP 2 Chemical Feed Parts	$	221.34
INDELCO PLASTICS CORPORATION	Chemical Valves; Water	$	383.95
INDELCO PLASTICS CORPORATION	WTP 2 Chemical Feed Parts	$	330.20
INNOVATIVE OFFICE SOLUTIONS	Copy Paper and pad paper	$	720.60
INNOVATIVE OFFICE SOLUTIONS	card stock, dividers, white out	$	52.15
INNOVATIVE OFFICE SOLUTIONS	paper, tylenol	$	553.52
INSIGHT PUBLIC SECTOR INC	Laptops for Public Works	$	4,431.24
INSIGHT PUBLIC SECTOR INC	Microsoft Azure	$	2,765.54
INSIGHT PUBLIC SECTOR INC	Power Automate Premium Licenses	$	214.68
JM ELECTRIC LLC	Electrical tower parts near East Shelter	$	5,900.00
JOHNSON LITHO GRAPHICS	Biz Connect + Mailing, April 2024	$	10,794.71
JOHNSON LITHO GRAPHICS	May MAYCConnect Newsletter	$	1,954.70
KATH FUEL OIL SERVICE COMPANY	Grease for Mechanics	$	185.55
KRAFT MECHANICAL LLC	Project F2301 - PW boiler replacement	$	63,980.00
LAWSON PRODUCTS INC	Mechanic shop supplies; Stripe paint	$	119.40
LAWSON PRODUCTS INC	Mechanic shop supplies	$	81.70
MARTIN MARIETTA MATERIALS	Patching Materials - Water	$	346.79
MARTIN MARIETTA MATERIALS	Patching Materials - Water	$	431.97
MC TOOL & SAFETY SALES	Safety supplies; Water	$	96.19
MENARDS - BLAINE	Supplies for WTP 2	$	138.35
MENARDS - BLAINE	Supplies for WTP 2	$	27.30
MENARDS - BLAINE	Hoses/connectors/pliers; Parks	$	368.63
MENARDS - BLAINE	Hoses/connectors/pliers; Parks	$	93.24
MENARDS - BLAINE	Distilled water for WTP 4	$	14.64
MENARDS - BLAINE	Tools for Meter Install	$	61.47
METRO SALES INCORPORATED	Copier Maintenance and Support	$	4,150.29
METRO SALES INCORPORATED	Copier Maintenance and Support	$	417.47
METRO SALES INCORPORATED	Copier Maintenance and Support	$	580.89
METROPOLITAN COUNCIL	MCES 2024 Wastewater Services	$	456,606.67
METROPOLITAN COUNCIL	April 2024 SAC	$	218,953.35
MGT OF AMERICA CONSULTING	Recruitment Services for Admin Director	$	8,824.00
MIDWEST TANK COMPANY	WTP filter hatch gasket	$	650.00
MINNEAPOLIS SAW COMPANY INC	Tape for Street Dept	$	46.96
MINNESOTA CITY/COUNTY MGMT	APMP Membership (Derr)	$	75.00
MINNESOTA RECREATION/PARK ASSOC	Softball Sanction Fees	$	925.00
MN DEPT OF LABOR AND INDUSTRY	April 2024	$	10,330.55
MN METRO NORTH TOURISM	March Lodging Taxes	$	11,740.79
MPCA	Hazardous Waste Fee	$	375.28
MTI DISTRIBUTING INC	Mower parts; 2417	$	488.92

MTI DISTRIBUTING INC	Shaft Roller: 2398	$	91.36
N&D MANAGEMENT LLC	PC17-46, Creekside Village	$	2,500.00
NAGELL APPRAISAL AND CONSULTING	Austin Road Extension Appraisals	$	3,300.00
NORTHERN SANITARY SUPPLY CO INC	PW Parks; Cleaners	$	355.80
NORTHERN SANITARY SUPPLY CO INC	WTP Supplies; soap/tissue/towels/liners	$	373.94
NORTHWESTERN UNIVERSITY	staff and command training	$	4,750.00
NUSS TRUCK & EQUIPMENT	Exhaust bracket - 1288	$	295.29
NUSS TRUCK & EQUIPMENT	Filter Kits for PW	$	377.13
NUSS TRUCK & EQUIPMENT	Window Switch; 1306	$	218.68
OPSAHL-MITCHELL WANDA KAY	Facepainting for Super Hero	$	170.00
PAFFY'S PEST CONTROL INC	PW - Monthly pest control	$	134.00
PAFFY'S PEST CONTROL INC	CH - monthly pest control	$	80.35
PAFFY'S PEST CONTROL INC	MAYC - Monthly pest control	$	59.75
PLANT & FLANGED EQUIPMENT CO	Wafer Pratt Butterfly Valve (Plant 1)	$	1,472.40
PRINT CENTRAL	Council Chamber Nameplates	$	159.51
PRINT CENTRAL	Business Cards - Greg Mely	$	39.00
RCM SPECIALTIES INC	Street Patching Material	$	1,214.25
REHBEIN'S BLACK DIRT	Black Dirt for the Community Garden	$	926.00
REPUBLIC SERVICES #894	Shredding for Recycling Saturday	$	1,106.16
RIDGEWAY & ASSOCIATES	Mental Wellness Program	$	1,640.00
RP AUTO SERVICE INC	Front alignment; 4605	$	133.75
RUM RIVER ART CENTER	Watercolor classes at MAYC	$	675.00
SHERWIN-WILLIAMS COMPANY	Seal Kit/lube additive; PW	$	161.66
STAR TRIBUNE	Advertising (Public Hearing, Ad for Bids)	$	214.88
STAR TRIBUNE	Advertising (Public Hearing, Ad for Bids)	$	214.88
STAR TRIBUNE	Advertising (Public Hearing, Ad for Bids)	$	188.02
STAR TRIBUNE	Advertising (Public Hearing, Ad for Bids)	$	188.02
STAR TRIBUNE	Advertising (Public Hearing, Ad for Bids)	$	173.80
STAR TRIBUNE	Advertising (Public Hearing, Ad for Bids)	$	175.38
STAR TRIBUNE	Advertising (Public Hearing, Ad for Bids)	$	175.38
STAR TRIBUNE	AUAR Publication	$	85.32
STERICYCLE INC	Dec/Jan shredding	$	367.34
STERICYCLE INC	April Shredding	$	144.31
TEDDER INDUSTRIES LLC	117 RDS holsters	$	13,399.81
T-MOBILE USA INC	Cell tower dump - 23257237	$	150.00
TRI-STATE BOBCAT INC	Credit	$	(17.32)
TRI-STATE BOBCAT INC	Pole Saw replacement; Parks	$	615.00
TRI-STATE BOBCAT INC	Boom arm for 1312	$	2,888.18
USA BLUEBOOK (#657220)	Decal Letters/Manhole markers	$	2,436.20
VACKER INC	Sign for BWS interpretive sign	$	244.00
WATER CONSERVATION SERVICES	Leak Detection 4/18/24	$	352.93
WHOOSTER INC	Annual service	$	600.00
WOODLAND DEVELOPMENT CORP	PC16-0054 Woodland Cove	$	12,500.00
WSB & ASSOCIATES INC	99th Ave/Baltimore St Roundabout	$	502.50

WSB & ASSOCIATES INC	Southeast Area Reconstruction	$	5,423.00
WSB & ASSOCIATES INC	Lexington Athletic Complex Hockey Rinks	$	1,046.25
WSB & ASSOCIATES INC	AUAR Contract - Northtown	$	3,791.50
WSB & ASSOCIATES INC	NW Area Street Reconstruction	$	26,018.00
ZIEGLER INC	Truck Pads; 4601	$	640.32
ZIEGLER INC	Well 16 Transfer Switch Troubleshoot	$	1,123.81
ZIEGLER INC	WTP 1 Transfer switch screen repair	$	1,892.94
		$	1,089,098.89

CITY OF BLAINE

SUBSET OF PAYMENTS BETWEEN $20,000 AND $50,000 FROM THE SCHEDULE OF BILLS PAID APPROVED ON 6/3/2024 FOR PAYMENTS THE WEEK OF 5/10/2024

Vendor Name	Description		Amount
WSB & ASSOCIATES INC	NW Area Street Reconstruction	$	26,018.00

CITY OF BLAINE

SCHEDULE OF BILLS PAID
APPROVED ON 6/3/2024 FOR PAYMENTS THE WEEK OF 5/17/2024

Vendor Name	Description		Amount
CIVICPLUS LLC	Blaine Events Website (Annual)	$	6,093.60
JEFF BELZER'S ROSEVILLE AUTO	Trafic Safety Vehicle (Grant Reimburse)	$	52,143.00
JEFF BELZER'S ROSEVILLE AUTO	Distracted Driving Vehicle	$	51,828.00
		$	110,064.60

City of Blaine
City Council Workshop

May 13, 2024 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING
In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

1. Call to Order

The meeting was called to order at 5:35 PM by Mayor Sanders.

2. Roll Call

PRESENT: Mayor Sanders, Councilmembers Fleming, Larson, Massoglia, Newland, Robertson, Saroya.

ABSENT: None.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; City Attorney Eric Larson; Public Works Director Nick Fleischhacker; and City Clerk Cathy Sorensen.

3. New Business

3.1. 2024-163 Closed Session Pursuant to Minnesota Statute 13D.05, Subd. 3(a) - City Manager Performance Review
Sponsors: City Council

This item was postponed to a future workshop meeting.

3.2. 2024-158 Council Requested Items for Discussion
Sponsors: Michelle Wolfe, City Manager

Councilmember Larson stated she would like the council to consider discussing ground

mounted solar in the farm residential zoning district. She supported this moving forward because the request was in farm residential.

Councilmember Robertson supported staff investigating this further with the property owner. She indicated her only apprehension was focusing solely on farm residential because there were other lots in the city that were quite large.

Councilmember Newland agreed noting he would support looking into the allowed uses on farm residential properties that are of a certain size.

Councilmember Fleming indicated she could support a further discussion as well.

Councilmember Saroya commented her only concern with ground mounted solar arrays would be that they may require the loss of trees. She requested this be considered

Council consensus was to support a possible code amendment to allow ground-mounted solar. Council encouraged staff to consider farm residential property separate from other residential as part of their research as well as environmental benefits and possible tree coverage loss.

3.3. 2024-148 105th Redevelopment Project Financing Discussion
Sponsors: Erik Thorvig, Community Development Director

Community Development Director Thorvig stated the City Council has discussed various financing components for the 105th Redevelopment Project at workshops over the last year. The financing discussions have been related to turf field, event stadium and infrastructure financing. On May 6, 2024, the City Council approved a bond sale for the turf field project. This action finalized the turf field financing deal. Further discussion is necessary for the event stadium and infrastructure financing. The concept of an event stadium has been discussed since last spring. The stadium cost is estimated at $40MM. The stadium would be privately owned and operated by various parties related to the development and proposed baseball team. Recent discussions with the developer have revolved around the City issuing a $34+MM bond to finance a portion of construction of the event stadium. Other funding sources would include private equity and bank financing. The debt payment structure proposed would be a lease payment model where the developer would be responsible for paying an annual payment to the City to cover the debt service. This is a similar model used for CHS Field in St. Paul.

Mr. Thorvig stated initially, a revenue sharing model was discussed where percentages of revenue from the baseball and stadium operations would be shared with the City to cover debt service. The lease revenue model is a simplified approach and provides a variety of revenue sources for the developer to provide the annual lease payments. The original revenue sharing model would have solely relied on event stadium/baseball operations to cover the debt service. The primary goal of the lease payment structure is for the developer to cover the debt service and have no general fund tax dollars used to pay for the stadium. The anticipated financing structure for the stadium financing would be General Obligation Tax Abatement Bonds with annual lease payments pledged to the City and would cancel the

annual abatement levy. Though tax abatement bonds would be used, this is unlike the turf field financing where tax abatement revenue was used to pay the debt service, but instead, the debt service would be paid by the developer through annual payments. The City would be seeking security through business and personal guarantees. These arrangements will be memorialized in future agreements considered by the council.

Mr. Thorvig reported the developer is in the process of preparing architectural plans and anticipates applying for a conditional use permit for the stadium which will be considered by the council this summer. They are also preparing construction plans in order to submit a building permit for construction to begin in late 2024. The developer is seeking guidance from the council on the willingness to provide financing. A resolution could be considered at the May 20, 2024, meeting which identifies the willingness of the council to provide financing if certain terms and conditions are met by both the city and the developer. This gives the developer and staff guidance to continue to work through the financing model prior to consideration of formal actions by the council that would occur in late 2024/early 2025. These actions would include establishing tax abatement and selling bonds.

Mr. Thorvig explained the developer has expressed a desire to complete all project infrastructure (roads, utilities, stormwater) and building demolition as part of Phase 1, beginning in 2024. Completing the infrastructure in Phase 1 accomplishes several things including getting all necessary road/utility improvements in place early in the project and creating development ready sites for later phases of the project. Completing all building demolition in Phase 1 would remove the existing buildings currently owned by the EDA. All this activity would show significant progress for the project in addition to the private development that would occur in Phase 1 (food hall, event stadium and field house). The developer has identified approximately $18.5MM in infrastructure costs and approximately $700,000 in demolition costs. These costs are eligible Tax Increment Financing (TIF) expenditures and it is not uncommon for these types of improvements to be funded by TIF for a redevelopment project. It has always been assumed that a redevelopment TIF district would be created for this project to fund various eligible expenditures. The TIF district would encompass any parts of the redevelopment project that are not included in the tax abatement area. This would generally include the east portion of the project (housing, professional office).

Mr. Thorvig commented Baker Tilly is completing an analysis of the potential TIF generation of the east portion of the project based on the concept plan. It's anticipated the TIF district may generate sufficient TIF dollars to support the infrastructure and demolition costs. It is expected that any additional TIF revenue would be available for other eligible expenditures and would be negotiated as to what is available for the project. This could be an additional funding source to complete property acquisition in the district. There are two options to finance improvements with TIF. The first option is to issue a bond to fund the improvements at the beginning of the project, and TIF revenues over the term of the district repay the debt. The other option is called pay-as-you go, in which the developer finances the improvements via private financing, and TIF revenues over the term of the district cover the debt incurred by the developer. Baker Tilly, city staff and the developer are currently analyzing the TIF structure to determine whether this is the appropriate funding mechanism for infrastructure and demolition. The structure of land take down, including timing and method for identifying sale proceeds per lot, are also in the process of being developed to understand the feasibility of the redevelopment site and the availability of TIF and other

potential funding sources as a means to finance the identified redevelopment costs, including demolition and infrastructure improvements.

Rob Bader, Bader Development, further discussed the structure of the development, stadium and team with the Council. He explained the stadium authority would be a joint venturn between Elevage/Bader, True North and possibly a third party as well. He stated Elevage/Bader would be the ground lease holder for the NSC land. He reported the stadium authority will the be sole owner of the fieldhouse, food hall and event stadium. It was noted there would be a management and hospitality group and indicated all revenues will flow into the hospitality company and they would be responsible for payment on the bonds. Corey Burstad, Elevage Group, explained the baseball team would have a sublease with the stadium authority. He appreciated how one management team would have authority over the venue and would be responsible that the fiduciary needs were being met.

City Attorney Larson reported the proposed lease provides greater security and support, and provides certainties when it comes to revenues to support the bond and supported the council move forward with this model for the lease. He commented further on the progress that has been made on the public/private master development agremeent. He described how the cross contingencies would be working in tandem to facilitate this development. He advised the district would break down and guide both the east and west portions of the development.

Mr. Thorvig discussed the preliminary funding resolution that the developer was seeking support for and described the detailed information the baseball team would have to provide to the city. Further information was provided regarding the schedule and timeline for this project and commented on the TIF funding that would have to be approved for the overall project infrastructure. It was noted the final two steps would be approval of the abatement bonds. He explained that on May 20 council would be presented with a resolution that states the city was willing to commit to financing so long as all of the city's requirements are met and asked if the council supported staff bringing this resolution for consideration.

Councilmember Massoglia indicated he supported the preliminary resolution. He asked what properties would be abated for these bonds. Michaela Huot, Baker Tilly, reported these properties have not been identified yet, but noted the city would have to find enough property with an existing tax base that would cover the debt service levy for the bonds.

Councilmember Newland asked if the revenue share would be just for the stadium. Mr. Bader reported the revenue sharing would be for the stadium, field house and food hall.

Councilmember Newland stated he supported the resolution coming before the council on Monday for consideration.

Councilmember Robertson thanked Ms. Huot and Mr. Larson for sharing their expertise with the city. She asked if there were things the city was doing better than had been pursued at CHS Field. Mr. Larson stated every project was different and unique. He reported CHS Field was owned by the city and parks department, which led to pluses and minuses for stadium ownership. He commented further on how the lessons learned from that development were taken into consideration with this development agreement. He was of

the opinion that this agreement would supplant the CSH Field agreement and Blaine would become the model if this agreement was successful and felt that it would be.

Councilmember Robertson reported public funding would be utilized for this project, but not through taxpayer dollars. Mr. Larson explained this was the case. He commented further on how the lease payments would be made through profit sharing going forward but indicated the city would be facilitating the financing for the project at the beginning.

Councilmember Robertson asked when the city council would be able to view the architectural renderings. Mr. Bader explained he was working on the horizontal infrastructure at this time. He indicated he could not go any faster on the project due to statutory requirements. The goal would be to have renderings for the council to review in August of 2024.

Councilmember Robertson stated she appreciated all of the efforts from the development team, city staff and finance team to keep this project moving forward. She indicated she would be willing to consider the financial resolution on Monday.

Councilmember Larson explained she was comfortable with how this project was progressing and she appreciated all of the checks and balances that were in place.

Mr. Thorvig commented further on the infrastructure work that would have to be completed and reviewed the area of the development that could be included in a TIF district. He discussed how the city would have to work to purchase further properties in order to keep this development and infrastructure work moving forward. He reported the city held the first of its two open houses and noted approximately 60 people were in attendance. He indicated the concern voice most by the residents attendance had to do with traffic.

Councilmember Newland estimated 75 people attended the open house and thanked staff and the developer for providing the public with an informative presentation on this project. He believed the comments from the event were generally very positive which was validating to him.

Councilmember Robertson agreed the general vibe for this development was extremely positive. She appreciated how this project was becoming a reality. She anticipated infrastructure questions would continue to arise. She appreciated the fact the city would continue to have dialogue with the public regarding this project.

Councilmember Fleming shared she was recently visiting with a cousin from Coon Rapids and how she and her husband commented on how well Blaine was doing on this project. She discussed how people in surrounding communities were following this project and would be positively impacted by the new sports district.

3.4. 2024-157 Well Interference Updates
Sponsors: Nick Fleischhacker, Public Works Director

Public Works Director Fleischhacker stated staff has been working with private well

interference claims submitted to the DNR. These claims were submitted to the DNR by private well owners in response to statewide drought conditions over the past several years. Many of these claims were attributed to the recently developed well field in the northeast quadrant of the City. After analysis by the DNR's technical team, it was found that many of the City's existing well fields may also be contributing to lowered groundwater levels. These lowered groundwater levels may have impacted private well owners and, by state statute, are eligible for compensation. Staff has been evaluating each of these complaints to ensure their validity. Any complaints received by the DNR that the City does not agree to pay are sent to the DNR's technical team for final evaluation. The majority of claims have either been addressed, or have been turned over for final evaluation by the DNR.

Mr. Fleischhacker reported the DNR, city staff, and consultant engineers have been engaged to start the process of evaluating the City of Blaine's existing well field to ensure further well interference does not take place and that the city can operate its well field for its customers. This process will include having a small technical team engage the DNR to work through the well appropriations process. Staff hopes this small team can expedite the process, ensure impacts to surrounding wells are minimized, and that water utility customers have the highest quality water possible. As this process will not have a resolution for the summer of 2024, efforts relating to sprinkling enforcement will start immediately in the spring and continue throughout the summer. He said staff will continue to work with the DNR to get the wells permitted then shared other miscellaneous water updates with council.

City Manager Wolfe discussed how growth cities were being impacted by the DNR's new requirements.

Councilmember Massoglia asked when the wells at Water Treatment Plant 4 were turned off. Mr. Fleischhacker reported the wells were turned on in early 2022 and the wells were turned off in late 2022.

Counclmember Massoglia questioned if the city could take any legal actain against the consultant that assisted with this project given the fact three of the four wells can not be used by the city. Ms. Wolfe said staff did not believe the concern occurred because of the consultant because the DNR signed off on all of the construction plans.

Further discussion ensued regarding how wells are modeled and how permit regulations have changed in recent years.

Councilmember Larson asked why Ham Lake's wells were so easily impacted. Mr. Fleischhacker indicated this may be due to the fact Ham Lake's wells were quite shallow compared to Blaine's wells.

Councilmember Massoglia supported the city placing some sort of timeline on Ham Lake in order to allow the city to get all of its wells back up and running. In addition, he supported the city pushing back on the DNR's new requirements given how adversely the city has been impacted.

Councilmember Robertson indicated the DNR was very difficul to work with and discussed

how regulations change with each new administration. Mr. Fleischhacker explained according to the DNR the city of Blaine does not have a supply issue concern except during peak demand times during the summer months.

Councilmember Massoglia encouraged the public works department to repaint the bottom of the water towers in order to eliminate the discoloration. Mr. Fleischhacker explained Sherwin Williams had reached out to him to share there were products that could be used and that he would be discussing this matter with them further.

3.5. 2024-120 Licensing Discussion - Off-Sale Intoxicating and Tobacco
Sponsors: Cathy Sorensen, City Clerk

City Clerk Sorensen stated council had requested an opportunity to discuss current licensing for off-sale intoxicating liquor and tobacco licenses in order to explore whether amendments with regard to the number and locations of both license types are warranted. To begin the discussion, below is a summary of each license type based on city code and statute, including number and location data:

Off-Sale Intoxicating Liquor Licenses
Sec. 6-38. - Kinds of liquor licenses.
Off-sale intoxicating liquor licenses, which may be issued only to exclusive liquor stores, brewer taprooms or brew pubs.

Sec. 6-36. - License required; number of licenses.
The city council shall issue off-sale liquor licenses in such a manner that no license shall be issued to a property which is located within one mile of the location of an existing off-sale license. The number of off-sale licenses issued shall not exceed a ratio of one license for every 7,000 population. The council is not required to issue the full number of off-sale licenses that it has available.

Ms. Sorensen reported based on current code and population, the city has 10 off-sale licenses available, with 8 active licenses to date. It should be noted brewer off-sale licenses are excluded from this cap. A map is included showing the current off-sale licenses and the one-mile radius around each location. This topic was last reviewed in September 2017 and council consensus at that time was to review again if and when a grocer/off-sale concept was presented. Economic development staff routinely have conversations with grocers that are interested in the community and have an off-sale liquor component to their operation. The question whether the city would be interested in changing the distance and/or number of licenses is often asked by these groups, as many of the sites they look at are within one-mile of another off-sale location. Unfortunately, staff isn't able to provide a solid answer since the discussion has not occurred with the city council. Additionally, staff has spoken with potential restaurants that have an off-sale component for wine. This is a more "boutique" transaction in which the restaurant has unique, nicer wine offerings at their location for off-sale purposes. An example is Pour Wine Bar in Champlin, where they have a restaurant and offer un-opened bottles of wine for sale that a customer can take home. Staff commented further on the city's current off-sale intoxicating and tobacco licensing and requested feedback from the council.

Mr. Thorvig discussed how the city has received a number of requests for liquor licenses in areas that currently are not allowed and stating it was very challenging for staff to address these requests, which was why staff brought this matter to the council for discussion.

Councilmember Fleming asked if there was a reason for the one mile radius. Ms. Sorensen indicated the current ordinance has been in effect since 2007 as a way to limit the number

of liquor stores in the community, while also keeping liquor stores away from schools.

Councilmember Robertson questioned how difficult it would be to create a tiered scenario and stated she was of the opinion the rules have to change because businesses were losing interest in the community. She supported the city have some cap in place and was interested in discussing how to make adjustments to the current regulations. She wanted to see the city being open for new boutique type liquor stores and to ensure the city was not missing out on new opportunities. Ms. Sorensen indicated the parameters in place could be adjusted to allow for such new requests.

Councilmember Massoglia stated he would be willing to look at the regulations, but wanted the city to be cautious of how existing commercial uses in the city would be impacted.

Councilmember Robertson indicated the city would have to be flexible. It was her hope the city could make space for a new use, such as a Pour Wine Bar.

Councilmember Newland reported he was not bothered by losing Total Wine to Coon Rapids, because this business would have adversely impacted local liquor stores. He explained he was concerned about the impact the city's regulations were having on uses such as Trader Joe's. He agreed with Councilmember Robertson that the city's regulations should be more flexible. He was of the opinion the one mile radius requirement was somewhat arbitrary.

Councilmember Massoglia asked if the city could open up new licenses for grocery stores and could this include existing grocery stores. Ms. Sorensen indicated the ordinance could be amended to limit the number of liquor licenses within grocery stores, this could be another tier within the code.

Councilmember Robertson commented on how the market may assist with regulating the proper number of liquor stores in the community.

Mayor Sanders supported the ordinance language being amended to create more flexibility for new users.

Ms. Sorensen thanked the council for their feedback regarding off-sale liquor licenses. She then discussed the city's tobacco requirements and asked if the council wanted to make adjustments to the current regulations. She reported the council could agree to a total number of licenses they would support then the city would work to reduce the number of licenses through attrition, similar to the process for reducing the number of massage enterprises.

Councilmember Massoglia supported the city have separate licenses for cigar clubs.

Councilmember Robertson stated if this were allowed, she wanted to see the city setting a cap on the number of tobacco licenses. She indicated she could support signage and lighting requirements for tobacco licenses as well.

Councilmember Larson asked if cannabis was a separate issue from this.

Mayor Sanders reported this was a separate issue that would have separate ordinances and regulations in place.

Councilmember Larson indicated she supported the city limiting the number of tobacco shops allowed, given the fact the city may be receiving new cannabis shops.

Councilmember Newland supported the city limiting the number of tobacco shops while also reconsidering the lighting and signage at these shops.

Councilmember Fleming stated Blaine was already the highest when it came to cities with tobacco licenses and suggested this number not be increased to 60.

Councilmember Robertson commented the city could reduce the number of allowed licenses to 45 and the number of licenses could be reduce through attrition over time.

Councilmember Massoglia supported the city limiting the number of tobacco shops to four or five through attrition. However, he anticipated it would be difficult to limit the number of tobacco licenses at gas stations and liquor storeslicenses. Ms. Sorensen commented on how the city council reduced the number of therapeutic massage licenses and explained through attrition, the city has reached the new limits.

Staff thanked the council for their feedback and noted she would revise the ordinances and report back to the council at a future worksession meeting.

3.6. 2024-153 General Fund - Fund Balance
Sponsors: Jason Zimmerman, Finance Director

Finance Director Zimmerman stated pursuant to city policy, the General Fund is required to retain a year-end fund balance equal to:

- 30% of the subsequent year's budget
- 5% of the subsequent year's property tax levy
- 100% of the subsequent year's budgeted public safety reimbursements from the state

Mr. Zimmerman explained while not required, the Office of the State Auditor (OSA) recommends that at year-end, local governments maintain an unreserved fund balance in their general fund and special revenue funds of approximately 35% to 50% of fund operating revenues, or no less than five months of operating expenditures. He reported during the last 16 years, 12 times unrestricted General Fund reserves have been transferred to the Capital Equipment and Projects Improvement Fund for the purchase of vehicles and capital equipment. This funding has historically served as a financing mechanism that otherwise would have necessitated an additional property tax levy. On June 20, 2023, the council approved staff's recommendation to transfer $1,850,000 to the Workers Compensation Fund and $650,000 to the Self-Insurance Fund, with funding provided by General Fund reserves. At the time this recommendation was provided, staff didn't consider

the following factors when calculating the available unassigned fund balance in the General Fund at year-end 2022:

- The $850,000 investment market value mark-down that occurred for fiscal year 2022;
- The updated property tax levy for 2023; and
- The requirement to retain 100% of budgeted public safety reimbursements for 2023

Mr. Zimmerman stated ultimately, the General Fund had $1.5 million of excess unrestricted reserves in 2022, not the $2.5 million that was indicated. For year-end 2023, the General Fund is projected to be in violation of the city's fund balance policy by approximately $760,000. He explained preliminary 2023 financial statements indicate the year-end net position, or assets in excess of liabilities, will be approximately $10,000 for the Self-Insurance Fund and a negative $31,000 for the Workers Compensation Fund. The balance of these funds has been a topic raised by S&P, the city's credit rating agent, during the last several bond sales. The city's commitment to financing these activities appropriately and developing a plan to ensure the funds maintain a positive net position has been noted in the most recent credit rating. Absent the $2.5 million transfer, both of these funds would continue to be in a significant deficit status.

Mr. Zimmerman stated albeit generally not a significant audit issue, failure to maintain the City's fund balance policy may have an impact on the credit rating the City receives when issuing debt. Erosion of fund balance, non-conformance with internal policy, and failure to proactively resolve the projected gap will likely impact the rating agencies' evaluation of the city's management and financial controls. With several bonding projects on the horizon related to regular city activities, including pavement management and capital equipment, as well as additional financing for redevelopment along 105th Avenue, maintaining the City's AAA rating will be important to secure the best possible interest rate in a very volatile environment. Staff asked if the council would support amending the transfer from $2.5 million to $1.5 million with $1 million being transferred from the Strategic Priorities Fund. If the council supported this action, an item would be brought to the council on June 3.

Councilmember Robertson stated she could support staff's proposal, but commented at some point in time, she would like to better understand the budgeting requirements in order for the council to remain consistent. She commented on how important it was for the city to maintain and safeguard its AAA bond rating.

Ms. Wolfe reported going forward staff would be bringing the council with more detailed information mid-year. She provided further comment on how the requirement changes made to the self-insurance and worker's compensation funds had impacted the city.

Councilmember Newland questioned how the 2024 budget would be impacted by these changes and by the adjustments that would have to be made to the funds for 2023. He said he did not want the city to be in this same situation early next year but that being said, he supported staff's recommendation.

Councilmember Massoglia indicated he was not very supportive of this concept as he wanted to see the city level out its spending and noted the city has been increasing its spending 10% each year over the past three years. Mr. Zimmerman commented on how the

city has been hit by retroactive claims which had increased spending in an unanticipated manner then reported Standards & Poor would like to see the city having a standard fund in place for these expenditures instead of relying on other funds.

Councilmember Massoglia asked if the city has considered another policy to address this matter for budgeting purposes. Mr. Zimmerman indicated the renewal process was occuring at this time and staff was considering if a retroactive program should be pursued given the fact the city does not currently have a proper reserve fund in place.

Councilmember Robertson anticipated the council's discussion on this topic would continue through the budgeting process. Ms. Wolfe indicated the small group meetings would continue to build on this topic, as well as the building blocks of the budget. She discussed how the $2.5 million was needed to shore up the budget and based on the rating agencies recommendations.

4. Other Business

Ms. Wolfe stated the council meeting on July 1 would be held as scheduled and that staff would likely be scheduling a budget workshop on September 30. She shared interviews had been held for the Administrative Services Director position and that a decision would be made soon.

5. Adjournment

The workshop was adjourned at 8:21PM.

City of Blaine
City Council Workshop

May 20, 2024 | 5:30 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

NOTICE OF WORKSHOP MEETING
In accordance with the provisions of Section 3.01 of the Blaine City Charter, a Council Workshop meeting is scheduled for the following purpose:

1. Call to Order

The meeting was called to order by Mayor Sanders at 5:30PM.

2. Roll Call

PRESENT: Mayor Sanders, Councilmembers Larson, Newland, Robertson, Massoglia, Fleming, Saroya.

ABSENT: None.

ALSO PRESENT: City Manager Michelle Wolfe; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Engineering Dan Schluender; City Attorney Tom Loonan; Fire Chief Dan Retka; Deputy Fire Chief Matt Grantz; and City Clerk Cathy Sorensen.

3. New Business

3.1. 2024-183 Closed Session Pursuant to Minnesota Statute 13D.05, Subd. 3(a) - City Manager Performance Review
Sponsors: City Council

After motion, second and vote, the council entered a closed session for the city manager performance review.

3.2. 2024-177 SBM Fire Department SAFER Grant
Sponsors: Dan Retka, Fire Chief

City Manager Wolfe discussed the SAFER Grant noting there was some concern from the council regarding the timeline. She explained the fire chief was brought back in to address this topic in further detail with the council. She noted this item would be coming back to the council for further discussion as to the financial impact if the city were to receive the SAFER Grant.

SBM Fire Chief Dan Retka provided an update on recruitment and staffing and the current status of the department. Information was provided about the Staffing for Adequate Fire and Emergency Response (SAFER) Grant and how the fire department would utilize the grant if awarded. Chief Retka presented rationale for the grant request, which includes funding for 12 full-time positions. He explained a follow-up workshop is scheduled to discuss financial impacts in more detail. It was noted the grant covers personnel-related expenses for three years. Beginning in year four, SBM Fire (via funding from the three member cities) would be responsible for full funding of the 12 full-time positions. During the first three years, there are some related expenses that will need to be covered by SBM. The Minnesota State Fire Department Association (MSFDA) has been awarded $1.4 million in funding through the Federal Emergency Management Agency's (FEMA) Staffing for Adequate Fire and Emergency Response (SAFER) program to improve recruitment of volunteer firefighters in Minnesota. The program can assist with marketing and onboarding of new firefighters and possible reimbursement for health screenings for new hires.

Deputy Fire Chief Matt Grantz reviewed the current staffing model for the fire department and described how the 12 additional positions would benefit the department. He noted a crew of three was now available at both the north and south stations Monday through Friday. He commented on how staffing would move to a 48-on/96-off staffing model, which was consistent with the Roseville and Eagan Fire Departments.

Chief Retka stated Recruitement and Retention Coordinator Natalie Streich has done a tremendous job recruiting new individuals for the department, but there was still a need for more firefighters. He discussed how SBM was serving as trainers for full time departments in the metro area. He explained it was getting expensive to customize gear for individuals who only work for the department for a short time before leaving the department for another opportunity. He commented on how response times have improved since moving to the duty crew model. He discussed how busy the city was between hosting special events at the NSC, the golf tournament and having the largest reliever airport in the state. He indicated all of these special events impact the fire department. He reported he needs to continue staffing his stations like this was a first class community, noting this meant he had to begin staffing overnight. He commented further on how the SBM Fire Department would score well on the SAFER Grant. He stated the department would not hear about the SAFER Grant until August 2024.

Councilmember Massoglia commented he was taken aback by how Chief Retka approached the conversation and felt like he was telling the council how the staffing model would change instead of asking or seeking support for a change. He stated he supported police and fire and had tremendous respect for their service to the community but did not appreciate his approach.

Councilmember Robertson indicated she did not receive the information in the same

manner. She stated this grant had a short window and the conversation held a few weeks ago was not long enough to give the council time to process the request. She explained she was not a public safety expert. She commented on how there has been cultural shifts in public safety for both police and fire. She stated the manner in which the fire department has been operating was no longer sustainable. She understood the department was doing its best but the department was beyond stretching a dollar and was now in need of a new staffing model. She wanted the community to be as safe as possible, and she had to understand the undertone of multiple conversations that have been held between the council and the Fire Chief that the on-call fire model was no longer working. She appreciated the fact staff made time for the fire chief to further address the timeline and reasoning for the SAFER Grant.

Councilmember Newland appreciated how Chief Retka is always direct and delivered facts and how he was sharing with the council what they need to do and the council would have to decide what they can support. He was of the opinion the council should support the shift and discussed how the SAFER Grant would assist with phasing in the new employees over the next three years. He respected what Councilmember Massoglia shared but understood the staffing situation had to change at the fire department.

Councilmember Larson stated offense may be taken if the department was requesting electric fire trucks next year for example, but she liked the way the safety aspects were discussed. She appreciated how response times were improving under the new staffing model and she would support improving safety for the community.

Councilmember Fleming thanked the fire chief for his presentation. She also appreciated the fact that response times had improved noting this would mean there was a chance to save more structures in the community. She clarified the SAFER Grant would fund 12 positions for three years and after that the city would be responsible for funding those positions. Chief Retka reported this was the case.

Councilmember Fleming questioned if staff knew what the cost would be for these 12 new positions. Chief Retka indicated he was working on final costs with the finance director.

Councilmember Larson asked how a decision like this would be made between the three cities. Chief Retka stated he would work to bring all three cities on board with the decision.

Councilmember Saroya thanked Chief Retka for his detailed presentation and said she respected the vision he had for the department for the future of the city. She asked if additional positions could be requested such as a recruiter or grant writer. Chief Retka indicated the 12 positions were all the department could ask for at this time.

Councilmember Saroya questioned what the chief needed from the city council and asked how funding could be sustained for the new positions. Chief Retka stated he was in attendance to provide the council with information on what the SAFER Grant was and the opportunity it would provide for the department. He commented the next side would be to further address the finances and how this would impact each of the three cities.

Councilmember Fleming inquired if the fire department received any feedback from Mounds View or Spring Lake Park. Fire Chief Retka explained he received unanimous

support from both the Mounds View and Spring Lake Park city councils.

Ms. Wolfe indicated the next council workshop discussion would address the financials. She explained the ask would be well over $1 million in year four. She understood staff was doing things in a different order than usual, but that was due to the timing of the SAFER Grant.

3.3. 2024-151 Trunk Highway 65 West Frontage Road Discussion
Sponsors: Daniel Schluender, Director of Engineering

Director of Engineering Schluender stated prior to the remarkable success last year in securing funding for the full Phase 1 TH65 project, the council, staff, and other partners were working on multiple grants and funding opportunities for the project. Several of those efforts resulted in funding being awarded. Typically, the requests for the grant/funding were specific to one piece of the project, such as a certain intersection. For example, the $4 million in federal funding that was awarded to Blaine that was sponsored by Representative Emmer was specifically designated for the intersection of TH65 and 117th. During the 2023 Minnesota legislative session, significant funding was approved that resulted in the ability to construct the entirety of Phase 1. The project coordination has now been turned over to MnDOT and that agency will also manage the funding, including the previous grants that were awarded through state, federal, and regional agencies.

Mr. Schluender explained with this progression in securing funding, there has been interest in discussing the West Frontage Road between 99th Avenue and 105th Avenue. He discussed overall project timing including the West Frontage Road construction. The council has designated that corridor as a priority area for development, and the frontage road is a significant factor in relation to future development. This is also a strong topic of interest to the property owners in the corridor. Staff commented further on the West Frontage Road and requested direction from the council on how to proceed with funding the project.

Councilmember Robertson confirmed MnDOT would be responsible for completing this road.

Councilmember Robertson said she did not believe it made sense to assess the property owners for a project that was fully funded by grants.

Councilmember Larson questioned what property owners would be impacted by this project. Mr. Schluender explained this included all property owners that would receive benefit or access to the frontage road.

Councilmember Larson indicated she had met with the owners of The Pool Store and Ms. B's Dolls and assured them the project would not be assessed. She stated she did not support assessing the property owners given the fact the project had grant funding in place to cover the expense for a new frontage road.

Councilmember Saroya explained she has held meetings with The Pool Store and Ms. B's Dolls because they were in Ward 1. She stated if meetings were being held with these business owners perhaps efforts should be coordinated. Mr. Schluender indicated the city

was not hosting meetings with business owners that were not open houses.

Councilmember Newland reported the frontage road was an integral part of the city's transportation system that was used by the whole city. He indicated the frontage road was key for local traffic and he recommended the project not be assessed.

Ms. Wolfe explained staff became aware of conversations that were happening and that was why this item was placed on the agenda. She stated staff wanted clear direction that could be communicated to property owners. She made it clear that the council was only talking about street assessments and had not made a decision about utilities.

Mayor Sanders agreed this frontage road was an integral part of Highway 65 and he did not support the property owners being assessed for streets or storm.

3.4. 2024-60 Home Occupation Discussion III
Sponsors: Sheila Sellman, City Planner

City Planner Sellman stated staff is suggesting adding a list of prohibited uses for all districts and permitted uses in FR for properties greater than or equal to three acres. Prohibited uses in all zoning districts were:

1. Auto repair/body shop
2. Auto sales
3. Heavy manufacturing (except in FR districts on a property greater than or equal to 3 acres).

Council consensus was to support this recommendation.

Ms. Sellman indicated permitted uses in FR for properties greater than or equal to 3 acres in size and prohibited in all other districts:

1. Heavy manufacturing.
2. Heavy equipment rental that includes, but is not limited to skidloaders, excavators, trailers or lifts.
3. Landscaping and lawn maintenance.
4. Small engine repair.

Mayor Sanders asked if a conditional use permit (CUP) process would be required for these uses. Ms. Sellman indicated these would be permitted uses and would not require a CUP.

Councilmember Robertson believed it did not make sense to make this requirement apply to only the FR zoning district. She noted there were other lots in Blaine that were four or five acres that were not FR.

Councilmember Fleming suggested the uses be identified for properties that were of a certain acreage. Ms. Sellman stated staff could write the language this way if directed by the

council.

Councilmember Saroya questioned why FR was included. Ms. Sellman indicated this was the direction of council.

Councilmember Newland stated it would make sense to put a timeframe on the frequency of the equipment rental. He did not want items to sit on properties for 10+ years without being rented.

Ms. Sellman inquired if the council supported items being rented, would it be appropriate to store these items outside.

Councilmember Larson supported items being stored outside because these residents had acreage.

Councilmember Robertson understood FR properties had acreage, but stated she did not want to see the council creating issues between neighbors. She did not support the city writing overarching policies as this could lead to future neighbor disputes.

Mayor Sanders stated he supported these uses having to pursue some sort of permit or license. Ms. Sellman indicated parameters could be written into the placement of the outdoor storage so as to reduce the potential for neighbor disputes.

Councilmember Robertson requested staff provide the council with a list of properties that were 3+ acres in Blaine.

3.5. 2024-68 Median Safety Ordinance
Sponsors: Brian Podany, Safety Services Manager/Police Chief

This item was postponed to the June.

4. Other Business

None.

5. Adjournment

The workshop was adjourned at 6:58PM.

City of Blaine
City Council

May 20, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order by the Mayor

The meeting was called to order at 7:00PM by Mayor Sanders followed by the Pledge of Allegiance and the Roll Call.

2. Pledge of Allegiance

3. Roll Call

PRESENT: Mayor Tim Sanders, Councilmembers Terra Fleming, Leslie Larson, Chris Massoglia, Tom Newland, Jess Robertson and Lori Saroya.

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Jason Zimmerman; Director of Engineering Dan Schluender; City Attorneys Tom Loonan and Eric Larson; Economic Development Specialist Ruth Tucker; Community Development Specialist Elizabeth Showalter; and City Clerk Catherine Sorensen.

4. Awards - Presentations - Organizational Business

4.1. 2024-167 National Public Works Week Proclamation
Sponsors: City Council

Mayor Sanders read a proclamation in full for the record declaring May 19 through May 25, 2024 to be National Public Works Week in the city of Blaine. He thanked all public works staff for their outstanding work in the community. A round of applause and standing ovation was offered by all in attendance.

5. Communications

Councilmember Fleming thanked everyone for their work on the recent Johnsville neighborhood garage sales, especially Way of the Lord Church for their great partnership.

6. Open Forum

Open Forum is an opportunity for the public to present an issue or concern to City Council. There is a maximum of fifteen minutes set aside for open forum. Each presentation should be limited to no more than three minutes. If your item needs follow-up from the City, staff will arrange for that follow-up and will contact you to let you know what is being done. Thank you for coming this evening.

Mayor Sanders opened the Open Forum at 7:04PM.

Jessica Bahr, 116 96th Lane NE, asked if an environmental impact study had occurred as part of the rezoning request for Crispin Cove as she believed this was necessary given the fact the habitat of wildlife, especially eagles, would be impacted. She spoke about the $13 million in financing that was approved for artificial turf at the NSC and the potential for PFAS concerns from the turf and recommended an environmental impact study be completed for this project as well. She inquired about reasons for the city to have two contracts for animal control and encouraged the council to consider a humane pet store ordinance.

There being no further input, Mayor Sanders closed the Open Forum at 7:08PM.

7. Adoption of Agenda

The agenda was adopted as presented.

8. Approval of Consent Agenda:

All items listed under the "Consent Agenda" are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

Moved by Councilmember Newland, seconded by Councilmember Robertson, that the following items on the Consent Agenda be approved.

Motion adopted unanimously.

8.1. 2024-170 Schedule of Bills Paid
Sponsors: Jason Zimmerman, Finance Director

8.2. 2024-178 Approval of Minutes
Sponsors: Cathy Sorensen, City Clerk

8.3. RES 24-105 Resolution Approving a Temporary Road Closure for the 2024 Blaine Sizzling Summer Kickoff
Sponsors: Jerome Krieger, Sr. Recreation Manager

8.4. RES 24-106 Resolution Approving Temporary Road Closures for the 2024 Blaine Festival and Parade
Sponsors: Jerome Krieger, Sr. Recreation Manager

8.5. RES 24-98 Resolution Approving a Premise Permit for Lawful Gambling Activity for Blaine Youth Football at The Ball Park Twin Cities
Sponsors: Cathy Sorensen, City Clerk

8.6. 2024-171 Approve Temporary Liquor Licenses for Invictus Brewing Company for Events on the Adjacent EDA Owned Property
Sponsors: Cathy Sorensen, City Clerk

8.7. RES 24-107 Resolution Authorizing City Hall and Aquatore Bandshell Security Enhancements, Interfund Transfer from the Capital Improvements Fund, and Associated Budget Amendments.
Sponsors: Brian Podany, Safety Services Manager/Police Chief

9. 7:00 PM - Public Hearing and Items Published for a Certain Time

None.

10. Development Business

10.1. ORD 24-2550 Second Reading
Ordinance Granting a Rezoning from Farm Residential (FR) to Development Flex (DF) at 4255 125th Avenue NE and 12581 Lexington Avenue NE. Crispin Cove (Capital Trust Investment LLC). (Case File No. 24-0020/SLK)
Sponsors: Sheila Sellman, City Planner

City Planner Sellman stated the applicant is requesting a rezoning from FR (Farm Residential) to DF (Development Flex) for the construction of 40 single-family lots. Staff commented on the request in further detail, noting the planning commission held a public hearing on April 8 and recommended approval of the application.

Moved by Councilmember Fleming, seconded by Councilmember Newland, to adopt the Second Reading of Ordinance No. 24-2550, Granting a Rezoning from Farm Residential (FR) to Development Flex (DF) at 4255 125th Avenue NE and 12581 Lexington Avenue NE.

Councilmember Massoglia stated in the past the council has discussed how to blend the developments to the north into Ham Lake better. He explained the council had discussed moving away from DF to R-1 for larger lots. He indicated he did not have a problem with single family homes on this property, but he did not support DF. He believed R-1 would provide larger lot sizes. He indicated he would be voting no for this rezoning and proposed project.

Councilmember Saroya indicated she had questions regarding the environmental concerns that were raised. She reported several residents have informed staff about eagles being on this property. She believed this was a matter that needed more attention from the city council because eagles have been spotted on this property. She understood staff walked the site on April 22 and no eagles nests were found on the property but asked how staff determined if eagles were roosting and not nesting. Director of Enginering Schluender explained this property was adjacent to wetlands and staff found no eagles nests within the trees. He understood the neighbors have seen eagles in the trees and noted he himself had seen eagles flying overhead while driving down Lexington Avenue.

Councilmember Saroya stated staff has confirmed there are eagles on the property, which residents have been telling the city council. She reviewed the bald and golden eagle protection act noting this act protects both occupied and unoccupied eagles nests. She reported this may be something the city needs to look into further. She questioned if staff were subject matter experts when it came to eagles and eagle nests. She indicated it may make more sense to have the US Fish and Wildlife or DNR visit the site.

Councilmember Massoglia called for a point of order. He questioned what this had to do with the preliminary plat. He explained staff was sent out to the property and no eagle nests were found. He indicated while he would be voting against the project he was frustrated by how Councilmember Saroya felt the need to contact national associations instead of working with her fellow colleagues or listening to staff.

Mayor Sanders explained this matter was within the purview of the watershed district.

Councilmember Saroya stated she was speaking to the fact the developer's engineer and the city engineer visited the property and questioned what level of expertise they have when it came to locating identifying eagles and eagle nests. Mr. Schluender stated no staff member was licensed as an eagle nest spotter but stated none were identified on the property.

Councilmember Saroya inquired if this matter needed more analysis and should experts be brought in, such as the US Fish and Wildlife and without the developer, to make a determination. She stated this was about doing the right thing. She indicated she was in favor of making informed decisions. She believed it was a conflict of interest to be walking the property with the developer looking for eagles when no subject matter expert was in attendance and recommended action on this item be delayed. She stated one resident made her aware of the fact this property had eagles, turkey, deer, hawks, blue jays and

cardinals on the property. She stated if the council was relying on the opinion of two individuals who were not subject matter experts, then she recommended another opinion be pursued. She believed this was reasonable and recommended the city do its due diligence. Mr. Schluender reported that as mentioned by City Planner Sellman this matter was under the purview of the watershed district, who has expertise in this matter. He explained an eagles nest was spotted on a development north of this property and once that happened the identified trees had to be protected. He stated the watershed district had identified the nest on that site and has the same purview over this property where no nests have been were found. He said because the concern was raised at the planning commission meeting, staff went out to verify the entire site was clear of nests. He explained the watershed district has on file no eagle nests present on this property.

Councilmember Larson inquired why DF was requested as opposed to R-1. Ms. Sellman reported DF was requested due to the wetlands and to save more trees. She noted R-1 requires 10,000 square foot lots and 80 foot wide lots. She indicated DF would provide the developer with more lots and a higher density.

Councilmember Newland commented it appears the area to the south and east were zoned DF. Ms. Sellman stated this was correct.

Councilmember Newland indicated this property was surrounded by residential homes. He questioned if the city could assume this property would develop into homes at some point in the future. Ms. Sellman stated she did not like to assume anything, but based on the land use designation (Low Density Residential), residential homes would be consistent with the comprehensive plan.

Councilmember Newland explained he would support planning commissions recommendation to rezone the property from FR to DF.

Councilmember Larson indicated she did not support DF on this property. She explained she would be more in support of an R-1 residential development on this property.

Councilmember Fleming agreed with Councilmembers Massoglia and Larson that this property should be zoned R-1. She commented on the criteria for the DF zoning district noting it was supposed to provide a wide variety of housing types, styles and price ranges. She indicated the proposed housing was all the same. In addition, DF was to provide amenities, facilities and open spaces, which were not included within this development. She supported this property being zoned R-1 and would be voting against the proposed rezoning to DF.

Mayor Sanders explained it did not appear there is enough support to move this project forward and asked if the applicant would like to address the council.

Corey Lepper, Capital Trust Investment, explained when he originally came to the city council he had proposed a very high density project, which exceeded nine or ten units per acre. He stated he listened to the councils comments and concerns and refined his plans. He indicated it would be possible to go to an R-1 development with larger lots, however, he chose to pursue DF to save more trees while also protecting the wetlands. He indicated his goal was to connect with DR Horton to provide cohesion on this corner. He noted 50% of the

property would be preserved into open space and was fitting with the current environment. He noted the adjacent properties were zoned DF already.

Mayor Sanders questioned if the applicant preferred to work with staff to possibly refine the project or have council vote on this item.

Mr. Lepper stated he preferred to work with the council and staff then questioned what the timing was for project approval. Ms. Sellman explained the city council had until July 10 to consider the project, noting there could also be a 60 day extension.

Mayor Sanders encoruaged the developer to continue to work with staff on this matter because there was not a majority of support to move it forward.

Mr. Lepper supported tabling the item to allow for more time to address council's concerns. He reiterated that all of the properties surrounding this lot were DF then asked if the council wanted to see the lots meet the 10,000 square foot threshold.

Councilmember Robertson encouraged the councilmembers who did not support this project to provide proper feedback to staff in order to work in good faith with the developer.

Councilmember Massoglia indicated he wanted to see larger lot sizes and more space between the houses. He explained the council has spoken about having more of a blend to the north towards Ham Lake. He explained the property to the east that was zoned DF was a school, which had a great deal of open space. He stated he would be speaking with staff regarding the aesthetics he would like to see for this development.

Mayor Sanders stated it may benefit the council to get out in front of these developments by having the properties zoned properly before developers come before the council.

Mr. Lepper was of the opinion an R-1 development with larger lots would not be cohesive to the adjacent developments around it. He reported 50% of the property would be preserved for open space, wetlands and tree preservation. He was of the opinion he had put his best foot forward utilizing half of the property for housing while preserving the other half the property for open space.

Mayor Sanders thanked the developer for his comments and stated he looked forward to speaking with staff and reviewing revised plans for this project in June to see what else may be possible.

Councilmember Larson indicated she was newer to the council. She explained she knew the school in the area was already over capacity and this into consideration when considering new developments. She stated she preferred to see homes more spread out in order to lessen the impact on the city.

Motion by Mayor Sanders, second by Councilmember Massoglia, to table action on Item 10.1 to the June 3, 2024 City Council meeting.

Motion adopted unanimously.

10.2. RES 24-89 Resolution Granting Preliminary Plat Approval to Subdivide 21.52 Acres into 40 Single Family Lots and Two Outlots to be Known as Crispin Cove at 4255 125th Avenue and 12581 Lexington Avenue NE. Capital Trust Investment LLC (Case File No. 24-0020/SLK)

Sponsors: Sheila Sellman, City Planner

Action on this item was tabled to the June 3, 2024 City Council meeting.

10.3. RES 24-90 Resolution Granting a Conditional Use Permit to Allow for the Construction of 40 Single Family Lots in the Development Flex (DF) Zoning District at 4255 125th Avenue NE and 12581 Lexington Avenue NE. Crispin Cove (Capital Trust Investment LLC). (Case File No. 24-0020/SLK)

Sponsors: Sheila Sellman, City Planner

Action on this item was tabled to the June 3, 2024 City Council meeting.

11. Administration

11.1. RES 24-99 Resolution Accepting a Bid from Douglas-Kerr Underground, LLC in the Amount of $4,133,831.46 for the 2024 Pleasure Creek Area Street Reconstruction, Improvement Project No. 24-06

Sponsors: Daniel Schluender, Director of Engineering

Mr. Schluender stated bids were received electronically at 10:00AM, May 14, 2024, for Project No. 24-06. A total of six bids were received, ranging from $4,133,831.46 to $5,177,828.14. The bids and engineer's estimates were reviewed with the council. Bids have been checked and tabulated, and it has been determined that Douglas-Kerr Underground, LLC of Mora, Minnesota is the lowest bidder. The Engineering department has worked with Douglas-Kerr Underground, LLC in previous contracts. Staff recommends that the low bid be accepted, and a contract entered into with Douglas-Kerr Underground, LLC. City Council is also asked to approve a 10% contingency to bring the total project budget to $4,547,215. The funding sources for this project are the Pavement Management Fund, Public Utility Funds, and Special Assessments and there are sufficient funds budgeted to cover these costs.

Moved by Councilmember Newland, seconded by Councilmember Robertson, to adopt a Resolution Accepting a Bid from Douglas-Kerr Underground, LLC in the Amount of $4,547,215 for the 2024 Pleasure Creek Area Street Reconstruction, Improvement Project No. 24-06.

Motion adopted unanimously.

11.2. RES 24-103 Resolution Granting Preliminary Approval to Issue Tax Abatement Bonds for the Construction of an Event Stadium with Annual Lease Payments Pledged to the City to Pay the Bonds, and Declaration of Intent to Reimburse Prior Expenditures.

Sponsors: Erik Thorvig, Community Development Director

Finance Director Zimmerman stated since January 2023, the city and master developer have been working on project due diligence and master plan design related to the 105th Area Redevelopment Project. In the spring of 2023, the developer was approached by an ownership group interested in bringing a minor league baseball team to Blaine. This requires construction of a 3,500-5,000 seat event stadium for the team. Since learning of the interest, the master plan has included an event stadium that would not only be home to the baseball team, but offer other events/sports throughout the year, including soccer, hockey, concerts, community festivals, hospitality space, and potentially offices for the team. The stadium would be available for other amateur sporting events such as high school baseball, soccer, etc.

Mr. Zimmerman reported the baseball ownership group owns an existing team in the league and have been advancing discussions with the league about an expansion team. The ownership group received contingent approval from the league for an expansion team in April. This required a significant financial commitment from the team. The developer desires to start construction of the stadium in 2024 in anticipation of completion in spring 2026. The baseball team would begin playing in May 2026. The development team has begun architectural and construction drawings for the stadium in order to submit the necessary permits this summer/fall. The team hopes to publicly announce details of the team/league in June. Announcement of the team and construction of the stadium is contingent upon the determination of the financing structure.

Mr. Zimmerman explained since learning of the interest in the team last spring, there have been ongoing discussions among the various parties on the ownership structure and financing. The stadium cost is estimated at $40+MM. The stadium would be privately owned and operated by various parties related to the development and proposed baseball team. Recent discussions with the developer have revolved around the city issuing a $34+MM bond to finance a portion of construction and related infrastructure of the event stadium. Other funding sources would include private equity and bank financing. The debt payment structure proposed would be a lease payment model where the developer would be responsible for paying an annual payment to the city to cover the debt service. Initially, a revenue sharing model was discussed where percentages of revenue from the baseball and stadium operations would be shared with the city to cover debt service. The lease revenue model is a simplified approach and provides a variety of revenue sources for the developer and baseball operations to provide the annual lease payment. The original revenue sharing model would have solely relied on event stadium/baseball operations to cover the debt service.

Mr. Zimmerman indicated the primary goal of the lease payment structure is for the developer to cover the debt service and have no general fund tax dollars used to pay for the

stadium. The anticipated financing structure for the stadium financing would be General Obligation Tax Abatement Bonds with annual lease payments pledged to the city and would cancel the annual abatement levy. Though tax abatement bonds would be used, this is unlike the turf field financing where tax abatement revenue was used to pay the debt service, but instead, the debt service would be paid by the developer through annual payments. The term of the financing would be 20 years. The developer is in the process of preparing architectural plans and anticipates applying for a conditional use permit for the stadium which will be considered by the council this summer. They are also preparing construction plans in order to submit a building permit for construction to begin in late 2024. The developer is seeking guidance from the council on the willingness to provide financing. The proposed resolution being considered tonight would provide the developer and staff guidance to continue to work through the financing model prior to consideration of formal actions by the council that would occur later in 2024. These actions would include establishing tax abatement and selling bonds.

Mr. Zimmerman explained the proposed resolution identifies the desire by the council to finance a portion of the construction/infrastructure costs of the stadium, provided certain conditions and commitments are met by both parties. It is not uncommon for the city to consider a preliminary financing resolution when providing financing for a project. This resolution allows a developer to continue to proceed with private financing discussions, construction documents, etc. However, city financing is not provided until all commitments have been met. He commented further on the conditions and commitments that would be required prior to the city providing financing for the project and recommended approval of the preliminary approval to issue tax abatement bonds for the construction of an event stadium.

Moved by Councilmember Massoglia, seconded by Councilmember Robertson, to adopt a Resolution Granting Preliminary Approval to Issue Tax Abatement Bonds for the Construction of an Event Stadium with Annual Lease Payments Pledged to the City to Pay the Bonds, and Declaration of Intent to Reimburse Prior Expenditures.

Councilmember Robertson explained bonds were a mechanism used by the city to leverage its AAA bond rating to access dollars at a lower rate. In doing so for this project, the city would not be spending taxpayer dollars, nor would the city be repaying the bonds. Rather, the bond payments would be made through revenue sharing by the ownership group and event district. Mr. Zimmerman stated this was correct. He reported 100% of the debt associated with financing the stadium would be paid for by the developer.

Councilmember Robertson wanted to assure the public that as this project moves forward, the mechanism that was being used was similar to what was used for CH Field. She understood this was a difficult topic, but noted the city council has dialogued this project with the finance director, city attorney, bond counsel as well as with City Attorney Erik Larson who worked on the master agreement for CH Field. She commented on how diligently the council has worked to ensure taxpayer dollars were not being spent on this project and how the project needs to be privately funded through strategic partnerships. She encouraged the public to attend the open house on May 22 in order to ask questions and learn more about the proposed stadium project.

Councilmember Massoglia explained he was very excited about having a minor league

baseball team coming to Blaine and the positive impact this would have on the sports entertainment district and was excited to share more about this opportunity. He appreciated how this project had moved forward and would not be a burden for the Blaine taxpayers. He commented on how this was the preliminary agreement and noted more conditions had to be met in order to finalize this project.

Councilmember Newland echoed the comments that were made. He explained he attended the last open house that was hosted by the city and indicated he learned a great deal at this event. He stated he was excited about the stadium that was coming to Blaine, along with all of the other amenities that would come with it as it would make Blaine a destination city. He encouraged residents to attend the open house on Wednesday night in order to learn more about the proposed project.

Councilmember Saroya indicated this project was a major investment. She stated as a councilmember it was her obligation to ensure transparency, ethical standards and to ensure tax dollars were being spent responsibly. She explained she liked the idea of having a sports entertainment district, but as she has been saying for months, she wants to ensure this was being done right. She understood the city of Blaine wants to give a developer a $34 million loan, using tax abatement, to build a baseball stadium. She indicated the term of the loan was 20 years. She stated she received an email today that shared serious concerns about the developer and believed the email should be shared with the public because it was sent to public comment. She stated her main concern was whether or not residents supported construction of a baseball stadium. She understood the majority of the council supported and the developer liked it, but she questioned if the public wanted this. She did feel this project had been fully discussed with the community. She noted the city would be contributing 85% of the financing for this project. She believed this was unusual. She recalled the highest amount the city has loaned previously was $1.5 million to the South Side Entertainment project and noted one councilmember had stated the city should not be a bank for developers. She indicated there was no precedence for a loan of this size and expressed concerns with what the risks were to the city. She did not want a situation where the city and taxpayers have to deal with this. She commented on a book called *Field of Schemes* that addresses how these baseball stadiums don't always work out. She wanted to see the city doing the appropriate research in order to understand the long term ramifications for the city. She indicated this project isn't about benefiting a few people but rather was about what is in the best interest of Blaine residents. She stated the conflict of interest was another area that needed to be addressed. She asked why councilmembers with potential conflicts of interest did not recuse themselves from the RFP process and budget discussions. She questioned if this developer was receiving special treatment due to campaign donations and ties to city officials. She indicated this was not an attack on anyone, but rather she was trying to do her job as a city councilmember to ensure there was full transparency and ethics in place. She wanted to be sure the city has done all of the proper research before it gives away $34 million that could be put to other uses.

Mr. Zimmerman explained tax abatement was a mechanism to bond, which was what was being considered. He stated the funding agreement was a condition that needs to be satisfied prior to issuing the bonds. He reported the levy would be waived as the developer is required to provide the lease payments back to the city. He noted the city would issue bonds, the levy would be waived and the debt repayment would be made by the developer annually. He commented what was different for this project compared to the South Side

Entertainment District was the council authorized $1.5 million of cash incentive to the developer with no repayment schedule subject to development milestones occurring. What is different with this structure is the debt will be fully repaid by lease payments by the developer and not subject to tax levy or tax dollars or accumulated fund balance. He noted after speaking further with the developer, the stadium may cost more than $40 million and the city was still being asked to bond for $34 million.

Mayor Sanders asked if the city was loaning dollars to the developer or team ownership. Mr. Zimmerman reported this funding was not deemed a loan.

Mayor Sanders requested Mr. Larson speak to what would happen happen if the developer could not move forward.

Eric Larson, Eckberg Lammers, clarified the council was not approving the $34 million financing. He explained the council was approving a resolution with preliminary approval to issue abatement bonds and one of the conditions would be a final approval with a public hearing. He indicated there will be many other steps and conditions that have to be met prior to final approval that would unlock financing opportunities for this project in order to achieve that objective. He reported he was a development attorney for and on behalf of the public. He stated the goal was to maximize the private investment for this project in a reasonable and sound way through the right and proper public investment. He discussed how he has been working with city staff, Jenny Bolton and Mikaela Huot from Baker Tilly in order to define and achieve what was in the best interests of the residents of the city of Blaine. He believed this was the main objective of this project. He reported this led him to draft a master development agreement where the developer was agreeing to all the necessary steps and details to achieve this agreement. In addition, a ground lease would be put in place that ensures all bond payments would be made during the 20 year bond term. He explained before bringing this agreement before the city council he would have to believe this agreement was a good deal. He noted there would also be a funding agreement and event stadium lease in place to ensure the stadium would be used and construction would occur. He commented on how the proper groundwork had to be in place for the stadium as well as the surrounding development before final approval would be considered for the bond financing.

Councilmember Saroya raised concerns regarding potential conflicts of interest with the developer and attorneys fees ultimately paid for by the developer. Mr. Larson responded he was under contract to represent the city of Blaine and he had an ethical obligation to represent the city. He commented further on how strongly he felt about the personal and ethical obligation he had to the city, which to him was greater than a contractual obligation. He stated he was a zealot advocate for and on behalf of the city of Blaine. He reported it is customary for the city to be reimbursed by developers for services to assist in resulting development in the city. He explained Eckberg Lammers was not being paid by the developer but rather the city was being reimbursed by the developer. He indicated this was customary and was a good, fiscal use of public monies. He reported this was the same model that was followed by the Ford plant and reassured the city council that he represented the city and not the developer.

Councilmember Saroya questioned what the other options there were for funding this stadium. Mr. Larson reported the conditions in place provided an alignment of public

investment with risk as well as benefit. He stated this was a good question and a good thing to take a look at the overall commitments, conditions and contingencies. He indicated once he has engaged in more detailed discussions regarding the development and looked at the allotment and risk benefit, he would be in a far better place to answer how this project works and compares to similar projects within the region, state and nation.

Councilmember Saroya asked if there was a process for background checks. She shared concerns about potential fraud and PPP fraud allegations with the developer. Mr. Larson commented as with any issue, the first question is what is the basis behind the allegation. He reported it was premature at this point. He indicated he was not going to prejudge the council's vote but he was hopeful it would pass. If it does, the property owners would undergo due diligence, along with those engaged in financing. He explained, in general, to ensure with confidence the developer can and will deliver the finances as well as the project responsibly, investigations will be undertaken.

Councilmember Saroya inquired why this due diligence was not completed prior to putting the preliminary financing in place. She indicated the developer was seeking TIF financing and asked how this related to the $34 million financing request. She understood the Minnesota Moose hockey team was coming to Blaine and questioned how this would compare to the baseball team. She inquired if the hockey team would be receiving $34 million in financing from the city. Mr. Larson stated the last question goes to the development team. He explained he can only speak to his experience, noting the investigations and due diligence would occur after approval of a preliminary agreement.

Councilmember Robertson indicated the hockey team would be using Fogerty as their home arena and noted the city gave Fogerty Arena hundreds of thousands of dollars in grants during COVID and currently leased the facility to them for $1. She reported the city has been a great partner with Fogerty Arena and thanked Mr. Larson doing a great job to answer all of these questions.

Motion by Councilmember Robertson, seconded by Councilmember Newland to call the question.

Motion adopted unanimously.

Motion adopted 6-1 (Councilmember Saroya opposed).

12. Other Business

None.

13. Adjournment

Moved by Councilmember Robertson, seconded by Councilmember Massoglia, to adjourn the meeting at 8:27PM.

Motion adopted unanimously.

City of Blaine
Staff Report

File Number: 2024-76

Agenda Date	Status
June 3, 2024	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: - Jason Zimmerman, Finance Director

Agenda Item # 8.3

Notifying League of Minnesota Cities Insurance Trust That Monetary Limits on Tort Liability are Not Waived

Executive Summary

The City's decision to waive or not waive the statutory tort limits must be made annually at the time of policy renewal. Historically, the City has elected not to waive the statutory tort limits.

Background

The City's decision to waive or not waive the statutory tort limits must be made annually at the time of policy renewal. Historically, the City has elected not to waive the statutory tort limits.

The League of Minnesota Cities Insurance Trust (LMCIT) makes it possible for cities to obtain excess coverage without waiving the statutory liability limit of $500,000 per person, $1,500,000 per occurrence. For cities that choose not to waive the statutory limits, the city's liability is limited by the statute to no more than $500,000 per claimant and $1,500,000 per occurrence for tort claims. The LMCIT's higher coverage limits would only apply to those types of claims that aren't covered by the statutory limits. Alternately, cities may choose to waive the statutory liability limits. Under this option, higher coverage limits would be available for all claims, including claims that otherwise would have been limited by the statutory liability limits.

LMCIT offers excess liability (umbrella coverage) options in the amounts of $1 million to $8 million. To purchase the umbrella coverage under the League Program, city councils must take action to either waive or not waive statutory limits.

Staff regularly reviews alternatives with the City Attorney, the City's risk consultant, and the City's Insurance Agent. Staff feels that the liability limits under M.S. 466.04 should not be waived. If the City does not waive the statutory tort limits, an individual claimant would be able to recover no more than $500,000 on any claim to which the statutory tort limits apply (as opposed to being able to recover up to

the standard limit of $2 million if the City waived the statutory limits). Also, the total which all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would be limited to $1,500,000. As long as Blaine does not waive these limits as staff proposes, these statutory tort limits would apply regardless of the City's election to purchase the optional excess liability coverage.

Additionally, this excess liability coverage would provide coverage in the following areas where statutory limits do not apply:

- Liability under the federal civil rights act. This includes Section 1983, the American's with Disabilities Act.
- Certain types of liability that the City may assume contractually, which occurs when a member agrees in contract to defend and indemnify a private party.
- Liability for actions in another state, i.e., by a City official attending a conference, or under a mutual aid agreement with a political subdivision across state borders.
- Liability for zoning action under an inverse condemnation "taking" theory.

In a case where the EDA is named a covered party on the City's insurance, the claimant might be able to get a ruling that the EDA and City are two separate political subdivisions and receive a maximum settlement for both. Claims to which the statutory municipal tort limits do not apply are not affected by this decision, nor are claims made at the Federal level where Minnesota statutory limits would not otherwise apply.

Attached is the LMCIT liability coverage waiver form which describes the statutory claimant limits and the effect. Once approved, the completed form will be submitted to the LMCIT.

Strategic Plan Relationship

Maintaining proper insurance coverage ensures organizational health and financial sustainability.

Board/Commission Review

N/A

Financial Impact

N/A

Public Outreach/Input

N/A

Staff Recommendation

Staff recommend that the Council, by motion, not waive the statutory tort limits established by Minnesota Statute 466.04.

Attachment List

1. Liability-Coverage-Waiver-Form

LEAGUE of MINNESOTA CITIES

LIABILITY COVERAGE WAIVER FORM

Members who obtain liability coverage through the League of Minnesota Cities Insurance Trust (LMCIT) must complete and return this form to LMCIT before their effective date of coverage. Email completed form to your city's underwriter, to pstech@lmc.org, or fax to 651.281.1298.

Members who obtain liability coverage from LMCIT must decide whether to waive the statutory tort liability limits to the extent of the coverage purchased. *The decision to waive or not waive the statutory tort limits must be made annually by the member's governing body, in consultation with its attorney if necessary.* The decision has the following effects:

- *If the member does not waive the statutory tort limits*, an individual claimant could recover no more than $500,000 on any claim to which the statutory tort limits apply. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would be limited to $1,500,000. These statutory tort limits would apply regardless of whether the member purchases the optional LMCIT excess liability coverage.

- *If the member waives the statutory tort limits and does not purchase excess liability coverage*, a single claimant could recover up to $2,000,000 for a single occurrence (under the waive option, the tort cap liability limits are only waived to the extent of the member's liability coverage limits, and the LMCIT per occurrence limit is $2,000,000). The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to $2,000,000, regardless of the number of claimants.

- *If the member waives the statutory tort limits and purchases excess liability coverage*, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.

Claims to which the statutory municipal tort limits do not apply are not affected by this decision.

LMCIT Member Name: _____

_____

Check one:

☐ The member **DOES NOT WAIVE** the monetary limits on municipal tort liability established by Minn. Stat. § 466.04.

☐ The member **WAIVES** the monetary limits on municipal tort liability established by Minn. Stat. § 466.04, to the extent of the limits of the liability coverage obtained from LMCIT.

Date of member's governing body meeting:_____

Signature: _____

Position: _____

City of Blaine
Staff Report

File Number: RES 24-115

Agenda Date	Status
June 3, 2024	
In Control	**File Type**
City Council	Resolution

Approval of Consent Agenda: - Jason Zimmerman, Finance Director

Agenda Item # 8.4

Rescind Resolution 23-113 and Approve Resolution Authorizing Transfers From the General Fund and Strategic Priorities Fund to the Workers Compensation Fund and Self-Insurance Fund Retroactive to Fiscal Year 2023

Executive Summary

On June 20, 2023, Council approved resolution 23-113, authorizing the transfer of $2.5 million from the General Fund to the City's Workers Compensation and Self-Insurance Funds. Upon conclusion of the 2022 financial audit, staff re-calculated the unrestricted General Fund reserves to be $1.5 million. Staff recommends Council rescind resolution 23-113 and approve an updated resolution transferring $1.5 million from the General Fund and $1.0 million from the Strategic Priorities Fund to the Workers Compensation and Self-Insurance Funds, retroactive to 2023.

Background

Pursuant to City policy, the General Fund is required to retain a year-end fund balance equal to:

- 30% of the subsequent year's budget
- 5% of the subsequent year's property tax levy
- 100% of the subsequent year's budgeted public safety reimbursements from the state

While not required, The Office of the State Auditor (OSA) recommends that at year-end, local governments maintain an unreserved fund balance in their general fund and special revenue funds of approximately 35% to 50% of fund operating revenues, or no less than five months of operating expenditures.

During the last 16 years, 12 times unrestricted General Fund reserves have been transferred to the Capital Equipment and Projects Improvement Fund for the purchase of vehicles and capital equipment. This funding has historically served as a financing mechanism that otherwise would have necessitated an additional property tax levy.

On June 20, 2023, the Council approved staff's recommendation to transfer $1,850,000 to the Workers Compensation Fund and $650,000 to the Self-Insurance Fund, with funding provided by General Fund reserves. At the time this recommendation was provided, staff didn't consider the following factors when calculating the available unassigned fund balance in the General Fund at year-end 2022:

- The $850,000 investment market value mark-down that occurred for fiscal year 2022;
- The updated property tax levy for 2023; and
- The requirement to retain 100% of budgeted public safety reimbursements for 2023

Ultimately, the General Fund had $1.5 million of excess unrestricted reserves in 2022, not the $2.5 million that was indicated. For year-end 2023, the General Fund is projected to be in violation of the city's fund balance policy by approximately $760,000.

Preliminary 2023 financial statements indicate the year-end net position, or assets in excess of liabilities, will be approximately $10,000 for the Self-Insurance Fund and a negative $31,000 for the Workers Compensation Fund. The balance of these funds has been a topic raised by S&P, the City's credit rating agent, during the last several bond sales. The City's commitment to financing these activities appropriately and developing a plan to ensure the funds maintain a positive net position has been noted in the most recent credit rating. Absent the $2.5 million transfer, both of these funds would continue to be in a significant deficit status.

Albeit generally not a significant audit issue, failure to maintain the City's fund balance policy may have an impact on the credit rating the City receives when issuing debt. Erosion of fund balance, non-conformance with internal policy, and failure to proactively resolve the projected gap will likely impact the rating agencies' evaluation of the City's management and financial controls. With several bonding projects on the horizon related to regular city activities, including pavement management and capital equipment, as well as additional financing for redevelopment along 105th Avenue, maintaining the City's AAA rating will be important to secure the best possible interest rate in a very volatile environment.

Strategic Plan Relationship

The proposed action supports the City strategic initiative of financial stability in that it reflects a deliberative process wherein financial resources are allocated based on priorities established by the City Council.

Board/Commission Review

Not applicable.

Financial Impact

Rescinding resolution 23-113 and authorizing the updated transfers will ensure the General Fund is within compliance of the City's Fund Balance Policy while addressing the deficits that exist in the City's Workers Compensation and Self-Insurance Funds.

Fund	Fiscal Year End 2022 Net Position / Fund Balance	Projected Fiscal Year End 2023 Net Position / Fund Balance as Recommended
Self-Insurance Fund	$(470,000)	$9,990
Workers Compensation Fund	$(1,880,000)	$(31,000)
Strategic Priorities Fund	$4,600,000	$3,600,000

Public Outreach/Input

Not applicable.

Staff Recommendation

In order to resolve the projected gap in unrestricted fund balance, staff is recommending the transfer of $2.5 million from the General Fund that was approved by the Council on June 20, 2023, be amended down to $1.5 million and the Strategic Priorities Fund be used to supplement the $1.0 million difference.

On April 1, 2019, the City Council accepted a check for $2,648,000 from the North Suburban Hospital District (NHSD), representing Blaine's share of funds remaining after the dissolution of the hospital district. In May 2019, pursuant to Council direction, the City's Strategic Priorities Fund (SPF) was established and the proceeds from the dissolution were placed in this fund. Since the fund's inception, the following uses have been approved:

- 2019 - $100,000 for Veterans Memorial Park
- 2022 - $2,609,454 for the purchase of 10550 Nassau Street
- 2024 - $500,000 to fund 2024 playground replacements and trail maintenance

In addition to the uses noted above, the Council approved a one-time transfer of $4.2 million of unrestricted General Fund Reserves to the Strategic Priorities Fund on December 21, 2021.

The City Council adopted the Use of Strategic Priorities Funds Policy on September 7, 2022, to formalize the process of utilizing funding. Per the policy, it is the intention of the city council that the Strategic Priorities Fund be used only after careful deliberation and for two primary purposes:

- As a funding source for items considered to be of high priority for accomplishing established strategic initiatives
- As a supplemental, levy-stabilizing funding source from which to draw to maintain basic service levels in the event of an economic downturn

The policy further states that expenditures or transfers from the Strategic Priorities Fund shall be made only after careful deliberation by the city council. Use of funds for strategic initiatives must:

1. Identify that the project has sufficient community-wide benefit which is consistent with established strategic initiatives, city goals, or programs.

2. The project will advance or achieve one or more of the strategic initiatives identified in the City’s adopted Strategic Plan.

Staff believes that using the Strategic Priorities Fund to supplement the General Fund Transfer to the Self-Insurance and Workers Compensation Fund will stabilize the levy and better position the City's insurance related funds for long-term financial sustainability.

Attachment List

1. Strategic Priorities Fund Use Policy
2. Preliminary 2023 General Fund - Fund Balance
3. Preliminary 2023 Internal Service Fund Financial Statements

City of Blaine

Signature Copy

Resolution: RES 24-115

Rescind Resolution 23-113 and Approve Resolution Authorizing Transfers From the General Fund and Strategic Priorities Fund to the Workers Compensation Fund and Self-Insurance Fund Retroactive to Fiscal Year 2023

WHEREAS, the City Council of the City of Blaine ("City Council") has the authority to authorize transfers and budget amendments between accounting funds; and

WHEREAS, on June 20, 2023, staff requested the Council authorize a transfer of unrestricted General Fund reserves to the Workers Compensation Fund for $1,850,000 and Self-Insurance Fund for $650,000; and

WHEREAS, subsequent calculations for the year-end 2022 unrestricted General Fund reserves were approximately $1.5 million rather than the $2.5 million that was presented; and

WHEREAS, the City Council desires to rescind resolution 23-113; and

WHEREAS, the City Council remains steadfast in providing additional funding to the Workers Compensation and Self-Insurance Funds in an effort to resolve existing deficits; and

WHEREAS, the City Council desires to utilize unrestricted General Fund reserves and the Strategic Priorities Fund; and

WHEREAS, the Blaine City Council, in May 2019, established the City's Strategic Priorities Fund; and

WHEREAS, on September 7, 2022, the Blaine City Council approved the City's Use of Strategic Priorities Fund Policy; and

WHEREAS, the adopted policy provides for the use of Strategic Priorities funds for projects or expenditures that have sufficient community-wide benefit consistent with established strategic initiatives, city goals, or programs; and the project or expenditure will advance or achieve one or more of the strategic initiatives identified in the City's adopted Strategic Plan; and

WHEREAS, after careful deliberation, the Blaine City Council has determined that the use of Strategic Priorities to fund the City's Workers Compensation and Self-Insurance programs meets the requirements of the Use of Strategic Priorities Fund Policy in that:

1. The transfer provides a supplemental, levy-stabilizing funding source from which to draw to maintain basic service levels; and
2. Financial Sustainability has been identified as an outcome in the City of Blaine Strategic Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Blaine hereby authorizes the following interfund transfers for the 2023 budget:

From Fund	To Fund	Purpose	Transfer Amount
101 - General Fund	704 - Self-Insurance Fund	Fund the City's Self-Insurance Program	$650,000
101 - General Fund	706 - Workers Compensation Fund	Fund the City's Workers Compensation Program	$850,000
250 - Strategic Priorities Fund	706 - Workers Compensation Fund	Fund the City's Workers Compensation Program	$1,000,000

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Blaine hereby authorizes the following revenue increases to the 2023 budget:

Fund/Account	Transfer Amount
Self-Insurance Fund - Transfer In 704.00.000.000-3911 - OP Transfer from General	$650,000
Workers Compensation Fund - Transfer In 706.00.000.000-3911 - OP Transfer from General	$850,000
Workers Compensation Fund - Transfer In 706.00.000.000-3912 - OP Transfer from Special Revenue	$1,000,000

BE IT FURTHER RESOLVED that the City Council of the City of Blaine hereby authorizes the following expenditure increases to the 2023 budget:

Fund/Account	Transfer Amount
General Fund - Transfer Out 101.00.000.000-4911 - OP Transfers to General	$1,500,000
Strategic Priorities Fund - Transfer Out 250.00.000.000-4911 - OP Transfers to General	$1,000,000

PASSED by the City Council of the City of Blaine this 3rd day of June 2024.

Signed by _____
Tim Sanders, Mayor

Signed by _____

Cathy Sorensen, CMC, City Clerk

USE OF STRATEGIC PRIORITIES FUNDS POLICY

Adopted September 7, 2022

History of the Strategic Priorities Fund

On December 15, 2016, the Blaine City Council adopted a resolution accepting the determination of the North Suburban Hospital District (NSHD) to dissolve and petitioned the NSHD to proceed with the requirements of dissolution. In early 2019 the NSHD adopted a formal dissolution plan and a resolution directing the transfer of NSHD funds.

On April 1, 2019, pursuant to the dissolution plan and resolution, the City Council accepted a check for $2,648,000 from the NSHD, representing Blaine's share of funds remaining after the dissolution of the hospital district. At the May 6, 2019 Workshop, the Council consensus regarding these funds was to (1) create a separate fund to be used pursuant to Council priorities as established at a later date and (2) set aside $100,000 of the proceeds to be used as a matching grant to assist in funding for the new Veterans Memorial Park. Per this direction, the City's Strategic Priorities Fund was established and on October 7, 2019 a payment of $100,000 to Veterans Memorial Park was approved.

In 2021, the City Council directed that $325,000 of the city's general tax levy be allocated to the Strategic Priorities Fund and in December 2021, the council authorized the transfer of $4.2 million of unrestricted General Fund reserves to the Strategic Priorities Fund. For 2022, Council directed that $250,000 of the city's general levy be allocated to the fund. At the adoption of this policy, the Strategic Priorities Fund has a balance of roughly $7.3 million.

Since the inception of the Strategic Priorities Fund, the City Council has expressed its intent to develop a policy that governs expenditures from the fund. Per Council discussions, it was intended that the fund be used only for items that the Council considers to be of high priority for accomplishing established strategic initiatives. Additionally, Council has expressed a desire to establish a strategy whereby, in the event of an economic downturn, the City would have a funding source from which to draw to maintain basic service levels without putting undue pressure on the tax levy. This policy incorporates the above parameters and is modeled after the City's Capital Improvement Fund Policy, including the requirement that expenditures from the fund must be supported by at least five (5) affirmative votes of the Council.

Policy Statement

It is intention of the city council that the Strategic Priorities Fund be used only after careful deliberation and for two primary purposes:

- As a funding source for items considered to be of high priority for accomplishing established strategic initiatives
- As a supplemental, levy-stabilizing funding source from which to draw to maintain basic service levels in the event of an economic downturn

Strategic Initiatives

Expenditures or transfers from the Strategic Priorities Fund shall be made only after careful deliberation by the City Council. Use of funds for strategic initiatives must:

1. Identify that the project has sufficient community-wide benefit which is consistent with established strategic initiatives, city goals, or programs.
2. The project will advance or achieve one or more of the strategic initiatives identified in the City's adopted Strategic Plan

The specific project to be funded and the amount of funds to be appropriated for the project shall be incorporated into an authorizing resolution adopted by an affirmative vote of at least five councilmembers.

Supplemental Levy Stabilization

Use of funds to supplement the General Fund Budget to avoid large fluctuation in the city's property tax levy shall be **considered** only when conditions of an economic downturn exist as established in this policy and measured by:

- A decline in the City's overall taxable property value of 0.5%
- A decline in non-property tax revenue equal to 5% of annual budgeted revenue
- A mid-year decline in revenue to the extent that the General Fund's reserves would be depleted but for a transfer from the Strategic Priorities Fund.

The specific amount to be appropriated for use a supplemental General Fund revenue source shall be incorporated into an authorizing resolution adopted by an affirmative vote of at least five councilmembers.

In addition to funds currently on hand in the Strategic Priorities Fund, the city council may at any time and at its discretion, direct that funds be deposited into the fund. Once placed into the Strategic Priorities Fund, the funds shall be subject to the requirements of this policy.

City of Blaine, Minnesota
General Fund - 101
Summary of Revenues, Expenditures, and Change in Net Position
2023 Budget to Actual Analysis (Unaudited)

	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2023 Projected	Variance from 2023 Actual Positive (Negative)	
Revenues							
Taxes	$ 25,899,131	$ 27,948,206	$ 29,298,176	$ 31,712,000	$ 31,233,575	$ (478,425)	98.49%
Special Assessments	-	-	-	-	799	799	0.00%
Charges for Services	5,047,891	5,625,773	5,602,152	5,124,400	5,348,447	224,047	104.37%
Licenses & Permits	2,298,452	3,000,386	3,207,554	2,874,500	2,952,707	78,207	102.72%
Intergovernmental	1,661,378	1,844,611	1,878,710	1,626,000	2,079,673	453,673	127.90%
Fines & Forfeits	159,705	228,787	201,678	220,500	263,017	42,517	119.28%
Proprietary Fund Revenues	-	-	-	-	-	-	0.00%
Miscellaneous	54,664	60,017	129,846	60,000	75,920	15,920	126.53%
Investment Earnings	167,010	(180,734)	(750,207)	150,000	566,600	416,600	377.73%
Total Revenues	**35,288,231**	**38,527,046**	**39,567,909**	**41,767,400**	**42,520,738**	**753,338**	**101.80%**
Expenditures							
Legislative	427,695	447,585	462,763	467,760	460,109	7,651	98.36%
Administrative Services	2,095,817	2,028,983	2,445,181	2,644,360	2,642,225	2,135	99.92%
Finance	2,924,400	3,230,577	3,433,394	3,438,850	3,207,501	231,349	93.27%
Safety Services	13,216,729	14,120,231	15,322,128	17,595,390	17,369,766	225,624	98.72%
Fire Services	2,202,928	2,201,800	2,281,120	2,361,320	2,361,784	(464)	100.02%
Public Works	5,966,292	6,420,663	7,135,658	8,493,910	7,863,921	629,989	92.58%
Engineering	1,124,459	1,188,236	1,339,262	1,878,450	1,884,954	(6,504)	100.35%
Recreation	864,960	1,175,472	1,409,447	1,476,890	1,560,596	(83,706)	105.67%
Community Development	2,172,361	2,191,429	2,559,352	2,791,680	2,657,734	133,946	95.20%
Unallocated	450,400	411,687	431,083	435,000	436,319	(1,319)	100.30%
Total Expenditures	**31,446,041**	**33,416,663**	**36,819,388**	**41,583,610**	**40,444,909**	**1,138,701**	**97.26%**
Revenues Over (Under) Expenditures	**3,842,190**	**5,110,383**	**2,748,521**	**183,790**	**2,075,829**		
Other Financing Sources (Uses)							
Transfers In	2,792,767	-	23,023	-	112,807	112,807	0.00%
Transfers Out	1,700,000	6,275,000	3,400,000	2,500,000	2,500,000	-	100.00%
Total Other Financing Sources (Uses)	**1,092,767**	**(6,275,000)**	**(3,376,977)**	**(2,500,000)**	**(2,387,193)**	**112,807**	**95.49%**
Net Change in Fund Balance	**4,934,957**	**(1,164,617)**	**(628,456)**	**(2,316,210)**	**(311,364)**		
Beginning Fund Balance	13,210,392	18,145,349	16,980,732	16,352,276	16,352,276		
Ending Fund Balance	18,145,349	16,980,732	16,352,276	14,036,066	16,040,912		
Adjust for Inventory	218,014	178,213	148,248	-	280,493		
Adjust for Prepaid Items	93,379	44,490	57,170	-	57,236		
Adj Fund Balance, Dec 31 (Net of Restricted)	**17,833,956**	**16,758,029**	**16,146,858**	**14,036,066**	**15,703,183**		
30% Subsequent Years Budget	10,793,040	11,494,736	12,475,083	-	13,972,460		
5% Subsequent Years Property Tax Levy	1,386,750	1,467,500	1,585,600	-	1,819,279		
Public Safety Reimbursements	515,000	550,000	555,000	-	670,000		
Minimum Unassigned Fund Balance	**12,694,790**	**13,512,236**	**14,615,683**	**-**	**16,461,739**		
Unrestricted Fund Balance	**5,139,166**	**3,245,793**	**1,531,175**	**-**	**(758,556)**		

DRAFT

CITY OF BLAINE, MINNESOTA
COMBINING STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
December 31, 2023
With Comparative Totals For December 31, 2022

Statement 23

	Compensated Absences	Self-Insurance	Workers Compensation	Pension Benefits	Facilities Maintenance	Totals 2023	Totals 2022
Assets:							
Current assets:							
Cash and cash equivalents	$1,330,623	$440,151	$ -	$ -	$1,141,459	$2,912,233	$2,592,193
Due from other funds	-	26,858	-	-	-	26,858	-
Accrued interest receivable	3,851	16	(2,171)	-	3,016	4,712	223
Prepaid items	-	-	-	-	-	-	-
Total assets	1,334,474	467,025	(2,171)	0	1,144,475	2,943,803	2,592,416
Deferred outflows of resources:							
Related to pensions	-	-	-	22,153,468	-	22,153,468	26,371,909
Liabilities:							
Current liabilities:							
Accounts payable	-	14,638	1,709	-	43,189	59,536	185,351
Accrued liabilities	-	-	-	-	10,197	10,197	7,965
Due to other funds	-	-	26,858	-	-	26,858	1,835,472
Compensated absences payable	230,000	-	-	-	-	230,000	204,000
Claims and judgments payable	-	259,058	-	-	-	259,058	235,134
Total current liabilities	230,000	273,696	28,567	0	53,386	585,649	2,467,922
Noncurrent liabilities:							
Compensated absences payable	2,793,463	-	-	-	-	2,793,463	2,674,361
Claims and judgments payable	-	183,339	-	-	-	183,339	217,553
Net pension liability	-	-	-	21,323,986	-	21,323,986	43,249,815
Total noncurrent liabilities	2,793,463	183,339	-	21,323,986	-	24,300,788	46,141,729
Total liabilities	3,023,463	457,035	28,567	21,323,986	53,386	24,886,437	48,609,651
Deferred inflows of resources:							
Related to pensions	-	-	-	21,244,815	-	21,244,815	473,016
Net position:							
Unrestricted	(1,688,989)	9,990	(30,738)	(20,415,333)	1,091,089	(21,033,981)	(20,118,342)
Total net position	($1,688,989)	$9,990	($30,738)	($20,415,333)	$1,091,089	($21,033,981)	($20,118,342)

Net Position - The difference between assets and liabilities, of which may or may not be available for future spending

DRAFT

CITY OF BLAINE, MINNESOTA
COMBINING STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN FUND NET POSITION
INTERNAL SERVICE FUNDS
For The Year Ended December 31, 2023
With Comparative Totals For The Year Ended December 31, 2022

Statement 24

	Compensated Absences	Self-Insurance	Workers Compensation	Pension Benefits	Facilities Maintenance	Totals 2023	Totals 2022
Operating revenues:							
Employee benefit charges	$155,439	$ -	$974,837	$2,769,562	$ -	$3,899,838	$3,479,637
Insurance reimbursements	-	620,395	510,635	-	-	1,131,030	1,147,554
Facilities charges	-	-	-	-	1,322,620	1,322,620	1,038,750
Intergovernmental	-	-	-	36,254	-	36,254	381,347
Total operating revenues	155,439	620,395	1,485,472	2,805,816	1,322,620	6,389,742	6,047,288
Operating expenses:							
Salaries and benefits	439,301	-	-	5,870,227	327,345	6,636,873	4,921,282
Contractual services	-	787,812	1,445,765	-	233,691	2,467,268	2,463,094
Supplies	-	-	-	-	83,545	83,545	72,842
Utilities	-	-	-	-	317,115	317,115	327,427
Repairs and maintenance	-	-	-	-	284,674	284,674	232,270
Total operating expenses	439,301	787,812	1,445,765	5,870,227	1,246,370	9,789,475	8,016,915
Operating income (loss)	(283,862)	(167,417)	39,707	(3,064,411)	76,250	(3,399,733)	(1,969,627)
Nonoperating revenues (expenses):							
Interest earnings	71,882	216	(39,384)	-	57,062	89,776	(11,183)
Loss on disposal of capital assets	-	-	-	-	(105,682)	(105,682)	(422,153)
Total nonoperating revenues (expenses)	71,882	216	(39,384)	0	(48,620)	(15,906)	(433,336)
Income (loss) before transfers	(211,980)	(167,201)	323	(3,064,411)	27,630	(3,415,639)	(2,402,963)
Transfers in	-	650,000	1,850,000	-	-	2,500,000	1,000,000
Change in net position	(211,980)	482,799	1,850,323	(3,064,411)	27,630	(915,639)	(1,402,963)
Net position - January 1	(1,477,009)	(472,809)	(1,881,061)	(17,350,922)	1,063,459	(20,118,342)	(18,715,379)
Net position - December 31	($1,688,989)	$9,990	($30,738)	($20,415,333)	$1,091,089	($21,033,981)	($20,118,342)

Draft report includes presumption of full $2.5 million transfer into Self-Insurance and Workers Compensation Funds

DRAFT

City of Blaine
Staff Report

File Number: 2024-191

Agenda Date	Status
June 3, 2024	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: - Jason Zimmerman, Finance Director

Agenda Item # 8.5

Approve Payment to Anoka County for 2024 Assessing Services

Executive Summary

Staff requests Council approve the payment of $331,886 to Anoka County for 2024 assessing services. Pursuant to Section 6.05 of the City Charter, the City Council is required to approve all purchases and contracts over $50,000.

Background

Since 1988, the City of Blaine has contracted with Anoka County through a Joint Powers Agreement to provide for the tax assessment of property in Blaine. This payment is for the first year of the current agreement which was approved by the City Council on September 6, 2023, and is effective from 2024 through 2029. The fees/rates for the various property classifications for 2024 are outlined as follows:

Parcel Type	2024 Rate/Parcel	Previous Rate/Parcel
Improved Residential	$10.40	$12.50
Unimproved Residential	$4.60	$4.50
Improved/Unimproved Commercial/Industrial/Public Utility	$62.00	$80.00
Improved/Unimproved Apartment/Mobile Home Park	$62.00	$80.00
Exempt Property	$4.60	n/a

Strategic Plan Relationship

The assessing process is related to the Strategic Plan goal of Financial Sustainability. Assessed values are a key component of determining the city's overall tax base.

Board/Commission Review

Not applicable.

Financial Impact

The 2024 General Fund Finance Department budget appropriated $348,600 for assessing fees.

Public Outreach/Input

Not applicable.

Staff Recommendation

By motion, approve the payment.

Attachment List

1. Invoice for 2024 Services
2. Assessing JPA

Anoka County
PROPERTY RECORDS & TAXATION DIVISION

Respectful, Innovative, Fiscally Responsible

May 16, 2024

Michelle Wolfe – City Manager
City of Blaine
10801 Town Square Dr. NE
Blaine MN 55449

RE: Invoice for Assessment Contract

Dear Ms. Wolfe:

In accordance with our assessment contract renewed in calendar year 2023, the following costs have been computed for the 2024, tax payable 2025 assessment in the City of Blaine.

1260	commercial & industrial parcels @ $62.00 each	=	$78,120
75	apartment parcels & mobile home park @ $62.00 each	=	$4,650
781	improved and unimproved exempt @ $4.60 each	=	$3,593
23,148	improved residential parcels @ $10.40 each	=	$240,739
1,040	unimproved parcels @ $4.60 each	=	$4,784
	TOTAL		$331,886

Please make the check payable to Anoka County in the amount of $331,886.

As part of our assessment agreement, our office is open Monday through Friday from 8:00 a.m. to 4:30 p.m. to answer any questions concerning the assessment in the City of Blaine.

Sincerely,

Alex Guggenberger, S.A.M.A.
Anoka County Assessor
763-324-1162

Anoka County Contract No. C0010170

JOINT POWERS AGREEMENT
BETWEEN THE CITY OF BLAINE AND
COUNTY OF ANOKA FOR ASSESSMENT OF PROPERTY

THIS AGREEMENT is made and entered into this _____ day of _____, 2023, by and between the City of Blaine, 10801 Town Square Dr. NE, Blaine, Minnesota 55449, hereinafter referred to as the "Municipality", and the County of Anoka, a political subdivision of the State of Minnesota, 2100 Third Avenue, Anoka, Minnesota 55303, hereinafter referred to as the "County".

WITNESSETH:

WHEREAS, pursuant to Minn. Stat. § 273.072, subd. 1, any county and city, lying wholly or partially within the county and constituting a separate assessment district, may, by agreement entered into under Minn. Stat. § 471.59, provide for the assessment of property in the city by the county assessor; and

WHEREAS, pursuant to Minn. Stat. § 273.072, subd. 2, the agreement may provide for the abolition of the office of the city assessor when the assessment of the property within the city is to be made under an agreement by the county assessor; and

WHEREAS, it is the wish of the County to cooperate with the Municipality to provide for a fair and equitable assessment of the property within the Municipality; and

WHEREAS, said work will be carried out in accordance with the provisions of Minn. Stat. § 471.59.

NOW, THEREFORE, in consideration of the mutual covenants and agreements stated herein, the parties agree as follows:

I. That said Municipality constitutes a separate assessment district which lies wholly within the County and that all property in the geographical boundaries of this district shall be assessed by the County Assessor of the County beginning with the assessment year 2025 (calendar year 2024), provided this Agreement is approved by the Commissioner of Revenue.

II. Pursuant to Minn. Stat. § 273.072, subd. 2, the office of the City Assessor in the Municipality shall cease to exist on January 16, 2024 but not before the end of the term of the current City Assessor, if serving for a fixed term, or when an earlier vacancy occurs; provided, however, that upon the termination of this Agreement, the Office of City Assessor shall be automatically reestablished and shall be filled as provided by applicable law or charter in accordance with Minn. Stat. § 273.072.

III. The term of this Agreement shall be from January 16, 2024, through May 15, 2029, unless earlier terminated as provided herein.

IV. In consideration of said assessment services, the Municipality shall pay to the County an annual payment as follows:

May 15, 2024: Payment Due for 2025 Assessment
May 15, 2025: Payment Due for 2026 Assessment
May 15, 2026: Payment Due for 2027 Assessment
May 15, 2027: Payment Due for 2028 Assessment
May 15, 2028: Payment Due for 2029 Assessment

V. For year 2024 assessment services, the Municipality shall pay the County as follows:

A. Ten Dollars and 40/100s ($10.40) for each improved parcel of residential, seasonal recreational residential and agricultural type property;

B. Four Dollars and 60/100s ($4.60) for each unimproved parcel of residential, seasonable recreational residential and agricultural type property;

C. Sixty-Two Dollars and 00/100s ($62.00) for each improved and unimproved parcel of commercial, industrial and public utility type of property; and

D. Sixty-Two Dollars and 00/100s ($62.00) for each improved and unimproved parcel of apartment and mobile home park type property.

E. Four Dollars and 60/100s ($4.60) for each improved and unimproved parcel of parcel of exempt property.

The same procedure shall be used, as described above, in the computation of the assessment payments due in 2025 through 2028, provided, however, that the cost for each type of parcel shall be increased according to the County Assessor's increase in operating costs, cost of living and merit adjustments established by the Anoka County Board of Commissioners for January 1 to December 31 in the year prior to the date of the assessment.

VI. Notwithstanding Section II. above, the County and/or Municipality shall have the right to terminate this Agreement by providing, at a minimum, six months written notice by certified mail, which notice shall be sent at least six months prior to January 2 of any year to terminate assessment services to be performed one year from such date (i.e. to terminate this Agreement for assessment services in the year 2026, the party must provide written notice of termination by not later than June 30, 2025).

VII. COUNTERPARTS

This Joint Powers Agreement may be executed in any number of counterparts, each one of which shall be deemed to be an original, but all such counterparts together shall constitute one and the same instrument.

(remainder of page intentionally blank – signature page immediately follows)

IN WITNESS WHEREOF, the parties hereto have set their hands on the dates so indicated.

COUNTY OF ANOKA

By: _____
Matt Look, Chair
Anoka County Board of Commissioners

Dated: _____

By: _____
Rhonda Sivarajah
County Administrator

Dated: _____

CITY OF BLAINE

By: _____
Tim Sanders
Mayor

Dated: _____

By: _____
Michelle A. Wolfe
City Manager

Dated: _____

APPROVED AS TO FORM

By: _____
Jason Stover
Assistant County Attorney

Dated: _____

By: _____

Title: _____

Dated: _____

City of Blaine
Staff Report

File Number: RES 24-116

Agenda Date	Status
June 3, 2024	
In Control	**File Type**
City Council	Resolution

Approval of Consent Agenda: - Daniel Schluender, Director of Engineering

Agenda Item # 8.6

Resolution to Waive Municipal Consent for the TH 65 Project between the City of Blaine and the Minnesota Department of Transportation (MnDOT).

Executive Summary

The City of Blaine has been requested by the Minnesota Department of Transportation (MnDOT) to waive municipal consent for the TH 65 project.

Background

The purpose of this waiver is to continue to move the TH 65 project forward. This is a unique request as the City of Blaine has led the plan development and obtained the plan approval from MnDOT for the preliminary layout.

Strategic Plan Relationship

This relates to the strategic plan to reconstruct TH 65 from 97th Avenue to 119th Avenue.

Board/Commission Review

Not applicable.

Financial Impact

There are no additional financial impacts on the city by waiving the municipal consent.

Public Outreach/Input

Not applicable.

Staff Recommendation

Approve the resolution to waive municipal consent with the City of Blaine for the TH 65 project for the Minnesota Department of Transportation (MnDOT).

Attachment List

1. SP 0208-169 Layout 1C and Profile 1C_SIGNED

City of Blaine

Signature Copy

Resolution: RES 24-116

Resolution to Waive Municipal Consent for the TH 65 Project between the City of Blaine and the Minnesota Department of Transportation (MnDOT).

WHEREAS, the Commissioner of Transportation has approved a final layout for State Project 0208-169 on Trunk Highway 65, from 97th Avenue to 119th Avenue within the City of Blaine for intersection conversions and west frontage road improvements; and seeks the approval thereof, as described in Minnesota Statutes 161.162 to 161.167; and

WHEREAS, said final layout is on file in the Metro District of the Minnesota Department of Transportation office, Roseville, Minnesota, being marked as Layout No. 1C, S.P. 0208-169, from R.P. 105+00 to 272+75; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Blaine waives the municipal consent approval action, described in Minnesota Statutes 161.162 to 161.167, of the final layout for SP 0208-169 for the improvement of said and Trunk Highway 65 within the corporate limits.

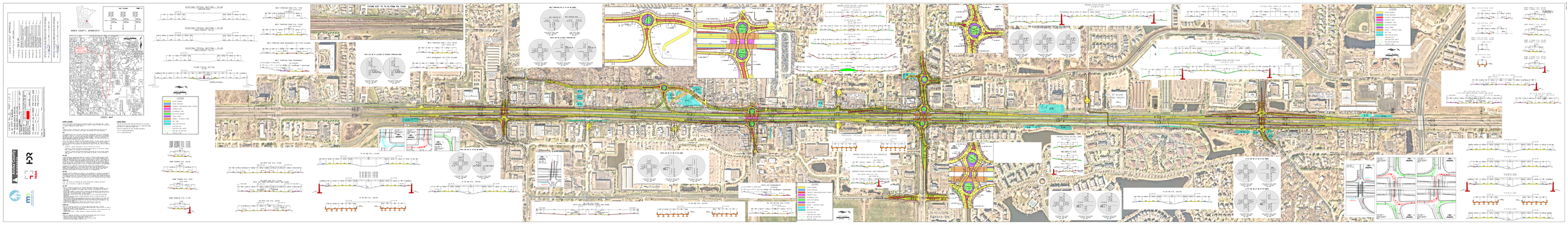
PASSED by the City Council of the City of Blaine on this 3rd day of June, 2024.

Signed by _____

Tim Sanders, Mayor

Signed by _____

Cathy Sorensen, CMC, City Clerk


LEGEND
PROPERTY LINE
PROPOSED CURB
PROPOSED CURB AND MEDIAN CURBS
TRAFFIC SIGNAL
PROPOSED SIGNAL
PROPOSED SIGNAL POLE
PROPOSED SIGNAL POLE AND LUMINAIRE
PROPOSED LUMINAIRE
PROPOSED TRAFFIC SIGNS
PROPOSED PAVEMENT MARKING
PROPOSED CONCRETE
PROPOSED BITUMINOUS
PROPOSED CONCRETE PATCH
PROPOSED BITUMINOUS PATCH
PROPOSED CONCRETE PATCH
PROPOSED BITUMINOUS PATCH

LAYOUT No. 10C PART 2 of 2
S.A. NO. 2020-00 SAFETY
FROM 0.5 MILES SOUTH OF 109TH AVE
TO 0.5 MILES NORTH OF 117TH AVE
Project Number 0027-20-010 PROJECT TITLE
By TKDA/HDR
Date 10/21/2020

Date Modified	Description	Modified By
10/21/2020	Initial Submittal	

Project Manager Name: Jon Vickerman
Phone: 651-234-7975
Email: jon.vickerman@tkda.com
Mailing Address: 1500 County Road B2 W, Roseville, MN 55113

Project #0: 0027
PMO Activity: A031
Project #1: ____
PMO Activity: ____
Project #2: ____
PMO Activity: ____
Project #3: ____
PMO Activity: ____

S.P. 2020-00A To S.P. 0-TBEST PMO Activity A031
S.P. ____ To ____ PMO Activity ____
S.P. ____ To ____ PMO Activity ____
Copy To: ____ Part ____

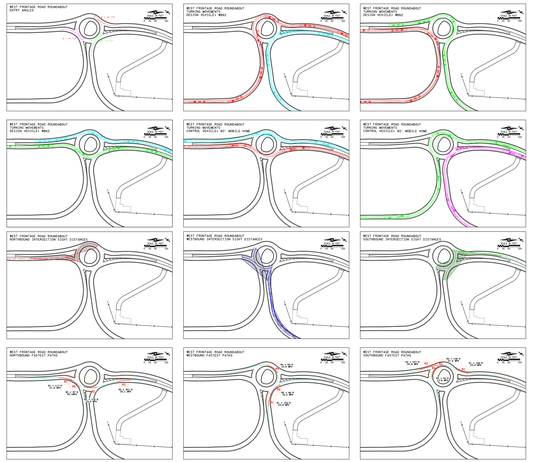
Anoka County MINNESOTA

HDR

TKDA

MINNESOTA DEPARTMENT OF TRANSPORTATION

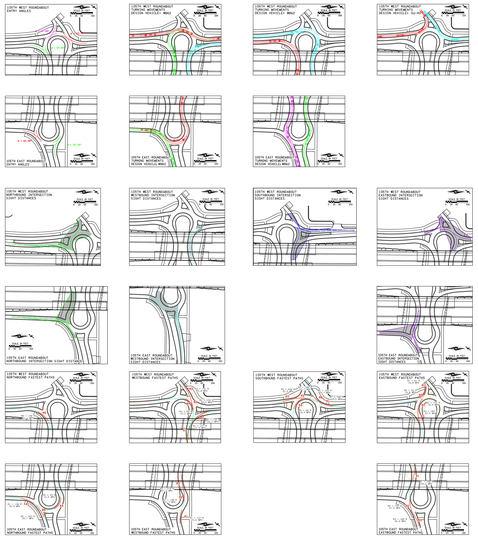
WEST FRONTAGE ROAD ROUNDABOUT



FASTEST PATH TABLE

APPROACH	CURVE	RADIUS FT	RADIUS FT/FT	SPEED MPH	DIFFERENCE FROM R4 MPH
WEST FRONTAGE ROAD ROUNDABOUT					
NORTHBOUND	R1	117	0.02	21.6	-
	R2	103	-0.02	19.0	-
	R3	351	0.02	33.1	EXIT
	R5	97	0.02	20.3	-
WESTBOUND	R1	152	0.02	23.9	8.3
	R4	60	-0.02	15.6	-
	R5	86	0.02	19.2	3.6
SOUTHBOUND	R1	166	0.02	24.8	10.0
	R2	146	-0.02	21.6	6.8
	R3	537	-0.02	34.8	EXIT
	R4	52	-0.02	14.8	-

105TH EAST AND WEST ROUNDABOUTS



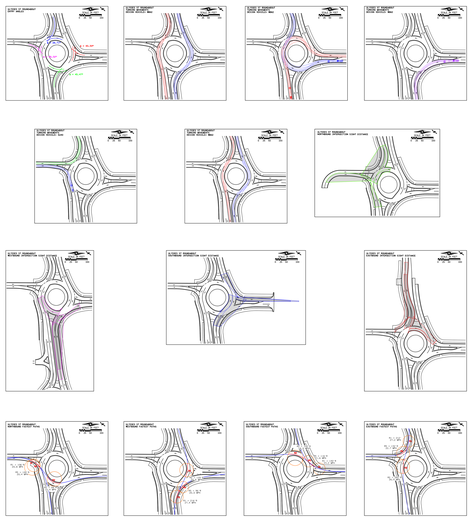
FASTEST PATH TABLE

APPROACH	CURVE	RADIUS FT	RADIUS FT/FT	SPEED MPH	DIFFERENCE FROM R4 MPH
105TH WEST ROUNDABOUT					
NORTHBOUND	R1	109	0.02	21.1	-
	R1	137	0.02	23.0	7.8
	R2	239	-0.02	25.9	10.7
	R3	191	-0.02	23.8	EXIT
	R4	56	-0.02	15.2	-
	R5	132	0.02	22.7	7.5
WESTBOUND	R1	162	0.02	24.5	8.1
	R2	168	-0.02	22.7	6.3
	R3	1,000	-0.02	38.4	EXIT
	R4	69	-0.02	16.4	-
	R5	104	0.02	20.7	4.3
EASTBOUND	R1	61	0.02	16.8	-
	R2	101	-0.02	18.9	-
	R3	184	-0.02	23.5	EXIT
	R5	52	0.02	15.8	-

FASTEST PATH TABLE

APPROACH	CURVE	RADIUS FT	RADIUS FT/FT	SPEED MPH	DIFFERENCE FROM R4 MPH
105TH EAST ROUNDABOUT					
NORTHBOUND	R1	136	0.02	22.9	8.4
	R4	49	-0.02	14.5	-
	R5	182	0.02	25.7	11.2
WESTBOUND	R1	137	0.02	23.0	-
	R2	148	-0.02	21.7	-
	R3	218	0.02	27.5	EXIT
EASTBOUND	R1	156	0.02	24.2	-
	R2	144	-0.02	21.5	-
	R3	189	0.02	26.0	EXIT

ULYSSES ST ROUNDABOUT

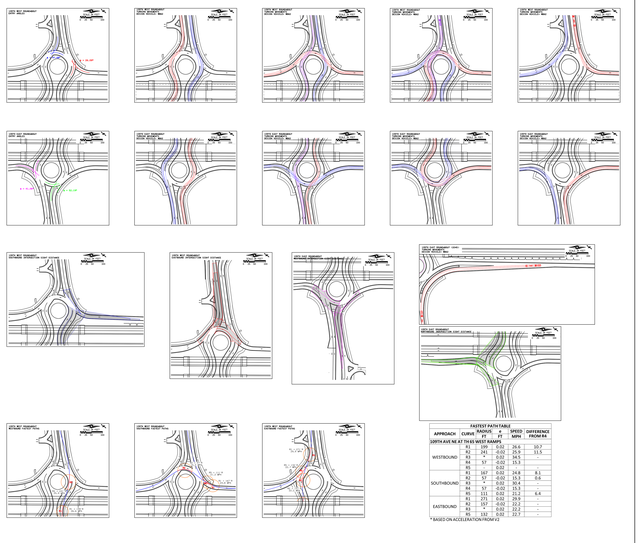


FASTEST PATH TABLE

APPROACH	CURVE	RADIUS FT	RADIUS FT/FT	SPEED MPH	DIFFERENCE FROM R4 MPH
109TH AVE NE AT ULYSSES STREET NE ROUNDABOUT					
NORTHBOUND	R1	106	0.02	20.8	1.6
	R2	93	-0.02	19.2	-
	R3	4	0.02	15.5	-
	R4	60	-0.02	15.6	-
WESTBOUND	R1	148	0.02	23.4	0.1
	R2	218	-0.02	27.4	11.6
	R2	129	-0.02	20.6	5.0
	R3	4	0.02	14.4	-
	R4	61	-0.02	15.6	-
	R5	96	0.02	19.9	-
SOUTHBOUND	R1	148	0.02	23.3	4.4
	R2	102	-0.02	18.9	0
	R3	4	0.02	14.4	-
	R4	61	-0.02	15.6	-
	R5	116	0.02	21.6	6.0
EASTBOUND	R1	212	0.02	26.8	12.6
	R2	93	-0.02	19.2	0.4
	R3	4	0.02	27.3	-
	R4	60	-0.02	16	-
	R5	58	0.02	17	2.9

* BASED ON ACCELERATION FROM V0

109TH EAST AND WEST ROUNDABOUTS



FASTEST PATH TABLE

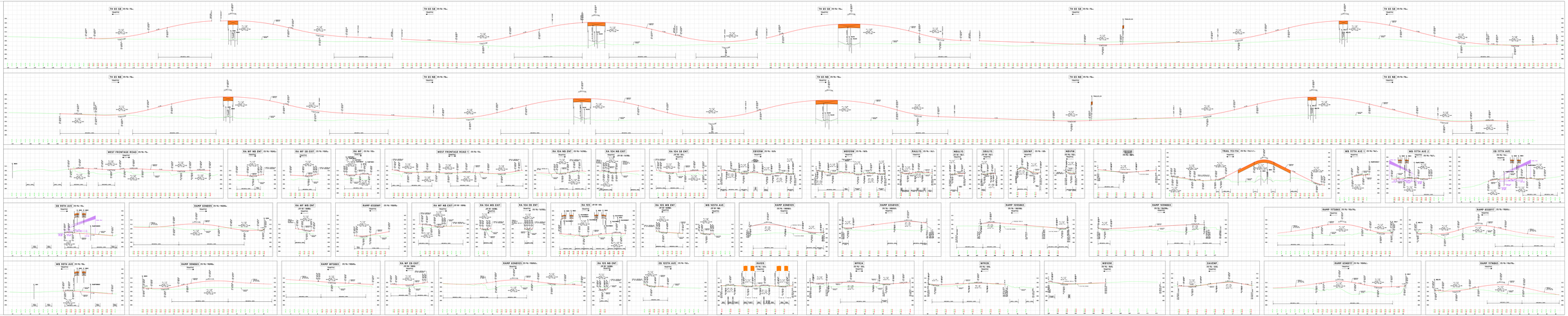
APPROACH	CURVE	RADIUS FT	RADIUS FT/FT	SPEED MPH	DIFFERENCE FROM R4 MPH
109TH AVE NE AT TH 65 WEST RAMPS					
WESTBOUND	R1	109	0.02	26.6	10.7
	R2	241	-0.02	25.9	11.5
	R3	4	0.02	14.4	-
	R4	57	0.02	15.5	-
	R5	4	0.02	14.4	-
SOUTHBOUND	R1	167	0.02	24.8	8.1
	R2	4	-0.02	15.5	0.9
	R3	4	0.02	30.4	-
	R4	4	0.02	15.5	-
	R5	151	0.02	23.2	6.8
EASTBOUND	R1	157	0.02	23.2	-
	R2	157	-0.02	22.2	-
	R3	4	0.02	22.2	-
	R4	132	-0.02	22.7	-

* BASED ON ACCELERATION FROM V0

FASTEST PATH TABLE

APPROACH	CURVE	RADIUS FT	RADIUS FT/FT	SPEED MPH	DIFFERENCE FROM R4 MPH
109TH AVE NE AT TH 65 EAST RAMPS					
NORTHBOUND	R1	28	0.02	25.9	19.3
	R2	4	-0.02	18.7	12
	R3	4	0.02	31	-
	R4	57	-0.02	15.5	-
WESTBOUND	R1	122	0.02	22	7
	R2	4	-0.02	15.5	-
	R3	136	-0.02	22.1	-
	R4	4	0.02	22.1	-
	R5	134	0.02	22.1	-
EASTBOUND	R1	177	0.02	25.4	11.4
	R2	714	-0.02	34.8	14.6
	R3	4	0.02	30.5	-
	R4	57	-0.02	15.5	-
	R5	4	0.02	30.5	-

* BASED ON ACCELERATION FROM V0



PROJECT No. 0
COPY No.
FILE 01-A03-GENERAL-PLAN.dgn
DATE 10/10/2023 10:00:00 AM
PLOTTED BY Hoffman, Jeffrey
PLOTTED FROM Plan Sheets
PLOTTED ON 1:1
LAST MODIFIED 10/10/2023 10:00:00 AM
LAST MODIFIED BY Hoffman, Jeffrey
PROJECT ENGINEER Jeffrey Hoffman
PROJECT MANAGER Jeffrey Hoffman

City of Blaine
Staff Report

File Number: 2024-185

Agenda Date	Status
June 3, 2024	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: - Daniel Schluender, Director of Engineering

Agenda Item # 8.7

Motion to Authorize the Mayor and City Manager to Enter into a Contract with Braun Intertec for Construction Materials Testing Services for the 2024 Southwest Area Street Reconstruction Improvement Project, Improvement Project No. 24-07

Executive Summary

Council is requested to approve a contract with Braun Intertec for construction materials testing services for the 2024 Southwest Area Street Reconstructions, Improvement Project No. 24-07, in the amount of $81,795.00.

Background

On August 7, 2023 Council initiated the 2024 Southwest Area Street Reconstructions project, Project No. 24-07 with Resolution No. 23-127.
The Engineering Department recently requested and received a proposal for construction materials testing services for the 2024 Southwest Area Street Reconstructions project from Braun Intertec in the amount of $81,795.00.

This project will include the reconstruction of 89th Avenue from University Avenue to MN-65, Lincoln Street from 85th Avenue to 89th Avenue, 85th Avenue from Lincoln Street to MN-65 and 87th Avenue from Lincoln Street to MN-65, as well as full depth reclamation of Central Avenue Service Road from 500 feet south of 87th Avenue to the cul-de-sac. The 89th Avenue portion of the project is the only area with State-Aid funding. This project will include the construction of subgrade preparation, full depth reclamation, aggregate base placement, new concrete curb and gutter, sidewalk, driveways, median and pedestrian ramps, along with new bituminous pavement. Improvements to the storm sewer and water main utilities will also be part of this project.

Strategic Plan Relationship

This project aligns with the City's strategic plan goal of well-maintained infrastructure management by providing high quality city streets.

Board/Commission Review

Not required

Financial Impact

The project will be funded by a combination of assessments and bond proceeds placed in the City Pavement Management Program (PMP) fund, Public Utility Funds and Municipal State Aid System funds. The 2023 CIP PMP project budget included $113,500 for consulting and the 2024 PMP CIP includes $5,760,000 of funding for consulting, construction, and contingencies for a total PMP project budget of $5,873,500. Stormwater, sanitary sewer and water utility funds also had CIP budget amounts appropriated as listed in the table below.

Funding Source	Appropriated Amount	Amended Appropriation Including Contingency
PMP Funds (T2407)	$5,873,500	$7,254,800
Water Utility Funds (U2415)	$521,000	$1,234,300
Storm Utility Funds (U2350)	$500,000	$500,000
Sewer Utility Funds (U2404)	$93,000	$93,000
Total	$6,987,500	$9,082,100

The amended appropriation was formally approved at the May 6, 2024, City Council meeting. The contract for materials testing services is anticipated to be contained within the existing appropriation, which was formally approved at the May 6, 2024, City Council meeting in connection with the award of bid for construction services. Staff is not recommending any additional amendments at this time.

To date, $1,026,507 has been encumbered for engineering consulting fees, leaving a remaining total project budget of $8,055,593. Staff anticipates improvements to begin in 2024 and be completed in 2025. Based on the progress of the project, bonding for 2024 pavement management projects may be sized accordingly. Upon issuance of the bonds, the City Council will approve annual debt service property tax levies and utility rates to fund the repayment of the bonds.

Public Outreach/Input

The project is being conducted pursuant to MN Statutes, Chapter 429 and is compliant with all public notification requirements thereof.

Staff Recommendation

By motion, authorize the Mayor and City Manager to enter into a contract with Braun Intertec in the amount of $81,795.00 for construction materials testing services for the 2024 Southwest Area Street Reconstructions project, Improvement Project No. 24-07. In addition, authorize a 10% contingency to

bring the total project budget to $89,974.50 and authorize the City Manager or their designee to sign all change orders up to the authorized project budget amount.

Attachment List

1. 24-07 Project Area Map
2. 24-07 Braun Materials Testing Proposal

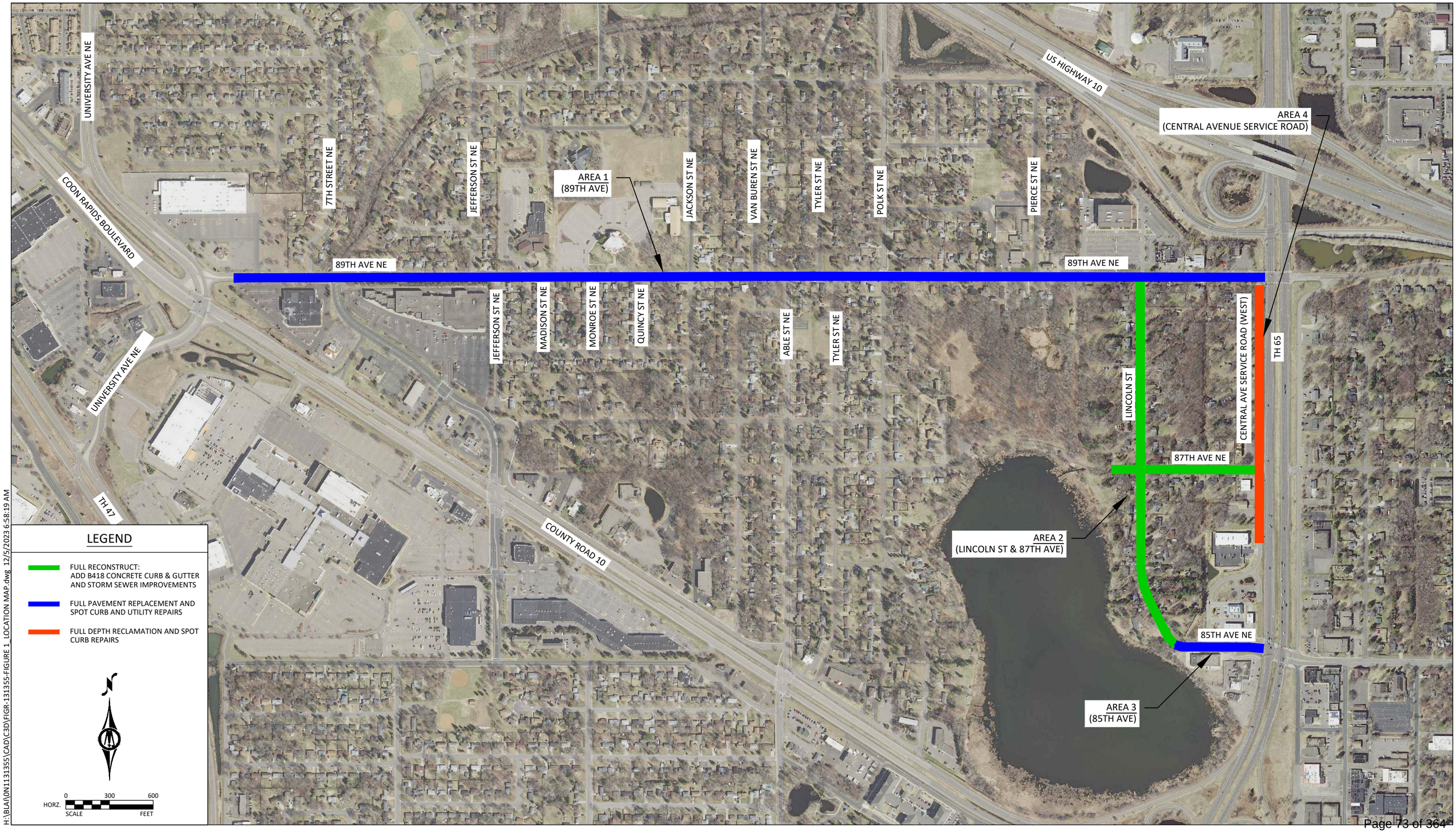
2024 SW Area Street Reconstructuion Project, City Project #24-07

Blaine, MN

Figure 1: Location Map

December 2023

BOLTON & MENK



H:\BLAI\0N1131355\CAD\C3D\FIGR-131355-FIGURE 1_LOCATION MAP.dwg 12/5/2023 6:58:19 AM

Braun Intertec Corporation
11001 Hampshire Avenue S
Minneapolis, MN 55438

Phone: 952.995.2000
Fax: 952.995.2020
Web: braunintertec.com

May 23, 2024 Revised Proposal QTB195654

Cody Sylvester, PE
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

Re: Revised Proposal for Construction Materials Testing Services
City of Blaine – 2024 Southwest Area Street Improvements
S.A.P. 106-139-004
City Project No. 24-07
Blaine, Minnesota

Dear Mr. Sylvester:

Braun Intertec Corporation is pleased to submit this revised proposal to provide construction materials testing services for the 2024 Southwest Area Street Improvements Project in Blaine, Minnesota.

Since our inception in 1957, we have grown into one of the largest employee-owned engineering firms in the nation. With more than 1,000 employee owners, retaining our firm gives you access to a diverse range of services and professionals you can consult with if the unforeseen occurs. The size of our company also allows us to respond quickly when schedule constraints occur.

Our Understanding of Project

We understand this project will include the reconstruction of 89th Avenue from University Avenue to MN-65, Lincoln Street from 85th Avenue to 89th Avenue, 85th Avenue from Lincoln Street to MN-65 and 87th Avenue from Lincoln Street to MN-65, as well as full depth reclamation of Central Avenue Service Road from Lincoln drive to the cul-de-sac. We understand that the 89th Avenue portion of the project is the only area with State-Aid funding. This project will include the construction of pavement subgrade preparation, full depth reclamation, aggregate base placement, new concrete curb and gutter, sidewalk, driveways, median and pedestrian ramps, along with a new bituminous pavement. Improvements to the sanitary, storm, and water main utilities will also be part of this project. This project will also include the construction of a filtration basin and infiltration cell.

This is a City of Blaine project with State-Aid and city funding. Projects that are constructed with state-aid funding are required to perform Quality Control and Quality Assurance (QC/QA) testing in accordance with the Minnesota Department of Transportation's (MnDOT's) 2020 Standard Specifications for Construction and MnDOT's Schedule of Materials Control. This project is using MnDOT's 2023 State Aid for Local Transportation (SALT) Schedule of Materials Control. Personnel with MnDOT certifications must complete the monitoring and testing. Braun Intertec will perform the QA field testing on the project as listed in our scope of services and as shown on our attached cost estimate table. The contractor will be responsible for performing the required QC testing and submitting all the documentation upon completion of the project. An audit of the project could be conducted upon completion. The audit may include reviewing tests and paperwork provided by your QC/QA representative.

AA/EOE

Available Project Information

This revised proposal was prepared using the following documents and information.

- Project plans and specifications prepared by Bolton & Menk, Inc., dated April 1, 2024.
- A geotechnical report prepared by Haugo GeoTechnical Services, LLC, dated January 12, 2024.
- Request for proposal sent by Travis Pearl with Bolton & Menk Inc., Inc., on April 18, 2024, including description of project and anticipated number of tests required.
- Discussions with Travis Pearl with Bolton & Menk, Inc., regarding scope of services and required material testing.

Braun Intertec Project Personnel

For this project, we will provide technicians that are MnDOT certified in each specialized field. For the proposed scope of services, our staff will have the following certifications:

- Aggregate Production
- Grading & Base Tester
- Concrete Field Tester
- Bituminous Street Inspector
- Bituminous Plant Tester
- MnDOT or ACI Strength Testing

Accredited Laboratory
In the 2023 SALT Schedule of Material Control, which is part of this project's testing requirements, MnDOT requires laboratories performing acceptance tests for payment to be accredited by the AASHTO Resource (formerly AASHTO Materials Reference Laboratory [AMRL]) for all test procedures performed.

Braun Intertec is one of the few independent testing companies that is accredited in the metro area. With Braun Intertec's Metro Material Laboratory typically operating 24 hours a day, laboratory test results are delivered in a timely manner.

Scope of Services

Testing services will be performed on an on-call, as-needed basis as requested and scheduled by you or your on-site project personnel. Based on our understanding of the project, we propose the following services. Services marked with an asterisk (*) continue scope of services not in the original RFP Request. We reviewed the plans and specifications and included services to meet the State-Aid requirements.

Soil Related Services

- Perform nuclear gauge density tests on sub-grade and utility backfill materials.
- Perform Dynamic Cone Penetrometer (DCP) tests on aggregate base materials.
- Perform Full Depth Reclaim Dynamic Cone Penetrometer (DCP) tests on full depth reclaim (FDR) materials. (*)
- Perform moisture content tests at time of compaction on sub-grade, utility trench backfill, aggregate base and full depth reclamation materials.
- Perform gradation tests on coarse filter aggregate, infiltration aggregate, infiltration aggregate bedding, aggregate base and full depth reclamation materials. (*)
- Perform laboratory standard Proctor tests on sub-grade and utility trench backfill materials.
- Prepare the preliminary and final grading and base report along with assembling the random sampling locations report for the aggregate base according to MnDOT Specifications. (*)

Concrete Field Testing Related Services

- Sample and test the plastic concrete for slump, air content, temperature prior to placement. We assume that we will be able to appropriately dispose of excess concrete (and associated wash water) on site at no additional cost to us.
- Prepare 4-inch by 8-inch cylinders for compressive strength testing. A set of three cylinders will be tested at 28 days for each set cast. If field cure cylinders are requested, each additional cylinder will be charged at the unit price listed in our cost estimate.
- Laboratory compressive strength testing of cylinders.

Bituminous Related Services

- Collect verification samples per MnDOT's 2360 specification and randomly select one sample per day per mix to run quality assurance tests on. Perform quality assurance tests on the verification samples which include the following tests: Rice specific gravity, asphalt content, extracted aggregate gradation, gyratory density, coarse aggregate angularity, and fine aggregate angularity. Compare agency test results with contractor's test results for compliance with MnDOT 2360 specification.
- Randomly determine bituminous core locations by using MnDOT's random core worksheet and mark pavement core locations. (*)
- Observe the contractor coring and core testing in accordance with MnDOT 2360 specification, which includes watching quality control personnel weigh the cores at their laboratory. (*)

- Collect companion cores and test for thickness and density of pavement cores. Compare agency test results with contractor's test results for compliance with MnDOT 2360 specification. Review incentive and disincentive sheets completed by contractor.

Reporting and Project Management

Test results will be issued weekly for the project as the various tasks are performed. If, at any time, there are failing tests which do not appear to be in accordance with the plans and specifications or MnDOT's Schedule of Materials Control, we will notify the engineer's representative and any others that we are directed to notify.

Before the final project closeout, we will issue a final report. The report will include the following:

- Braun Intertec technician roster for technicians that conducted testing on the project.
- Completed MnDOT Materials Certification Exceptions Summary for items tested by Braun Intertec.
- Completed Preliminary and Final Grading and Base Report.
- Moisture, Density, DCP, Proctor and Gradation tests.
- Concrete compressive strength results.
- Bituminous mix designs.
- Bituminous verification test results.
- Bituminous contractor's summary sheets.
- Random core log location worksheets.
- Completed density incentive/disincentive worksheets.
- Copies of concrete and bituminous plant certifications.

Basis of Scope of Work

The costs associated with the proposed scope of services were estimated using the following assumptions. If the construction schedule is modified or the contractor completes the various phases of the project at different frequencies or durations than shown in this proposal, we may need to adjust the overall cost accordingly. The scope of work and number of trips required to perform these services are as shown in the attached table. Notable assumptions in developing our estimate include:

- We assume it will take twenty-two trips to complete the nuclear density gauge testing on this project.

- We understand compaction testing on aggregate base will be performed using the Dynamic Cone Penetration (DCP) method; a minimum of five tests will be conducted each trip with four trips assumed.

- We assume thirty-seven sets of concrete tests will be required to complete the project.

- We assume the rebar observations before concrete placements will be completed by the project representative's construction oversight manager.

- We assume the ready-mix concrete for this project will come out of one ready mix plant.

- We assume bituminous paving will be completed in twenty days for this project.

- We understand MnDOT Metro Inspections will perform concrete batch plant monitoring and testing for this project.

- We understand MnDOT Metro Inspections will perform bituminous plant monitoring and testing for this project.

- We assume the concrete paving will be supplied from a MnDOT certified ready mix concrete plant.

- We assume MnDOT will calibrate and certify the ready-mix concrete plant.

- We understand your full-time on-site construction observer will observe the test rolling for this project.

- We assume the project engineer of record will review and approve the contractor's quality control submittals and test results.

- You, or others you may designate, will provide us with current and approved plans and specifications for the project. Modification to these plans must also be sent to us so we can review their incorporation into the work.

- We will require a minimum of 24 hours' notice for scheduling inspections for a specific time. Shorter than 24 hours' notice may impact our ability to perform the requested services, and the associated impacts will be the responsibility of others.

If the work is completed at different rates than described above, this proposal should be revised.

Cost and Invoicing

We will furnish the services described herein for an estimated fee of **$81,795**. **Our estimated costs are based on industry averages for construction production. Depending on the contractor's performance, our costs may be significantly reduced or slightly higher than estimated.** A tabulation showing our estimated hourly and/or unit rates associated with our proposed scope of services is also attached. The actual cost of our services will be based on the actual units or hours expended to meet the requirements of the project documents.

This cost estimate was developed with the understanding that the scope of services defined herein will be required and requested during our normal work hours of 6:00 a.m. to 4:00 p.m., Monday through Friday. Services that we are asked to provide to meet the project requirements or the contractor's construction schedule **outside** our normal business hours will be invoiced using an overtime rate factor. The factor for services provided outside our normal work hours or on Saturday will be 1.25 times the listed hourly rate for the service provided. The factor for services provided on Sunday or legal holidays will be 1.5 times the listed hourly rate for the service provided. We have not included premiums for overtime in our cost estimate; however, we recommend that allowances and contingencies be made for overtime charges based on conversations with the contractor. You will be billed only for services provided on a time and materials basis.

Because our services are directly controlled by the schedule and performance of others, the actual cost may vary from our estimate. It is difficult to project all of the services and the quantity of services that may be required for any project. If services are required that are not discussed above, we will provide them at the rates shown in the attached table or, if not shown, at our current Schedule of Charges. We will invoice you on a monthly basis.

General Remarks

We will be happy to meet with you to discuss our proposed scope of services further and clarify the various scope components.

We appreciate the opportunity to present this proposal to you. After reviewing this proposal, **please sign and return one copy to our office as notification of acceptance and authorization to proceed**. If anything in this proposal is not consistent with your requirements, please let us know immediately.

Braun Intertec will not release any written reports until we have received a signed agreement. Also, ordering services from Braun Intertec constitutes acceptance of the terms of this proposal including the attached General Conditions.

The proposed fee is based on the scope of services described and the assumption that our services will be authorized within 30 days and that others will not delay us beyond our proposed schedule.

We include the Braun Intertec General Conditions, which provide additional terms and are a part of our agreement.

To have questions answered or schedule a time to meet and discuss our approach to this project further, please contact Colin Keane at 612.704.2674 (ckeane@braunintertec.com) or Andrew Valerius at 952.995.2242 (avalerius@braunintertec.com).

Sincerely,

BRAUN INTERTEC CORPORATION

Colin M. Keane
Staff Engineer

Andrew M. Valerius
Associate Director, Senior Project Manager

Charles M. Cadenhead, Jr., PE
Vice President, Principal Engineer

Attachments:
Cost Estimate Table
General Conditions – CMT (1/1/18)

The proposal is accepted. We will reimburse you in accordance with this agreement, and you are authorized to proceed:

City of Blaine

By: _____

Printed Name: Tim Sanders

Title: Mayor

Date: _____

By: _____

Printed Name: Michelle Wolfe

Title: City Manager

Date: _____

BRAUN INTERTEC
The Science You Build On.

Project Proposal

QTB195654

City of Blaine - 2024 SW Area Street Impts (SAP 106-139-004)

Client:	Work Site Address:	Service Description:
City of Blaine Cody Sylvester 10801 Town Square Dr NE Blaine, MN 55449 (763) 784-6700	89th Avenue, Lincoln Street, 85th Avenue, 87th Avenue and Central Avenue Service Road Blaine, MN 55449	Construction Materials Testing Improvement Project No. 24-07

	Description	Quantity	Units	Unit Price	Extension
Phase 1	**MnDOT Testing**				
Activity 1.1	**Soil Testing**				**$17,472.00**
207	**Compaction Testing - Nuclear**	55.00	Hour	94.00	$5,170.00
	Work Activity Detail — ***Qty Units*** — ***Hrs/Unit*** — ***Extension***				
	Utility Trench Backfill — *10.00 Trips* — *2.50* — *25.00*				
	Subgrade Preparation — *12.00 Trips* — *2.50* — *30.00*				
1308	**Nuclear moisture-density meter charge, per hour**	55.00	Each	28.00	$1,540.00
1861	**CMT Trip Charge**	41.00	Each	50.00	$2,050.00
217	**Compaction Testing - DCP's**	15.00	Hour	94.00	$1,410.00
	Work Activity Detail — ***Qty Units*** — ***Hrs/Unit*** — ***Extension***				
	CL-5 Aggregate Base — *4.00 Trips* — *3.00* — *12.00*				
	Full Depth Reclamation — *1.00 Trips* — *3.00* — *3.00*				
1530AG	**Asphalt Content of Aggregate Base, per sample**	2.00	Each	162.00	$324.00
209	**Sample pick-up**	21.00	Hour	94.00	$1,974.00
	Work Activity Detail — ***Qty Units*** — ***Hrs/Unit*** — ***Extension***				
	Sample Pickup — *14.00 Trips* — *1.50* — *21.00*				
1318	**Moisture Density Relationship (Proctor)**	10.00	Each	200.00	$2,000.00
1162	**Sieve Analysis with 200 wash, per sample**	14.00	Each	156.00	$2,184.00
	Work Activity Detail — ***Qty Units*** — ***Hrs/Unit*** — ***Extension***				
	CL-5 Aggregate Base — *10.00 Each* — *1.00* — *10.00*				
	Full Depth Reclamation — *1.00 Each* — *1.00* — *1.00*				
	Infiltration Aggregate - Infiltration Cell — *1.00 Each* — *1.00* — *1.00*				
	Infiltration Aggregate Bedding - Infiltration Cell — *1.00 Each* — *1.00* — *1.00*				
	Coarse Filter Aggregate - Filtration Basin — *1.00 Each* — *1.00* — *1.00*				
1228	**Topsoil Testing with nutrients, per sample**	2.00	Each	410.00	$820.00
	Work Activity Detail — ***Qty Units*** — ***Hrs/Unit*** — ***Extension***				
	Sandy Clay Loam Topsoil - Modified — *1.00 Each* — *1.00* — *1.00*				
	Filter Topsoil - Filtration Basin — *1.00 Each* — *1.00* — *1.00*				
Activity 1.2	**Concrete Testing**				**$17,879.00**
261	**Concrete Testing**	92.50	Hour	94.00	$8,695.00
	Work Activity Detail — ***Qty Units*** — ***Hrs/Unit*** — ***Extension***				
	Curb & Gutter — *10.00 Trips* — *2.50* — *25.00*				
	Flatwork - Sidewalk, Driveway, Median — *26.00 Trips* — *2.50* — *65.00*				
	Cast-in-place Manhole Structure — *1.00 Trips* — *2.50* — *2.50*				
1861	**CMT Trip Charge**	56.00	Each	50.00	$2,800.00
1364	**Compressive strength of concrete cylinders, per specimen**	121.00	Each	38.00	$4,598.00
	Work Activity Detail — ***Qty Units*** — ***Hrs/Unit*** — ***Extension***				
	Curb & Gutter — *10.00 Sets* — *3.00* — *30.00*				
	Flatwork - Sidewalk, Driveway, Median — *26.00 Sets* — *3.00* — *78.00*				
	Cast-in-place Manhole Structure — *1.00 Sets* — *3.00* — *3.00*				
	Field Cure Cylinders — *10.00 Sets* — *1.00* — *10.00*				

	278	**Concrete Cylinder Pick up**			19.00	Hour	94.00	$1,786.00
		Work Activity Detail	***Qty***	***Units***	***Hrs/Unit***	***Extension***	
		Cylinder Pickup	*19.00*	*Trips*	*1.00*	*19.00*	
Activity 1.3		**Pavement Testing**					**$34,020.00**
	2689	**MnDOT Bituminous Verification, per sample**			20.00	Each	740.00	$14,800.00
		Work Activity Detail	***Qty***	***Units***	***Hrs/Unit***	***Extension***	
		SPNWB330C	*8.00*	*Each*	*1.00*	*8.00*	
		SPWEB340C	*5.00*	*Each*	*1.00*	*5.00*	
		SPWEA340C	*7.00*	*Each*	*1.00*	*7.00*	
	209	**Sample pick-up**			30.00	Hour	94.00	$2,820.00
		Work Activity Detail	***Qty***	***Units***	***Hrs/Unit***	***Extension***	
		Sample Pickup	*20.00*	*Trips*	*1.50*	*30.00*	
	221	**Mark and Observe Contractor Coring**			80.00	Hour	120.00	$9,600.00
		Work Activity Detail	***Qty***	***Units***	***Hrs/Unit***	***Extension***	
		Mark & Observse Bituminous Coring	*20.00*	*Trips*	*4.00*	*80.00*	
	1542	**Thickness and Density of Bituminous Core**			80.00	Each	60.00	$4,800.00
	1861	**CMT Trip Charge**			40.00	Each	50.00	$2,000.00
Activity 1.4		**Project Management**					**$12,424.00**
	226	**Project Manager**			44.00	Hour	174.00	$7,656.00
	1230	**MnDOT Final Report**			1.00	Each	1,500.00	$1,500.00
	228	**Senior Project Manager**			6.00	Hour	200.00	$1,200.00
	238	**Project Assistant**			22.00	Hour	94.00	$2,068.00
						Phase 1 Total:	**$81,795.00**

Proposal Total:	**$81,795.00**

General Conditions

Construction Material Testing and Special Inspections

Section 1: Agreement

1.1 Our agreement with you consists of these General Conditions and the accompanying written proposal or authorization ("Agreement"). This Agreement is the entire agreement between you and us. It supersedes prior agreements. It may be modified only in a writing signed by us, making specific reference to the provision modified.

1.2 The words "you," "we," "us," and "our" include officers, employees, and subcontractors.

1.3 In the event you use a purchase order or other documentation to authorize our scope of work ("Services"), any conflicting or additional terms are not part of this Agreement. Directing us to start work prior to execution of this Agreement constitutes your acceptance. If, however, mutually acceptable terms cannot be established, we have the right to terminate this Agreement without liability to you or others, and you will compensate us for fees earned and expenses incurred up to the time of termination.

Section 2: Our Responsibilities

2.1 We will provide Services specifically described in this Agreement. You agree that we are not responsible for services that are not expressly included in this Agreement. Unless otherwise agreed in writing, our findings, opinions, and recommendations will be provided to you in writing. You agree not to rely on oral findings, opinions, or recommendations without our written approval.

2.2 In performing our professional services, we will use that degree of care and skill ordinarily exercised under similar circumstances by reputable members of our profession practicing in the same locality. If you direct us to deviate from our recommended procedures, you agree to hold us harmless from claims, damages, and expenses arising out of your direction. If during the one year period following completion of Services it is determined that the above standards have not been met and you have promptly notified us in writing of such failure, we will perform, at our cost, such corrective services as may be necessary, within the original scope in this Agreement, to remedy such deficiency. Remedies set forth in this section constitute your sole and exclusive recourse with respect to the performance or quality of Services.

2.3 We will reference our field observations and sampling to available reference points, but we will not survey, set, or check the accuracy of those points unless we accept that duty in writing. Locations of field observations or sampling described in our report or shown on our sketches are based on information provided by others or estimates made by our personnel. You agree that such dimensions, depths, or elevations are approximations unless specifically stated otherwise in the report. You accept the inherent risk that samples or observations may not be representative of things not sampled or seen and further that site conditions may vary over distance or change over time.

2.4 Our duties do not include supervising or directing your representatives or contractors or commenting on, overseeing, or providing the means and methods of their services unless expressly set forth in this Agreement. We will not be responsible for the failure of your contractors, and the providing of Services will not relieve others of their responsibilities to you or to others.

2.5 We will provide a health and safety program for our employees, but we will not be responsible for contractor, owner, project, or site health or safety.

2.6 You will provide, at no cost to us, appropriate site safety measures as to work areas to be observed or inspected by us. Our employees are authorized by you to refuse to work under conditions that may be unsafe.

2.7 Unless a fixed fee is indicated, our price is an estimate of our project costs and expenses based on information available to us and our experience and knowledge. Such estimates are an exercise of our professional judgment and are not guaranteed or warranted. Actual costs may vary. You should allow a contingency in addition to estimated costs.

Section 3: Your Responsibilities

3.1 You will provide us with prior environmental, geotechnical and other reports, specifications, plans, and information to which you have access about the site. You agree to provide us with all plans, changes in plans, and new information as to site conditions until we have completed Services.

3.2 You will provide access to the site. In the performance of Services some site damage is normal even when due care is exercised. We will use reasonable care to minimize damage to the site. We have not included the cost of restoration of damage in the estimated charges.

3.3 If we notify you that radiographic or gamma ray equipment or other nuclear testing or measuring device will be used, you will be responsible for the cooperation of your employees and your contractors in observing all radiation safety standards.

3.4 You will notify us of any knowledge or suspicion of the presence of hazardous or dangerous materials present on any work site. If we observe or suspect the presence of contaminants not anticipated in this Agreement, we may terminate Services without liability to you or to others, and you will compensate us for fees earned and expenses incurred up to the time of termination.

3.5 The time our field personnel spend on the job site depends upon the scheduling of the work we are observing or testing. You agree that any changes in scheduling may result in additional costs and agree to pay for those services at the rates listed in our cost estimate.

3.6 You agree to include us as an indemnified party in your contracts, if any, for work by others on the project, protecting us to the same degree as you are protected. You agree to list us as an Additional Insured under your liability insurance policies and to require subrogation be waived against us and that we will be added as an Additional Insured on all policies of insurance, including any policies required of your contractors or subcontractors, covering any construction or development activities to be performed on the project site.

Section 4: Reports and Records

4.1 Unless you request otherwise, we will provide our report(s) in an electronic format.

4.2 Our reports, notes, calculations, and other documents and our computer software and data are instruments of our service to you, and they remain our property. We hereby grant you a license to use the reports and related information we provide only for the related project and for the purposes disclosed to us. You may not transfer our reports to others or use them for a purpose for which they were not prepared without our written approval. *You agree to indemnify, defend, and hold us harmless from claims, damages, losses, and expenses, including attorney fees, arising out of such a transfer or use.*

4.3 If you do not pay for Services in full as agreed, we may retain work not yet delivered to you and you agree to return to us all of our work that is in your possession or under your control.

4.4 Electronic data, reports, photographs, samples, and other materials provided by you or others may be discarded or returned to you, at our discretion, unless within 15 days of the report date you give us written direction to store or transfer the materials at your expense.

Section 5: Compensation

5.1 You will pay for Services as stated in this Agreement. If such payment references our Schedule of Charges, the invoicing will be based upon the most current schedule. An estimated amount is not a firm figure. You agree to pay all sales taxes and other taxes based on your payment of our compensation. Our performance is subject to credit approval and payment of any specified retainer.

5.2 You will notify us of billing disputes within 15 days. You will pay undisputed portions of invoices upon receipt. You agree to pay interest on unpaid balances beginning 30 days after invoice dates at the rate of 1.5% per month, or at the maximum rate allowed by law.

5.3 If you direct us to invoice a third party, we may do so, but you agree to be responsible for our compensation unless the third party is

creditworthy (in our sole opinion) and provides written acceptance of all terms of this Agreement.

5.4 Your obligation to pay for Services under this Agreement is not contingent on your ability to obtain financing, governmental or regulatory agency approval, permits, final adjudication of any lawsuit, your successful completion of any project, receipt of payment from a third party, or any other event. No retainage will be withheld.

5.5 If you do not pay us in accordance with this Agreement, you agree to reimburse all costs and expenses for collection of the moneys invoiced, including but not limited to attorney fees and staff time.

5.6 You agree to compensate us in accordance with our Schedule of Charges if we are asked or required to respond to legal process arising out of a proceeding related to the project and as to which we are not a party.

5.7 If we are delayed by factors beyond our control, or if project conditions or the scope or amount of work changes, or if changed labor conditions result in increased costs, decreased efficiency, or delays, or if the standards or methods change, we will give you timely notice, the schedule will be extended for each day of delay, and we will be compensated for costs and expenses incurred in accordance with our Schedule of Charges.

5.8 If you fail to pay us in accordance with this Agreement, we may consider the default a total breach of this Agreement and, at our option, terminate our duties without liability to you or to others, and you will compensate us for fees earned and expenses incurred up to the time of termination.

5.9 In consideration of our providing insurance to cover claims made by you, you hereby waive any right to offset fees otherwise due us.

Section 6: Disputes, Damage, and Risk Allocation

6.1 Each of us will exercise good faith efforts to resolve disputes without litigation. Such efforts will include, but not be limited to, a meeting(s) attended by each party's representative(s) empowered to resolve the dispute. Before either of us commences an action against the other, disputes (except collections) will be submitted to mediation.

6.2 ***Notwithstanding anything to the contrary in this Agreement, neither party hereto shall be responsible or held liable to the other for punitive, indirect, incidental, or consequential damages, or liability for loss of use, loss of business opportunity, loss of profit or revenue, loss of product or output, or business interruption.***

6.3 You and we agree that any action in relation to an alleged breach of our standard of care or this Agreement shall be commenced within one year of the date of the breach or of the date of substantial completion of Services, whichever is earlier, without regard to the date the breach is discovered. Any action not brought within that one year time period shall be barred, without regard to any other limitations period set forth by law or statute. We will not be liable unless you have notified us within 30 days of the date of such breach and unless you have given us an opportunity to investigate and to recommend ways of mitigating damages. You agree not to make a claim against us unless you have provided us at least 30 days prior to the institution of any legal proceeding against us with a written certificate executed by an appropriately licensed professional specifying and certifying each and every act or omission that you contend constitutes a violation of the standard of care governing our professional services. Should you fail to meet the conditions above, you agree to fully release us from any liability for such allegation.

6.4 ***For you to obtain the benefit of a fee which includes a reasonable allowance for risks, you agree that our aggregate liability for all claims will not exceed the fee paid for Services or $50,000, whichever is greater. If you are unwilling to accept this allocation of risk, we will increase our aggregate liability to $100,000 provided that, within 10 days of the date of this Agreement, you provide payment in an amount that will increase our fees by 10%, but not less than $500, to compensate us for the greater risk undertaken.*** This increased fee is not the purchase of insurance.

6.5 ***You agree to indemnify us from all liability to others in excess of the risk allocation stated herein and to insure this obligation. In addition, all indemnities and limitations of liability set forth in this Agreement apply however the same may arise, whether in contract, tort, statute, equity or other theory of law, including, but not limited to, the breach of any legal duty or the fault, negligence, or strict liability of either party.***

6.6 This Agreement shall be governed, construed, and enforced in accordance with the laws of the state in which our servicing office is located, without regard to its conflict of laws rules. The laws of the state of our servicing office will govern all disputes, and all claims shall be heard in the state or federal courts for that state. Each of us waives trial by jury.

6.7 No officer or employee acting within the scope of employment shall have individual liability for his or her acts or omissions, and you agree not to make a claim against individual officers or employees.

Section 7: General Indemnification

7.1 *We will indemnify and hold you harmless from and against demands, damages, and expenses of others to the comparative extent they are caused by our negligent acts or omissions or those negligent acts or omissions of persons for whom we are legally responsible. You will indemnify and hold us harmless from and against demands, damages, and expenses of others to the comparative extent they are caused by your negligent acts or omissions or those negligent acts or omissions of persons for whom you are legally responsible*.

7.2 To the extent it may be necessary to indemnify either of us under Section 7.1, you and we expressly waive, in favor of the other only, any immunity or exemption from liability that exists under any worker compensation law.

Section 8: Miscellaneous Provisions

8.1 We will provide a certificate of insurance to you upon request. Any claim as an Additional Insured shall be limited to losses caused by our negligence.

8.2 You and we, for ourselves and our insurers, waive all claims and rights of subrogation for losses arising out of causes of loss covered by our respective insurance policies.

8.3 Neither of us will assign or transfer any interest, any claim, any cause of action, or any right against the other. Neither of us will assign or otherwise transfer or encumber any proceeds or expected proceeds or compensation from the project or project claims to any third person, whether directly or as collateral or otherwise.

8.4 This Agreement may be terminated early only in writing. You will compensate us for fees earned for performance completed and expenses incurred up to the time of termination.

8.5 If any provision of this Agreement is held invalid or unenforceable, then such provision will be modified to reflect the parties' intention. All remaining provisions of this Agreement shall remain in full force and effect.

8.6 No waiver of any right or privilege of either party will occur upon such party's failure to insist on performance of any term, condition, or instruction, or failure to exercise any right or privilege or its waiver of any breach.

City of Blaine
Staff Report

File Number: RES 24-108

Agenda Date	Status
June 3, 2024	
In Control	**File Type**
City Council	Resolution

Approval of Consent Agenda: - Daniel Schluender, Director of Engineering

Agenda Item # 8.8

Resolution to Approve Joint Powers Agreement with the City of Lino Lakes for Street Lighting at the 125th Avenue (CSAH 14) and Sunset Avenue (CR 53) roundabout, Improvement Project No. 23-10

Executive Summary

Anoka County is constructing a roundabout at CSAH 14 (Main Street/125th Avenue NE) and CR 53 (Sunset Avenue) which is a shared border between Blaine and Lino Lakes. A JPA between the Cities of Blaine and Lino Lakes is required for the street lights to be installed at this intersection.

Background

Anoka County is currently constructing a roundabout on CSAH 14 (Main Street/125th Avenue NE) and CR 53 (Sunset Avenue) which is a shared border between Blaine and Lino Lakes. Thirteen street lights will be installed with the construction of the roundabout at the intersection. County policy and existing JPA #C0009928 for the construction of the roundabout states that maintenance of street lights and cost of electrical power to the street lights is the sole obligation of the Cities in which the installations are located.

This joint powers agreement (JPA) has been prepared between the City of Blaine and the City of Lino Lakes to share the cost of electrical power to the street lights and maintenance of the street lights within the Main Street and Sunset Avenue roundabout right of way.

The Lino Lakes City Council is scheduled to consider approval of this JPA at their June 17, 2024 Council meeting. The Blaine City Council is asked to consider approval of this JPA.

Strategic Plan Relationship

This project aligns with the City's strategic plan goal of well-maintained infrastructure by providing high quality city streets.

Board/Commission Review

Not applicable

Financial Impact

Power Service
Blaine will receive and pay the monthly Xcel Energy bills for the metered power to the thirteen streetlights. Blaine will total the Xcel Energy bills at the end of each year and send an invoice for half of the metered power cost to the City of Lino Lakes.

Street Light Maintenance
Maintenance costs for the streetlights located in either community will be the sole responsibility of that community. Blaine will be responsible for maintenance of seven lights at the roundabout.

Public Outreach/Input

Not applicable.

Staff Recommendation

Approve the following resolution.

Attachment List

1. JPA with Lino Lakes 20240524
2. Lino Lakes JPA exhibit CSAH14 and CR53 Lighting Plans Revised

City of Blaine

Signature Copy

Resolution: RES 24-108

Resolution to Approve Joint Powers Agreement with the City of Lino Lakes for Street Lighting at the 125th Avenue (CSAH 14) and Sunset Avenue (CR 53) roundabout, Improvement Project No. 23-10

WHEREAS, the City of Lino Lakes and the City of Blaine consider it mutually desirable to share the cost of metered electrical power for the thirteen streetlights constructed with Anoka County's construction of a roundabout at the intersection of CSAH 14 (125th Avenue/Main Street) and CR53 (Sunset Avenue); and

WHEREAS, the City of Lino Lakes and the City of Blaine also consider it mutually desirable to divide the maintenance cost for the streetlights within the Sunset Avenue roundabout right of way; and

WHEREAS, Minnesota Statutes Section 471.59 authorizes political subdivisions of the State to enter into joint powers agreements for the joint exercise of powers common to each; and

WHEREAS, said Agreement details the responsibilities of the City of Lino Lakes and the City of Blaine as to the costs associated with the streetlights constructed with Anoka County's construction of a roundabout at the intersection of CSAH 14 (Main Street) and CR53 (Sunset Avenue).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine as follows:

1. Joint Powers Agreement between the City of Lino Lakes and the City of Blaine with regards to street lighting of the CSAH 14 (125th Avenue/Main Street) and CR53 (Sunset Avenue) roundabout is hereby approved.

2. The Mayor and City Manager are hereby authorized and directed to execute said agreement.

PASSED by the City Council of the City of Blaine on this 3rd day of June, 2024.

Signed by _____

Tim Sanders, Mayor

Signed by _____

Cathy Sorensen, CMC, City Clerk

JOINT POWERS AGREEMENT FOR
STREET LIGHTING OF THE MAIN STREET (CSAH 14) AND SUNSET AVENUE (CR 53)
ROUNDABOUT

This Agreement made and entered into this _____ day of _____, 2024, by and between the City of Blaine, 10801 Town Square Drive NE, Blaine, MN 55449, hereinafter referred to as "Blaine", and the City of Lino Lakes, 600 Town Center Parkway, Lino Lakes, MN 55014, hereinafter referred to as "Lino Lakes".

WITNESSETH

WHEREAS, Anoka County constructed a roundabout on Main Street (CSAH 14) and Sunset Avenue (CR 53) which is a shared border between Blaine and Lino Lakes, the "Cities"; and

WHEREAS, Anoka County installed thirteen street lights with the construction of the roundabout at Main Street (CSAH 14) and Sunset Avenue (CR 53) in 2024 within both Cities; and

WHEREAS, pursuant to Anoka County policy, the maintenance of street lights and cost of electrical power to the street lights is the sole obligation of the Cities in which the installations are located; and

WHEREAS, the parties to this Agreement consider it mutually desirable to share the cost of the metered street light power for the thirteen street lights constructed within the Cities; and

WHEREAS, the parties to this Agreement also consider it mutually desirable to divide the cost for the maintenance of the street lights located within the Main Street (CSAH 14) and Sunset Avenue (CR 53) roundabout right of way; and

WHEREAS, Minnesota Statutes Section 471.59 authorizes political subdivisions of the State to enter into joint powers agreements for the joint exercise of powers common to each.

NOW, THEREFORE, IT IS MUTUALLY STIPULATED AND AGREED:

I. PURPOSE

The parties have joined together for the purpose of sharing the cost of the metered street light power for the thirteen street lights constructed at the roundabout Main Street (CSAH 14) and Sunset Avenue (CR 53). The parties have also joined together for the purpose and dividing the maintenance cost for those street lights located within the Sunset Avenue roundabout right of way.

II. METHOD AND COSTS

<u>Power Service</u>
Blaine will receive and pay the monthly Xcel Energy bills for the metered power to the thirteen street lights constructed at the roundabout on Main Street (CSAH 14) and Sunset Avenue (CR 53). Blaine will total the Xcel Energy bills at the end of each year and send an invoice for half of the metered power cost to the City of Lino Lakes.

<u>Street Light Maintenance</u>
Maintenance costs for the street lights located with either community that being east of the boarder within Lino Lakes and west of the boarder within Blaine will be the sole responsibility of that community.

III. STRICT ACCOUNTABILITY

A strict accounting shall be made of all bills received by each City and shall be made upon request by either party.

IV. NOTICE

For purposes of delivery of any notices hereunder, the notice shall be effective if delivered to the City Manager of Blaine, 10801 Town Square Drive NE, Blaine, MN 55449, and the City Administrator of Lino Lakes, 600 Town Center Parkway, Lino Lakes, MN 55014.

V. INDEMNIFICATION

Lino Lakes and Blaine agree to mutually indemnify and hold each other harmless from any claims, losses, costs, expenses or damages resulting from the acts or omissions of the respective officers, agents, or employees relating to activities conducted by either party under this Agreement.

VI. ENTIRE AGREEMENT REQUIREMENT OF WRITING

It is understood and agreed that the entire agreement of the parties is contained herein and that this Agreement supersedes all oral agreements and all negotiations between the parties relating to the subject matter thereof, as well as any previous agreement presently in effect between the parties to the subject matter thereof. Any alterations, variations, or modifications of the provisions of this Agreement shall be valid only when they have been reduced to writing and duly signed by the parties.

IN WITNESS WHEREOF, the parties of this Agreement have hereunto set their hands on the dates written below.

CITY OF BLAINE

By:_____
Tim Sanders
Mayor

Dated:_____

ATTEST:

By:_____
Michelle Wolfe
City Manager

Dated:_____

CITY OF LINO LAKES

By:_____
Rob Rafferty
Mayor

Dated:_____

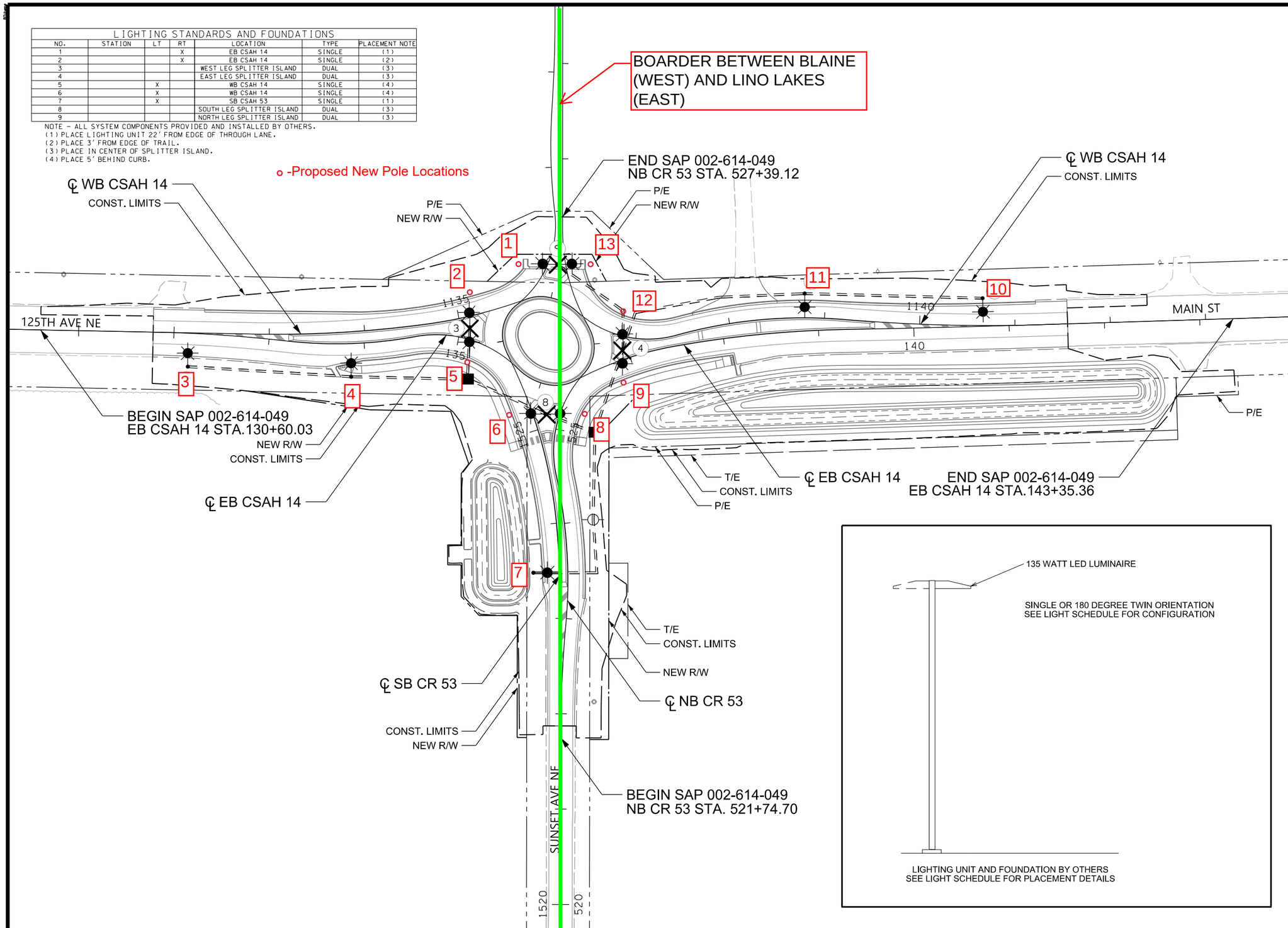
ATTEST:

By:_____
Hannah Lynch
City Clerk

Dated:_____

LIGHTING STANDARDS AND FOUNDATIONS						
NO.	STATION	LT	RT	LOCATION	TYPE	PLACEMENT NOTE
1			X	EB CSAH 14	SINGLE	(1)
2			X	EB CSAH 14	SINGLE	(2)
3				WEST LEG SPLITTER ISLAND	DUAL	(3)
4				EAST LEG SPLITTER ISLAND	DUAL	(3)
5		X		WB CSAH 14	SINGLE	(4)
6		X		WB CSAH 14	SINGLE	(4)
7		X		SB CSAH 53	SINGLE	(1)
8				SOUTH LEG SPLITTER ISLAND	DUAL	(3)
9				NORTH LEG SPLITTER ISLAND	DUAL	(3)

NOTE - ALL SYSTEM COMPONENTS PROVIDED AND INSTALLED BY OTHERS.
(1) PLACE LIGHTING UNIT 22' FROM EDGE OF THROUGH LANE.
(2) PLACE 3' FROM EDGE OF TRAIL.
(3) PLACE IN CENTER OF SPLITTER ISLAND.
(4) PLACE 5' BEHIND CURB.



LEGEND

- SINGLE LIGHTING UNIT (BY OTHERS)
- DUAL LIGHTING UNIT (BY OTHERS)
- HANDHOLE (BY OTHERS)
- CONDUIT AND CONDUCTOR (BY OTHERS)
- SOURCE OF POWER
- SOURCE OF POWER

FOR REFERENCE ONLY. LIGHTING WORK TO BE PERFORMED BY OTHERS

SCALE 0 IN 100 FEET

1 OF 1

NO	DATE	BY	CKD	APPR	REVISION

NAME: P:\002-614-049 - Sunset RAB\Plan\002614049_LP.dgn 10/11/2023 1:55:47 PM

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: SEAN DELMORE

SIGNATURE:

DATE: LICENSE NO. 40945

DRAWN BY DATE

DESIGN BY DATE

CHECKED BY DATE

ANOKA COUNTY HIGHWAY DEPT.

SP 002-614-049
SP 210-020-013
SP 106-020-041

LIGHTING PLAN
(FOR REFERENCE ONLY)

Sheet 105 of 119 Sheets

City of Blaine
Staff Report

File Number: 2024-194

Agenda Date	Status
June 3, 2024	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 8.9

Approve 2024-2025 Liquor License Renewals

Executive Summary

Council is asked to approve the 2024-2025 liquor license renewals. These licenses will allow establishments to sell and serve alcoholic beverages.

Background

The attached list of businesses recently submitted applications to renew their existing liquor license(s). Each applicant has met the license fee requirement. Upon completion of all other code requirements including liquor liability insurance, correction of any outstanding fire or building code violations, and payment of any delinquent taxes, assessments and utility charges, the 2024/2025 liquor licenses will be issued. Staff has confirmed there are no outstanding concerns regarding restaurant licensing with Anoka County Community Health and Environmental Services Department.

Strategic Plan Relationship

This item relates to the Growth Management strategic priority in the 2023-2026 strategic plan by providing additional opportunities for businesses to thrive while ensuring safe practices are employed.

Board/Commission Review

N/A

Financial Impact

Issuance of the license, including inspections, are included in the license fee adopted by city council.

Public Outreach/Input

No public notice is required for this license type.

Staff Recommendation

By motion, approve the 2024-2025 liquor license renewals as presented.

Attachment List

1. 2024-2025 CC Attachment

Pending 2024/2025 Liquor License Renewals

On Sale Intoxicating and Sunday

Acapulco
Applebee's Northtown Drive
Applebee's Pheasant Ridge Drive
Blainbrook Entertainment Center
Blazin Wings Inc. d/b/a Buffalo Wild Wings
Bowlero Blaine
Bricks Kitchen & Pub
Brook Hall – Blainebrook
Chili's Grill & Bar
Clive's Roadhouse
El Norte Mexican Bar and Grill
Flippin Dough d/b/a/ Broadway Bar & Pizza
Fogerty Arena The Ice House d/b/a Moe's
Hajime Sushi
Lucy's Burgers
Misono Sushi Asian Bistro
National Youth Golf Course NSCF
Ole Piper Inn
Oliver's
On The Green
Pal Mar Mexican
Red Lobster
Tavern Grill Restaurant & Bar
The Roadhouse
The Rusty Bumblebee
Tournament Players Club
Welcome Center NSCF
Wild Bill's Sports Saloon
X-Golf

Club/Tavern/Public Drinking

Sgt. John Rice VFW Post 6316

3.2% On Sale

Hat Trick Cafe' 1 of 1
Metro Gun Club 1 of 1
Carol's Restaurant 1 of 2

Chuck E. Cheese's 1 of 2
Rocky's Asian Bistro & BBQ 1 of 2
The Fun Lab Inc. 1 0f 2

3.2% On Sale & Wine

Carol's Restaurant 2 of 2
Chuck E. Cheese's 2 of 2
Rocky's Asian Bistro & BBQ 2 of 2
The Fun Lab Inc. 2 of 2

Off Sale Liquor

Central Spirits
Cub Wine & Spirits
G-Will Liquors
MGM Wine & Spirits
Naples Wine and Spirits LLC
Star Liquors
Target Store T-1832
Top Ten Liquors

Brewer/Brew Pub Off Sale

Invictus Brewing LLC

Tap Room Brewer On Sale

Invictus Brewing

3.2% Off Sale

Cub Foods 12595
Cub Foods 585
Cub Foods 10881
Cub Foods 31664
Kwik Trip 1014
Kwik Trip 1022
Kwik Trip 1136
Kwik Trip 206
Kwik Trip 896
Kwik Trip 925
Speedway 4311
Speedway 4321
Speedway 4445
Speedway 7020
Walmart, Inc.

City of Blaine
Staff Report

File Number: 2024-199

Agenda Date	Status
June 3, 2024	
In Control	**File Type**
City Council	Motion

Approval of Consent Agenda: -

Agenda Item # 8.10

Approve a Temporary On-Sale Intoxicating Liquor License for Sgt. John Rice VFW at the VFW, 1374 109th Avenue NE

Executive Summary

Approve a Temporary On-Sale Intoxicating Liquor License for Sgt. John Rice VFW at 1374 109th Avenue NE

Background

Sgt. John Rice VFW has submitted a special event application to hold a one-day July 4th celebration at the Blaine VFW on July 4, 2024, from 12PM until 8PM. The event will include music, outdoor grilling, and alcohol service, which requires approval of a temporary liquor license. The applicant has submitted all required documents for the liquor license, including a certificate of liability insurance naming the city as additional insured. Approximately 150 people are expected to attend the event.

Strategic Plan Relationship

This action relates to all aspects of the strategic plan by providing opportunities for public events and gatherings.

Board/Commission Review

N/A

Financial Impact

License fees established by the council cover costs of license review and issuance.

Public Outreach/Input

N/A

Staff Recommendation

By motion, approve a temporary on-sale intoxicating liquor license for Sgt. John Rice VFW, 1374 109th Avenue NE for July 4, 2024.

Attachment List

1. Temporary On-Sale Liquor License Application

Minnesota Department of Public Safety
Alcohol and Gambling Enforcement Division
445 Minnesota Street, Suite 1600, St. Paul, MN 55101
651-201-7507 TTY 651-282-6555

APPLICATION AND PERMIT FOR A 1 DAY TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE

Name of organization	Date of organization	Tax exempt number
Sgt. John Rice VFW - POST 6316		7759437

Organization Address (No PO Boxes)	City	State	Zip Code
1374 109th Ave NE	Blaine	MN	55434

Name of person making application	Business phone	Home phone
Randy Monson	763-757-4540	651-285-5459

Date(s) of event: 7/4/24

Type of organization: ☐ Microdistillery ☐ Small Brewer ☐ Club ☐ Charitable ☐ Religious ☒ Other non-profit

Organization officer's name	City	State	Zip Code
Randy Monson	Blaine	MN	55434
		MN	
		MN	

Location where permit will be used. If an outdoor area, describe.
In our parking lot. We will have our lot closed to cars on the South Side of the building + have tents

If the applicant will contract for intoxicating liquor service give the name and address of the liquor license providing the service.

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.

APPROVAL

APPLICATION MUST BE APPROVED BY CITY OR COUNTY BEFORE SUBMITTING TO ALCOHOL AND GAMBLING ENFORCEMENT

City or County approving the license

Date Approved

Fee Amount

Permit Date

Event in conjunction with a community festival ☐ Yes ☐ No

City or County E-mail Address

Current population of city

Please Print Name of City Clerk or County Official

Signature City Clerk or County Official

CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event

No Temp Applications faxed or mailed. Only emailed.

ONE SUBMISSION PER EMAIL, APPLICATION ONLY.

PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. ***E-MAIL THE APPLICATION SIGNED BY CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US***

City of Blaine
Staff Report

File Number: 2024-196

Agenda Date	Status
June 3, 2024	
In Control	**File Type**
City Council	Motion

7:00 PM - Public Hearing and Items Published for a Certain Time - Cathy Sorensen, City Clerk

Agenda Item # 9.1

Approve On-Sale and Sunday Intoxicating Liquor Licenses for Thai Twist, 1003 109th Ave NE

Executive Summary

Council is asked to approve the on-sale and Sunday intoxicating liquor licenses for Thai Twist to allow the ability to serve intoxicating spirits, beer and wine.

Background

A public hearing is required prior to the approval for on-sale and Sunday intoxicating liquor application for Thai Twist.

Cherry Chang, applicant, submitted the on-sale and Sunday intoxicating liquor application. The applicant included the required license fees, forms and documents, and a background investigation was conducted by the Blaine Police Department with no concerns found. The applicant is purchasing Thai Twist from the current owner. The business name and operations will continue to operate as is.

The on-sale and Sunday liquor licenses, if approved, would be valid July 1, 2024 – June 30, 2025, and run concurrent with annual liquor license renewals. All required information will be submitted to the state's alcohol and gambling enforcement division upon approval of the licenses by the council.

Strategic Plan Relationship

This license approval relates to both financial sustainability and growth management priorities in the strategic plan by attracting new businesses and retaining current businesses in the city.

Board/Commission Review

N/A

Financial Impact

Liquor license fees, adopted annually by city council, provides sufficient funding for review and issuance of the licenses as well as compliance checks and any other necessary license monitoring/enforcement.

Public Outreach/Input

Notice of public hearing was published in *Blaine/Spring Lake Park/Columbia Heights/Fridley Life* and on the city's website as required by code. No feedback was received by the clerk's office.

Staff Recommendation

Hold a public hearing to receive input regarding the on-sale and Sunday liquor licenses, then by motion approve issuance of on-sale and Sunday intoxicating liquor licenses for Thai Twist located at 1003 109th Ave NE.

Attachment List

None

City of Blaine
Staff Report

File Number: ORD 24-2550

Agenda Date	Status
June 3, 2024	
In Control	**File Type**
City Council	Ordinance

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.1

Second Reading
Ordinance Granting a Rezoning from Farm Residential (FR) to Development Flex (DF) at 4255 125th Avenue NE and 12581 Lexington Avenue NE. Crispin Cove (Capital Trust Investment LLC). (Case File No. 24-0020/SLK)

Executive Summary

The City Council considered the rezoning, preliminary plat and conditional use permit on May 20, 2024. At the request of the applicant, the Council voted to table the request until June 3, 2024. The applicant is requesting a rezoning from FR (Farm Residential) to DF (Development Flex) for the construction of 40 single-family lots.

Background

Planning Commission (Public Hearing)	04/09/24
City Council (1st Reading)	05/06/24
City Council (2nd Reading) - Tabled	05/20/24
City Council (2nd Reading)	06/03/24
Action Deadline (60 Days)	05/11/24
Action Deadline (City Extended - 60 Days)	07/10/24

Staff report prepared by Shawn Kaye, Planner, and Teresa Barnes, Project Engineer

<u>Background</u>
The City Council considered the rezoning, preliminary plat and conditional use permit on May 20, 2024. The Council expressed concerns with the smaller lots proposed and indicated they would like to see this property rezoned to Single Family Residential (R-1). The Council voted to table the request until June 3, 2024, at the request of the applicant. City staff met with the applicant on May 23 regarding council comments on changing the zoning to R-1. The applicant does not propose to change the plan, and has

submitted a written response. In addition to the written response, the applicant provided revised elevations which are attached.

Zoning
The subject site is zoned Farm Residential (FR) and the applicant is requesting a rezoning to Development Flex (DF).

Land Use Designation
The land use is Low Density Residential (LDR) which allows for 2.5 to 6 units per acre. The proposed subdivision meets that density requirement with 3.25 units per acre.

Surrounding Zoning and Uses
The subject site is surrounded by DF zoned property to the north with single family homes present and Sunrise Elementary school to the east. Lexington Avenue is located on the west and 125th Avenue is on the south.

Existing Conditions
The two existing parcels have two single family homes that will be removed as a part of the development.

History

There are no previous approvals on this property.

Rezoning
Section 27.03 Criteria for granting zoning/comprehensive plan amendments:
The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in conditions in the City. Although there are no explicit findings that must be made in conjunction with rezoning, appropriate considerations include:

- Whether the proposed District is consistent with the Comprehensive Plan.
- How the proposed district differs from the existing district.
- How the proposed district meets the goals and polices of the City.

The Development Flex (DF) District is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this ordinance. The Development Flex District also attempts to create a reasonable balance between the interests of the property owner in freely developing his property with greater flexibility in land uses, and at the same time protect the interest of surrounding properties in the following ways:

a. By encouraging a more creative approach in housing developments, that will result in quality living environments through innovative design and aesthetic controls;
b. By permitting a combination of housing types and style, including single, two-family, and multiple family dwellings, with the exception of mobile homes;

c. By allowing flexibility in design by permitting cluster developments and a variety of architectural styles and treatments;
d. By allowing for any type of ownership, private, condominium, or rental;
e. By allowing flexibility in setback and height restrictions;
f. By allowing non-residential uses, such as commercial or light industrial uses which will serve the inhabitants of such district, provided such non-residential uses will enhance the character, amenities, and convenience of those who live in the proposed development;
g. By providing an efficient use of land resulting in more cost efficient installation of utilities, streets, and other facilities.
h. By encouraging the preservation of common open space, recreational facilities, natural features, such as woodland and wetland areas;
i. By contributing to the tax base of the community without making undue demands on the community services; and
j. By providing the means for greater creativity and flexibility in environmental design than is provided under the strict application of the Blaine Zoning Ordinance and Subdivision Ordinance, while, at the same time, preserving the health, safety, order, convenience, prosperity, and general welfare of the City of Blaine and its inhabitants.

The developer proposes that the proposed development meets the following criteria for the Development Flex Zoning District:

a. That the proposal shall provide for a wider range of housing types, price ranges and styles than could be accomplished under the existing zoning;
    - The DF zoning will provide opportunities for a cohesive development that blends with the neighboring single family homes, providing a mix of architecture and price to provide opportunities for a broad demographic group.
b. That the proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning;
    - The proposal provides connectivity to adjacent development and trails through an extensive sidewalk system and an approximately 9 acre wetland area provides an open undeveloped area.
c. That the proposed development is compatible with the purposes and intents of this ordinance and with the comprehensive plan;
    - Crispin Cove development is compatible with the purpose and intent of the ordinance and aligns with the comprehensive plan as it is being developed into single family homes with a density of 3.25 units per acre.
d. That the proposal shall in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible;
    - This proposal is not detrimental to the environment. The site plan embraces the existing wetlands and was designed specifically around the wetlands and proposes no wetland impacts.
e. That the proposal shall not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems;

    - The proposal will hook up to existing services and create connections that maximize serviceability and access to the site.
f. That the proposed development is designed in such a manner to form a desirable and unified environment within its own boundaries, and also which will not be detrimental to future land uses in the surrounding areas;
    - This site and the connections create a unified neighborhood and will have no impact on future uses in the surrounding areas.
g. That the proposal be consistent with all other applicable City and State regulations.
    - Crispin Cove is consistent with city and state regulations.

Evaluation of Request

Plat

The preliminary plat creates 40 single family lots and two outlots for ponding and wetlands. The DF zoning district does not have minimum lot sizes. The narrowest lot width is 53 feet (one lot) with most lots being 55 feet wide.

As proposed, the lot sizes are as follows:

- Single family lots range from 6,728 s.f to 11,549 s.f.
- Outlot A (ponding and wetland): 10.34 acres
- Outlot B: 0.12 acres (5,197 s.f.)

Architecture

The proposed single family homes will have varying roof styles and exterior treatments. Vinyl/metal siding can be utilized on all elevations, which is proposed. No materials requirements are proposed.

Setbacks

The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP.

The setbacks are as follows:

- Front yard setback - 25 feet
- Side yard setback - 7.5 feet for house and 7.5 feet for garage.
- Corner side yard setback - 20 feet.
- Rear yard setback - 25 feet, 50 feet (rear yard of Lexington Avenue and 125th Avenue lots)

Landscaping

The standard landscaping requirements are proposed, which are three trees on corner lots and two trees on all other lots. The landscape plan also includes extensive plantings and a 6-foot vinyl fence adjacent to Lexington Avenue and 125th Avenue.

Tree Preservation

Approximately 7.38 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This

would mean that 59 trees would be required for tree replacement purposes. The developer has proposed a total of 119 trees within this development. The tree preservation replacement requirement has been met.

Park Dedication

Park dedication will be required for the 40 new lots being constructed at the rate of $4,894 per unit (2024 rate), for a total park dedication fee of $195,760 if paid in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the Rice Creek Watershed District (RCWD) and city approved grading, drainage, erosion protection and sediment control plans prepared by the Developer's Engineer. The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

The developer will also need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for City review and approval.

The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property.

For each lot a house is proposed to be constructed on, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities

The developer will be responsible for Trunk Sanitary Sewer Area Charges (SAC). These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer District 7 is $7,451 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 9.5 acres of upland for a total sewer area charge of $70,784.50.

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Hydrant locations must be reviewed and approved by the Fire Department.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred) and shall surround all wetlands. This buffer strip shall be placed in easement.

The developer will need to submit the project to Rice Creek Watershed District (RCWD). Review,

approval and permits are required prior to city plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA (as necessary) to receive final documents, to provide those documents to the homeowners, and to record these on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a connection to 125th Avenue NE/Main Street NE. As this is a county road, should the county approve the access point, the developer will need to construct as outlined in the development review of Anoka County's plat review comments.

All local roads shall be constructed to 29-feet back-to-back of width and will be extended from the existing stub ends of Erskin Street NE and Fraizer Street NE at the north property line. This development will be required to complete the street connections and remove the existing temporary turn-arounds.

Six-foot concrete sidewalks are required to be constructed on one side of all local streets. Location to be determined in the plan review process.

As part of the street design, the development will be required to provide street lights installed in the manner, location and type prescribed by the city engineer. The developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of the lights that are installed that reflect the normal and typical lighting requirements by the City.

Easements/Right-of-way/Permits

The developer will need to obtain all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

All local public streets require dedication of 60 feet of right-of-way.

The Developer is to provide access for inspection and maintenance of storm water management infrastructure. This maintenance access shall be a minimum of 10 feet wide and allow for vehicular access. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.

Attachment List:

Zoning and Location Map
Existing Conditions
Preliminary Plat
Landscape Plan
Grading Plan

Utility Plan
Tree Preservation Plan
Zoning Map
House Plans
Narrative
Public Comments
Unapproved Planning Commission Minutes 4/9/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the rezoning. There were comments from residents related to tree removal, fence location along Lexington Avenue, speeding, an eagle's nest, and the access on the south to 125th Avenue. Engineering staff and the applicant's engineer walked the site on April 12. It was verified that while the eagles might be roosting occasionally within the trees, there are no eagle nests within the proposed development area.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.
4. Posted (sign) on the property with contact information for the Planning Department.

Staff Recommendation

By motion, approve the ordinance.

Attachment List

1. Attachments
2. Response
3. Revised Elevations
4. Unapproved PC Minutes 040924

City of Blaine

Signature Copy

Ordinance: ORD 24-2550

Second Reading

Ordinance Granting a Rezoning from Farm Residential (FR) to Development Flex (DF) at 4255 125th Avenue NE and 12581 Lexington Avenue NE. Crispin Cove (Capital Trust Investment LLC). (Case File No. 24-0020/SLK)

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown with overstrike.)

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

That part of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, described as follows: Beginning at the Northwest corner of the South 208.708 feet of said Southwest Quarter of the Southwest Quarter; thence South 68 degrees 36 minutes 00 seconds East assumed bearing, parallel with the South line of said Southwest Quarter of the Southwest Quarter distance of 208. 77 feet; thence North 85 degrees 29 minutes 47 seconds East 959.48 feet; thence South 88 degrees 36 minutes 00 seconds East 150.04 feet to the East line of said Southwest Quarter of the Southwest Quarter; thence South 0 degrees 00 minutes 28 seconds East along said East line to the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence North 88 degrees 36 minutes 00 seconds West along the South line of said Southwest Quarter of the Southwest Quarter to the Southwest comer thereof; thence North along the West line of said Southwest Quarter of the Southwest Quarter to the point of beginning. Except the West 208. 708 feet, as measured to right angles to the West line thereof. Also except the South 290.40 feet of the East 150.00 feet, as measured at right angles to the South and East lines thereof, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

That part of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Northwest corner of the South 208.708 feet of said Southwest Quarter of the Southwest Quarter; thence South 88 degrees 36 minutes 00 seconds East, assumed bearing, parallel with the South line of said Southwest Quarter of the Southwest Quarter a distance of 208.77 feet; thence North 85 degrees 29 minutes 47 seconds East 959.48 feet; thence South 88 degrees 36 minutes 00 seconds East 150.04 feet to the East line of said Southwest Quarter of the Southwest Quarter: thence North 0 degrees 00 minutes 28 seconds West along said East line to the Northeast corner of said Southwest Quarter of the Southwest Quarter; thence Westerly along the North line of said Southwest Quarter of the Southwest Quarter to the Northwest corner thereof; thence South along the West line of said Southwest Quarter of the Southwest Quarter to the point of beginning. Except the North 827.61 feet, as measured at right angles to the North line thereof.

Also except Parcels 14 and 14A, Anoka County Highway Right-of-Way Plat No. 81

AND

The South 300.00 feet of the North 827.61 feet, as measured at right angles to the North line of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota,

EXCEPT

Parcel(s) 13 and 13A, Anoka County Highway Right-of-Way Plat No. 81, according to the map or plat thereof on file and of record in the office of the Anoka County Recorder
(Abstract Property)

Section 2. The above described property is hereby rezoned from:

~~Farm Residential (FR)~~
to
Development Flex (DF)

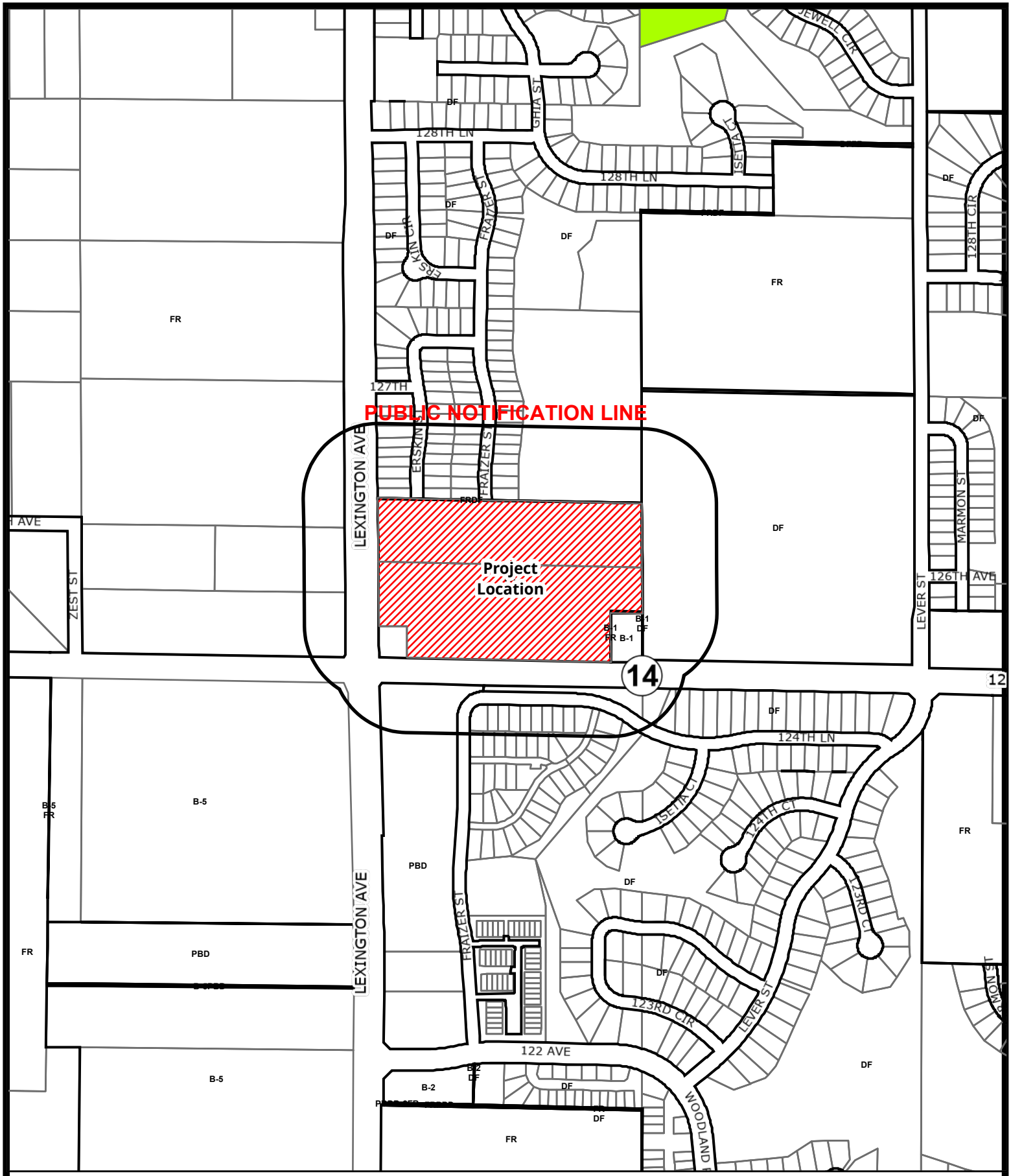
Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 6th day of May, 2024.

PASSED by the City Council of the City of Blaine this 3rd day of June, 2024.

Signed by _____
Tim Sanders, Mayor

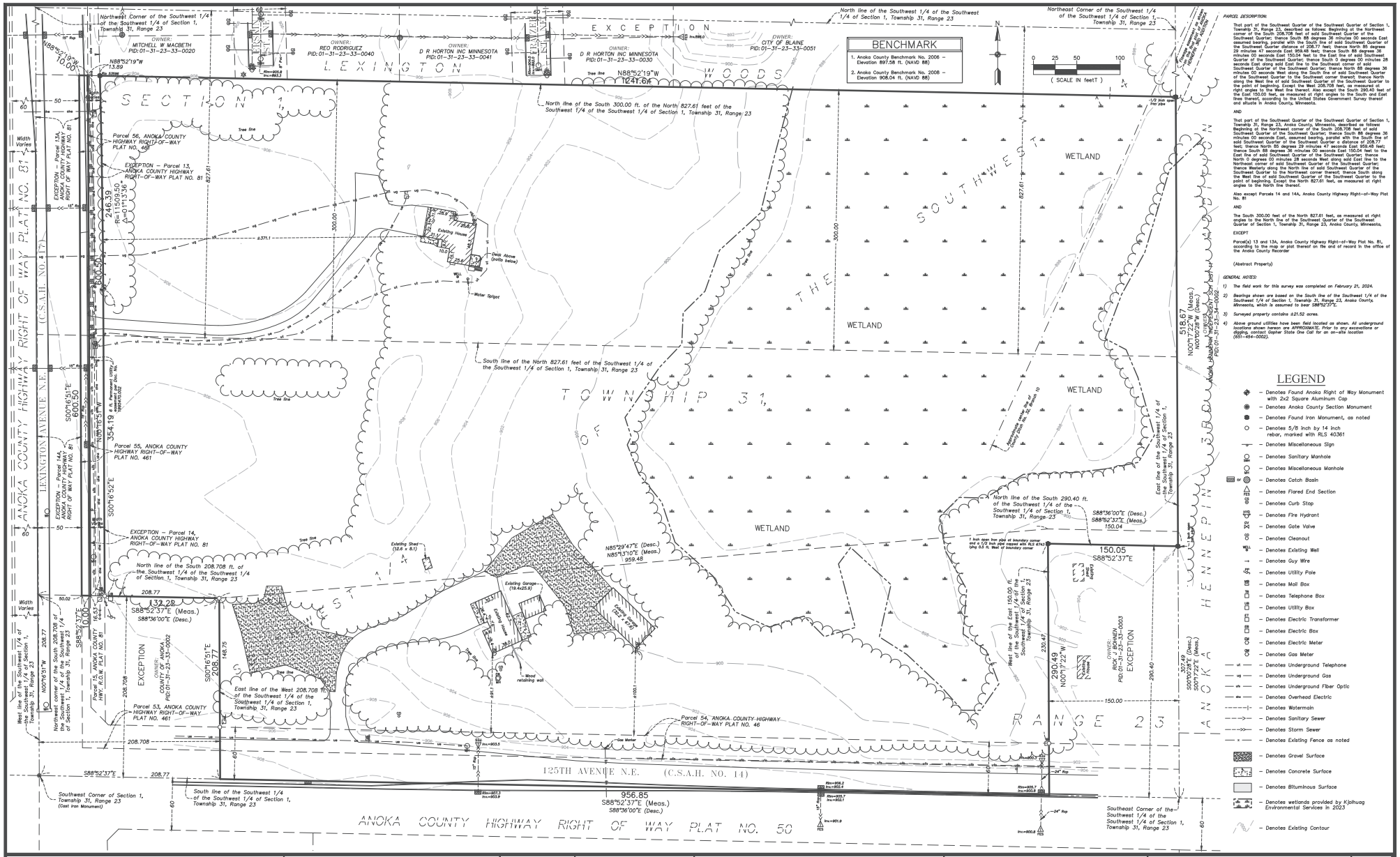
Signed by _____
Cathy Sorensen, CMC, City Clerk



Case File No. 24-0020
Crispin Cove

BlaineMN.gov

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



PARCEL DESCRIPTION:

That part of the Southeast Quarter of the Southeast Quarter of Section 1, Township 31, Range 23, described as follows: Beginning at the Northeast corner of the South 208.708 feet of said Southeast Quarter of the Southeast Quarter; thence South 88 degrees 36 minutes 00 seconds East assumed bearing, parallel with the South line of said Southeast Quarter of the Southeast Quarter distance of 208.77 feet; thence North 85 degrees 29 minutes 47 seconds East 959.48 feet; thence South 88 degrees 36 minutes 00 seconds East 150.04 feet to the East line of said Southeast Quarter of the Southeast Quarter; thence South 0 degrees 00 minutes 28 seconds East along said East line to the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence North 88 degrees 36 minutes 00 seconds West along the South line of said Southeast Quarter of the Southeast Quarter to the Southwest corner thereof; thence North along the West line of said Southeast Quarter of the Southeast Quarter to the point of beginning. Except the West 208.708 feet, as measured at right angles to the West line thereof. Also except the South 290.40 feet of the East 150.00 feet, as measured at right angles to the South and East lines thereof, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

That part of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Northeast corner of the South 208.708 feet of said Southwest Quarter of the Southwest Quarter; thence South 88 degrees 36 minutes 00 seconds East, assumed bearing, parallel with the South line of said Southwest Quarter of the Southwest Quarter a distance of 208.77 feet; thence North 85 degrees 29 minutes 47 seconds East 959.48 feet; thence South 88 degrees 36 minutes 00 seconds East 150.04 feet to the East line of said Southwest Quarter of the Southwest Quarter; thence North 0 degrees 00 minutes 28 seconds West along said East line to the Northeast corner of said Southwest Quarter of the Southwest Quarter; thence Westerly along the North line of said Southwest Quarter of the Southwest Quarter to the Northwest corner thereof; thence South along the West line of said Southwest Quarter of the Southwest Quarter to the point of beginning. Except the North 827.61 feet, as measured at right angles to the North line thereof.

Also except Parcels 14 and 14A, Anoka County Highway Right-of-Way Plat No. 81

AND

The South 300.00 feet of the North 827.61 feet, as measured at right angles to the North line of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota,

EXCEPT

Parcel(s) 13 and 13A, Anoka County Highway Right-of-Way Plat No. 81, according to the map or plat thereof on file and of record in the office of the Anoka County Recorder

(Abstract Property)

GENERAL NOTES:

1) The field work for this survey was completed on February 21, 2024.
2) Bearings shown are based on the South line of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23, Anoka County, Minnesota, which is assumed to bear S88°52'37"E.
3) Surveyed property contains ±21.52 acres.
4) Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).

LEGEND

- Denotes Found Anoka Right of Way Monument with 2x2 Square Aluminum Cap
- Denotes Anoka County Section Monument
- Denotes Found Iron Monument, as noted
- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- Denotes Miscellaneous Sign
- Denotes Sanitary Manhole
- Denotes Miscellaneous Manhole
- Denotes Catch Basin
- Denotes Flared End Section
- Denotes Curb Stop
- Denotes Fire Hydrant
- Denotes Gate Valve
- Denotes Cleanout
- Denotes Existing Well
- Denotes Guy Wire
- Denotes Utility Pole
- Denotes Mail Box
- Denotes Telephone Box
- Denotes Utility Box
- Denotes Electric Transformer
- Denotes Electric Box
- Denotes Electric Meter
- Denotes Gas Meter
- Denotes Underground Telephone
- Denotes Underground Gas
- Denotes Underground Fiber Optic
- Denotes Overhead Electric
- Denotes Watermain
- Denotes Sanitary Sewer
- Denotes Storm Sewer
- Denotes Existing Fence as noted
- Denotes Gravel Surface
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes wetlands provided by Kjolhaug Environmental Services in 2023
- Denotes Existing Contour

CARLSON McCAIN
SURVEYING ENGINEERING ENVIRONMENTAL
5500 WAYZATA BLVD STE 100
GOLDEN VALLEY, MN 55416
TEL 763.546.1500
FAX 763.546.1505
CARLSONMCCAIN.COM

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 3/01/24 License #: 40361

DRAWN BY: bjb
ISSUE DATE: 3/01/24
FILE NO: 2730

Revisions:

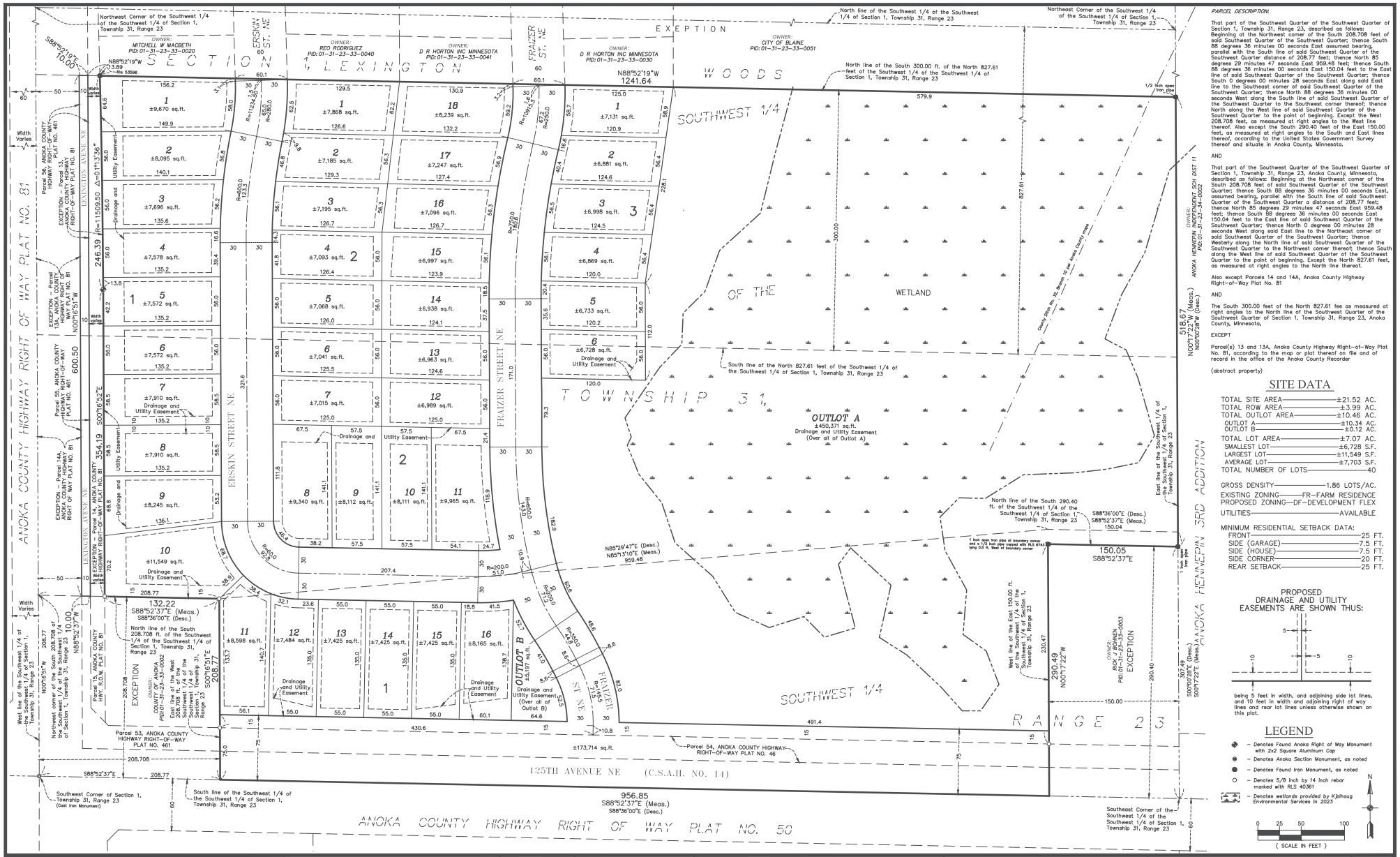
CAPITAL TRUST DEVELOPMENT, LLC
17746 Old Excelsior Blvd.
Minnetonka, MN 5 5345

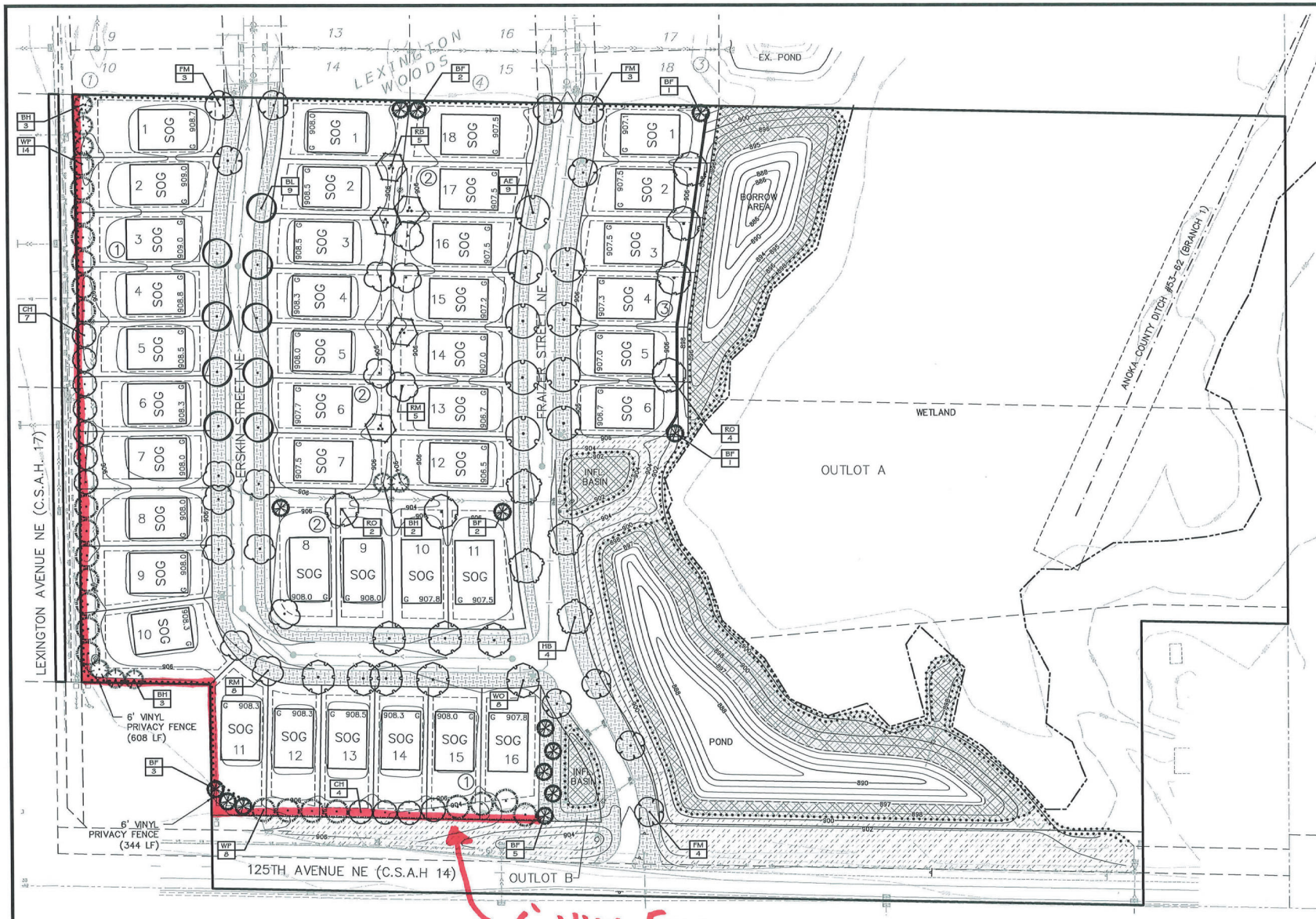
CRISPIN COVE
Blaine, Minnesota

EXISTING CONDITIONS

2 of 8

Plot Date: 03/06/24 | P:\jobs\9861 - 9880\9861-01 - Lexinwicher\cad CS\Survey\pre plat\9861-topo.dwg


SECTION 1, LEXINGTON
TOWNSHIP 31, RANGE 23
EXCEPTION
WOODS
SOUTHWEST 1/4
OF THE
WETLAND
OUTLOT A
±450,371 sq.ft.
Drainage and Utility Easement
(Over all of Outlot A)
OUTLOT B
±5,197 sq.ft.
Drainage and Utility Easement
(Over all of Outlot B)
ERSKIN STREET NE
FRAZER STREET NE
LEXINGTON AVENUE NE
ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 81
ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 50
125TH AVENUE NE (C.S.A.H. NO. 14)
ANOKA HENNEPIN 3RD ADDITION
N88°52'19"W
1241.64
956.85
S88°52'37"E (Meas.)
S88°36'00"E (Desc.)
518.67
N00°17'22"W (Meas.)
N00°00'28"W (Desc.)
307.49
S00°00'28"E (Meas.)
S00°17'22"E (Desc.)
290.49
N00°17'22"W
150.05
S88°52'37"E
132.22
S88°52'37"E (Meas.)
S88°36'00"E (Desc.)
246.39
354.19
600.50
207.4
959.48
N85°29'47"E (Desc.)
N85°13'10"E (Meas.)
Parcel 53, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 461
Parcel 54, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46
Parcel 56, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 461
Parcel 55, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 461
Parcel 14, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 81
Parcel 15, ANOKA COUNTY HWY. R.O.W. PLAT NO. 81
Southwest Corner of Section 1, Township 31, Range 23 (Cast Iron Monument)
Southeast Corner of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
Northwest Corner of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
Northeast Corner of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
North line of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
South line of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
East line of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
West line of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
Northwest corner of the South 208.708 of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
East line of the West 208.708 ft. of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
West line of the East 150.00 ft. of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
North line of the South 300.00 ft. of the North 827.61 feet of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
South line of the North 827.61 feet of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
North line of the South 290.40 ft. of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
Drainage and Utility Easement
Utility Easement
Drainage and Utility Easement
Drainage and Utility Easement
Drainage and



1 / L1 OVERALL LANDSCAPE PLAN

CITY OF BLAINE LANDSCAPE REQUIREMENTS

TREES REQUIRED – SINGLE FAMILY

1) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN THE BOULEVARD PER LOT = 40
2) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS OR EVERGREEN TREE WITHIN THE FRONT/REAR YARD = 40
3) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN CORNER LOT SIDE YARDS = 2
4) BUFFER TREES REQUIRED ALONG LEXINGTON AVE AND 125TH AVE.

TOTAL TREES REQUIRED = 82 (INCLUDES 60 REPLACEMENT TREES REQUIRED PER TREE PRESERVATION PLAN)

TOTAL TREES PROVIDED = 119

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS "FIELD VERIFY" ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS "REMOVED BY OTHERS" OR "REMOVE AND SALVAGE."
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
    1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
    2. LANDSCAPE SPECIFICATIONS.
    3. PLAN DRAWINGS.
    4. PLANT / MATERIAL SCHEDULES.
    5. CITY STANDARD SPECIFICATIONS AND DETAILS.
    6. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

N

0 25 50 100 (IN FEET)

CALL BEFORE YOU DIG! 811 Know what's below. Call before you dig.

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7000
FAX 763.489.7989
CARLSONMCCAIN.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 3/1/24 License #: 56346

Drawn: RJR
Designed: RJR
Date: 3/1/24

Revisions:
1.

CAPITAL TRUST DEVELOPMENT, LLC
17746 Old Excelsior Blvd
Minnetonka, MN 55345

CRISPIN COVE
Blaine, Minnesota

PRELIMINARY LANDSCAPE PLAN

L1 of 2

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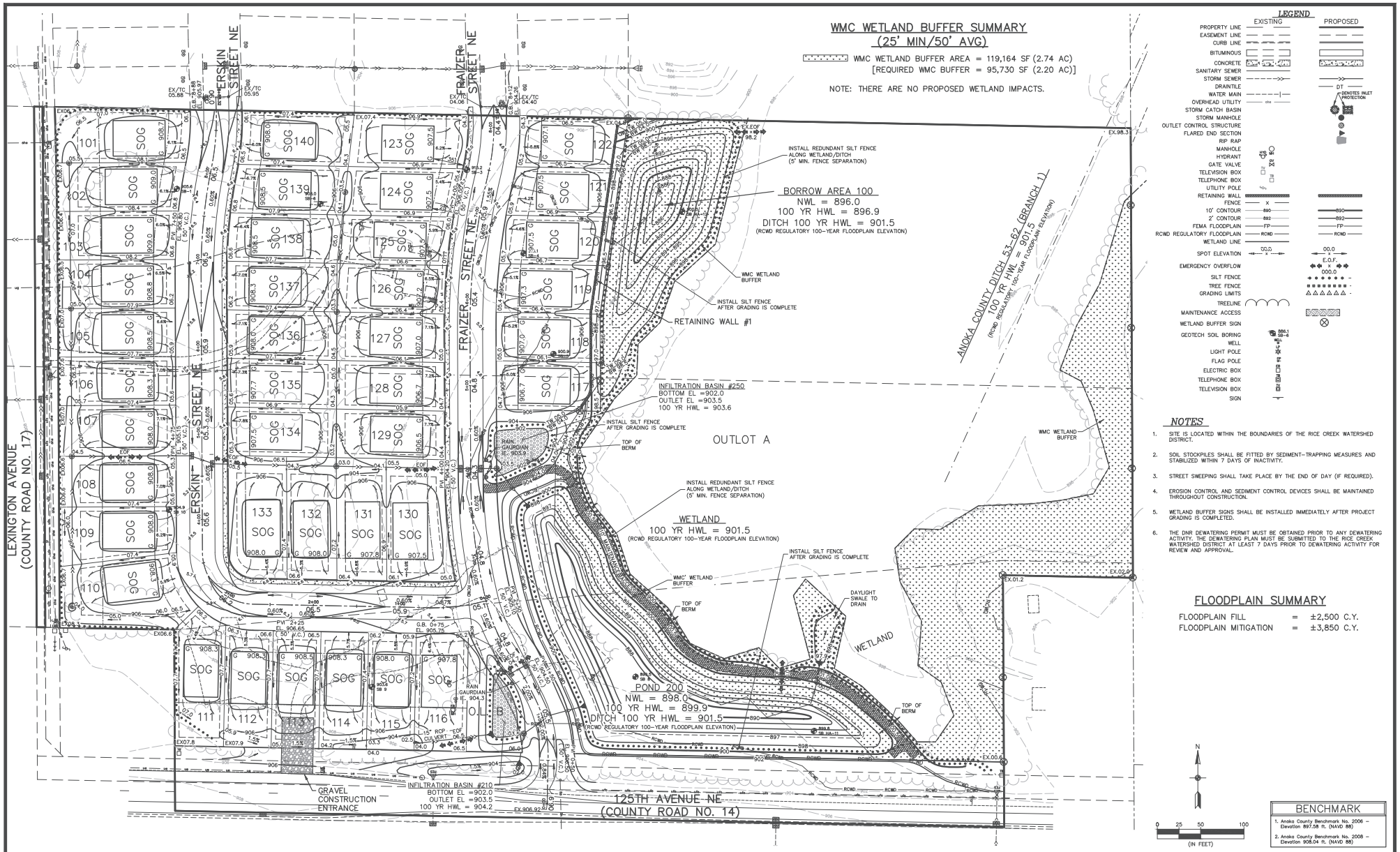

CARLSON McCAIN

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/1/24 License #: 25063

Drawn: GJS
Designed: BJK
Date: 3/1/24

Revisions:
1.

CAPITAL TRUST DEVELOPMENT, LLC
17746 Old Excelsior Blvd
Minnetonka, MN 55345

CRISPIN COVE
Blaine, Minnesota

PRELIMINARY GRADING & EROSION CONTROL PLAN

6 of 8

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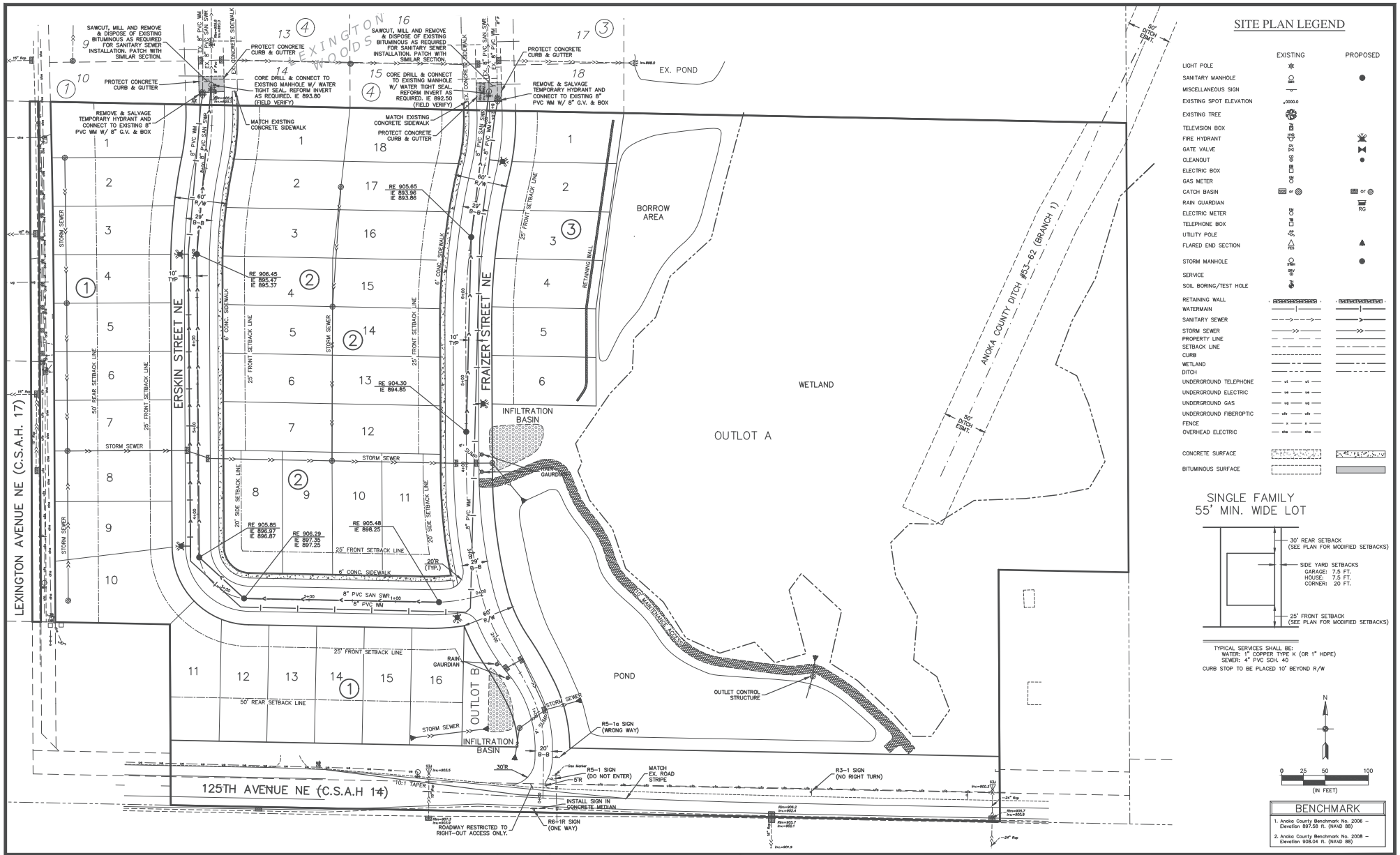

CARLSON McCAIN

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Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/1/24 License #: 25063

Drawn: GJS
Designed: BJK
Date: 3/1/24

Revisions:
1.

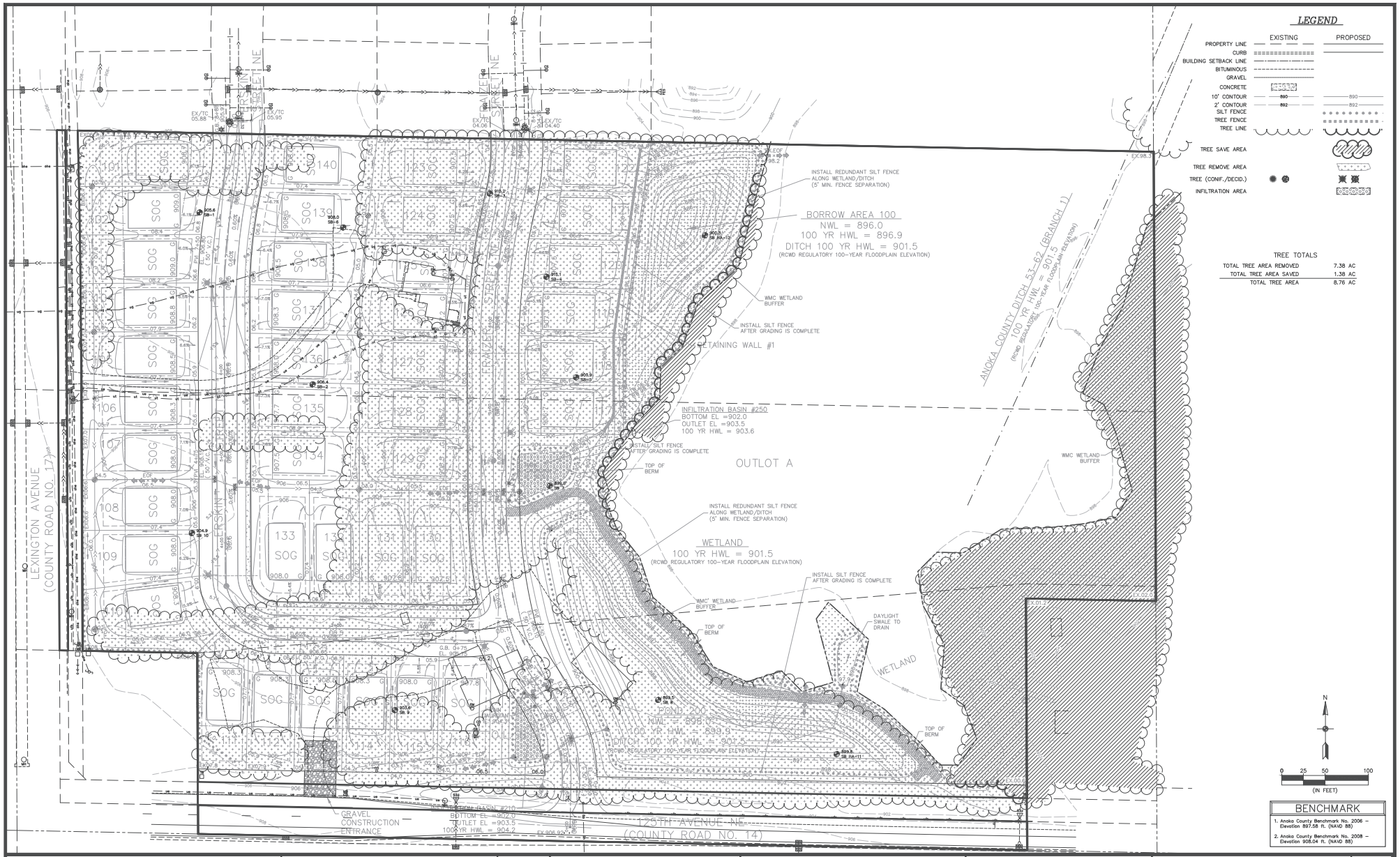
CAPITAL TRUST DEVELOPMENT, LLC
17746 Old Excelsior Blvd
Minnetonka, MN 55345

CRISPIN COVE
Blaine, Minnesota

PRELIMINARY SITE & UTILITY PLAN

5 of 8

#9861_01



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Designed: BJK
Date: 3/1/24

Revisions:
1.

CAPITAL TRUST DEVELOPMENT, LLC
17746 Old Excelsior Blvd
Minnetonka, MN 55345

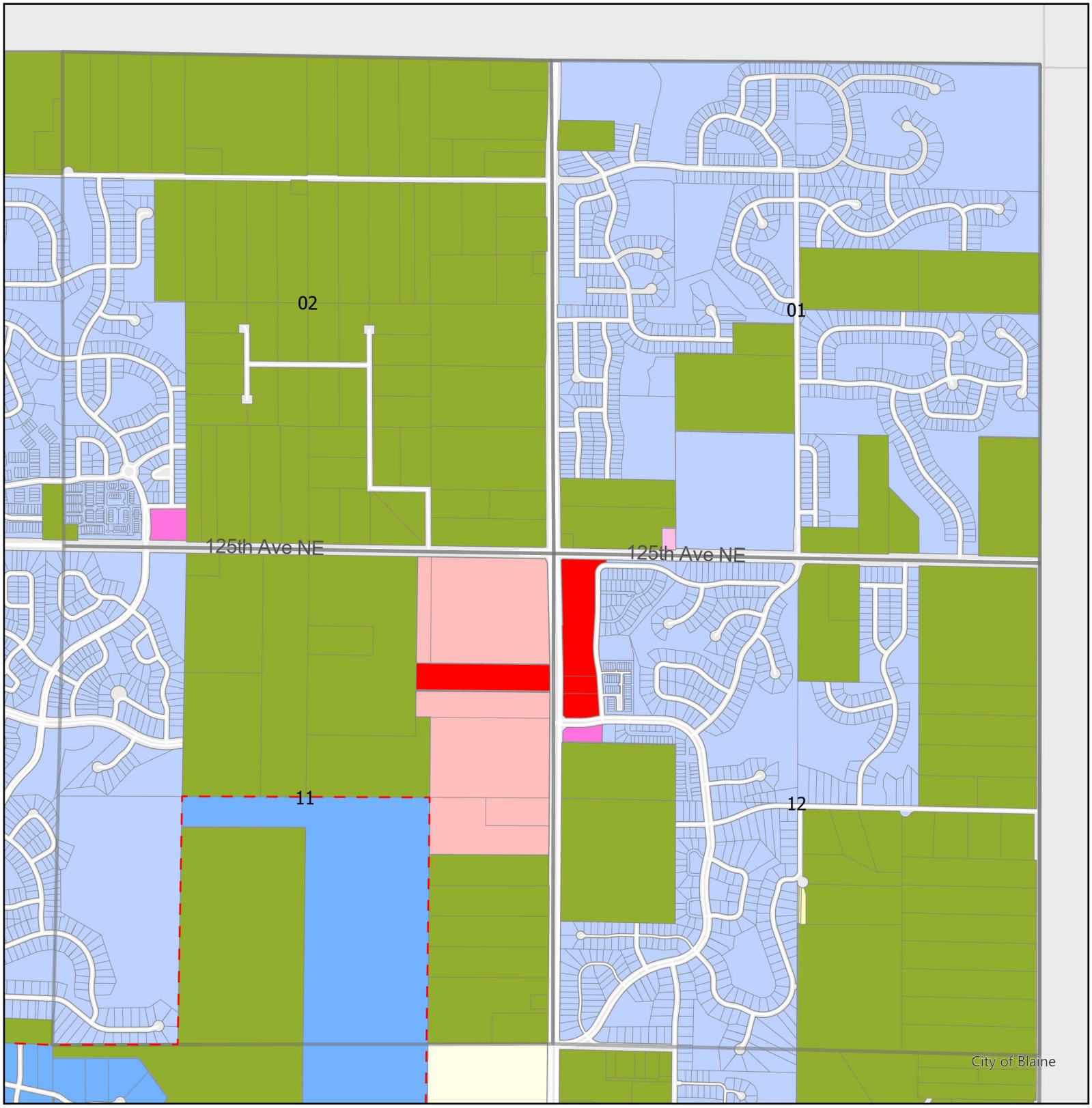
CRISPIN COVE
Blaine, Minnesota

TREE PRESERVATION PLAN

T1 of T1

#9861_01

Zoning Map



- MUSA
- B-1 - Neighborhood Commercial
- B-2 - Community Commercial
- B-5 - Town Commercial
- DF - Development Flex
- FR - Farm Residence
- PBD - Planned Business District
- R-1 - Single Family
- R-1A - Single Family
- RF - Residential Flex

Crispin Cove

Crispin Cove will consist of 40 single family homes designed and built by Pulte Homes. With significant experience and commitment to the community of Blaine Pulte Homes will provide a variety of housing opportunities for a broad demographic group for the local market.

Single Family Homes

The single-family homes will consist primarily of two-story homes ranging in size from approximately 1,500 square feet to 2,100 square feet. The architecture will provide a diversity of design options that blend cohesively with the existing environment. Home prices will start in the $400,000's.

Architectural Design

Pulte Homes assists each customer in selecting and designing a home that fits their particular needs. Individual homeowners have the ability to choose from a wide variety of plans, exterior materials, architectural features, and landscape designs. This process creates variety and interest in the architecture of the neighborhood to ensure diversity in aesthetic and liveability.

Connections and Amenities

Through the incorporation of sidewalks and green space connections to the existing wetlands the land plan and site development provide walkability and community gather through the relationship with the adjacent neighborhoods. Ease of bike and trail use and ability to connect to many locations provides a desirable neighborhood feel within the City of Blaine.

Compatibility

As a single family development Crispin Cove will be an extension of existing adjacent single family homes and development. This project is compatible with the City of Blaine Land Use Plan and Comprehensive plan and currently has access to City infrastructure without any undue burden to services or utilities. Through thoughtful land planning every effort has been made to preserve and protect the existing environment and adjacent wetlands. There will be no wetland impacts proposed to complete this project.

Crispin Cove is a small project that will provide unique homebuying opportunities that are needed throughout the broader market. With the experience and commitment of this team we look forward to bringing this project to Blaine.

From: Mitchell Macbeth
To: Patricia Robinson
Subject: Crispin Cove Proposal
Date: Monday, April 1, 2024 8:41:32 AM

Good morning! My name is Mitchell Macbeth. I currently live on 12654 Erskin St NE. We have seen that the Crispin Cove proposal is being presented. I have a few quick questions.

1. Is it safe to assume that the privately owned land that is next to my property has been acquired?
2. How soon would this project potentially begin?
3. There is a row of trees next to my property that separates my property and the privately owned land I was referencing in #1. Will they remain? That was part of the appeal of us purchasing our home.
4. Will the proposed vinyl fence go up to Lexington Woods' privacy fence that is already along the length of Lexington?

Thank you so much for your time and I hope you have a great week!

From: Nick Karnuth
To: Planning
Subject: Written Comments for Case PC24-0020
Date: Wednesday, April 3, 2024 10:20:06 AM

Hello,

I'm concerned with the proposed development leveling out the dense forest in the proposed development area. There is hawks, birds, squirrels, and occasionally deer that call this forest home. This proposal, if approved, would be devastating to the surrounding wildlife. I hope the committee will take this into consideration.

Sincerely,
Nicholas Karnuth

From:	Cathy Sorensen
To:	Michelle Wolfe; Tom Loonan; Sheila Sellman; Patricia Robinson
Subject:	FW: Letter of Concern Regarding Eagles and Development
Date:	Monday, May 20, 2024 7:22:32 PM
Attachments:	Outlook-HSUS-logo-.png Outlook-facebook-i.png Outlook-twitter-ic.png Outlook-blog-icon-.png

---

From: Aaron Zellhoefer <azellhoefer@humanesociety.org>
Sent: Monday, May 20, 2024 6:37 PM
To: CityCouncil <CityCouncil@blainemn.gov>; PublicComment <publiccomment@blainemn.gov>; Tim Sanders <tsanders@blainemn.gov>; Tom Newland <tnewland@blainemn.gov>; Lori Saroya <lsaroya@blainemn.gov>; Leslie Larson <leslielarson@blainemn.gov>; Terra Fleming <tfleming@blainemn.gov>; Chris Massoglia <cmassoglia@blainemn.gov>; Jess Robertson <jrobertson@blainemn.gov>
Cc: John Griffin <jgriffin@humanesociety.org>
Subject: Letter of Concern Regarding Eagles and Development

citycouncil@blainemn.gov
publiccomment@blainemn.gov
Mayor Tim Sanders
tsanders@blainemn.gov
Council Member Tom Newland
tnewland@blainemn.gov
Council Member Lori Saroya
lsaroya@blainemn.gov
Jess Robertson
jrobertson@blainemn.gov
Leslie Larson
leslielarson@blainemn.gov
Terra Fleming
tfleming@blainemn.gov
Chris Massoglia
cmassoglia@blainemn.gov

City Council Chambers

Blaine City Hall

10801 Town Square Drive NE

Blaine, MN 55449

Dear Mayor and City Council Members,

We write to express opposition to a hurried approval of the Resolution Granting Preliminary Plat Approval to Subdivide 21.52 Acres into 40 single family lots and two outlets to be known as Crispin Cove at 4255 125th Avenue and 12581 Lexington Avenue NE. Capital Trust Investment LLC (Case File No. 24-0020/SLK). At tonight's meeting you will be voting

on possible approval of this resolution.

We are all aware of the extraordinary efforts undertaken in the 1960's by the many people and agencies who worked to bring back eagle populations from the brink in Minnesota. Those agencies include the MNDNR USFWS, USFS, the Raptor Center, the University of MN and the University of St Cloud. It is a successful conservation story that demonstrates how determined action coupled with robust protections can bring a species back from near extirpation after significant neglect and mismanagment.

It is critical to maintain nesting habitat for eagles so that we continue to see population growth and, importantly, to comply with the regulatory frameworks like the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act that help ensure their recovery.

In the face of constituent concerns and perceptions related to sightings of eagle activity and potential nesting within this parcel we think a thorough and publicly available accounting that includes a detailed description of how it was verified that no nests exist on this site is crucial to consider before ruling takes place. It is important to satisfy community concerns as well as regulatory requirements that there are no eagles nesting on property currently as well as that there are no nests from previous nesting activity in the past as bald eagles exhibit high nest site fidelity and nesting territories are often used year after year.

We oppose a process that does not address constituent concerns and more fully detail how nesting activity was ruled out and as such we strongly encourage the city to pause this process and require a more robust evaluation of eagle nesting presence that will satisfy all stakeholders.

We thank you for the consideration of our concern.

Sincerely,

Aaron Zellhoefer, State Director MN Humane Society of the United States

John Griffin, Senior Director, Urban Wildlife Programs for the Humane Society of the United States

Aaron J Zellhoefer

Minnesota State Director, State Affairs

Pronouns: he/him/his

azellhoefer@humanesociety.org

P 612-910-6241

humanesociety.org

THE HUMANE SOCIETY OF THE UNITED STATES

The Humane Society of the United States is the nation's most effective animal protection organization, fighting for all animals for more than 60 years. To support our work, please make a monthly donation, give in another way or volunteer.

CTD

Capital Trust Development

May 28, 2024

Mayor Sanders, Councilmember Newland, Councilmember Saroya, Councilmember Robertson, Councilmember Larson, Councilmember Fleming and Councilmember Massoglia

We appreciate the opportunity to review our proposed Crispin Cove project. We wanted to take the time to briefly highlight the important aspects of the site and the process and commitment the team has taken to making this a successful project.

This site was initially brought to the Blaine City Council in a Council Workshop as a High Density Multi Family Project. In discussion and review the consensus and direction from the City Council was to consider a lower density use that fits into the natural environment and is cohesive with the adjacent single family Lexington Woods project.

After working with the City of Blaine Staff, Carlson McCain Engineers and Kjolhaug Environmental Services we are presenting a Single Family Low Density project that provides continuity of use with the adjacent project, enhanced architectural building elements, additional traffic connections and importantly not impacting 48.7 % of the site for open space while preserving high quality Tamarack wetlands with no wetland impacts or mitigation.

Site Elements:

Gross Acres: 21.52 Acres

Proposed Lot Areas: 7.07 Acres (32.8%)

Total City R.O.W. Area: 3.99 Acres (18.5 %)

Total Preserved Wetland /Open Space Area : 10.46 Acres (48.7 %)

Guiding/Zoning:

Current City of Blaine Comprehensive Land Use plan:

LDR with a density requirement of a minimum of 2.5 d.u/acre to 6.0 d.u/acre

Proposed Site Plan : DF – similar zoning as adjacent parcels

40 units = 1.86 d.u/gross acre 3.62 d.u/net acre

Alternative R1 Plan :

2.26 d.u/acre – does not meet minimum land use requirements of 2.5 d.u/acre for review and approval without additional units that would require open space removal and significant wetland impacts and mitigation

CTD

Capital Trust Development

Lot Information:

Average lot size: 7,703 sf

Average lot width: 2,311.8 lineal feet / 40 = 57.79 feet

Architecture:

Pulte Homes is proposing single family homes with added architectural enhancements including a mix of horizontal and vertical siding with multiple colors, enlarged window trim details, and a variety of stone options for the front façade. In addition to the architectural features on the public street side the homes backing up to Lexington Road will have vertical and horizontal siding features and larger trim details to enhance the architectural aesthetic along this arterial road.

Public Utilities:

The site has sufficient municipal water and sewer service to accommodate 40 single family homes.

We appreciate the time and consideration of our project and look for your support to continue the opportunity to work in the City of Blaine.

Respectfully submitted,

Cory Lepper and Randy Bromley

City of Blaine
Planning Commission

April 9, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, April 9, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth, Gorzycki, Halpern, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Homan.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

4. Public Hearing

4.5. 2024-771 Case File No. 24-0020 // Crispin Cove (Capital Trust Investment LLC) // 4255 125th Avenue NE
The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Development Flex (DF).
2. Preliminary plat to subdivide 21.52 acres into 40 single family lots and two outlots to be known as Crispin Cove.
3. Conditional use permit to allow for the construction of 40 single family lots in the Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0020 was opened at 8:26PM.

Cathy Wetmore, 4318 124th Lane NE, asked if there was a way to complete this project without disturbing the trees along 125th Avenue. She explained she did not want the eagles nesting in the trees to be disturbed.

Mitchell MacBeth, 12654 Erskin Street NE, stated he emailed several questions to city staff. He reported he was new to the neighborhood. He indicated Lexington Avenue was a very busy road and noted his home backs up to this roadway. He discussed how adding additional units would further compound the traffic concerns along Lexington Avenue. He supported Ms. Witmore's request and asked that the trees along 125th Avenue be saved. He questioned if the vinyl fence would connect to the Lexington Woods vinyl fence. He asked how the emergency vehicle roundabout that cuts into his property would be addressed with the addition of Erskin.

Dan Wetmore, 4318 124th Lane NE, stated he was concerned with the fact Fraizer Street would be coming onto 125th. He questioned if the neighbors would have to bring this concern to Anoka County.

The public hearing was closed at 8:31PM.

Aaron Briske, engineer on the project, introduced himself to the commission. He explained the fence would be located just outside of the county right of way and would go up to the existing fence.

Planner Kaye indicated the intent would be to connect the fences.

Chair Goracke requested the applicant speak to the issue of the trees.

Mr. Briske stated his intent would be to save as many trees as possible, but with the setbacks, he would not have much of a buffer. He indicated the east side of the property would have a buffer between the wetland and the school.

Commissioner Olson asked if all of the trees along 125th would be lost.

Mr. Briske commented within the limits of the grading plan, there were portions of the trees that would be saved.

Planner Kaye reported with the proposed grading plan, the trees along 125th and Lexington Avenue would be lost. She explained 119 trees would be replanted. She indicated on the east side of the property, trees would be preserved adjacent to the wetland.

Commissioner Halpern questioned if the vinyl fence would have the same look as the existing fence.

Planner Kaye reported the intent would be to have the new fence the same material and color.

Commissioner Olson requested further information regarding the access points.

Project Engineer Barnes reported because this project was adjacent to a county road, the access points were determined by the county. She stated originally the county wanted to deny access to 125th completely but would allow a right out only.

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0020A a rezoning from Farm Residential (FR) to Development Flex (DF) with the following rationale:

<u>Case 24-0020A:</u>

1. **The Development Flex (DF) zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent developments. The standards will create quality homes with a desired range in appearance, style, density, and construction value and market appeal.**
2. **Development Flex is consistent with the land use designation Low Density Residential (LDR).**
3. **The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.**

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0020B a preliminary to subdivide 21.52 acres into 40 single family lots and two outlots to be known as Crispin Cove with the following conditions:

<u>Case 24-0020B:</u>

1. **Park dedication is required for the 40 new lots being constructed at the rate of $4,894 per unit, for a total park dedication fee of $195,760 if paid in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.**
2. **The developer is responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer District 7 is $7,451.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 9.5 acres of upland for a total sewer area charge of $70,784.50.**
3. **Plans and specifications must be approved by the City prior to the start of construction.**
4. **An Anoka County right-of-way permit is required prior to the start of any site work.**
5. **A Rice Creek Watershed District (RCWD) permit is required prior to city approval of construction plans and specifications.**
6. **All development signage by separate review.**
7. **All existing structure removals require demolition permits. All wells and septic systems shall be properly abandoned per all local and state requirements.**
8. **The developer must meet the City's tree preservation requirements by planting 59 replacement trees for the 7.38 disturbed acres. This is part of the overall**

landscape plan that includes 119 trees being planted.

9. **Each lot in the development will be required to have the standard two trees per lot (one front yard and one rear yard) with an additional tree on corner lots. The landscape plan also includes an extensive screening effort along Lexington Avenue and 125th Avenue. This landscaping will also help to meet tree preservation requirements. All trees to be a minimum of 2.5 inch caliper for overstory or 6 feet in height for conifers.**
10. **Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.**
11. **Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.**
12. **The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.**
13. **Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.**
14. **A protective buffer strip of natural vegetation, at least 15-feet in width (25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in easement.**
15. **The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.**
16. **The developer has the responsibility for constructing 125th Avenue NE improvements associated with this development per Anoka County plat review comments.**
17. **All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width.**
18. **All streets will follow the Anoka County street name grid system.**
19. **Sidewalks and/or trails are required on all streets and location will be determined in the plan review process.**
20. **Street lights shall be installed in the manner, location and type prescribed by the City Engineer. The Developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the Developer, will be required to be maintained by the Homeowners Association.**
21. **Hydrant locations must be reviewed and approved by the Fire Department.**
22. **Water and Sanitary Sewer Availability Charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.**
23. **As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.**
24. **Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the**

development of this plat.

25. **A 6-foot maintenance free fence, tan/light beige to match the fence in Lexington Woods must be provided along the west side of the lots on Lexington Avenue and south side of the lots on 125th Avenue. A site plan with fence details is required prior to mylars being released for recording with Anoka County.**
26. **The Developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.**
27. **The Developer to require the Homeowners Association to maintain the six-foot fence along the west side of the lots along Lexington Avenue and 125th Avenue. If/when the fence needs replacement, the entire fence must be consistent in style regardless of whether lots are under the same ownership or controlled by an HOA.**

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0020C a conditional use permit to allow for the construction of 40 single family lots in the Development Flex (DF) zoning district with the following conditions:

<u>Case 24-0020C:</u>

Single Family - DF Development Standards

<u>Permitted Uses</u>

1. Single-family detached dwellings.
2. Group family daycare.

<u>Accessory Uses</u>

1. Private garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

<u>Conditional Uses</u>

1. Home occupations listed as Conditional Uses in Section 33.10.

<u>Standards</u>

1. **Front yard setback - 25 feet**
2. **Side yard setback - 7.5 feet for house and 7.5 feet for garage**
3. **Corner side yard setback - 20 feet**
4. **Rear yard setbacks:**
    a. **25 feet**
    b. **50 feet (Lexington Avenue and 125th Avenue lots)**

5. **Maximum building height - 2 1/2 stories or 35 feet.**
6. **It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted. One detached accessory storage building below 120 square feet is permitted provided it meets 5-foot side and rear yard setbacks and is located within the rear yard.**
7. **The minimum finished floor area above grade for all homes shall be 1,500 square feet.**
8. **All homes shall have a minimum depth and width of 24 feet.**
9. **All homes to incorporate multiple gables or varied roof lines and articulation of the front façade.**
10. **Driveways shall not be constructed closer than three feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other city-approved material that is consistent in durability and quality.**
11. **It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4-inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4-inches of black dirt if underground irrigation is installed with the home.**
12. **Each lot in the development will be required to have the standard two trees per lot (one front yard and one rear yard) with an additional tree on corner lots. Trees must be a minimum of 2.5 inch caliper for overstory or 6 feet in height for conifers. The landscape plan also to include an extensive screening effort along Lexington Avenue and 125th Avenue. This landscaping will also help to meet tree preservation requirements.**
13. **A 6-foot maintenance free fence, tan/light beige to match the fence in Lexington Woods must be provided along the west side of the lots on Lexington Avenue and south side of the lots on 125th Avenue.**

Motion seconded by Commissioner Gorzycki. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the May 6, 2024 city council meeting.

City of Blaine
Staff Report

File Number: RES 24-89

Agenda Date	Status
June 3, 2024	
In Control	**File Type**
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.2

Resolution Granting Preliminary Plat Approval to Subdivide 21.52 Acres into 40 Single Family Lots and Two Outlots to be Known as Crispin Cove at 4255 125th Avenue and 12581 Lexington Avenue NE. Capital Trust Investment LLC (Case File No. 24-0020/SLK)

Executive Summary

The City Council considered the rezoning, preliminary plat and conditional use permit on May 20, 2024. At the request of the applicant, the Council voted to table the request until June 3, 2024. The applicant is requesting a preliminary plat to develop the site into 40 single family lots and two outlots for wetlands and ponding.

Background

Planning Commission Public Hearing	04/09/24
City Council (Preliminary Plat) - Tabled	05/20/24
City Council (Preliminary Plat)	06/03/24
City Council (Final Plat)	TBD
Action Deadline (60 Days)	05/11/24
Action Deadline (City Extended - 60 Days)	07/10/24

Staff report prepared by Shawn Kaye, Planner, and Teresa Barnes, Project Engineer

Background

The City Council considered the rezoning, preliminary plat and conditional use permit on May 20, 2024. The Council expressed concerns with the smaller lots proposed and indicated they would like to see this property rezoned to Single Family Residential (R-1). The Council voted to table the request until June 3, 2024, at the request of the applicant. City staff met with the applicant on May 23 regarding Council comments on changing the zoning to R-1. The applicant does not propose to change the plan, and has submitted a written response. In addition to the written response, the applicant provided revised

elevations which are attached.

Zoning
The subject site is zoned Farm Residential (FR) and the applicant is requesting a rezoning to Development Flex (DF).

Land Use Designation
The land use is Low Density Residential (LDR) which allows for 2.5 to 6 units per acre. The proposed subdivision meets that density requirement with 3.25 units per acre.

Surrounding Zoning and Uses
The subject site is surrounded by DF zoned property to the north with single family homes present and Sunrise Elementary school to the east. Lexington Avenue is located on the west and 125th Avenue is on the south.

Existing Conditions
The two existing parcels have two single family homes that will be removed as a part of the development.

History
There are no previous approvals on this property.

Preliminary Plat Standards of Review
Section 74-81 General requirements:

1. The Planning Commission and the Council, in their review of the preliminary plat, will consider the requirements of the community, the best use of the land being subdivided, the size and arrangement of the proposed lots, open space requirements, and necessary fire protection.
2. The subdivision shall conform to the adopted comprehensive plan, official maps, and the zoning ordinance.
3. The arrangement, character, extent, width and location of all streets shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, to topographic conditions, to water supply, and sewage disposal, to drainage of stormwater, to public convenience and safety, and in their appropriate relation to the proposed use of the land to be served by such streets. Wherever possible and necessary, the arrangement of streets in new subdivisions shall provide for the continuation of existing streets in adjoining areas. Where adjoining unsubdivided areas may be subdivided, the arrangement of streets in a new subdivision shall make provision for the proper projection of streets into adjoining areas by carrying the new streets to the boundaries of the new subdivision at appropriate locations.

Evaluation of Request
Plat
The preliminary plat creates 40 single family lots and two outlots for ponding and wetlands. The DF zoning district does not have minimum lot sizes. The narrowest lot width is 53 feet (one lot) with most lots being 55 feet wide.

As proposed, the lot sizes are as follows:

- Single family lots range from 6,728 s.f to 11,549 s.f.
- Outlot A (ponding and wetland): 10.34 acres
- Outlot B: .12 acres (5,197 s.f.)

Architecture

The proposed single family homes will have varying roof styles and exterior treatments. Vinyl/metal siding can be utilized on all elevations, which is proposed. No materials requirements are proposed.

Setbacks

The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP.

The setbacks are as follows:

- Front yard setback - 25 feet
- Side yard setback - 7.5 feet for house and 7.5 feet for garage.
- Corner side yard setback - 20 feet.
- Rear yard setback - 25 feet, 50 feet (rear yard of Lexington Avenue and 125th Avenue lots)

Landscaping

The standard landscaping requirements are proposed, which are three trees on corner lots and two trees on all other lots. The landscape plan also includes extensive plantings and a 6-foot vinyl fence adjacent to Lexington Avenue and 125th Avenue.

Tree Preservation

Approximately 7.38 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 59 trees would be required for tree replacement purposes. The developer has proposed a total of 119 trees within this development. The tree preservation replacement requirement has been met.

Park Dedication

Park dedication will be required for the 40 new lots being constructed at the rate of $4,894 per unit (2024 rate), for a total park dedication fee of $195,760 if paid in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the Rice Creek Watershed District (RCWD) and city approved grading, drainage, erosion protection and sediment control plans prepared by the Developer's Engineer. The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs),

and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

The developer will also need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for City review and approval.

The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property.

For each lot a house is proposed to be constructed on, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities

The developer will be responsible for Trunk Sanitary Sewer Area Charges (SAC). These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer District 7 is $7,451 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 9.5 acres of upland for a total sewer area charge of $70,784.50.

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Hydrant locations must be reviewed and approved by the Fire Department.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred) and shall surround all wetlands. This buffer strip shall be placed in easement.

The developer will need to submit the project to Rice Creek Watershed District (RCWD). Review, approval and permits are required prior to city plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA (as necessary) to receive final documents, to provide those documents to the homeowners, and to record these on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a connection to 125th Avenue NE/Main Street NE. As this is a county road, should the county approve the access point, the developer will need to construct as outlined in the development review of Anoka County's plat review comments.

All local roads shall be constructed to 29-feet back-to-back of width and will be extended from the existing stub ends of Erskin Street NE and Fraizer Street NE at the north property line. This development

will be required to complete the street connections and remove the existing temporary turn-arounds.

Six-foot concrete sidewalks are required to be constructed on one side of all local streets. Location to be determined in the plan review process.

As part of the street design, the development will be required to provide street lights installed in the manner, location and type prescribed by the city engineer. The developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of the lights that are installed that reflect the normal and typical lighting requirements by the City.

Easements/Right-of-way/Permits
The developer will need to obtain all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

All local public streets require dedication of 60 feet of right-of-way.

The Developer is to provide access for inspection and maintenance of storm water management infrastructure. This maintenance access shall be a minimum of 10-feet wide and allow for vehicular access. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.

Attachment List:
Zoning and Location Map
Existing Conditions
Preliminary Plat
Landscape Plan
Grading Plan
Utility Plan
Tree Preservation Plan
Zoning Map
House Plans
Narrative
Public Comments

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the preliminary plat. There were comments from residents related to tree removal, fence location along Lexington Avenue, speeding, an eagle's nest, and the access on the south to 125th Avenue. Engineering staff and the applicant's engineer

walked the site on April 12. It was verified that while the eagles might be roosting occasionally within the trees, there are no eagle nests within the proposed development area.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.
4. Posted (sign) on the property with contact information for the Planning Department.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. CC Response
3. Revised Elevations
4. Unapproved PC Minutes 040924

City of Blaine

Signature Copy

Resolution: RES 24-89

Resolution Granting Preliminary Plat Approval to Subdivide 21.52 Acres into 40 Single Family Lots and Two Outlots to be Known as Crispin Cove at 4255 125th Avenue and 12581 Lexington Avenue NE. Capital Trust Investment LLC (Case File No. 24-0020/SLK)

WHEREAS, an application has been filed by Capital Trust Investment LLC, Case File No. 24-0020 for a preliminary plat known as Crispin Cove; and

WHEREAS, said case involves the division of land described as follows:

That part of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, described as follows: Beginning at the Northwest corner of the South 208.708 feet of said Southwest Quarter of the Southwest Quarter; thence South 68 degrees 36 minutes 00 seconds East assumed bearing, parallel with the South line of said Southwest Quarter of the Southwest Quarter distance of 208. 77 feet; thence North 85 degrees 29 minutes 47 seconds East 959.48 feet; thence South 88 degrees 36 minutes 00 seconds East 150.04 feet to the East line of said Southwest Quarter of the Southwest Quarter; thence South 0 degrees 00 minutes 28 seconds East along said East line to the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence North 88 degrees 36 minutes 00 seconds West along the South line of said Southwest Quarter of the Southwest Quarter to the Southwest comer thereof; thence North along the West line of said Southwest Quarter of the Southwest Quarter to the point of beginning. Except the West 208. 708 feet, as measured to right angles to the West line thereof. Also except the South 290.40 feet of the East 150.00 feet, as measured at right angles to the South and East lines thereof, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

That part of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Northwest corner of the South 208.708 feet of said Southwest Quarter of the Southwest Quarter; thence South 88 degrees 36 minutes 00 seconds East, assumed bearing, parallel with the South line of said Southwest Quarter of the Southwest Quarter a distance of 208.77 feet; thence North 85 degrees 29 minutes 47 seconds East 959.48 feet; thence South 88 degrees 36 minutes 00 seconds East 150.04 feet to the East line of said Southwest Quarter of the Southwest Quarter: thence North 0 degrees 00 minutes 28 seconds West along said East line to the Northeast corner of said Southwest Quarter of the Southwest Quarter; thence Westerly along the North line of said Southwest Quarter of the Southwest Quarter to the Northwest corner thereof; thence South along the West line of said Southwest Quarter of the Southwest Quarter to the point of beginning. Except the North 827.61 feet, as measured at right angles to the North line thereof.

Also except Parcels 14 and 14A, Anoka County Highway Right-of-Way Plat No. 81

AND

The South 300.00 feet of the North 827.61 feet, as measured at right angles to the North line of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota,

EXCEPT

Parcel(s) 13 and 13A, Anoka County Highway Right-of-Way Plat No. 81, according to the map or plat thereof on file and of record in the office of the Anoka County Recorder
(Abstract Property)

WHEREAS, the Blaine Planning Commission has reviewed said case file on May 20, 2024; and

WHEREAS, the preliminary plat meets the general requirements of section 75-32 of the Blaine Zoning Code; and

WHEREAS, the Blaine Planning Commission held a public hearing on April 9, 2024 and recommend approval regarding said plat with conditions; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat approval per Section 75-32 of the subdivision regulations is hereby granted for Crispin Cove permitting preparation of a final plat for approval per Section 75-33 subject to the listed conditions.

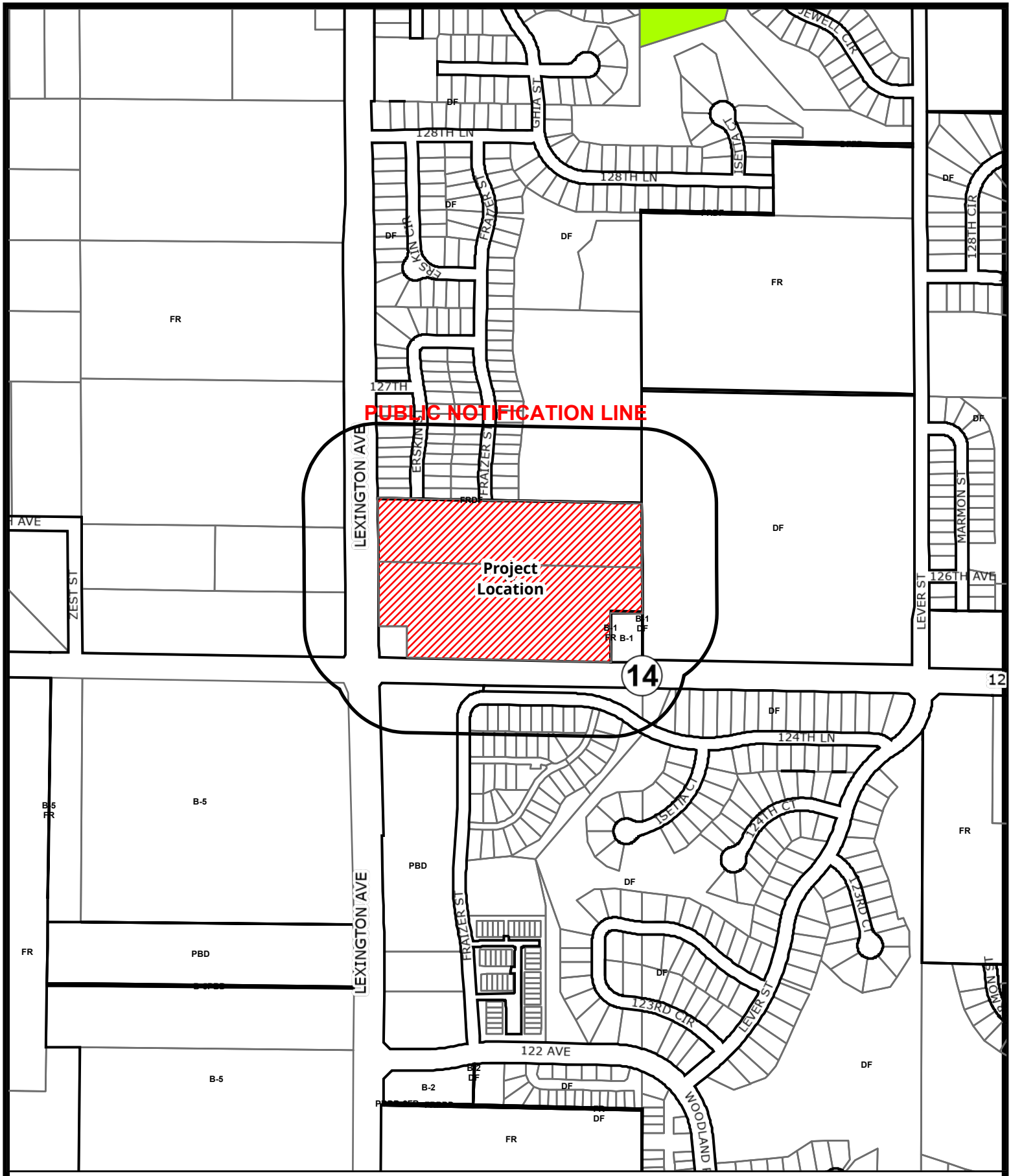
1. Park dedication is required for the 40 new lots being constructed at the rate of $4,894 per unit, for a total park dedication fee of $195,760 if paid in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.
2. The developer is responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer District 7 is $7,451.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 9.5 acres of upland for a total sewer area charge of $70,784.50.
3. Plans and specifications must be approved by the City prior to the start of construction.
4. An Anoka County right-of-way permit is required prior to the start of any site work.
5. A Rice Creek Watershed District (RCWD) permit is required prior to city approval of construction plans and specifications.
6. All development signage by separate review.
7. All existing structure removals require demolition permits. All wells and septic systems shall be properly abandoned per all local and state requirements.
8. The developer must meet the City's tree preservation requirements by planting 59 replacement trees for the 7.38 disturbed acres. This is part of the overall landscape plan that includes 119 trees being planted.
9. Each lot in the development will be required to have the standard two trees per lot (one front yard and one rear yard) with an additional tree on corner lots. The landscape plan also includes an extensive screening effort along Lexington Avenue and 125th Avenue. This landscaping will also help to meet tree preservation requirements. All trees to be a minimum of 2.5 inch caliper for overstory or 6 feet in height for conifers.

10. Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.
11. Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.
12. The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.
13. Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.
14. A protective buffer strip of natural vegetation, at least 15-feet in width (25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in easement.
15. The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.
16. The developer has the responsibility for constructing 125th Avenue NE improvements associated with this development per Anoka County plat review comments.
17. All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width.
18. All streets will follow the Anoka County street name grid system.
19. Sidewalks and/or trails are required on all streets and location will be determined in the plan review process.
20. Street lights shall be installed in the manner, location and type prescribed by the City Engineer. The Developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the Developer, will be required to be maintained by the Homeowners Association.
21. Hydrant locations must be reviewed and approved by the Fire Department.
22. Water and Sanitary Sewer Availability Charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
23. As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.
24. Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the development of this plat.
25. A 6-foot maintenance free fence, tan/light beige to match the fence in Lexington Woods must be provided along the west side of the lots on Lexington Avenue and south side of the lots on 125th Avenue. A site plan with fence details is required prior to mylars being released for recording with Anoka County.
26. The Developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.
27. The Developer to require the Homeowners Association to maintain the six-foot fence along the west side of the lots along Lexington Avenue and 125th Avenue. If/when the fence needs replacement, the entire fence must be consistent in style regardless of whether lots are under the same ownership or controlled by an HOA.

PASSED by City Council of the City of Blaine this 3rd day of June, 2024.

Signed by _____
Tim Sanders, Mayor

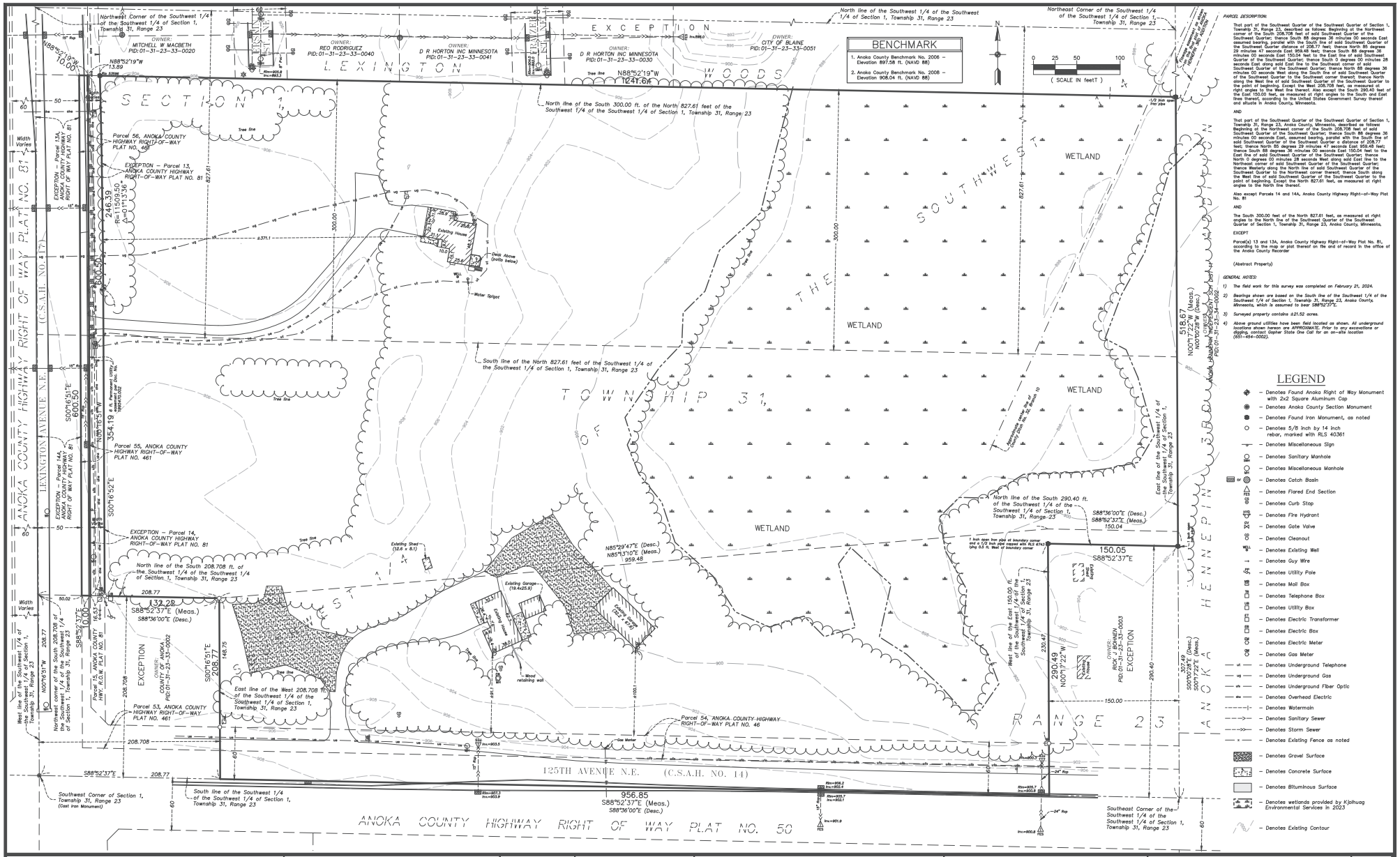
Signed by _____
Cathy Sorensen, CMC, City Clerk



Case File No. 24-0020
Crispin Cove

BlaineMN.gov

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



PARCEL DESCRIPTION:

That part of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, described as follows: Beginning at the Northwest corner of the South 208.708 feet of said Southwest Quarter of the Southwest Quarter; thence South 88 degrees 36 minutes 00 seconds East assumed bearing, parallel with the South line of said Southwest Quarter of the Southwest Quarter distance of 208.77 feet; thence North 85 degrees 29 minutes 47 seconds East 959.48 feet; thence South 88 degrees 36 minutes 00 seconds East 150.04 feet to the East line of said Southwest Quarter of the Southwest Quarter; thence South 0 degrees 00 minutes 28 seconds East along said East line to the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence North 88 degrees 36 minutes 00 seconds West along the South line of said Southwest Quarter of the Southwest Quarter to the Southwest corner thereof; thence North along the West line of said Southwest Quarter of the Southwest Quarter to the point of beginning. Except the West 208.708 feet, as measured at right angles to the West line thereof. Also except the South 290.40 feet of the East 150.00 feet, as measured at right angles to the South and East lines thereof, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

That part of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Northwest corner of the South 208.708 feet of said Southwest Quarter of the Southwest Quarter; thence South 88 degrees 36 minutes 00 seconds East, assumed bearing, parallel with the South line of said Southwest Quarter of the Southwest Quarter a distance of 208.77 feet; thence North 85 degrees 29 minutes 47 seconds East 959.48 feet; thence South 88 degrees 36 minutes 00 seconds East 150.04 feet to the East line of said Southwest Quarter of the Southwest Quarter; thence North 0 degrees 00 minutes 28 seconds West along said East line to the Northeast corner of said Southwest Quarter of the Southwest Quarter; thence Westerly along the North line of said Southwest Quarter of the Southwest Quarter to the Northwest corner thereof; thence South along the West line of said Southwest Quarter of the Southwest Quarter to the point of beginning. Except the North 827.61 feet, as measured at right angles to the North line thereof.

Also except Parcels 14 and 14A, Anoka County Highway Right-of-Way Plat No. 81

AND

The South 300.00 feet of the North 827.61 feet, as measured at right angles to the North line of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota,

EXCEPT

Parcel(s) 13 and 13A, Anoka County Highway Right-of-Way Plat No. 81, according to the map or plat thereof on file and of record in the office of the Anoka County Recorder

(Abstract Property)

GENERAL NOTES:

1) The field work for this survey was completed on February 21, 2024.
2) Bearings shown are based on the South line of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23, Anoka County, Minnesota, which is assumed to bear S88°52'37"E.
3) Surveyed property contains ±21.52 acres.
4) Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).

LEGEND

- Denotes Found Anoka Right of Way Monument with 2x2 Square Aluminum Cap
- Denotes Anoka County Section Monument
- Denotes Found Iron Monument, as noted
- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- Denotes Miscellaneous Sign
- Denotes Sanitary Manhole
- Denotes Miscellaneous Manhole
- Denotes Catch Basin
- Denotes Flared End Section
- Denotes Curb Stop
- Denotes Fire Hydrant
- Denotes Gate Valve
- Denotes Cleanout
- Denotes Existing Well
- Denotes Guy Wire
- Denotes Utility Pole
- Denotes Mail Box
- Denotes Telephone Box
- Denotes Utility Box
- Denotes Electric Transformer
- Denotes Electric Box
- Denotes Electric Meter
- Denotes Gas Meter
- Denotes Underground Telephone
- Denotes Underground Gas
- Denotes Underground Fiber Optic
- Denotes Overhead Electric
- Denotes Watermain
- Denotes Sanitary Sewer
- Denotes Storm Sewer
- Denotes Existing Fence as noted
- Denotes Gravel Surface
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes wetlands provided by Kjolhaug Environmental Services in 2023
- Denotes Existing Contour

CARLSON McCAIN
SURVEYING ENVIRONMENTAL

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 3/01/24 License #: 40361

DRAWN BY: bjb
ISSUE DATE: 3/01/24
FILE NO: 2730

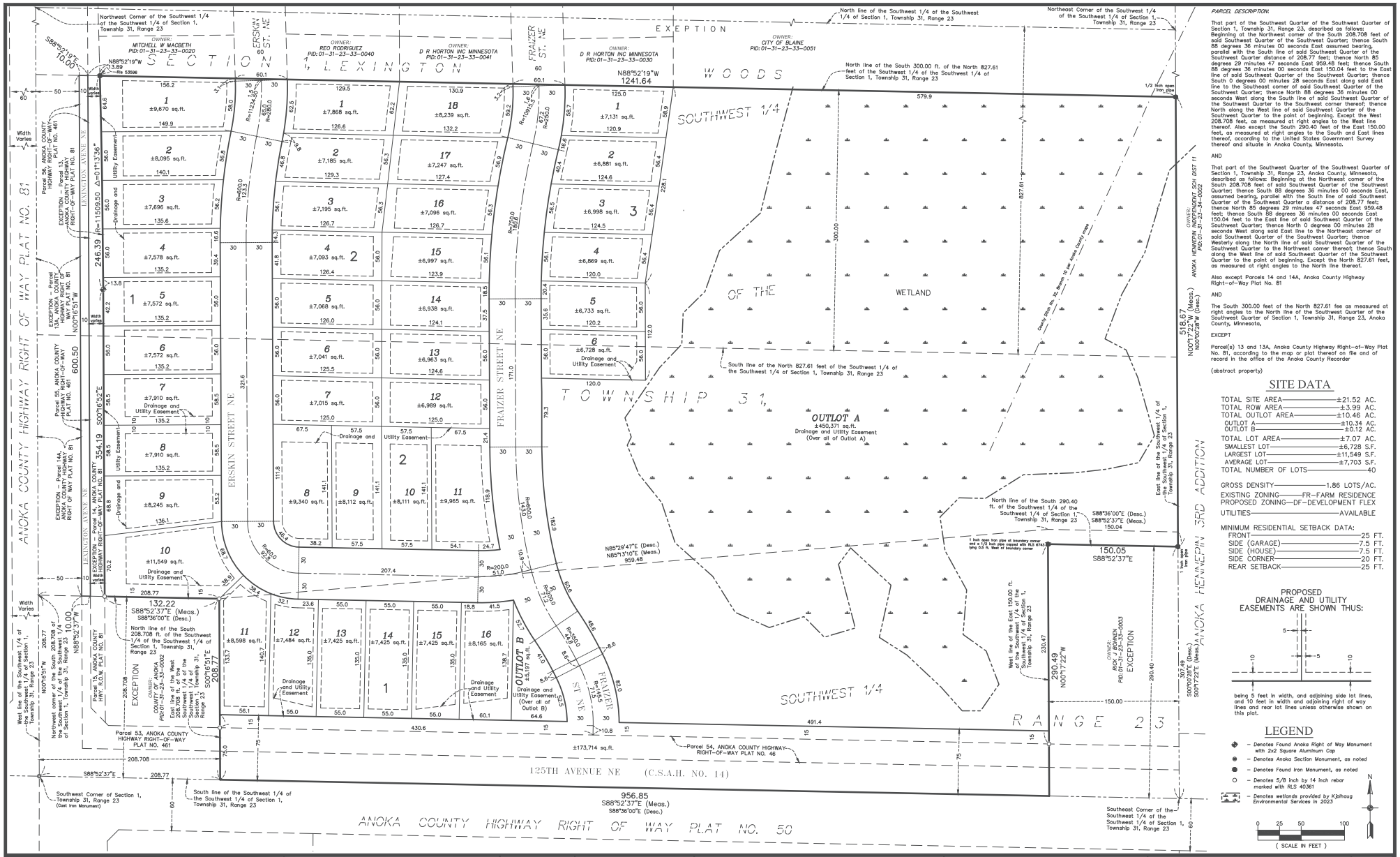
Revisions:

CAPITAL TRUST DEVELOPMENT, LLC
17746 Old Excelsior Blvd.
Minnetonka, MN 5 5345

CRISPIN COVE
Blaine, Minnesota

EXISTING CONDITIONS

2 of 8



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EXCEPT

Parcel(s) 13 and 13A, Anoka County Highway Right-of-Way Plat No. 81, according to the map or plat thereof on file and of record in the office of the Anoka County Recorder

(abstract property)

SITE DATA

TOTAL SITE AREA	±21.52 AC.
TOTAL ROW AREA	±3.99 AC.
TOTAL OUTLOT AREA	±10.46 AC.
OUTLOT A	±10.34 AC.
OUTLOT B	±0.12 AC.
TOTAL LOT AREA	±7.07 AC.
SMALLEST LOT	±6,728 S.F.
LARGEST LOT	±11,549 S.F.
AVERAGE LOT	±7,703 S.F.
TOTAL NUMBER OF LOTS	40

GROSS DENSITY — 1.86 LOTS/AC.

EXISTING ZONING — FR–FARM RESIDENCE

PROPOSED ZONING — DF–DEVELOPMENT FLEX

UTILITIES — AVAILABLE

MINIMUM RESIDENTIAL SETBACK DATA:

FRONT	25 FT.
SIDE (GARAGE)	7.5 FT.
SIDE (HOUSE)	7.5 FT.
SIDE CORNER	20 FT.
REAR SETBACK	25 FT.

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

LEGEND

- Denotes Found Anoka Right of Way Monument with 2x2 Square Aluminum Cap
- Denotes Anoka Section Monument, as noted
- Denotes Found Iron Monument, as noted
- Denotes 5/8 inch by 14 inch rebar marked with RLS 40361
- Denotes wetlands provided by Kjolhaug Environmental Services in 2023

N

0 25 50 100

(SCALE IN FEET)

CARLSON McCAIN

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 3/01/24 License #: 40361

DRAWN BY: NJS
ISSUE DATE: 3/01/24
FILE NO: 2730

Revisions:

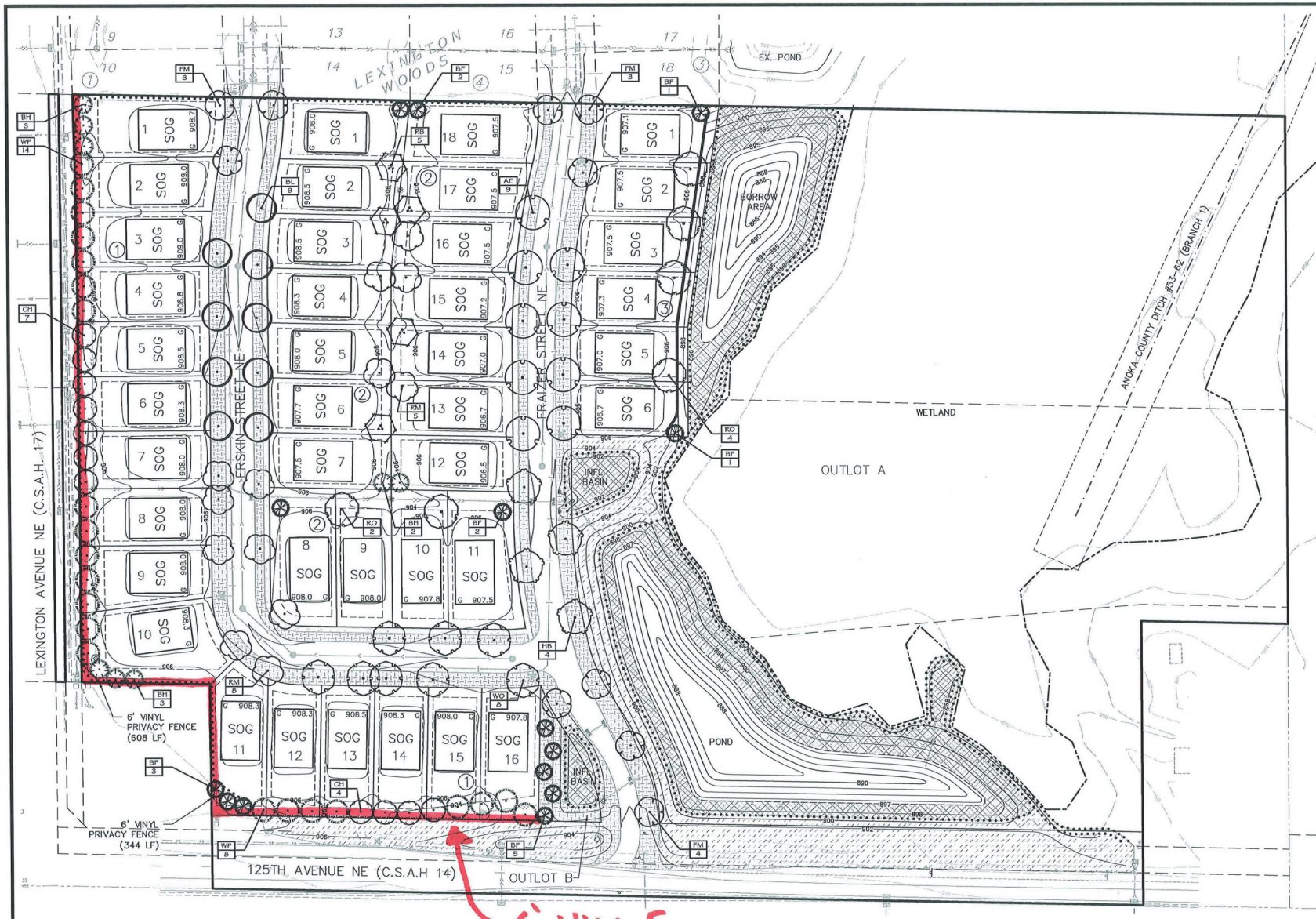
CAPITAL TRUST DEVELOPMENT, LLC
17746 Old Excelsior Blvd.
Minnetonka, MN 55345

CRISPIN COVE
Blaine, Minnesota

PRELIMINARY PLAT

3 of 8

Plot Date: 03/06/24 | F:\jobs\9861 • 9880\9861-01 • tomwalter\cad C3d\survey\pre plat\9861-preplat.dwg



1 / L1 OVERALL LANDSCAPE PLAN

CITY OF BLAINE LANDSCAPE REQUIREMENTS

TREES REQUIRED – SINGLE FAMILY

1) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN THE BOULEVARD PER LOT = 40
2) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS OR EVERGREEN TREE WITHIN THE FRONT/REAR YARD = 40
3) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN CORNER LOT SIDE YARDS = 2
4) BUFFER TREES REQUIRED ALONG LEXINGTON AVE AND 125TH AVE.

TOTAL TREES REQUIRED = 82 (INCLUDES 60 REPLACEMENT TREES REQUIRED PER TREE PRESERVATION PLAN)

TOTAL TREES PROVIDED = 119

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS "FIELD VERIFY" ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS "REMOVED BY OTHERS" OR "REMOVE AND SALVAGE."
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
    1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
    2. LANDSCAPE SPECIFICATIONS.
    3. PLAN DRAWINGS.
    4. PLANT / MATERIAL SCHEDULES.
    5. CITY STANDARD SPECIFICATIONS AND DETAILS.
    6. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

N

0 25 50 100 (IN FEET)

CALL BEFORE YOU DIG! 811 Know what's below. Call before you dig.

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7000
FAX 763.489.7989
CARLSONMCCAIN.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 3/1/24 License #: 56346

Drawn: RJR
Designed: RJR
Date: 3/1/24

Revisions:
1.

CAPITAL TRUST DEVELOPMENT, LLC
17746 Old Excelsior Blvd
Minnetonka, MN 55345

CRISPIN COVE
Blaine, Minnesota

PRELIMINARY LANDSCAPE PLAN

L1 of 2

Save Date: 03/07/24 J:\Jobs\9861 - 9880\9861-01 - Merwachter\cad c3d\landscape\9861-01_landscape.dwg

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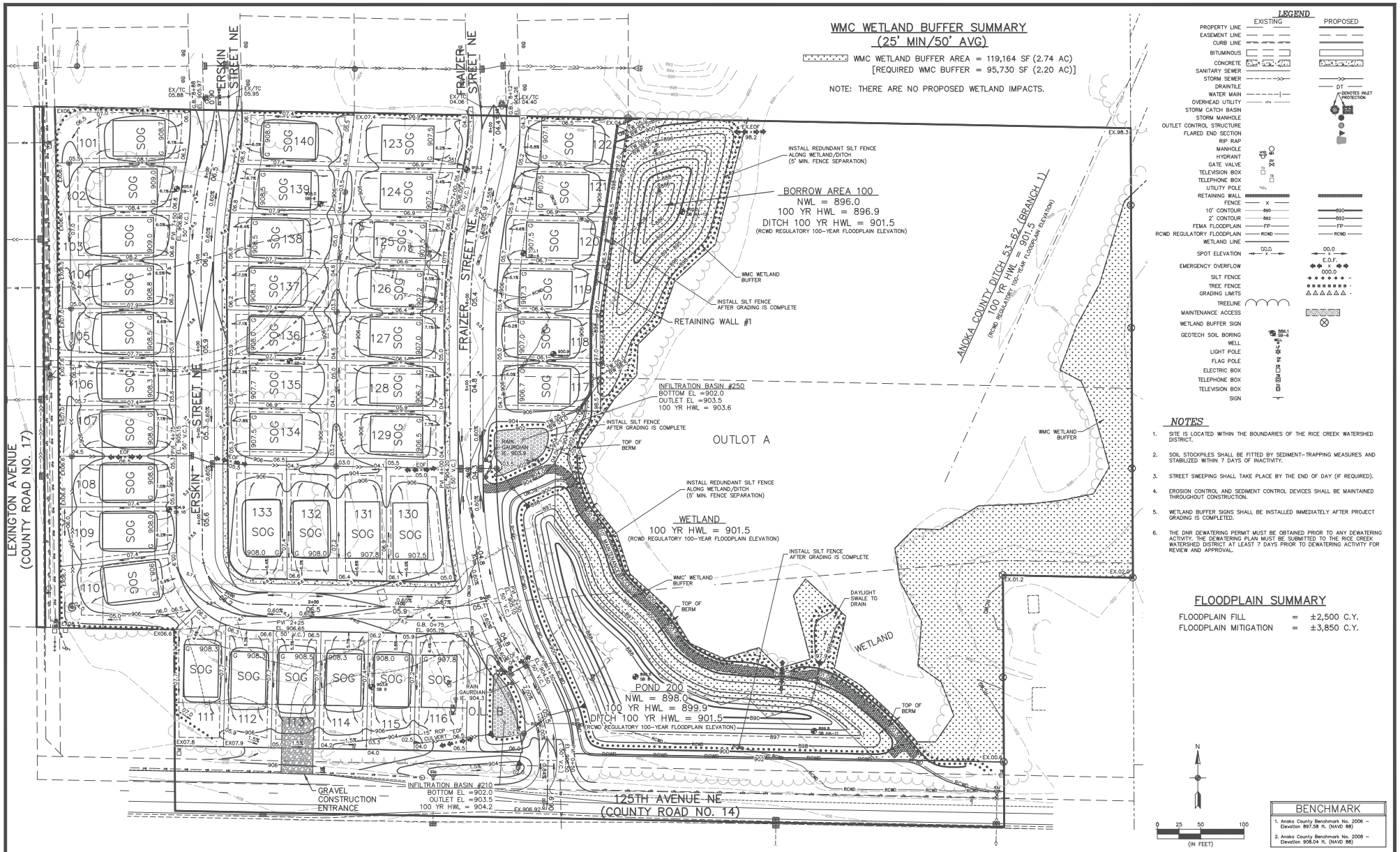

NOTES

1. SITE IS LOCATED WITHIN THE BOUNDARIES OF THE RICE CREEK WATERSHED DISTRICT.
2. SOIL STOCKPILES SHALL BE FITTED BY SEDIMENT-TRAPPING MEASURES AND STABILIZED WITHIN 7 DAYS OF INACTIVITY.
3. STREET SWEEPING SHALL TAKE PLACE BY THE END OF DAY (IF REQUIRED).
4. EROSION CONTROL AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
5. WETLAND BUFFER SIGNS SHALL BE INSTALLED IMMEDIATELY AFTER PROJECT GRADING IS COMPLETED.
6. THE DNR DEWATERING PERMIT MUST BE OBTAINED PRIOR TO ANY DEWATERING ACTIVITY. THE DEWATERING PLAN MUST BE SUBMITTED TO THE RICE CREEK WATERSHED DISTRICT AT LEAST 7 DAYS PRIOR TO DEWATERING ACTIVITY FOR REVIEW AND APPROVAL.

FLOODPLAIN SUMMARY

FLOODPLAIN FILL	=	±2,500 C.Y.
FLOODPLAIN MITIGATION	=	±3,850 C.Y.

BENCHMARK

1. Anoka County Benchmark No. 2006 – Elevation 897.58 ft. (NAVD 88)
2. Anoka County Benchmark No. 2008 – Elevation 908.04 ft. (NAVD 88)

CARLSON McCAIN

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/1/24 License #: 25063

Drawn: GJS
Designed: BJK
Date: 3/1/24

Revisions:
1.

CAPITAL TRUST DEVELOPMENT, LLC
17746 Old Excelsior Blvd
Minnetonka, MN 55345

CRISPIN COVE
Blaine, Minnesota

PRELIMINARY GRADING & EROSION CONTROL PLAN

6 of 8

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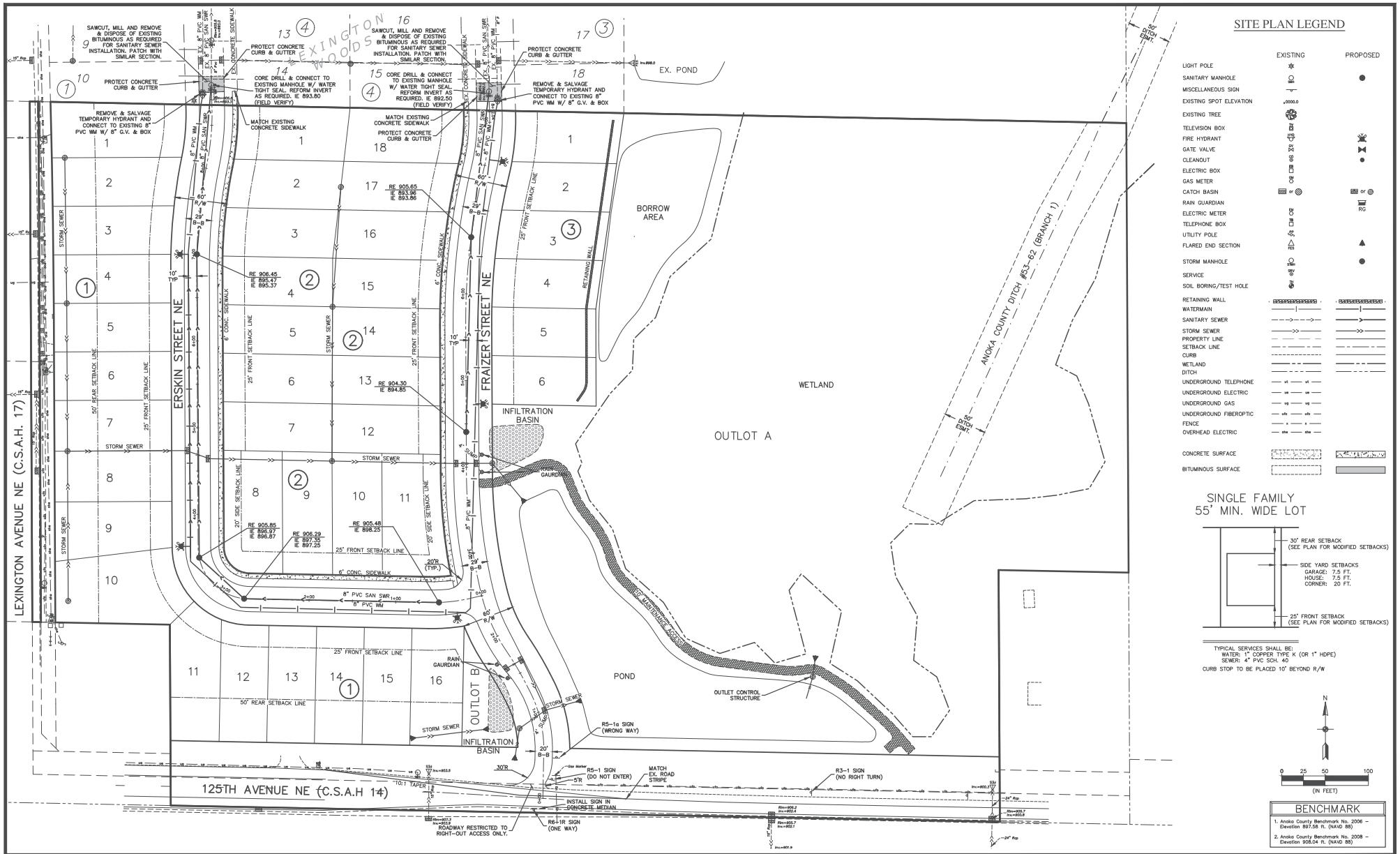
SITE PLAN LEGEND
EXISTING
PROPOSED
LIGHT POLE
SANITARY MANHOLE
MISCELLANEOUS SIGN
EXISTING SPOT ELEVATION
EXISTING TREE
TELEVISION BOX
FIRE HYDRANT
GATE VALVE
CLEANOUT
ELECTRIC BOX
GAS METER
CATCH BASIN
RAIN GUARDIAN
ELECTRIC METER
TELEPHONE BOX
UTILITY POLE
FLARED END SECTION
STORM MANHOLE
SERVICE
SOIL BORING/TEST HOLE
RETAINING WALL
WATERMAIN
SANITARY SEWER
STORM SEWER
PROPERTY LINE
SETBACK LINE
CURB
WETLAND
DITCH
UNDERGROUND TELEPHONE
UNDERGROUND ELECTRIC
UNDERGROUND GAS
UNDERGROUND FIBEROPTIC
FENCE
OVERHEAD ELECTRIC
CONCRETE SURFACE
BITUMINOUS SURFACE
SINGLE FAMILY
55' MIN. WIDE LOT
30' REAR SETBACK
(SEE PLAN FOR MODIFIED SETBACKS)
SIDE YARD SETBACKS
GARAGE: 7.5 FT.
HOUSE: 7.5 FT.
CORNER: 20 FT.
25' FRONT SETBACK
(SEE PLAN FOR MODIFIED SETBACKS)
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K (OR 1" HDPE)
SEWER: 4" PVC SCH. 40
CURB STOP TO BE PLACED 10' BEYOND R/W
0 25 50 100
(IN FEET)
BENCHMARK
1. Anoka County Benchmark No. 2006 – Elevation 897.58 ft. (NAVD 88)
2. Anoka County Benchmark No. 2008 – Elevation 908.04 ft. (NAVD 88)
LEXINGTON AVENUE NE (C.S.A.H. 17)
ERSKIN STREET NE
FRAIZER STREET NE
125TH AVENUE NE (C.S.A.H 14)
EXINGTON WOODS
EX. POND
BORROW AREA
WETLAND
OUTLOT A
OUTLOT B
POND
INFILTRATION BASIN
ANOKA COUNTY DITCH #53-62 (BRANCH 1)
OUTLET CONTROL STRUCTURE
MAINTENANCE ACCESS
RETAINING WALL
SAWCUT, MILL AND REMOVE & DISPOSE OF EXISTING BITUMINOUS AS REQUIRED FOR SANITARY SEWER INSTALLATION. PATCH WITH SIMILAR SECTION.
PROTECT CONCRETE CURB & GUTTER
CORE DRILL & CONNECT TO EXISTING MANHOLE W/ WATER TIGHT SEAL. REFORM INVERT AS REQUIRED. IE 893.80 (FIELD VERIFY)
CORE DRILL & CONNECT TO EXISTING MANHOLE W/ WATER TIGHT SEAL. REFORM INVERT AS REQUIRED. IE 892.50 (FIELD VERIFY)
REMOVE & SALVAGE TEMPORARY HYDRANT AND CONNECT TO EXISTING 8" PVC WM W/ 8" G.V. & BOX
MATCH EXISTING CONCRETE SIDEWALK
RE 905.65 IE 893.96 IE 893.86
RE 906.45 IE 895.47 IE 895.37
RE 904.30 IE 894.85
RE 905.85 IE 896.97 IE 896.87
RE 906.29 IE 897.35 IE 897.25
RE 905.48 IE 898.25
8" PVC SAN SWR
8" PVC WM
STORM SEWER
RAIN GAURDIAN
R5-1a SIGN (WRONG WAY)
R5-1 SIGN (DO NOT ENTER)
MATCH EX. ROAD STRIPE
R3-1 SIGN (NO RIGHT TURN)
INSTALL SIGN IN CONCRETE MEDIAN
R6-1R SIGN (ONE WAY)
ROADWAY RESTRICTED TO RIGHT-OUT ACCESS ONLY.
10:1 TAPER
CARLSON McCAIN
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota
Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/1/24 License #: 25063
Drawn: GJS
Designed: BJK
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Revisions:
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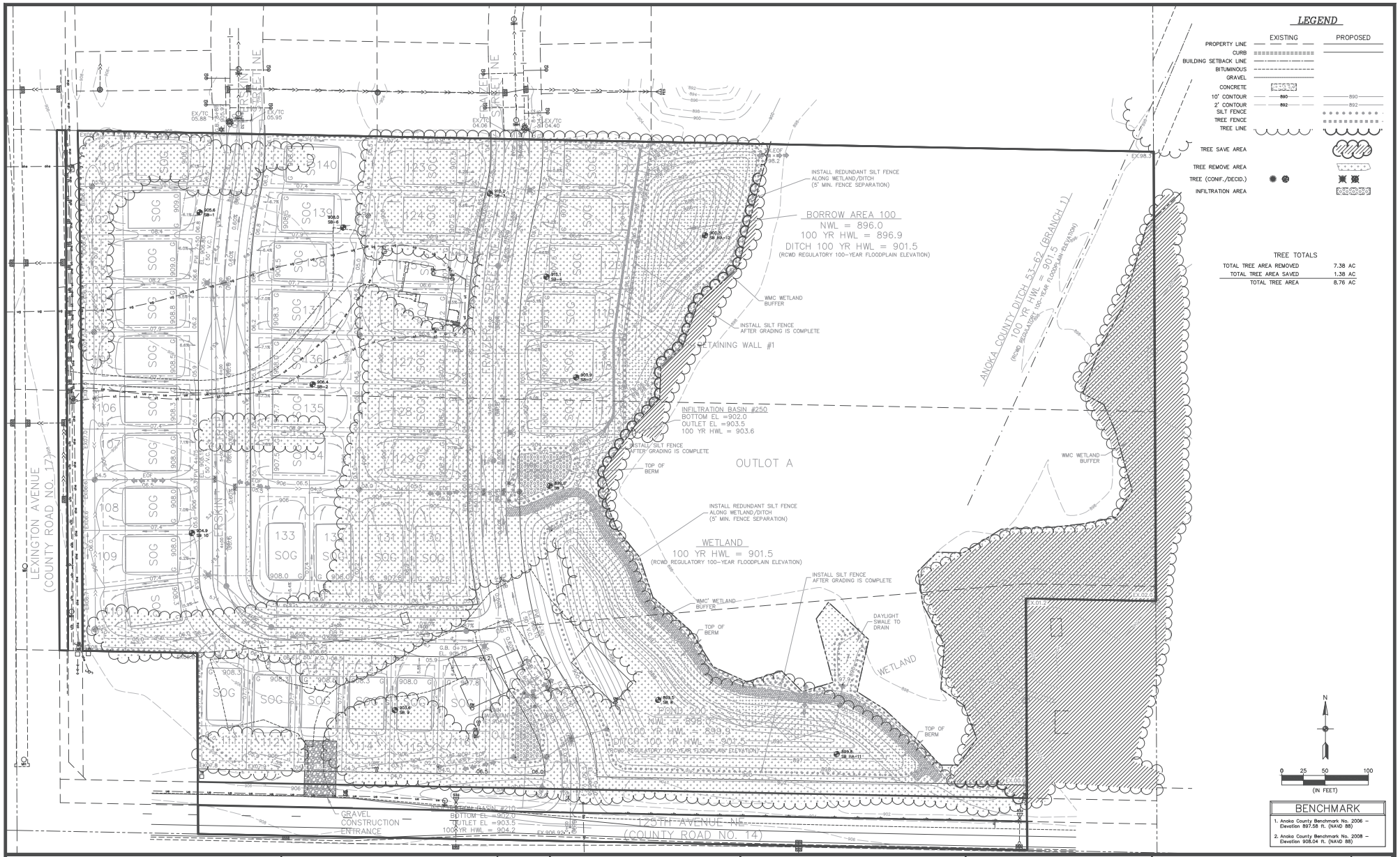
CAPITAL TRUST DEVELOPMENT, LLC
17746 Old Excelsior Blvd
Minnetonka, MN 55345
CRISPIN COVE
Blaine, Minnesota
PRELIMINARY SITE & UTILITY PLAN
5 of 8
#9861_01



CARLSON McCAIN

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/1/24 License #: 25063

Drawn: GJS
Designed: BJK
Date: 3/1/24

Revisions:
1.

CAPITAL TRUST DEVELOPMENT, LLC
17746 Old Excelsior Blvd
Minnetonka, MN 55345

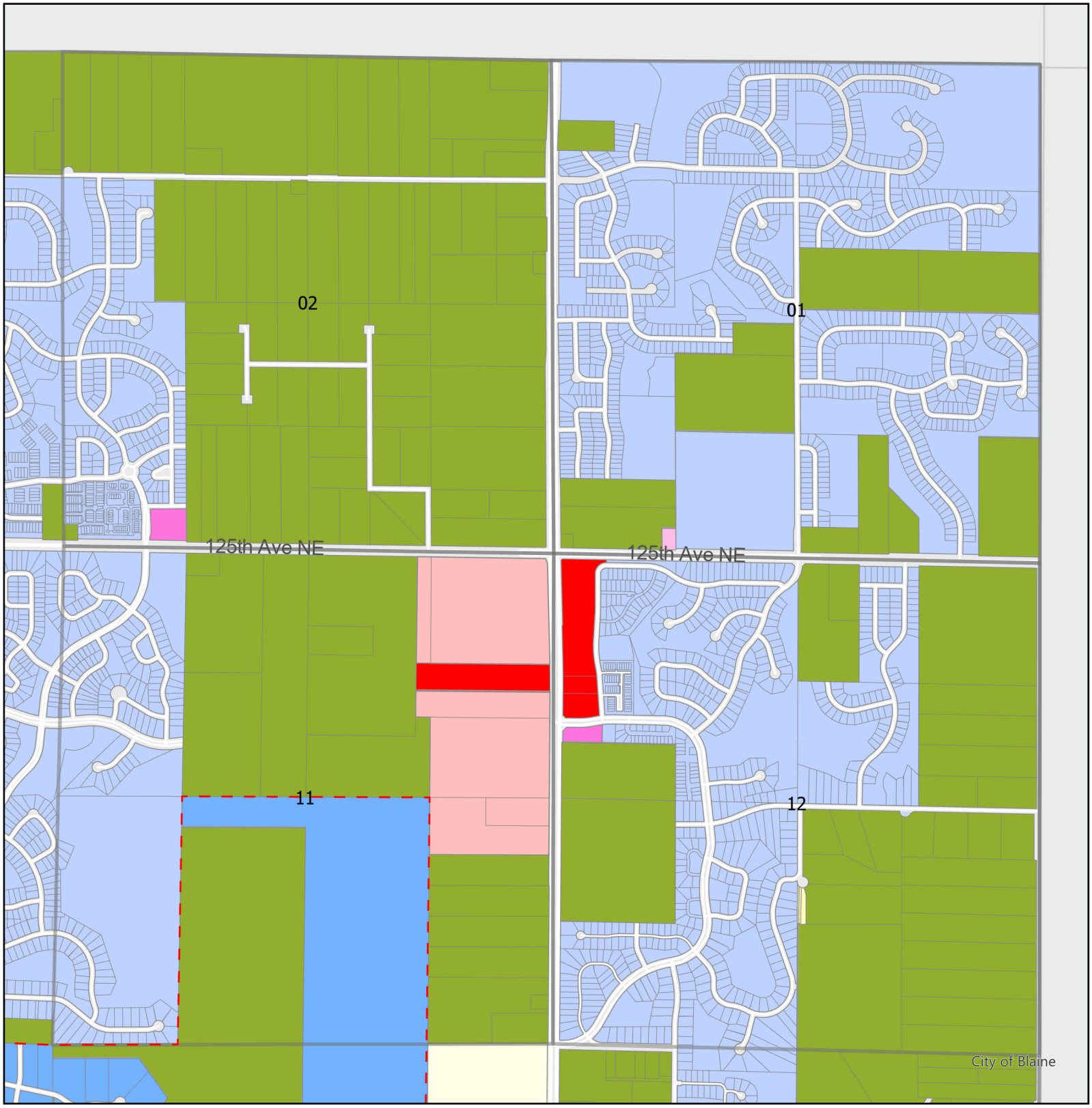
CRISPIN COVE
Blaine, Minnesota

TREE PRESERVATION PLAN

T1 of T1

#9861_01

Zoning Map



- MUSA
- B-1 - Neighborhood Commercial
- B-2 - Community Commercial
- B-5 - Town Commercial
- DF - Development Flex
- FR - Farm Residence
- PBD - Planned Business District
- R-1 - Single Family
- R-1A - Single Family
- RF - Residential Flex

Crispin Cove

Crispin Cove will consist of 40 single family homes designed and built by Pulte Homes. With significant experience and commitment to the community of Blaine Pulte Homes will provide a variety of housing opportunities for a broad demographic group for the local market.

Single Family Homes

The single-family homes will consist primarily of two-story homes ranging in size from approximately 1,500 square feet to 2,100 square feet. The architecture will provide a diversity of design options that blend cohesively with the existing environment. Home prices will start in the $400,000's.

Architectural Design

Pulte Homes assists each customer in selecting and designing a home that fits their particular needs. Individual homeowners have the ability to choose from a wide variety of plans, exterior materials, architectural features, and landscape designs. This process creates variety and interest in the architecture of the neighborhood to ensure diversity in aesthetic and liveability.

Connections and Amenities

Through the incorporation of sidewalks and green space connections to the existing wetlands the land plan and site development provide walkability and community gather through the relationship with the adjacent neighborhoods. Ease of bike and trail use and ability to connect to many locations provides a desirable neighborhood feel within the City of Blaine.

Compatibility

As a single family development Crispin Cove will be an extension of existing adjacent single family homes and development. This project is compatible with the City of Blaine Land Use Plan and Comprehensive plan and currently has access to City infrastructure without any undue burden to services or utilities. Through thoughtful land planning every effort has been made to preserve and protect the existing environment and adjacent wetlands. There will be no wetland impacts proposed to complete this project.

Crispin Cove is a small project that will provide unique homebuying opportunities that are needed throughout the broader market. With the experience and commitment of this team we look forward to bringing this project to Blaine.

From: Mitchell Macbeth
To: Patricia Robinson
Subject: Crispin Cove Proposal
Date: Monday, April 1, 2024 8:41:32 AM

Good morning! My name is Mitchell Macbeth. I currently live on 12654 Erskin St NE. We have seen that the Crispin Cove proposal is being presented. I have a few quick questions.

1. Is it safe to assume that the privately owned land that is next to my property has been acquired?
2. How soon would this project potentially begin?
3. There is a row of trees next to my property that separates my property and the privately owned land I was referencing in #1. Will they remain? That was part of the appeal of us purchasing our home.
4. Will the proposed vinyl fence go up to Lexington Woods' privacy fence that is already along the length of Lexington?

Thank you so much for your time and I hope you have a great week!

From: Nick Karnuth
To: Planning
Subject: Written Comments for Case PC24-0020
Date: Wednesday, April 3, 2024 10:20:06 AM

Hello,

I'm concerned with the proposed development leveling out the dense forest in the proposed development area. There is hawks, birds, squirrels, and occasionally deer that call this forest home. This proposal, if approved, would be devastating to the surrounding wildlife. I hope the committee will take this into consideration.

Sincerely,
Nicholas Karnuth

From:	Cathy Sorensen
To:	Michelle Wolfe; Tom Loonan; Sheila Sellman; Patricia Robinson
Subject:	FW: Letter of Concern Regarding Eagles and Development
Date:	Monday, May 20, 2024 7:22:32 PM
Attachments:	Outlook-HSUS-logo-.png Outlook-facebook-i.png Outlook-twitter-ic.png Outlook-blog-icon-.png

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From: Aaron Zellhoefer <azellhoefer@humanesociety.org>
Sent: Monday, May 20, 2024 6:37 PM
To: CityCouncil <CityCouncil@blainemn.gov>; PublicComment <publiccomment@blainemn.gov>; Tim Sanders <tsanders@blainemn.gov>; Tom Newland <tnewland@blainemn.gov>; Lori Saroya <lsaroya@blainemn.gov>; Leslie Larson <leslielarson@blainemn.gov>; Terra Fleming <tfleming@blainemn.gov>; Chris Massoglia <cmassoglia@blainemn.gov>; Jess Robertson <jrobertson@blainemn.gov>
Cc: John Griffin <jgriffin@humanesociety.org>
Subject: Letter of Concern Regarding Eagles and Development

citycouncil@blainemn.gov
publiccomment@blainemn.gov
Mayor Tim Sanders
tsanders@blainemn.gov
Council Member Tom Newland
tnewland@blainemn.gov
Council Member Lori Saroya
lsaroya@blainemn.gov
Jess Robertson
jrobertson@blainemn.gov
Leslie Larson
leslielarson@blainemn.gov
Terra Fleming
tfleming@blainemn.gov
Chris Massoglia
cmassoglia@blainemn.gov

City Council Chambers

Blaine City Hall

10801 Town Square Drive NE

Blaine, MN 55449

Dear Mayor and City Council Members,

We write to express opposition to a hurried approval of the Resolution Granting Preliminary Plat Approval to Subdivide 21.52 Acres into 40 single family lots and two outlets to be known as Crispin Cove at 4255 125th Avenue and 12581 Lexington Avenue NE. Capital Trust Investment LLC (Case File No. 24-0020/SLK). At tonight's meeting you will be voting

on possible approval of this resolution.

We are all aware of the extraordinary efforts undertaken in the 1960's by the many people and agencies who worked to bring back eagle populations from the brink in Minnesota. Those agencies include the MNDNR USFWS, USFS, the Raptor Center, the University of MN and the University of St Cloud. It is a successful conservation story that demonstrates how determined action coupled with robust protections can bring a species back from near extirpation after significant neglect and mismanagment.

It is critical to maintain nesting habitat for eagles so that we continue to see population growth and, importantly, to comply with the regulatory frameworks like the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act that help ensure their recovery.

In the face of constituent concerns and perceptions related to sightings of eagle activity and potential nesting within this parcel we think a thorough and publicly available accounting that includes a detailed description of how it was verified that no nests exist on this site is crucial to consider before ruling takes place. It is important to satisfy community concerns as well as regulatory requirements that there are no eagles nesting on property currently as well as that there are no nests from previous nesting activity in the past as bald eagles exhibit high nest site fidelity and nesting territories are often used year after year.

We oppose a process that does not address constituent concerns and more fully detail how nesting activity was ruled out and as such we strongly encourage the city to pause this process and require a more robust evaluation of eagle nesting presence that will satisfy all stakeholders.

We thank you for the consideration of our concern.

Sincerely,

Aaron Zellhoefer, State Director MN Humane Society of the United States

John Griffin, Senior Director, Urban Wildlife Programs for the Humane Society of the United States

Aaron J Zellhoefer

Minnesota State Director, State Affairs

Pronouns: he/him/his

azellhoefer@humanesociety.org

P 612-910-6241

humanesociety.org

THE HUMANE SOCIETY OF THE UNITED STATES

The Humane Society of the United States is the nation's most effective animal protection organization, fighting for all animals for more than 60 years. To support our work, please make a monthly donation, give in another way or volunteer.

CTD

Capital Trust Development

May 28, 2024

Mayor Sanders, Councilmember Newland, Councilmember Saroya, Councilmember Robertson, Councilmember Larson, Councilmember Fleming and Councilmember Massoglia

We appreciate the opportunity to review our proposed Crispin Cove project. We wanted to take the time to briefly highlight the important aspects of the site and the process and commitment the team has taken to making this a successful project.

This site was initially brought to the Blaine City Council in a Council Workshop as a High Density Multi Family Project. In discussion and review the consensus and direction from the City Council was to consider a lower density use that fits into the natural environment and is cohesive with the adjacent single family Lexington Woods project.

After working with the City of Blaine Staff, Carlson McCain Engineers and Kjolhaug Environmental Services we are presenting a Single Family Low Density project that provides continuity of use with the adjacent project, enhanced architectural building elements, additional traffic connections and importantly not impacting 48.7 % of the site for open space while preserving high quality Tamarack wetlands with no wetland impacts or mitigation.

Site Elements:

Gross Acres: 21.52 Acres

Proposed Lot Areas: 7.07 Acres (32.8%)

Total City R.O.W. Area: 3.99 Acres (18.5 %)

Total Preserved Wetland /Open Space Area : 10.46 Acres (48.7 %)

Guiding/Zoning:

Current City of Blaine Comprehensive Land Use plan:

LDR with a density requirement of a minimum of 2.5 d.u/acre to 6.0 d.u/acre

Proposed Site Plan : DF – similar zoning as adjacent parcels

40 units = 1.86 d.u/gross acre 3.62 d.u/net acre

Alternative R1 Plan :

2.26 d.u/acre – does not meet minimum land use requirements of 2.5 d.u/acre for review and approval without additional units that would require open space removal and significant wetland impacts and mitigation

CTD

Capital Trust Development

Lot Information:

Average lot size: 7,703 sf

Average lot width: 2,311.8 lineal feet / 40 = 57.79 feet

Architecture:

Pulte Homes is proposing single family homes with added architectural enhancements including a mix of horizontal and vertical siding with multiple colors, enlarged window trim details, and a variety of stone options for the front façade. In addition to the architectural features on the public street side the homes backing up to Lexington Road will have vertical and horizontal siding features and larger trim details to enhance the architectural aesthetic along this arterial road.

Public Utilities:

The site has sufficient municipal water and sewer service to accommodate 40 single family homes.

We appreciate the time and consideration of our project and look for your support to continue the opportunity to work in the City of Blaine.

Respectfully submitted,

Cory Lepper and Randy Bromley

City of Blaine
Planning Commission

April 9, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, April 9, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth, Gorzycki, Halpern, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Homan.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

4. Public Hearing

4.5. 2024-771 Case File No. 24-0020 // Crispin Cove (Capital Trust Investment LLC) // 4255 125th Avenue NE
The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Development Flex (DF).
2. Preliminary plat to subdivide 21.52 acres into 40 single family lots and two outlots to be known as Crispin Cove.
3. Conditional use permit to allow for the construction of 40 single family lots in the Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0020 was opened at 8:26PM.

Cathy Wetmore, 4318 124th Lane NE, asked if there was a way to complete this project without disturbing the trees along 125th Avenue. She explained she did not want the eagles nesting in the trees to be disturbed.

Mitchell MacBeth, 12654 Erskin Street NE, stated he emailed several questions to city staff. He reported he was new to the neighborhood. He indicated Lexington Avenue was a very busy road and noted his home backs up to this roadway. He discussed how adding additional units would further compound the traffic concerns along Lexington Avenue. He supported Ms. Witmore's request and asked that the trees along 125th Avenue be saved. He questioned if the vinyl fence would connect to the Lexington Woods vinyl fence. He asked how the emergency vehicle roundabout that cuts into his property would be addressed with the addition of Erskin.

Dan Wetmore, 4318 124th Lane NE, stated he was concerned with the fact Fraizer Street would be coming onto 125th. He questioned if the neighbors would have to bring this concern to Anoka County.

The public hearing was closed at 8:31PM.

Aaron Briske, engineer on the project, introduced himself to the commission. He explained the fence would be located just outside of the county right of way and would go up to the existing fence.

Planner Kaye indicated the intent would be to connect the fences.

Chair Goracke requested the applicant speak to the issue of the trees.

Mr. Briske stated his intent would be to save as many trees as possible, but with the setbacks, he would not have much of a buffer. He indicated the east side of the property would have a buffer between the wetland and the school.

Commissioner Olson asked if all of the trees along 125th would be lost.

Mr. Briske commented within the limits of the grading plan, there were portions of the trees that would be saved.

Planner Kaye reported with the proposed grading plan, the trees along 125th and Lexington Avenue would be lost. She explained 119 trees would be replanted. She indicated on the east side of the property, trees would be preserved adjacent to the wetland.

Commissioner Halpern questioned if the vinyl fence would have the same look as the existing fence.

Planner Kaye reported the intent would be to have the new fence the same material and color.

Commissioner Olson requested further information regarding the access points.

Project Engineer Barnes reported because this project was adjacent to a county road, the access points were determined by the county. She stated originally the county wanted to deny access to 125th completely but would allow a right out only.

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0020A a rezoning from Farm Residential (FR) to Development Flex (DF) with the following rationale:

<u>Case 24-0020A:</u>

1. **The Development Flex (DF) zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent developments. The standards will create quality homes with a desired range in appearance, style, density, and construction value and market appeal.**
2. **Development Flex is consistent with the land use designation Low Density Residential (LDR).**
3. **The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.**

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0020B a preliminary to subdivide 21.52 acres into 40 single family lots and two outlots to be known as Crispin Cove with the following conditions:

<u>Case 24-0020B:</u>

1. **Park dedication is required for the 40 new lots being constructed at the rate of $4,894 per unit, for a total park dedication fee of $195,760 if paid in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.**
2. **The developer is responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer District 7 is $7,451.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 9.5 acres of upland for a total sewer area charge of $70,784.50.**
3. **Plans and specifications must be approved by the City prior to the start of construction.**
4. **An Anoka County right-of-way permit is required prior to the start of any site work.**
5. **A Rice Creek Watershed District (RCWD) permit is required prior to city approval of construction plans and specifications.**
6. **All development signage by separate review.**
7. **All existing structure removals require demolition permits. All wells and septic systems shall be properly abandoned per all local and state requirements.**
8. **The developer must meet the City's tree preservation requirements by planting 59 replacement trees for the 7.38 disturbed acres. This is part of the overall**

landscape plan that includes 119 trees being planted.

9. **Each lot in the development will be required to have the standard two trees per lot (one front yard and one rear yard) with an additional tree on corner lots. The landscape plan also includes an extensive screening effort along Lexington Avenue and 125th Avenue. This landscaping will also help to meet tree preservation requirements. All trees to be a minimum of 2.5 inch caliper for overstory or 6 feet in height for conifers.**
10. **Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.**
11. **Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.**
12. **The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.**
13. **Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.**
14. **A protective buffer strip of natural vegetation, at least 15-feet in width (25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in easement.**
15. **The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.**
16. **The developer has the responsibility for constructing 125th Avenue NE improvements associated with this development per Anoka County plat review comments.**
17. **All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width.**
18. **All streets will follow the Anoka County street name grid system.**
19. **Sidewalks and/or trails are required on all streets and location will be determined in the plan review process.**
20. **Street lights shall be installed in the manner, location and type prescribed by the City Engineer. The Developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the Developer, will be required to be maintained by the Homeowners Association.**
21. **Hydrant locations must be reviewed and approved by the Fire Department.**
22. **Water and Sanitary Sewer Availability Charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.**
23. **As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.**
24. **Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the**

development of this plat.

25. **A 6-foot maintenance free fence, tan/light beige to match the fence in Lexington Woods must be provided along the west side of the lots on Lexington Avenue and south side of the lots on 125th Avenue. A site plan with fence details is required prior to mylars being released for recording with Anoka County.**
26. **The Developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.**
27. **The Developer to require the Homeowners Association to maintain the six-foot fence along the west side of the lots along Lexington Avenue and 125th Avenue. If/when the fence needs replacement, the entire fence must be consistent in style regardless of whether lots are under the same ownership or controlled by an HOA.**

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0020C a conditional use permit to allow for the construction of 40 single family lots in the Development Flex (DF) zoning district with the following conditions:

<u>Case 24-0020C:</u>

Single Family - DF Development Standards

<u>Permitted Uses</u>

1. Single-family detached dwellings.
2. Group family daycare.

<u>Accessory Uses</u>

1. Private garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

<u>Conditional Uses</u>

1. Home occupations listed as Conditional Uses in Section 33.10.

<u>Standards</u>

1. **Front yard setback - 25 feet**
2. **Side yard setback - 7.5 feet for house and 7.5 feet for garage**
3. **Corner side yard setback - 20 feet**
4. **Rear yard setbacks:**
    a. **25 feet**
    b. **50 feet (Lexington Avenue and 125th Avenue lots)**

5. **Maximum building height - 2 1/2 stories or 35 feet.**
6. **It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted. One detached accessory storage building below 120 square feet is permitted provided it meets 5-foot side and rear yard setbacks and is located within the rear yard.**
7. **The minimum finished floor area above grade for all homes shall be 1,500 square feet.**
8. **All homes shall have a minimum depth and width of 24 feet.**
9. **All homes to incorporate multiple gables or varied roof lines and articulation of the front façade.**
10. **Driveways shall not be constructed closer than three feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other city-approved material that is consistent in durability and quality.**
11. **It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4-inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4-inches of black dirt if underground irrigation is installed with the home.**
12. **Each lot in the development will be required to have the standard two trees per lot (one front yard and one rear yard) with an additional tree on corner lots. Trees must be a minimum of 2.5 inch caliper for overstory or 6 feet in height for conifers. The landscape plan also to include an extensive screening effort along Lexington Avenue and 125th Avenue. This landscaping will also help to meet tree preservation requirements.**
13. **A 6-foot maintenance free fence, tan/light beige to match the fence in Lexington Woods must be provided along the west side of the lots on Lexington Avenue and south side of the lots on 125th Avenue.**

Motion seconded by Commissioner Gorzycki. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the May 6, 2024 city council meeting.

City of Blaine
Staff Report

File Number: RES 24-90

Agenda Date	Status
June 3, 2024	
In Control	**File Type**
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.3

Resolution Granting a Conditional Use Permit to Allow for the Construction of 40 Single Family Lots in the Development Flex (DF) Zoning District at 4255 125th Avenue NE and 12581 Lexington Avenue NE. Crispin Cove (Capital Trust Investment LLC). (Case File No. 24-0020/SLK)

Executive Summary

The City Council considered the rezoning, preliminary plat and conditional use permit on May 20, 2024. At the request of the applicant, the Council voted to table the request until June 3, 2024. The applicant is requesting a conditional use permit to allow the development of 40 single-family homes.

Background

Planning Commission Public Hearing	04/09/24
City Council (Conditional Use Permit) - Tabled	05/20/24
City Council (Conditional Use Permit)	06/03/24
Action Deadline (60 Days)	05/11/24
Action Deadline (City Extended - 60 Days)	07/10/24

Staff report prepared by Shawn Kaye, Planner, and Teresa Barnes, Project Engineer

Background

The City Council considered the rezoning, preliminary plat and conditional use permit on May 20, 2024. The Council expressed concerns with the smaller lots proposed and indicated they would like to see this property rezoned to Single Family Residential (R-1). The Council voted to table the request until June 3, 2024, at the request of the applicant. City staff met with the applicant on May 23 regarding council comments on changing the zoning to R-1. The applicant does not propose to change the plan, and has submitted a written response. In addition to the written response, the applicant provided revised elevations which are attached.

Zoning
The subject site is zoned Farm Residential (FR) and the applicant is requesting a rezoning to Development Flex (DF).

Land Use Designation
The land use is Low Density Residential (LDR) which allows for 2.5 to 6 units per acre. The proposed subdivision meets that density requirement with 3.25 units per acre.

Surrounding Zoning and Uses
The subject site is surrounded by DF zoned property to the north with single family homes present and Sunrise Elementary school to the east. Lexington Avenue is located on the west and 125th Avenue is on the south.

Existing Conditions
The two existing parcels have two single family homes that will be removed as a part of the development.

History
There are no previous approvals on this property.

Evaluation of Request
Plat
The preliminary plat creates 40 single family lots and two outlots for ponding and wetlands. The DF zoning district does not have minimum lot sizes. The narrowest lot width is 53 feet (one lot) with most lots being 55 feet wide.

As proposed, the lot sizes are as follows:

- Single family lots range from 6,728 s.f to 11,549 s.f.
- Outlot A (ponding and wetland): 10.34 acres
- Outlot B: .12 acres (5,197 s.f.)

Architecture
The proposed single family homes will have varying roof styles and exterior treatments. Vinyl/metal siding can be utilized on all elevations, which is proposed. No materials requirements are proposed.

Setbacks
The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP.

The setbacks are as follows:

- Front yard setback - 25 feet
- Side yard setback - 7.5 feet for house and 7.5 feet for garage.
- Corner side yard setback - 20 feet.
- Rear yard setback - 25 feet, 50 feet (rear yard of Lexington Avenue and 125th Avenue lots)

Landscaping
The standard landscaping requirements are proposed, which are three trees on corner lots and two trees on all other lots. The landscape plan also includes extensive plantings and a 6-foot vinyl fence adjacent to Lexington Avenue and 125th Avenue.

Tree Preservation
Approximately 7.38 acres of trees will be disturbed during construction and the City's tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 59 trees would be required for tree replacement purposes. The developer has proposed a total of 119 trees within this development. The tree preservation replacement requirement has been met.

Park Dedication
Park dedication will be required for the 40 new lots being constructed at the rate of $4,894 per unit (2024 rate), for a total park dedication fee of $195,760 if paid in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

Grading/Storm Drainage
The developer is proposing to grade the entire site as shown on the Rice Creek Watershed District (RCWD) and city approved grading, drainage, erosion protection and sediment control plans prepared by the Developer's Engineer. The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

The developer will also need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for City review and approval.

The grading plan shall provide greater detail on protecting existing trees and providing additional information on adjacent property.

For each lot a house is proposed to be constructed on, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities
The developer will be responsible for Trunk Sanitary Sewer Area Charges (SAC). These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer District 7 is $7,451 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 9.5 acres of upland for a total sewer area charge of $70,784.50.

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit

at the rate established at the time the building permit is issued.

Hydrant locations must be reviewed and approved by the Fire Department.

Wetlands/Watershed/FEMA

The plat will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred) and shall surround all wetlands. This buffer strip shall be placed in easement.

The developer will need to submit the project to Rice Creek Watershed District (RCWD). Review, approval and permits are required prior to city plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA (as necessary) to receive final documents, to provide those documents to the homeowners, and to record these on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails

The development is proposing to gain/provide access from a connection to 125th Avenue NE/Main Street NE. As this is a county road, should the county approve the access point, the developer will need to construct as outlined in the development review of Anoka County's plat review comments.

All local roads shall be constructed to 29-feet back-to-back of width and will be extended from the existing stub ends of Erskin Street NE and Fraizer Street NE at the north property line. This development will be required to complete the street connections and remove the existing temporary turn-arounds.

Six-foot concrete sidewalks are required to be constructed on one side of all local streets. Location to be determined in the plan review process.

As part of the street design, the development will be required to provide street lights installed in the manner, location and type prescribed by the city engineer. The developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of the lights that are installed that reflect the normal and typical lighting requirements by the City.

Easements/Right-of-way/Permits

The developer will need to obtain all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

All local public streets require dedication of 60 feet of right-of-way.

The Developer is to provide access for inspection and maintenance of storm water management infrastructure. This maintenance access shall be a minimum of 10-feet wide and allow for vehicular

access. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.

Conditional Use Permit

A city exercises "quasi-judicial" authority when considering a CUP application. This means the city's role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards

Section 27.04 Criteria for granting conditional use permits:
The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. (Ord. No. 20-2447, 7-20-2020)

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
    - The proposed subdivision is consistent with the development to the north, and is guided LDR which allows up to 6 units per acre and will not create excessive burden on public facilities or utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
    - The architectural standards listed in the proposed conditions will ensure the use is compatible with neighboring properties and the intent of the DF zoning district.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
    - The architectural standards listed in the proposed conditions will ensure the use is compatible with neighboring properties and the intent of the DF zoning district.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
    - The use is consistent with the purpose of the district to allow for flexible residential development.
6. The use shall not be in conflict with the comprehensive plan of the City.
    - The use is consistent with the LDR land use.
7. The use will not cause traffic hazard or congestion.
    - The proposed use will not generate any additional traffic hazard or congestion.
8. The use shall have adequate utilities, access roads, drainage, and necessary facilities.
    - The existing structure is served with the required utility services, adequate roadway infrastructure and necessary drainage facilities to service the proposed uses.

Attachment List:
Zoning and Location Map
Existing Conditions
Preliminary Plat
Landscape Plan
Grading Plan

Utility Plan
Tree Preservation Plan
Zoning Map
House Plans
Narrative
Public Comments
Unapproved Planning Commission Minutes 4/9/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the rezoning. There were comments from residents related to tree removal, fence location along Lexington Avenue, speeding, an eagle's nest, and the access on the south to 125th Avenue. Engineering staff and the applicant's engineer walked the site on April 12. It was verified that while the eagles might be roosting occasionally within the trees, there are no eagle nests within the proposed development area.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.
4. Posted (sign) on the property with contact information for the Planning Department.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. CC Response
3. Revised Elevations
4. Unapproved PC Minutes 040924

City of Blaine

Signature Copy

Resolution: RES 24-90

Resolution Granting a Conditional Use Permit to Allow for the Construction of 40 Single Family Lots in the Development Flex (DF) Zoning District at 4255 125th Avenue NE and 12581 Lexington Avenue NE. Crispin Cove (Capital Trust Investment LLC). (Case File No. 24-0020/SLK)

WHEREAS, an application has been filed by Capital Trust Investment LLC as Conditional Use Permit Case File No. 24-0020 for Crispin Cove; and

WHEREAS, said case involves the property described as follows:

That part of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, described as follows: Beginning at the Northwest corner of the South 208.708 feet of said Southwest Quarter of the Southwest Quarter; thence South 68 degrees 36 minutes 00 seconds East assumed bearing, parallel with the South line of said Southwest Quarter of the Southwest Quarter distance of 208. 77 feet; thence North 85 degrees 29 minutes 47 seconds East 959.48 feet; thence South 88 degrees 36 minutes 00 seconds East 150.04 feet to the East line of said Southwest Quarter of the Southwest Quarter; thence South 0 degrees 00 minutes 28 seconds East along said East line to the Southeast corner of said Southwest Quarter of the Southwest Quarter; thence North 88 degrees 36 minutes 00 seconds West along the South line of said Southwest Quarter of the Southwest Quarter to the Southwest comer thereof; thence North along the West line of said Southwest Quarter of the Southwest Quarter to the point of beginning. Except the West 208. 708 feet, as measured to right angles to the West line thereof. Also except the South 290.40 feet of the East 150.00 feet, as measured at right angles to the South and East lines thereof, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

That part of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota, described as follows: Beginning at the Northwest corner of the South 208.708 feet of said Southwest Quarter of the Southwest Quarter; thence South 88 degrees 36 minutes 00 seconds East, assumed bearing, parallel with the South line of said Southwest Quarter of the Southwest Quarter a distance of 208.77 feet; thence North 85 degrees 29 minutes 47 seconds East 959.48 feet; thence South 88 degrees 36 minutes 00 seconds East 150.04 feet to the East line of said Southwest Quarter of the Southwest Quarter: thence North 0 degrees 00 minutes 28 seconds West along said East line to the Northeast corner of said Southwest Quarter of the Southwest Quarter; thence Westerly along the North line of said Southwest Quarter of the Southwest Quarter to the Northwest corner thereof; thence South along the West line of said Southwest Quarter of the Southwest Quarter to the point of beginning. Except the North 827.61 feet, as measured at right angles to the North line thereof.

Also except Parcels 14 and 14A, Anoka County Highway Right-of-Way Plat No. 81

AND

The South 300.00 feet of the North 827.61 feet, as measured at right angles to the North line of the Southwest Quarter of the Southwest Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota,

EXCEPT

Parcel(s) 13 and 13A, Anoka County Highway Right-of-Way Plat No. 81, according to the map or plat thereof on file and of record in the office of the Anoka County Recorder
(Abstract Property)

WHEREAS, the Blaine Planning Commission held a public hearing on April 9, 2024, and recommended approval regarding said Conditional Use Permit; and

WHEREAS, the Blaine City Council has reviewed said case on May 20 and June 3, 2024; and

WHEREAS, the criteria identified in Section 27.04 for granting a conditional use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Sections 29.110 and 27.04 of the Zoning Ordinance to allow for the construction of 40 single family lots in the Development Flex (DF) zoning district with the following conditions:

Single Family - DF Development Standards
Permitted Uses

1. Single-family detached dwellings.
2. Group family daycare.

Accessory Uses

1. Private garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

1. Home occupations listed as Conditional Uses in Section 33.10.

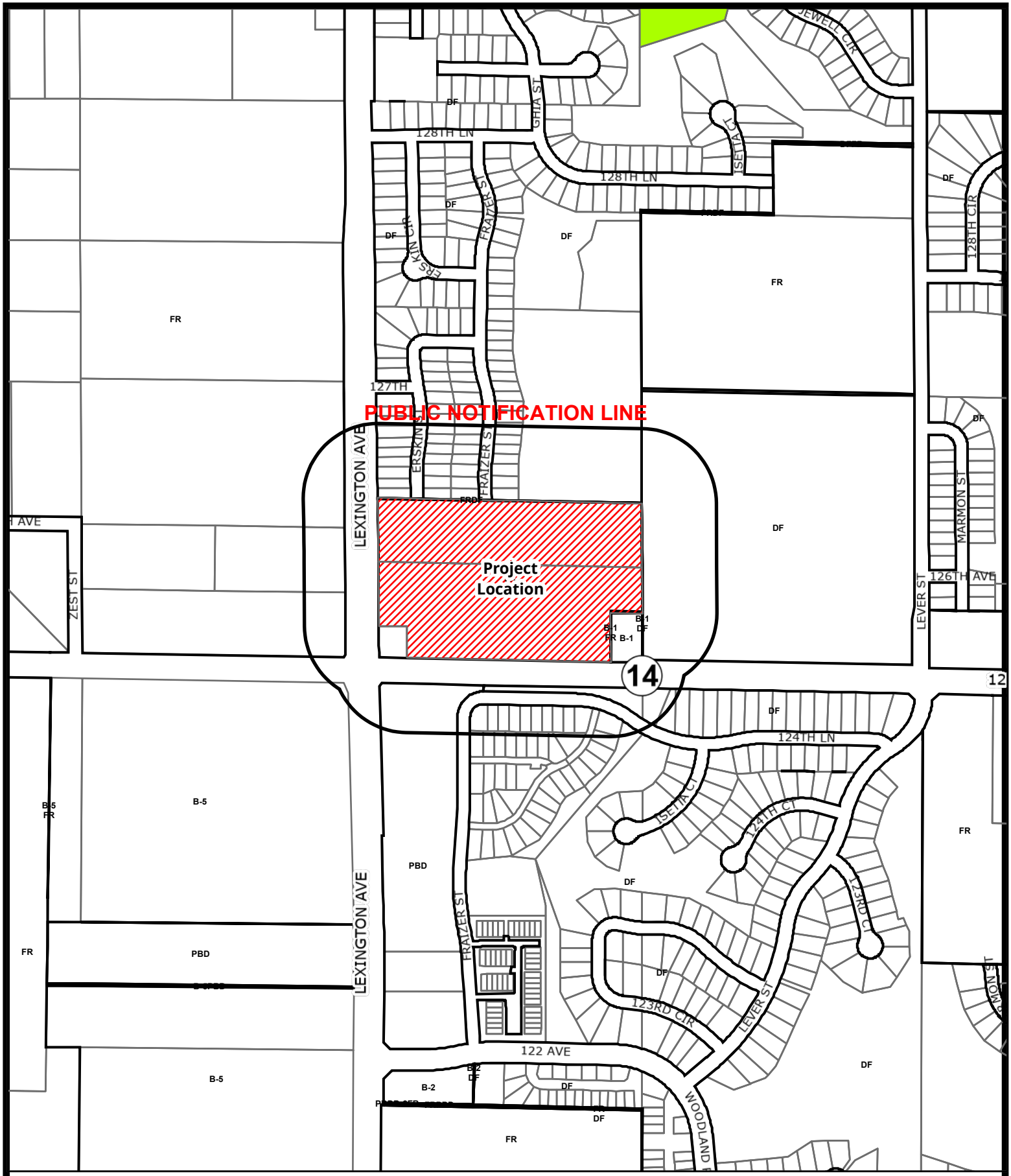
Standards

1. Front yard setback - 25 feet
2. Side yard setback - 7.5 feet for house and 7.5 feet for garage
3. Corner side yard setback - 20 feet

4. Rear yard setbacks:
    a. 25 feet
    b. 50 feet (Lexington Avenue and 125th Avenue lots)

5. Maximum building height - 2 1/2 stories or 35 feet.
6. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted. One detached accessory storage building below 120 square feet is permitted provided it meets 5-foot side and rear yard setbacks and is located within the rear yard.
7. The minimum finished floor area above grade for all homes shall be 1,500 square feet.
8. All homes shall have a minimum depth and width of 24 feet.
9. All homes to incorporate multiple gables or varied roof lines and articulation of the front façade. All homes must have architectural enhancements including a mix of horizontal and vertical siding with multiple colors, enlarged window trim details, and a variety of stone options for the front facade. In addition homes backing up to Lexington Ave will have vertical and horizontal siding features and larger trim details on the back of the home.
10. Driveways shall not be constructed closer than three feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other city-approved material that is consistent in durability and quality.
11. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4-inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4-inches of black dirt if underground irrigation is installed with the home.
12. Each lot in the development will be required to have the standard two trees per lot (one front yard and one rear yard) with an additional tree on corner lots. Trees must be a minimum of 2.5 inch caliper for overstory or 6 feet in height for conifers. The landscape plan also to include an extensive screening effort along Lexington Avenue and 125th Avenue. This landscaping will also help to meet tree preservation requirements.
13. A 6-foot maintenance free fence, tan/light beige to match the fence in Lexington Woods must be provided along the west side of the lots on Lexington Avenue and south side of the lots on 125th Avenue.
14. The average lot width for the development must be 60 feet.

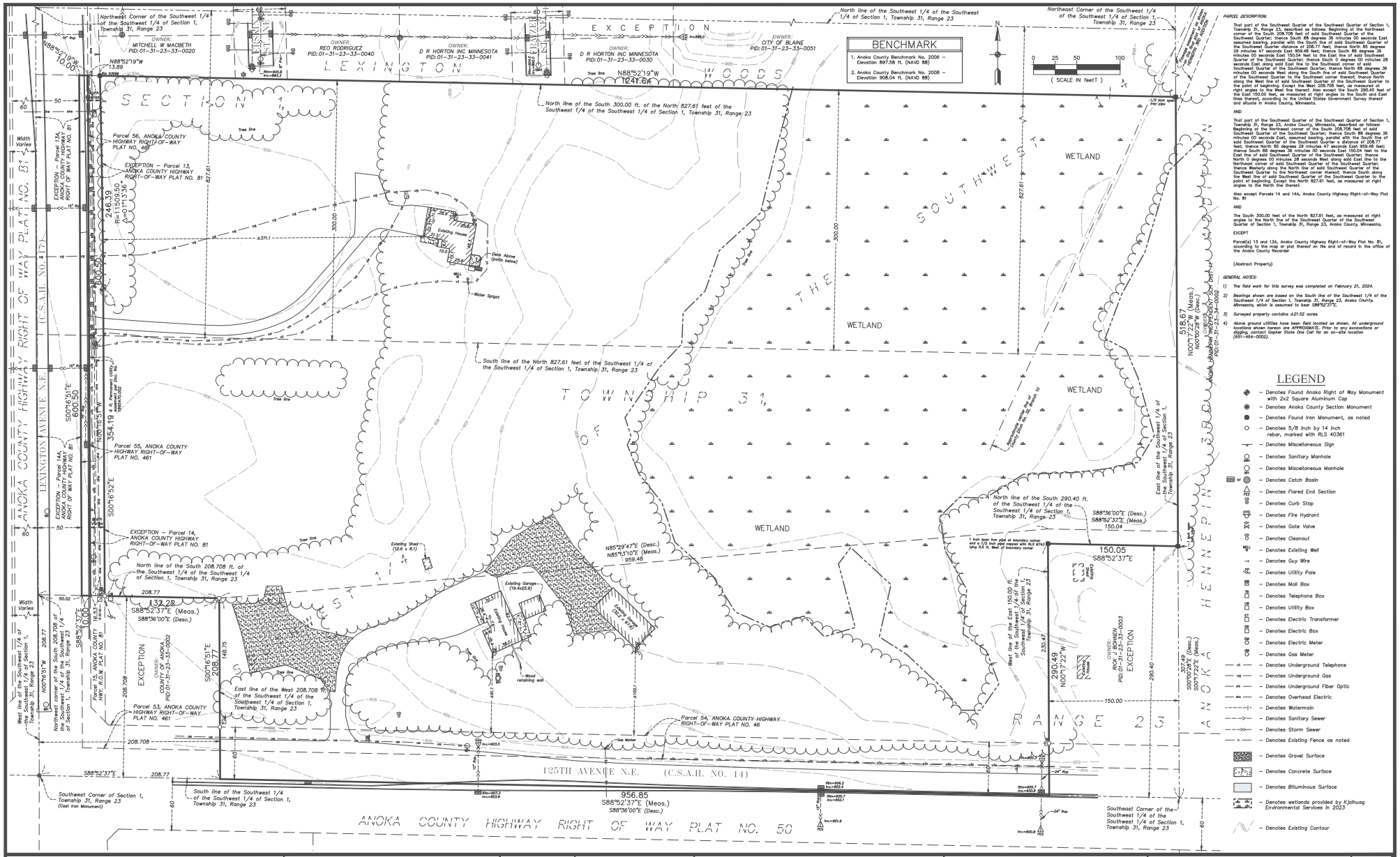
PASSED by the City Council of the City of Blaine this 3rd day of June, 2024



Case File No. 24-0020
Crispin Cove

BlaineMN.gov

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



CARLSON McCAIN
SURVEYING ENVIRONMENTAL
5500 WAYZATA BLVD STE 100
GOLDEN VALLEY, MN 55416
TEL 763.546.1938
FAX 763.546.1939
CARLSONMCCAIN.COM

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 3/01/24 License #: 40361

DRAWN BY: bjb
ISSUE DATE: 3/01/24
FILE NO: 2730

Revisions:

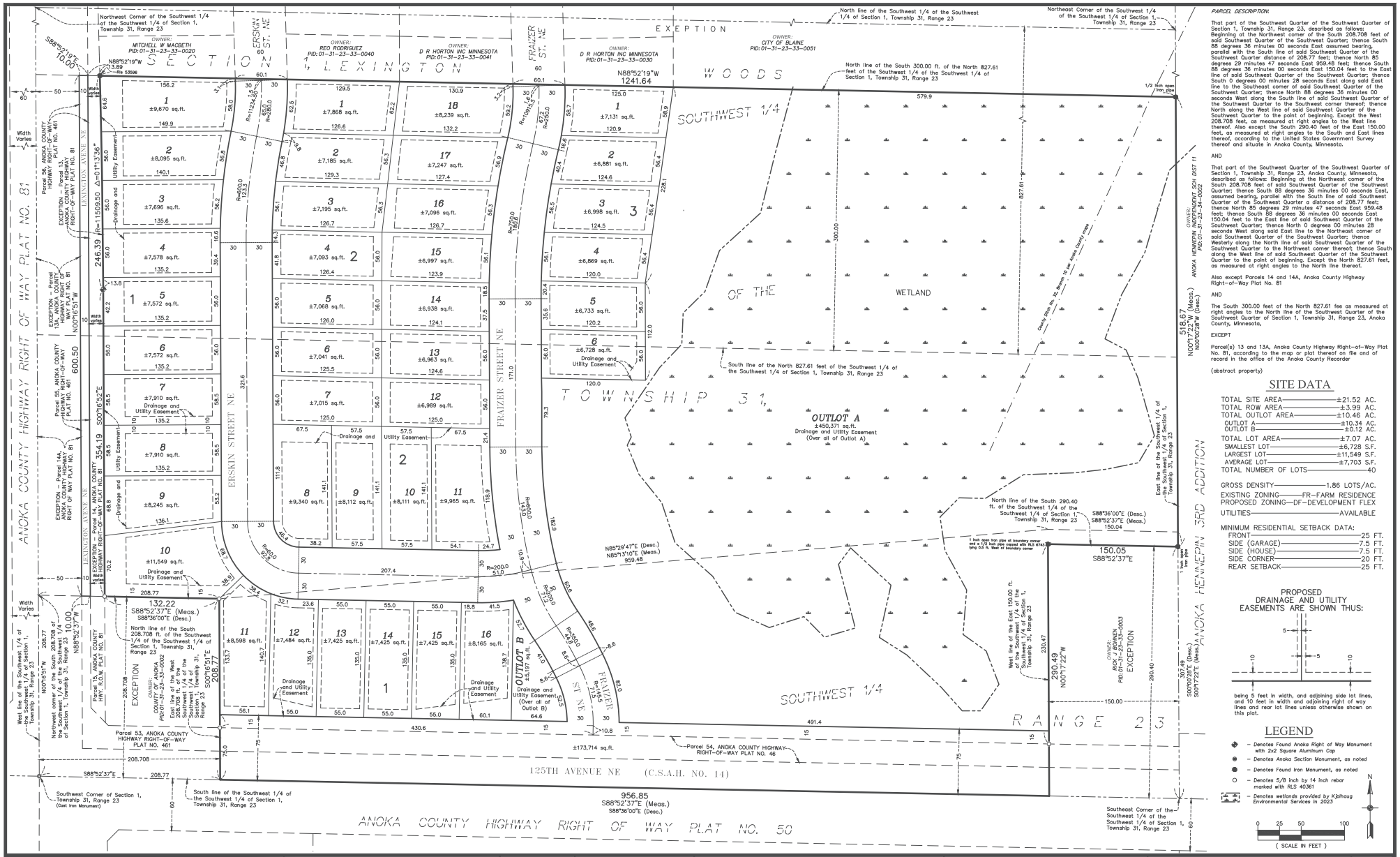
CAPITAL TRUST DEVELOPMENT, LLC
17746 Old Excelsior Blvd.
Minnetonka, MN 5 5345

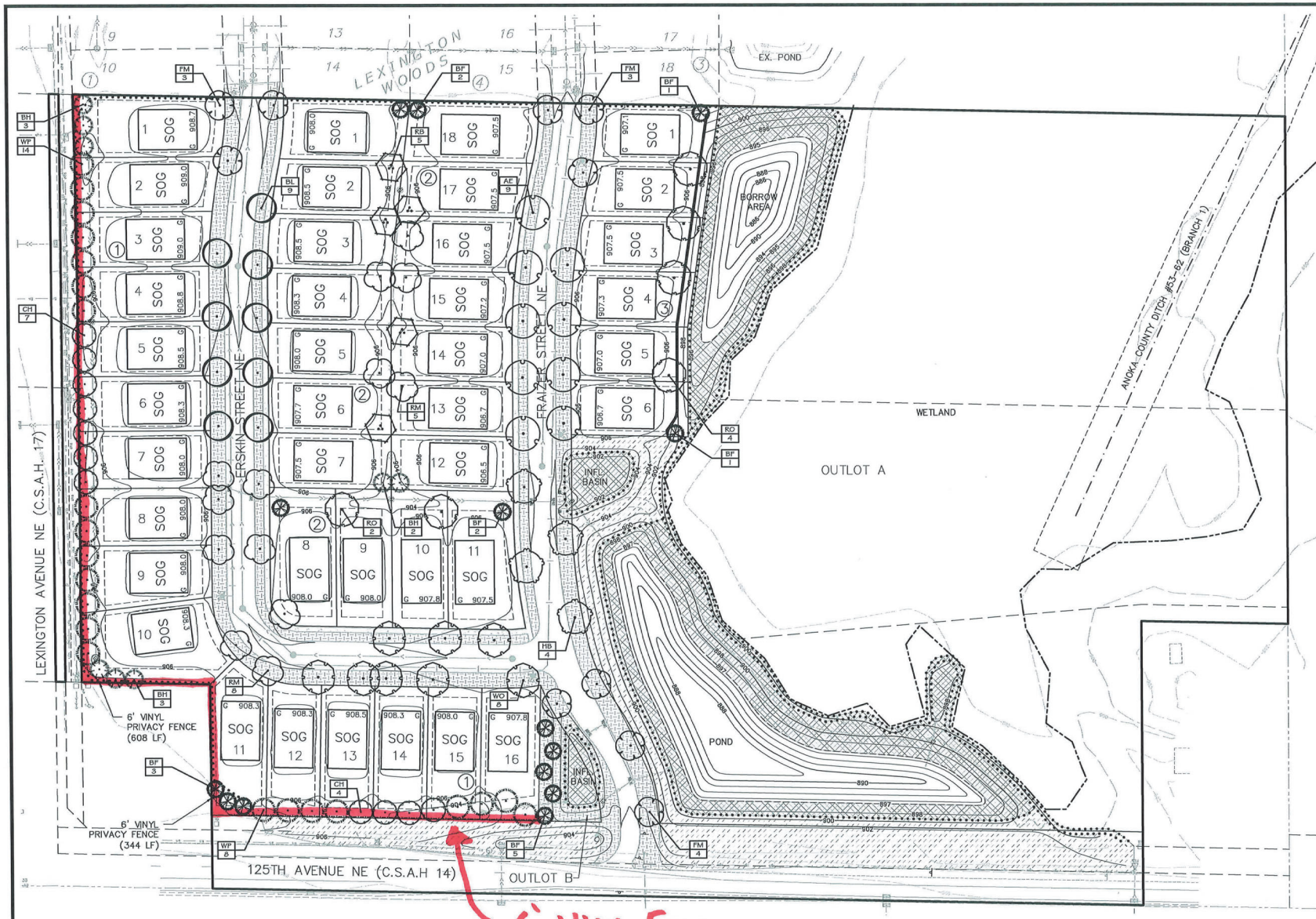
CRISPIN COVE
Blaine, Minnesota

EXISTING CONDITIONS

2 of 8

Plot Date: 03/06/24 | F:\jobs\9861 - 9880\9861-01 - Lexinwicher\cad CS\Survey\pre plat\9861-con.dwg


SECTION 1, LEXINGTON
TOWNSHIP 31, RANGE 23
EXCEPTION
WOODS
SOUTHWEST 1/4
OF THE
WETLAND
OUTLOT A
±450,371 sq.ft.
Drainage and Utility Easement
(Over all of Outlot A)
OUTLOT B
±5,197 sq.ft.
Drainage and Utility Easement
(Over all of Outlot B)
ERSKIN STREET NE
FRAZER STREET NE
LEXINGTON AVENUE NE
125TH AVENUE NE (C.S.A.H. NO. 14)
ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 81
ANOKA COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 50
ANOKA HENNEPIN 3RD ADDITION
N88°52'19"W
1241.64
956.85
S88°52'37"E (Meas.)
S88°36'00"E (Desc.)
518.67
N00°17'22"W (Meas.)
N00°00'28"W (Desc.)
150.05
S88°52'37"E
290.49
N00°17'22"W
307.49
S00°00'28"E (Desc.)
S00°17'22"E (Meas.)
132.22
S88°52'37"E (Meas.)
S88°36'00"E (Desc.)
Parcel 53, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 461
Parcel 54, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 46
Parcel 15, ANOKA COUNTY HWY. R.O.W. PLAT NO. 81
EXCEPTION
Southwest Corner of Section 1, Township 31, Range 23 (Cast Iron Monument)
South line of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
Northwest Corner of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
Northeast Corner of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
Southeast Corner of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
East line of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
West line of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
Northwest corner of the South 208.708 ft. of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
North line of the South 208.708 ft. of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
South line of the North 827.61 feet of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
North line of the South 300.00 ft. of the North 827.61 feet of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
North line of the South 290.40 ft. of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
East line of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
West line of the East 150.00 ft. of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 31, Range 23
Drainage and Utility Easement
Utility Easement
Drainage and Utility Easement (Over all of Outlot A)
Drainage and Utility Easement (Over all of Outlot B)
Drainage and Utility Easement
Drainage and Utility Easement
Drainage and Utility Easement



1 / L1 OVERALL LANDSCAPE PLAN

CITY OF BLAINE LANDSCAPE REQUIREMENTS

TREES REQUIRED – SINGLE FAMILY

1) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN THE BOULEVARD PER LOT = 40
2) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS OR EVERGREEN TREE WITHIN THE FRONT/REAR YARD = 40
3) MINIMUM OF ONE (1) OVERSTORY DECIDUOUS TREE WITHIN CORNER LOT SIDE YARDS = 2
4) BUFFER TREES REQUIRED ALONG LEXINGTON AVE AND 125TH AVE.

TOTAL TREES REQUIRED = 82 (INCLUDES 60 REPLACEMENT TREES REQUIRED PER TREE PRESERVATION PLAN)

TOTAL TREES PROVIDED = 119

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS "FIELD VERIFY" ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS "REMOVED BY OTHERS" OR "REMOVE AND SALVAGE."
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
    1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
    2. LANDSCAPE SPECIFICATIONS.
    3. PLAN DRAWINGS.
    4. PLANT / MATERIAL SCHEDULES.
    5. CITY STANDARD SPECIFICATIONS AND DETAILS.
    6. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

N

0 25 50 100 (IN FEET)

CALL BEFORE YOU DIG! 811 Know what's below. Call before you dig.

CARLSON McCAIN ENGINEERING SURVEYING ENVIRONMENTAL
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7000
FAX 763.489.7989
CARLSONMCCAIN.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 3/1/24 License #: 56346

Drawn: RJR
Designed: RJR
Date: 3/1/24

Revisions:
1.

CAPITAL TRUST DEVELOPMENT, LLC
17746 Old Excelsior Blvd
Minnetonka, MN 55345

CRISPIN COVE
Blaine, Minnesota

PRELIMINARY LANDSCAPE PLAN

L1 of 2

Save Date: 03/07/24 F:\Jobs\9861 - 9880\9861-01 - Merwachter\cad c3d\landscape\9861-01_landscape.dwg

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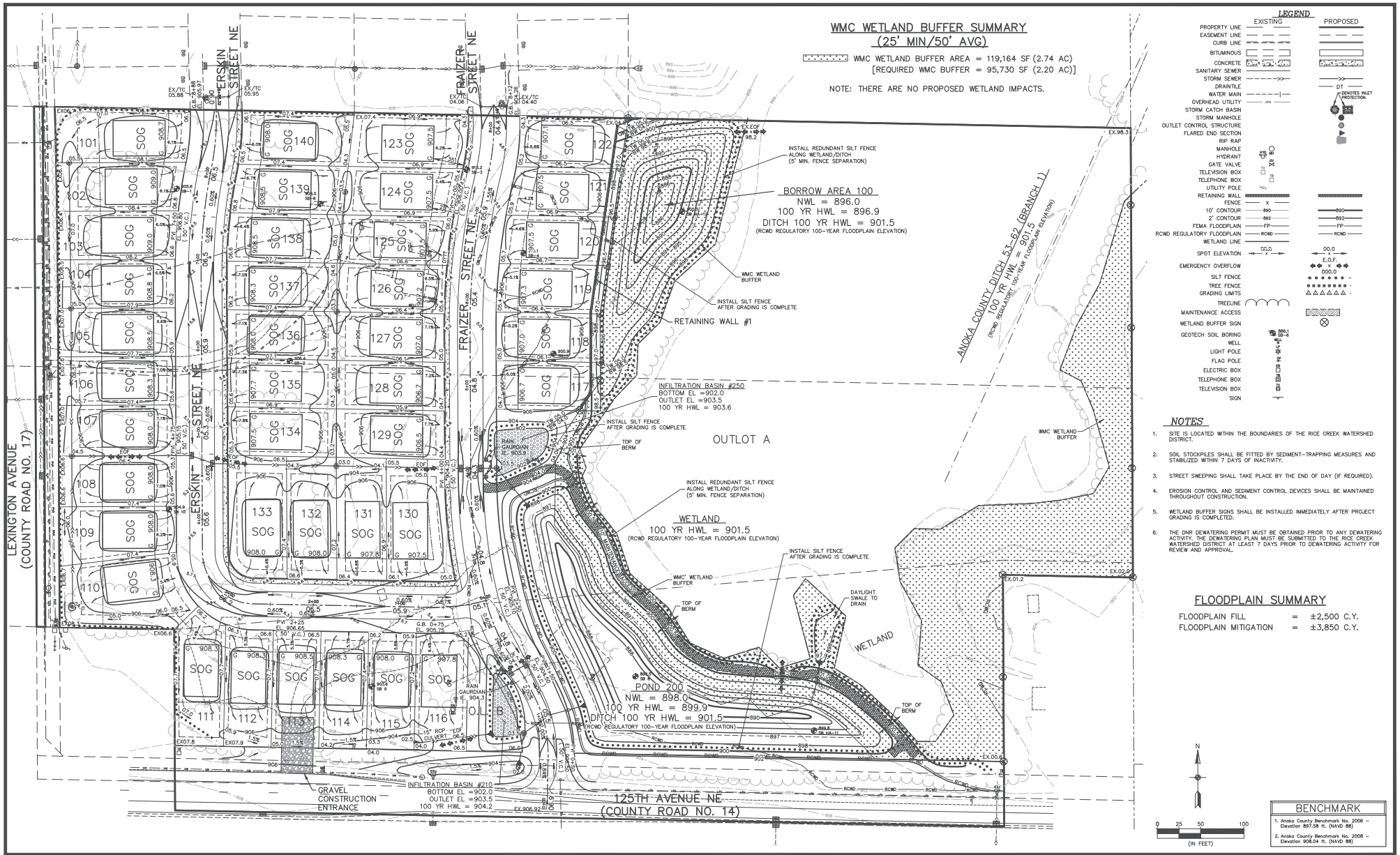

CARLSON McCAIN

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/1/24 License #: 25063

Drawn: GJS
Designed: BJK
Date: 3/1/24

Revisions:
1.

CAPITAL TRUST DEVELOPMENT, LLC
17746 Old Excelsior Blvd
Minnetonka, MN 55345

CRISPIN COVE
Blaine, Minnesota

PRELIMINARY GRADING & EROSION CONTROL PLAN

6 of 8

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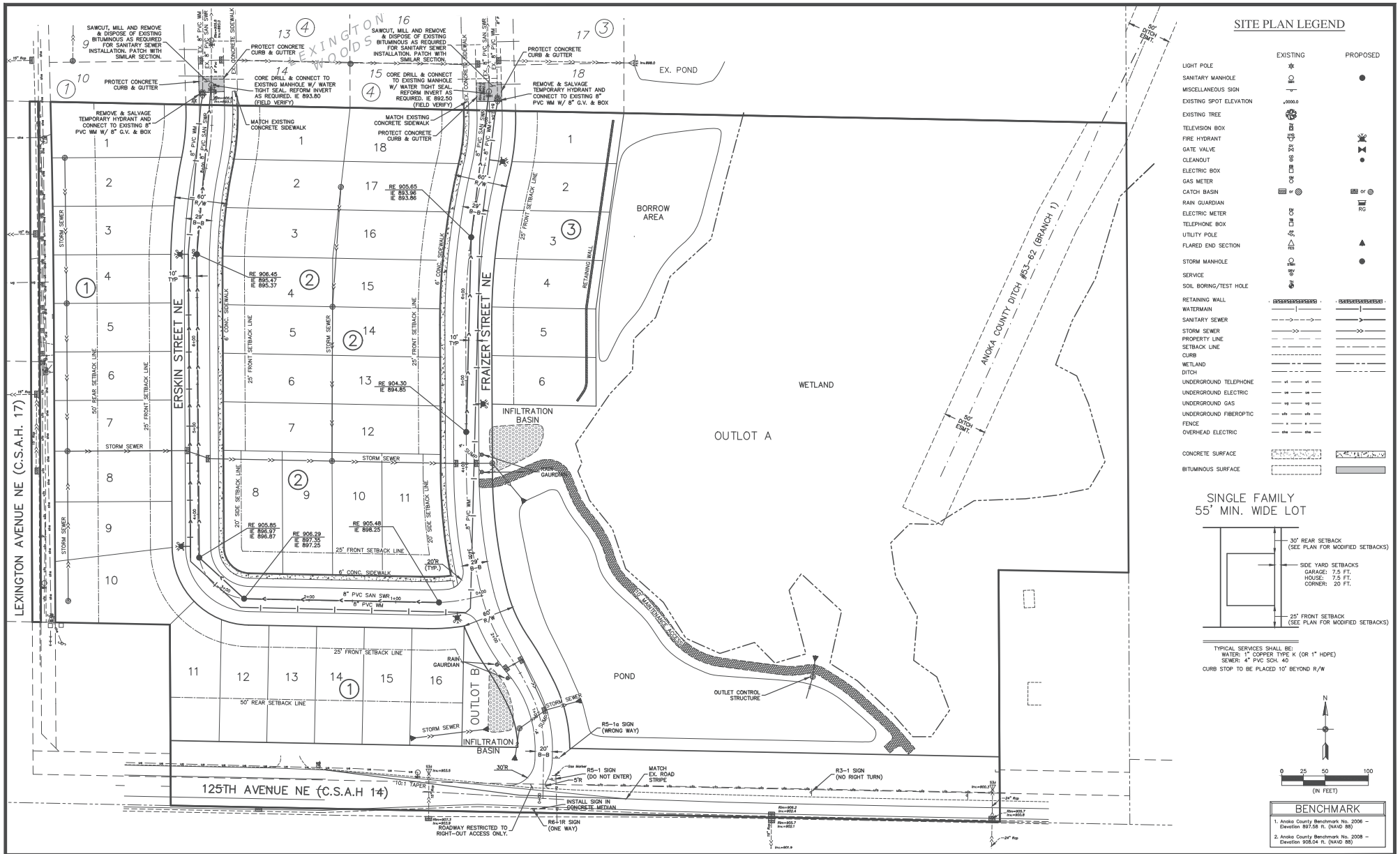
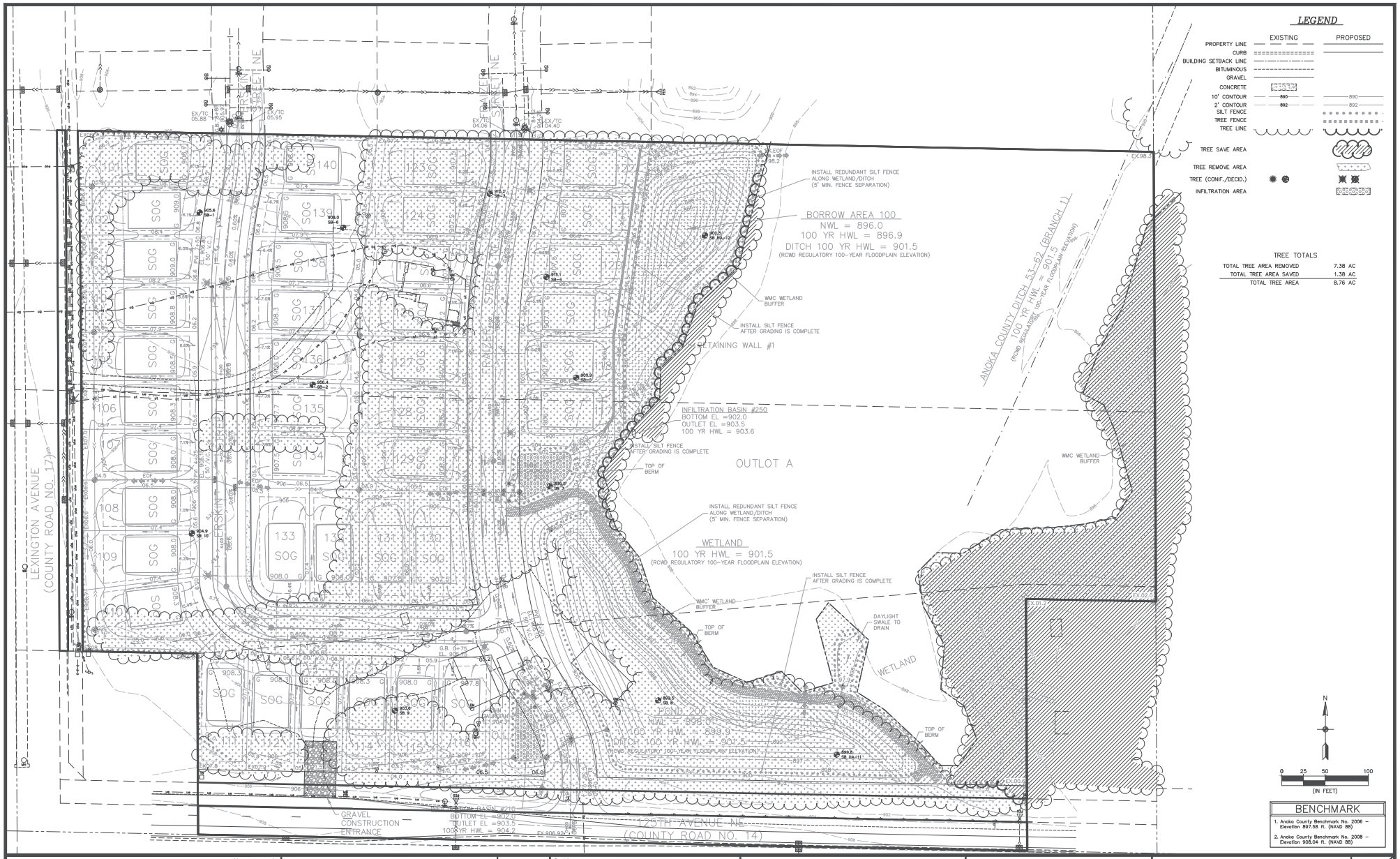

SITE PLAN LEGEND
EXISTING
PROPOSED
LIGHT POLE
SANITARY MANHOLE
MISCELLANEOUS SIGN
EXISTING SPOT ELEVATION
EXISTING TREE
TELEVISION BOX
FIRE HYDRANT
GATE VALVE
CLEANOUT
ELECTRIC BOX
GAS METER
CATCH BASIN
RAIN GUARDIAN
ELECTRIC METER
TELEPHONE BOX
UTILITY POLE
FLARED END SECTION
STORM MANHOLE
SERVICE
SOIL BORING/TEST HOLE
RETAINING WALL
WATERMAIN
SANITARY SEWER
STORM SEWER
PROPERTY LINE
SETBACK LINE
CURB
WETLAND
DITCH
UNDERGROUND TELEPHONE
UNDERGROUND ELECTRIC
UNDERGROUND GAS
UNDERGROUND FIBEROPTIC
FENCE
OVERHEAD ELECTRIC
CONCRETE SURFACE
BITUMINOUS SURFACE
SINGLE FAMILY
55' MIN. WIDE LOT
30' REAR SETBACK
(SEE PLAN FOR MODIFIED SETBACKS)
SIDE YARD SETBACKS
GARAGE: 7.5 FT.
HOUSE: 7.5 FT.
CORNER: 20 FT.
25' FRONT SETBACK
(SEE PLAN FOR MODIFIED SETBACKS)
TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K (OR 1" HDPE)
SEWER: 4" PVC SCH. 40
CURB STOP TO BE PLACED 10' BEYOND R/W
N
0 25 50 100
(IN FEET)
BENCHMARK
1. Anoka County Benchmark No. 2006 – Elevation 897.58 ft. (NAVD 88)
2. Anoka County Benchmark No. 2008 – Elevation 908.04 ft. (NAVD 88)
LEXINGTON AVENUE NE (C.S.A.H. 17)
ERSKIN STREET NE
FRAIZER STREET NE
125TH AVENUE NE (C.S.A.H 14)
EXINGTON WOODS
EX. POND
BORROW AREA
WETLAND
OUTLOT A
OUTLOT B
POND
INFILTRATION BASIN
ANOKA COUNTY DITCH #53-62 (BRANCH 1)
OUTLET CONTROL STRUCTURE
RAIN GAURDIAN
SAWCUT, MILL AND REMOVE & DISPOSE OF EXISTING BITUMINOUS AS REQUIRED FOR SANITARY SEWER INSTALLATION. PATCH WITH SIMILAR SECTION.
PROTECT CONCRETE CURB & GUTTER
CORE DRILL & CONNECT TO EXISTING MANHOLE W/ WATER TIGHT SEAL. REFORM INVERT AS REQUIRED. IE 893.80 (FIELD VERIFY)
CORE DRILL & CONNECT TO EXISTING MANHOLE W/ WATER TIGHT SEAL. REFORM INVERT AS REQUIRED. IE 892.50 (FIELD VERIFY)
REMOVE & SALVAGE TEMPORARY HYDRANT AND CONNECT TO EXISTING 8" PVC WM W/ 8" G.V. & BOX
MATCH EXISTING CONCRETE SIDEWALK
RE 905.65 IE 893.96 IE 893.86
RE 906.45 IE 895.47 IE 895.37
RE 904.30 IE 894.85
RE 905.85 IE 896.97 IE 896.87
RE 906.29 IE 897.35 IE 897.25
RE 905.48 IE 898.25
8" PVC SAN SWR
8" PVC WM
STORM SEWER
6' CONC. SIDEWALK
25' FRONT SETBACK LINE
50' REAR SETBACK LINE
20' SIDE SETBACK LINE
R5-1a SIGN (WRONG WAY)
R5-1 SIGN (DO NOT ENTER)
R3-1 SIGN (NO RIGHT TURN)
MATCH EX. ROAD STRIPE
INSTALL SIGN IN CONCRETE MEDIAN
R6-1R SIGN (ONE WAY)
ROADWAY RESTRICTED TO RIGHT-OUT ACCESS ONLY.
10:1 TAPER
24" Rcp
CARLSON McCAIN
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota
Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/1/24 License #: 25063
Drawn: GJS
Designed: BJK
Date: 3/1/24
Revisions:
1.
CAPITAL TRUST DEVELOPMENT, LLC
17746 Old Excelsior Blvd
Minnetonka, MN 55345
CRISPIN COVE
Blaine, Minnesota
PRELIMINARY SITE & UTILITY PLAN
5 of 8
#9861_01



CARLSON McCAIN

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 3/1/24 License #: 25063

Drawn: GJS
Designed: BJK
Date: 3/1/24

Revisions:
1.

CAPITAL TRUST DEVELOPMENT, LLC
17746 Old Excelsior Blvd
Minnetonka, MN 55345

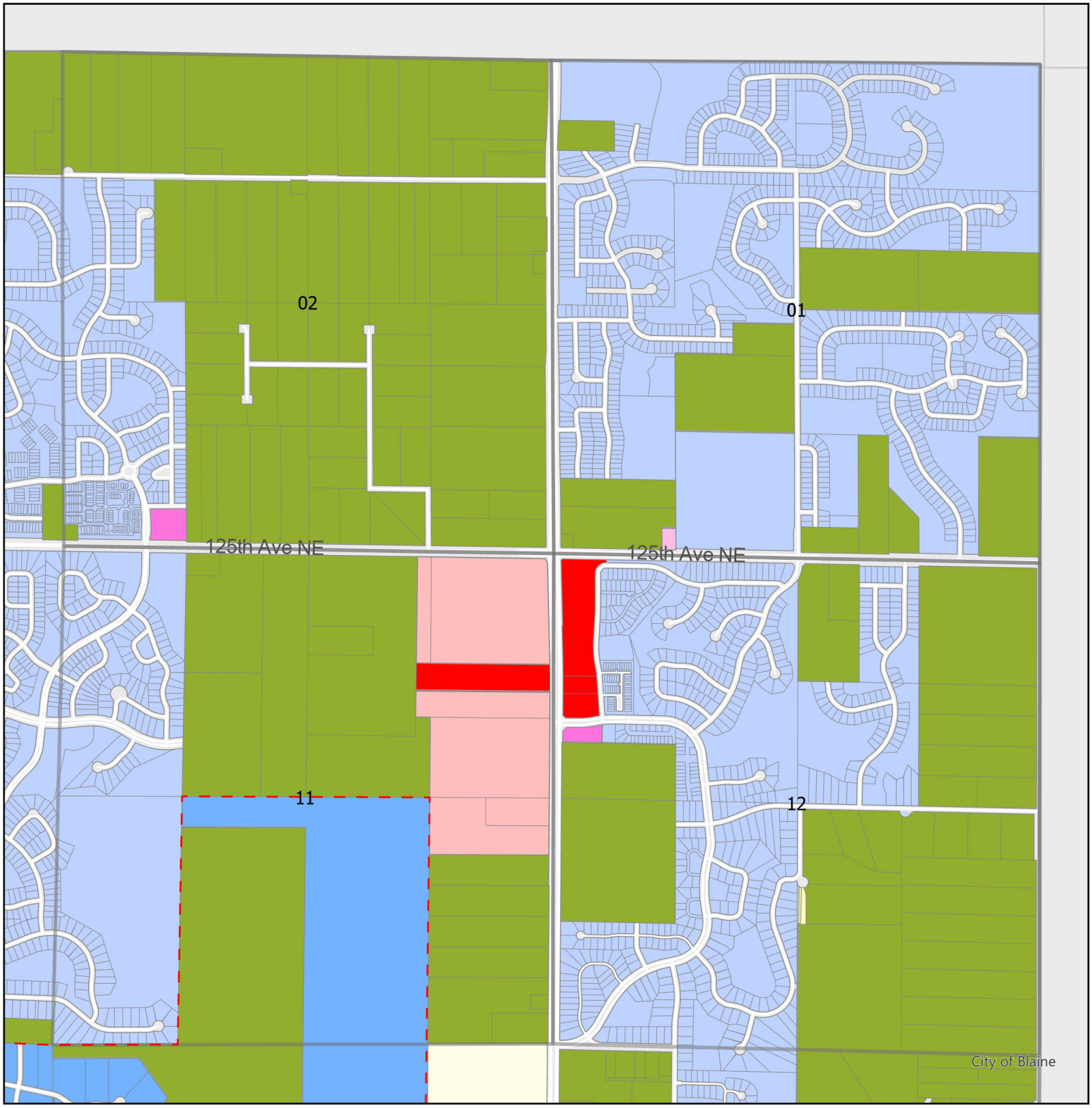
CRISPIN COVE
Blaine, Minnesota

TREE PRESERVATION PLAN

T1 of T1

#9861_01

Zoning Map



- MUSA
- B-1 - Neighborhood Commercial
- B-2 - Community Commercial
- B-5 - Town Commercial
- DF - Development Flex
- FR - Farm Residence
- PBD - Planned Business District
- R-1 - Single Family
- R-1A - Single Family
- RF - Residential Flex

Crispin Cove

Crispin Cove will consist of 40 single family homes designed and built by Pulte Homes. With significant experience and commitment to the community of Blaine Pulte Homes will provide a variety of housing opportunities for a broad demographic group for the local market.

Single Family Homes

The single-family homes will consist primarily of two-story homes ranging in size from approximately 1,500 square feet to 2,100 square feet. The architecture will provide a diversity of design options that blend cohesively with the existing environment. Home prices will start in the $400,000's.

Architectural Design

Pulte Homes assists each customer in selecting and designing a home that fits their particular needs. Individual homeowners have the ability to choose from a wide variety of plans, exterior materials, architectural features, and landscape designs. This process creates variety and interest in the architecture of the neighborhood to ensure diversity in aesthetic and liveability.

Connections and Amenities

Through the incorporation of sidewalks and green space connections to the existing wetlands the land plan and site development provide walkability and community gather through the relationship with the adjacent neighborhoods. Ease of bike and trail use and ability to connect to many locations provides a desirable neighborhood feel within the City of Blaine.

Compatibility

As a single family development Crispin Cove will be an extension of existing adjacent single family homes and development. This project is compatible with the City of Blaine Land Use Plan and Comprehensive plan and currently has access to City infrastructure without any undue burden to services or utilities. Through thoughtful land planning every effort has been made to preserve and protect the existing environment and adjacent wetlands. There will be no wetland impacts proposed to complete this project.

Crispin Cove is a small project that will provide unique homebuying opportunities that are needed throughout the broader market. With the experience and commitment of this team we look forward to bringing this project to Blaine.

From: Mitchell Macbeth
To: Patricia Robinson
Subject: Crispin Cove Proposal
Date: Monday, April 1, 2024 8:41:32 AM

Good morning! My name is Mitchell Macbeth. I currently live on 12654 Erskin St NE. We have seen that the Crispin Cove proposal is being presented. I have a few quick questions.

1. Is it safe to assume that the privately owned land that is next to my property has been acquired?
2. How soon would this project potentially begin?
3. There is a row of trees next to my property that separates my property and the privately owned land I was referencing in #1. Will they remain? That was part of the appeal of us purchasing our home.
4. Will the proposed vinyl fence go up to Lexington Woods' privacy fence that is already along the length of Lexington?

Thank you so much for your time and I hope you have a great week!

From:	Nick Karnuth
To:	Planning
Subject:	Written Comments for Case PC24-0020
Date:	Wednesday, April 3, 2024 10:20:06 AM

Hello,

I'm concerned with the proposed development leveling out the dense forest in the proposed development area. There is hawks, birds, squirrels, and occasionally deer that call this forest home. This proposal, if approved, would be devastating to the surrounding wildlife. I hope the committee will take this into consideration.

Sincerely,
Nicholas Karnuth

From:	Cathy Sorensen
To:	Michelle Wolfe; Tom Loonan; Sheila Sellman; Patricia Robinson
Subject:	FW: Letter of Concern Regarding Eagles and Development
Date:	Monday, May 20, 2024 7:22:32 PM
Attachments:	Outlook-HSUS-logo-.png Outlook-facebook-i.png Outlook-twitter-ic.png Outlook-blog-icon-.png

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From: Aaron Zellhoefer <azellhoefer@humanesociety.org>
Sent: Monday, May 20, 2024 6:37 PM
To: CityCouncil <CityCouncil@blainemn.gov>; PublicComment <publiccomment@blainemn.gov>; Tim Sanders <tsanders@blainemn.gov>; Tom Newland <tnewland@blainemn.gov>; Lori Saroya <lsaroya@blainemn.gov>; Leslie Larson <leslielarson@blainemn.gov>; Terra Fleming <tfleming@blainemn.gov>; Chris Massoglia <cmassoglia@blainemn.gov>; Jess Robertson <jrobertson@blainemn.gov>
Cc: John Griffin <jgriffin@humanesociety.org>
Subject: Letter of Concern Regarding Eagles and Development

citycouncil@blainemn.gov
publiccomment@blainemn.gov
Mayor Tim Sanders
tsanders@blainemn.gov
Council Member Tom Newland
tnewland@blainemn.gov
Council Member Lori Saroya
lsaroya@blainemn.gov
Jess Robertson
jrobertson@blainemn.gov
Leslie Larson
leslielarson@blainemn.gov
Terra Fleming
tfleming@blainemn.gov
Chris Massoglia
cmassoglia@blainemn.gov

City Council Chambers

Blaine City Hall

10801 Town Square Drive NE

Blaine, MN 55449

Dear Mayor and City Council Members,

We write to express opposition to a hurried approval of the Resolution Granting Preliminary Plat Approval to Subdivide 21.52 Acres into 40 single family lots and two outlets to be known as Crispin Cove at 4255 125th Avenue and 12581 Lexington Avenue NE. Capital Trust Investment LLC (Case File No. 24-0020/SLK). At tonight's meeting you will be voting

on possible approval of this resolution.

We are all aware of the extraordinary efforts undertaken in the 1960's by the many people and agencies who worked to bring back eagle populations from the brink in Minnesota. Those agencies include the MNDNR USFWS, USFS, the Raptor Center, the University of MN and the University of St Cloud. It is a successful conservation story that demonstrates how determined action coupled with robust protections can bring a species back from near extirpation after significant neglect and mismanagment.

It is critical to maintain nesting habitat for eagles so that we continue to see population growth and, importantly, to comply with the regulatory frameworks like the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act that help ensure their recovery.

In the face of constituent concerns and perceptions related to sightings of eagle activity and potential nesting within this parcel we think a thorough and publicly available accounting that includes a detailed description of how it was verified that no nests exist on this site is crucial to consider before ruling takes place. It is important to satisfy community concerns as well as regulatory requirements that there are no eagles nesting on property currently as well as that there are no nests from previous nesting activity in the past as bald eagles exhibit high nest site fidelity and nesting territories are often used year after year.

We oppose a process that does not address constituent concerns and more fully detail how nesting activity was ruled out and as such we strongly encourage the city to pause this process and require a more robust evaluation of eagle nesting presence that will satisfy all stakeholders.

We thank you for the consideration of our concern.

Sincerely,

Aaron Zellhoefer, State Director MN Humane Society of the United States

John Griffin, Senior Director, Urban Wildlife Programs for the Humane Society of the United States

Aaron J Zellhoefer

Minnesota State Director, State Affairs

Pronouns: he/him/his

azellhoefer@humanesociety.org

P 612-910-6241

humanesociety.org

THE HUMANE SOCIETY OF THE UNITED STATES

The Humane Society of the United States is the nation's most effective animal protection organization, fighting for all animals for more than 60 years. To support our work, please make a monthly donation, give in another way or volunteer.

CTD

Capital Trust Development

May 28, 2024

Mayor Sanders, Councilmember Newland, Councilmember Saroya, Councilmember Robertson, Councilmember Larson, Councilmember Fleming and Councilmember Massoglia

We appreciate the opportunity to review our proposed Crispin Cove project. We wanted to take the time to briefly highlight the important aspects of the site and the process and commitment the team has taken to making this a successful project.

This site was initially brought to the Blaine City Council in a Council Workshop as a High Density Multi Family Project. In discussion and review the consensus and direction from the City Council was to consider a lower density use that fits into the natural environment and is cohesive with the adjacent single family Lexington Woods project.

After working with the City of Blaine Staff, Carlson McCain Engineers and Kjolhaug Environmental Services we are presenting a Single Family Low Density project that provides continuity of use with the adjacent project, enhanced architectural building elements, additional traffic connections and importantly not impacting 48.7 % of the site for open space while preserving high quality Tamarack wetlands with no wetland impacts or mitigation.

Site Elements:

Gross Acres: 21.52 Acres

Proposed Lot Areas: 7.07 Acres (32.8%)

Total City R.O.W. Area: 3.99 Acres (18.5 %)

Total Preserved Wetland /Open Space Area : 10.46 Acres (48.7 %)

Guiding/Zoning:

Current City of Blaine Comprehensive Land Use plan:

LDR with a density requirement of a minimum of 2.5 d.u/acre to 6.0 d.u/acre

Proposed Site Plan : DF – similar zoning as adjacent parcels

40 units = 1.86 d.u/gross acre 3.62 d.u/net acre

Alternative R1 Plan :

2.26 d.u/acre – does not meet minimum land use requirements of 2.5 d.u/acre for review and approval without additional units that would require open space removal and significant wetland impacts and mitigation

CTD

Capital Trust Development

Lot Information:

Average lot size: 7,703 sf

Average lot width: 2,311.8 lineal feet / 40 = 57.79 feet

Architecture:

Pulte Homes is proposing single family homes with added architectural enhancements including a mix of horizontal and vertical siding with multiple colors, enlarged window trim details, and a variety of stone options for the front façade. In addition to the architectural features on the public street side the homes backing up to Lexington Road will have vertical and horizontal siding features and larger trim details to enhance the architectural aesthetic along this arterial road.

Public Utilities:

The site has sufficient municipal water and sewer service to accommodate 40 single family homes.

We appreciate the time and consideration of our project and look for your support to continue the opportunity to work in the City of Blaine.

Respectfully submitted,

Cory Lepper and Randy Bromley

City of Blaine
Planning Commission

April 9, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, April 9, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth, Gorzycki, Halpern, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Homan.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

4. Public Hearing

4.5. 2024-771 Case File No. 24-0020 // Crispin Cove (Capital Trust Investment LLC) // 4255 125th Avenue NE
The applicant is requesting the following:

1. Rezoning from Farm Residential (FR) to Development Flex (DF).
2. Preliminary plat to subdivide 21.52 acres into 40 single family lots and two outlots to be known as Crispin Cove.
3. Conditional use permit to allow for the construction of 40 single family lots in the Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0020 was opened at 8:26PM.

Cathy Wetmore, 4318 124th Lane NE, asked if there was a way to complete this project without disturbing the trees along 125th Avenue. She explained she did not want the eagles nesting in the trees to be disturbed.

Mitchell MacBeth, 12654 Erskin Street NE, stated he emailed several questions to city staff. He reported he was new to the neighborhood. He indicated Lexington Avenue was a very busy road and noted his home backs up to this roadway. He discussed how adding additional units would further compound the traffic concerns along Lexington Avenue. He supported Ms. Witmore's request and asked that the trees along 125th Avenue be saved. He questioned if the vinyl fence would connect to the Lexington Woods vinyl fence. He asked how the emergency vehicle roundabout that cuts into his property would be addressed with the addition of Erskin.

Dan Wetmore, 4318 124th Lane NE, stated he was concerned with the fact Fraizer Street would be coming onto 125th. He questioned if the neighbors would have to bring this concern to Anoka County.

The public hearing was closed at 8:31PM.

Aaron Briske, engineer on the project, introduced himself to the commission. He explained the fence would be located just outside of the county right of way and would go up to the existing fence.

Planner Kaye indicated the intent would be to connect the fences.

Chair Goracke requested the applicant speak to the issue of the trees.

Mr. Briske stated his intent would be to save as many trees as possible, but with the setbacks, he would not have much of a buffer. He indicated the east side of the property would have a buffer between the wetland and the school.

Commissioner Olson asked if all of the trees along 125th would be lost.

Mr. Briske commented within the limits of the grading plan, there were portions of the trees that would be saved.

Planner Kaye reported with the proposed grading plan, the trees along 125th and Lexington Avenue would be lost. She explained 119 trees would be replanted. She indicated on the east side of the property, trees would be preserved adjacent to the wetland.

Commissioner Halpern questioned if the vinyl fence would have the same look as the existing fence.

Planner Kaye reported the intent would be to have the new fence the same material and color.

Commissioner Olson requested further information regarding the access points.

Project Engineer Barnes reported because this project was adjacent to a county road, the access points were determined by the county. She stated originally the county wanted to deny access to 125th completely but would allow a right out only.

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0020A a rezoning from Farm Residential (FR) to Development Flex (DF) with the following rationale:

<u>Case 24-0020A:</u>

1. **The Development Flex (DF) zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent developments. The standards will create quality homes with a desired range in appearance, style, density, and construction value and market appeal.**
2. **Development Flex is consistent with the land use designation Low Density Residential (LDR).**
3. **The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.**

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0020B a preliminary to subdivide 21.52 acres into 40 single family lots and two outlots to be known as Crispin Cove with the following conditions:

<u>Case 24-0020B:</u>

1. **Park dedication is required for the 40 new lots being constructed at the rate of $4,894 per unit, for a total park dedication fee of $195,760 if paid in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.**
2. **The developer is responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer District 7 is $7,451.00 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 9.5 acres of upland for a total sewer area charge of $70,784.50.**
3. **Plans and specifications must be approved by the City prior to the start of construction.**
4. **An Anoka County right-of-way permit is required prior to the start of any site work.**
5. **A Rice Creek Watershed District (RCWD) permit is required prior to city approval of construction plans and specifications.**
6. **All development signage by separate review.**
7. **All existing structure removals require demolition permits. All wells and septic systems shall be properly abandoned per all local and state requirements.**
8. **The developer must meet the City's tree preservation requirements by planting 59 replacement trees for the 7.38 disturbed acres. This is part of the overall**

landscape plan that includes 119 trees being planted.

9. **Each lot in the development will be required to have the standard two trees per lot (one front yard and one rear yard) with an additional tree on corner lots. The landscape plan also includes an extensive screening effort along Lexington Avenue and 125th Avenue. This landscaping will also help to meet tree preservation requirements. All trees to be a minimum of 2.5 inch caliper for overstory or 6 feet in height for conifers.**
10. **Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.**
11. **Construction contract documents shall include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.**
12. **The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.**
13. **Standard utility and drainage easements must be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.**
14. **A protective buffer strip of natural vegetation, at least 15-feet in width (25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in easement.**
15. **The Developer is to provide access for inspection and maintenance of storm water management infrastructure. Restrictions will be placed on lot lines as needed to limit fences and landscaping to ensure access.**
16. **The developer has the responsibility for constructing 125th Avenue NE improvements associated with this development per Anoka County plat review comments.**
17. **All local public streets require dedication of 60 feet of right-of-way and shall be constructed to 29 feet back to back of width.**
18. **All streets will follow the Anoka County street name grid system.**
19. **Sidewalks and/or trails are required on all streets and location will be determined in the plan review process.**
20. **Street lights shall be installed in the manner, location and type prescribed by the City Engineer. The Developer shall pay the costs of all the street lighting installations. The City agrees to pay the cost of maintaining the portion of lights that are installed that reflect the normal and typical lighting requirements of the City. Additional lights, and those within neighborhoods that are installed by the Developer, will be required to be maintained by the Homeowners Association.**
21. **Hydrant locations must be reviewed and approved by the Fire Department.**
22. **Water and Sanitary Sewer Availability Charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.**
23. **As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.**
24. **Execution and recording of a Development Agreement, which sets forth in greater detail the plat conditions as well as other responsibilities for the**

development of this plat.

25. **A 6-foot maintenance free fence, tan/light beige to match the fence in Lexington Woods must be provided along the west side of the lots on Lexington Avenue and south side of the lots on 125th Avenue. A site plan with fence details is required prior to mylars being released for recording with Anoka County.**
26. **The Developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.**
27. **The Developer to require the Homeowners Association to maintain the six-foot fence along the west side of the lots along Lexington Avenue and 125th Avenue. If/when the fence needs replacement, the entire fence must be consistent in style regardless of whether lots are under the same ownership or controlled by an HOA.**

Motion by Commissioner Halpern to recommend approval of Planning Case 24-0020C a conditional use permit to allow for the construction of 40 single family lots in the Development Flex (DF) zoning district with the following conditions:

<u>Case 24-0020C:</u>

Single Family - DF Development Standards

<u>Permitted Uses</u>

1. Single-family detached dwellings.
2. Group family daycare.

<u>Accessory Uses</u>

1. Private garages - one detached accessory structure, with area less than 120 square feet, will be permitted.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

<u>Conditional Uses</u>

1. Home occupations listed as Conditional Uses in Section 33.10.

<u>Standards</u>

1. **Front yard setback - 25 feet**
2. **Side yard setback - 7.5 feet for house and 7.5 feet for garage**
3. **Corner side yard setback - 20 feet**
4. **Rear yard setbacks:**
    a. **25 feet**
    b. **50 feet (Lexington Avenue and 125th Avenue lots)**

5. **Maximum building height - 2 1/2 stories or 35 feet.**
6. **It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted. One detached accessory storage building below 120 square feet is permitted provided it meets 5-foot side and rear yard setbacks and is located within the rear yard.**
7. **The minimum finished floor area above grade for all homes shall be 1,500 square feet.**
8. **All homes shall have a minimum depth and width of 24 feet.**
9. **All homes to incorporate multiple gables or varied roof lines and articulation of the front façade.**
10. **Driveways shall not be constructed closer than three feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other city-approved material that is consistent in durability and quality.**
11. **It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4-inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4-inches of black dirt if underground irrigation is installed with the home.**
12. **Each lot in the development will be required to have the standard two trees per lot (one front yard and one rear yard) with an additional tree on corner lots. Trees must be a minimum of 2.5 inch caliper for overstory or 6 feet in height for conifers. The landscape plan also to include an extensive screening effort along Lexington Avenue and 125th Avenue. This landscaping will also help to meet tree preservation requirements.**
13. **A 6-foot maintenance free fence, tan/light beige to match the fence in Lexington Woods must be provided along the west side of the lots on Lexington Avenue and south side of the lots on 125th Avenue.**

Motion seconded by Commissioner Gorzycki. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the May 6, 2024 city council meeting.

City of Blaine
Staff Report

File Number: RES 24-95

Agenda Date	Status
June 3, 2024	
In Control	**File Type**
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.4

Resolution Granting Preliminary Plat Approval to Create 13 Lots to be Known as Northtown Revitalization at 100 Northtown Drive NE. Northtown Mall (4th Dimension Properties, LLC) (Case File No. 24-0027/SAS)

Executive Summary

The applicant is requesting a preliminary plat to create 13 lots in the Northtown Mall area.

Background

Planning Commission Public Hearing	05/14/24
City Council (Preliminary Plat)	06/03/24
City Council (Final Plat)	TBD
Action Deadline	06/15/24

Staff report prepared by Sheila Sellman, City Planner, and Teresa Barnes, Project Engineer

Zoning
The subject parcels are zoned County Road 10 Mixed Use District (MU).

Land Use Designation
The subject parcels are guided Community Commercial (CC) in the 2040 Comprehensive Plan.

Surrounding Zoning and Uses
The proposed subdivision includes the Northtown Mall, Sky Zone, and Irie Vybz restaurant. The surrounding uses are retail and restaurants which are zoned MU.

Existing Conditions
The subject site is developed with the Northtown Mall, Irie Vybz restaurant, Skyzone and parking lot.

History
The subject site is comprised of four different plats that were platted in 1971, 2014, 2019 and 2023. A conditional use permit was approved for Sky Zone (amusement and recreation) in 2017 and for Irie Vybz (live entertainment) in 2023.

Preliminary Plat Standards of Review
Section 74-81 General requirements:

1. The planning commission and the council, in their review of the preliminary plat, will consider the requirements of the community, the best use of the land being subdivided, the size and arrangement of the proposed lots, open space requirements, and necessary fire protection.
2. The subdivision shall conform to the adopted comprehensive plan, official maps, and the zoning ordinance.
3. The arrangement, character, extent, width and location of all streets shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, to topographic conditions, to water supply, and sewage disposal, to drainage of stormwater, to public convenience and safety, and in their appropriate relation to the proposed use of the land to be served by such streets. Wherever possible and necessary, the arrangement of streets in new subdivisions shall provide for the continuation of existing streets in adjoining areas. Where adjoining unsubdivided areas may be subdivided, the arrangement of streets in a new subdivision shall make provision for the proper projection of streets into adjoining areas by carrying the new streets to the boundaries of the new subdivision at appropriate locations.

Evaluation of Request
Plat
Thirteen new lots are being proposed. The breakdown is as follows:

- Lot 1: 0.68 acres with parking and no building.
- Lot 2: 1.89 acres with parking and no building.
- Lot 3: 7.08 acres with parking and the current Becker Outlet store (future Asia Village).
- Lot 4: 2.18 acres with parking and no building.
- Lot 5: 4.04 acres with parking and the current Burlington store.
- Lot 6: 25.35 acres with parking and the Northtown Mall.
- Lot 7: 0.5 acres with parking and no building.
- Lot 8: 1.03 acres with parking and no building.
- Lot 9: 1.05 acres with parking and no building.
- Lot 10: 1.97 acres with parking and Skyzone.
- Lot 11: 0.92 acres with parking and Irie Vybz restaurant.
- Lot 12: 0.31 acres parking and no building.

The MU district does not have minimum lot size requirements and allows for shared parking/access with approval of a conditional use permit, which is part of this request.

A parking analysis was done based on the current uses. With the proposed shared parking and access, there is adequate parking available.

Grading/Storm Drainage
This preliminary plat does not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities
The existing buildings utilize the existing utility services. No new connections are being requested at this time.

Wetlands/Watershed/FEMA
Existing FEMA flood plain areas will remain unchanged with this preliminary plat. A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails
The existing development will utilize the existing access points to the existing parking areas. No new access point will be granted. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits
No additional development is proposed at this time. Therefore, no additional easements, right-of-way or permits are required.

Attachment List:
Zoning and Location Map
Narrative
Preliminary Plat
Unapproved Planning Commission Minutes 5/14/24

Strategic Plan Relationship

Implementation of the Northtown Master Plan is a strategic initiative under the Economic Development Strategic Priority in the 2023-2026 Strategic Plan. The proposed plat allows for the Northtown Mall owner to sell off lots for development.

Board/Commission Review

The Planning Commission voted unanimously to approve the preliminary plat. There were no comments at the public hearing.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.

2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Unapproved PC Minutes 051424

City of Blaine

Signature Copy

Resolution: RES 24-95

Resolution Granting Preliminary Plat Approval to Create 13 Lots to be Known as Northtown Revitalization at 100 Northtown Drive NE. Northtown Mall (4th Dimension Properties, LLC) (Case File No. 24-0027/SAS)

WHEREAS, an application has been filed by 4th Dimension Properties, LLC, Case File No. 24-0027 for a preliminary plat known as Northtown Revitalization; and

WHEREAS, said case involves the division of land described as follows:

That Northtown Mall Territories, LLC, a Delaware Limited Liability Company is the owner of that part of the Southwest Quarter of Section 31, Township 31 North, Range 23 West of the Fifth Principal Meridian in Anoka County, Minnesota described as follows:

Lot 6, Block 2 of MUIR'S NORTHTOWN ADDITION, according to the recorded plat thereof, Anoka County, Minnesota,

AND

All of GLIMCHER NORTHTOWN MALL SIXTH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota,

AND

Lot 1, Block 1 of GLIMCHER NORTHTOWN MALL FIFTH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota,

AND

Lots 4 and 5, Block 1, and Outlot A of PRIME NORTH, according to the recorded plat thereof, Anoka County, Minnesota.

WHEREAS, the Blaine Planning Commission has reviewed said case file on May 14, 2024; and

WHEREAS, the preliminary plat meets the general requirements of section 75-32 of the Blaine Zoning Code; and

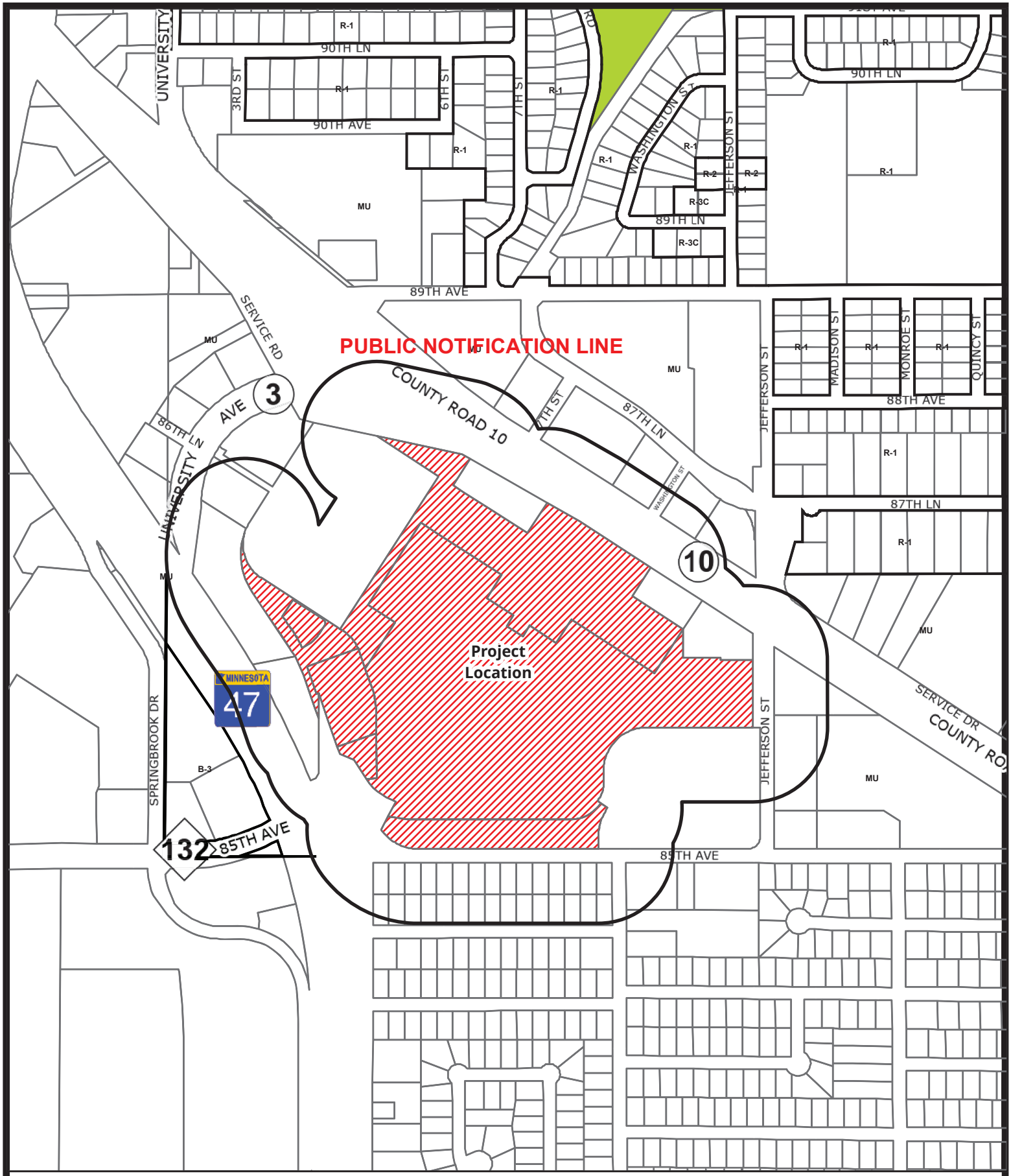
WHEREAS, the Blaine Planning Commission held a public hearing on May 14, 2024 and recommend approval regarding said plat with conditions; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that preliminary plat

approval per Section 75-32 of the subdivision regulations is hereby granted for Northtown Revitalization permitting preparation of a final plat for approval per Section 75-33 subject to the listed conditions.

1. The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.
2. The Building Official will need to review and approve copies of dedicated access easements that permit the owners of portions of the building located on either side access to the other side for purposes of maintaining fire and life safety systems.
3. The applicant is responsible for recording the access easements and shared parking agreements with Anoka County.

PASSED by City Council of the City of Blaine this 3rd day of June, 2024.



Case File No. 24-0027
Northtown Mall

BlaineMN.gov

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180

NORTHTOWN MALL PRELIMINARY/FINAL PLAT AND CONDITIONAL USE PERMIT

4th Dimension Properties, LLC is the owner of the Northtown Mall and excited to bring more development opportunities to the city of Blaine. Our plat, "NORTHTOWN REVITALIZATION" consists of thirteen lots that will benefit by having shared parking and connectivity with the mall and surrounding area. Lot 6 will consist of the main portion of the mall plus a large area of the parking field and the internal ring road. Lot 6 will also include the parcel of land proposed for a future green space in coordination with the city between Lots 10 & 11. The other lots will allow for new buildings and independent parking along with shared parking easements. The plat creates the opportunity for independent ownership of three of the mall anchor tenants for private development, revitalizing the mall and the entire mall site.

In conjunction with the preliminary and final plat a conditional use permit is requested to allow for zero lot line splits and shared parking easements.

The proposed plat is consistent with the concept plan brought before the city council on October 9, 2023, and with the newly adopted Mixed-Use zoning district. Following the support we received during the concept review we have continued to gain positive interest in the proposed layout and have met with multiple potential buyers. We look forward to working with the city as we build the future of the Northtown Area together. We are eager to hear your comments.

Felix Reznick
4th Dimension Properties, LLC

Two Carlson Parkway
Suite 110
Plymouth, MN 55447
P: 218.998.4041

moore engineering, inc.

Date: April 19, 2024
To: Sheila Sellman
From: Tom Goodrum, Moore Engineering Project Manager
Topic: Northtown Preliminary Plat Parking Memo

With our request for preliminary plat of NORTHTOWN REVITALIZATION and a conditional use permit for zero lot line we are providing this supplemental parking memo. The proposed plat consists of 13 lots within the project site. There are no proposed changes to the existing conditions of the property. The mall and the two buildings near the transit station will remain as currently exist. The parking lot will also remain with the same number of stalls that exists today. Below is a basic analysis of the parking at the site:

There a total of 2,894 parking stalls, including handicap stalls on the site. A breakdown of lot sizes and parking stalls per lot are shown on the 2nd page of the preliminary plat.

All stalls are part of a shared parking agreement.

Proposed Lots with existing buildings

- Lot 10—Sky Zone: 30,740 square foot building with 66 parking stalls
- Lot 11-- Restaurant: 5,599 square foot building with 74 parking stalls

Proposed Lots attached to the Mall

- Lot 3 – Becker Furniture will contain 551 stalls
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Currently the mall parking is well under-utilized with ample available parking. The existing uses are well served with the parking stalls near their stores. Each of the current uses within the plat and around the mall site have received past city approvals for their current conditions.

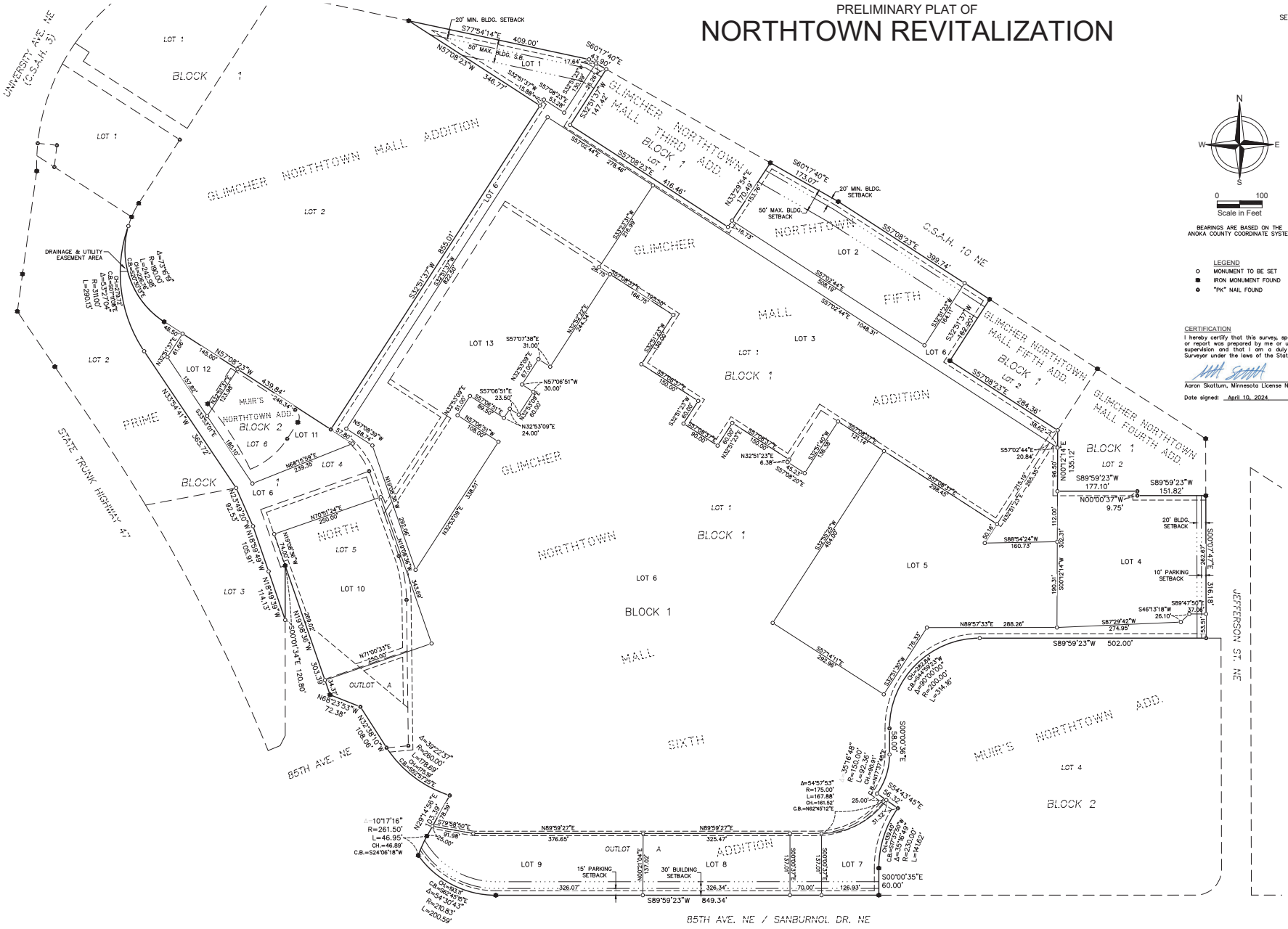
At this time, we do not have signed agreements for the proposed lots so we cannot account for future parking expectations. We are working with several interested parties and will work with them on their parking needs. In assessing future parking, we understand that the city vision, and ours, is a more pedestrian oriented development with less reliance on individual vehicles. We expect a broader use of non-vehicle mobility, autonomous vehicle advancement, and mass transit. As this area is built out, we will be evaluating the parking demands for each of the future owners, knowing that they may not be the same as today's. It is recognized that if parking demand exceeds the current available parking allotment there may be a need to construct alternative ramp parking.

We will be promoting uses that have alternative peak parking demands as we provide activities that will serve the community throughout the entire day. By utilizing shared and complimentary parking models the site can create a vibrant visitor/customer experience.

PRELIMINARY PLAT OF

NORTHTOWN REVITALIZATION

CITY OF BLAINE
COUNTY OF ANOKA
SEC. 31, TWP. 31, RNG. 23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85TH AVE. NE
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City of Blaine
Planning Commission

May 14, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, May 14, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth, Gorzycki, Homan, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Halpern.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

4. Public Hearing

4.4. 2024-79 Case File No. 24-0027 // 4th Dimension Properties, LLC (Northtown Mall) // 100 Northtown Drive NE
The applicant is requesting the following:

1. Preliminary plat to create 13 lots to be known as Northtown Revitalization.
2. Conditional use permit for zero lot line shared access/parking in the County Road 10 Mixed Use (MU) Zoning District.

Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0027 was opened at 8:38PM. As no one wished to appear, the public hearing was closed at 8:38PM.

Motion by Commissioner Swanson to recommend approval of Planning Case 24-0027A a preliminary plat to create 13 lots with the following conditions:

<u>Case 24-0027A:</u>

1. **The applicant is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.**
2. **The Building Official will need to review and approve copies of dedicated access easements that permit the owners of portions of the building located on either side access to the other side for purposes of maintaining fire and life safety systems.**
3. **The applicant is responsible for recording the access easements and shared parking agreements with Anoka County.**

Motion by Commissioner Swanson to recommend approval of Planning Case 24-0027B a conditional use permit to allow shared parking and shared access in the County Road 10 Mixed Use (MU) zoning district with the following conditions:

<u>Case 24-0027B:</u>

1. **The applicant is responsible for recording the access easements and shared parking agreements with Anoka County.**

Motion seconded by Commissioner Olson. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the June 3, 2024 city council meeting.

City of Blaine
Staff Report

File Number: RES 24-96

Agenda Date	Status
June 3, 2024	
In Control	**File Type**
City Council	Resolution

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.5

Resolution Granting a Conditional Use Permit for Zero Lot Line, and Shared Access and Parking in the County Road 10 Mixed Use Zoning District at 100 Northtown Drive NE. Northtown Mall (4th Dimension Properties, LLC) (Case File No. 24-0027/SAS)

Executive Summary

The applicant is requesting a conditional use permit for zero lot line and shared access/parking as part of their plat, Northtown Revitialization.

Background

Planning Commission Public Hearing	05/14/24
City Council (Conditional Use Permit)	06/03/24
Action Deadline	06/15/24

Staff report prepared by Sheila Sellman, City Planner, and Teresa Barnes, Project Engineer

Zoning
The subject parcels are zoned County Road 10 Mixed Use District (MU).

Land Use Designation
The subject parcels are guided Community Commercial (CC) in the 2040 Comprehensive Plan.

Surrounding Zoning and Uses
The proposed subdivision includes the Northtown Mall, Sky Zone, and Irie Vybz restaurant. The surrounding uses are retail and restaurants which are zoned MU.

Existing Conditions
The subject site is developed with the Northtown Mall, Irie Vybz restaurant, Skyzone and parking lot.

History
The subject site is comprised of four different plats that were platted in 1971, 2014, 2019 and 2023. A conditional use permit was approved for Sky Zone (amusement and recreation) in 2017 and for Irie Vybz (live entertainment) in 2023.

Evaluation of Request
Plat
Thirteen new lots are being proposed. The breakdown is as follows:

- Lot 1: 0.68 acres with parking and no building.
- Lot 2: 1.89 acres with parking and no building.
- Lot 3: 7.08 acres with parking and the current Becker Outlet store (future Asia Village).
- Lot 4: 2.18 acres with parking and no building.
- Lot 5: 4.04 acres with parking and the current Burlington store.
- Lot 6: 25.35 acres with parking and the Northtown Mall.
- Lot 7: 0.5 acres with parking and no building.
- Lot 8: 1.03 acres with parking and no building.
- Lot 9: 1.05 acres with parking and no building.
- Lot 10: 1.97 acres with parking and Skyzone.
- Lot 11: 0.92 acres with parking and Irie Vybz restaurant.
- Lot 12: 0.31 acres parking and no building.

The MU district does not have minimum lot size requirements and allows for shared parking/access with approval of a conditional use permit, which is part of this request.

A parking analysis was done based on the current uses. With the proposed shared parking and access, there is adequate parking available.

Grading/Storm Drainage
This preliminary plat does not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities
The existing buildings utilize the existing utility services. No new connections are being requested at this time.

Wetlands/Watershed/FEMA
Existing FEMA flood plain areas will remain unchanged with this preliminary plat. A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails
The existing development will utilize the existing access points to the existing parking areas. No new access point will be granted. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits
No additional development is proposed at this time. Therefore, no additional easements, right-of-way

or permits are required.

Conditional Use Permit
A city exercises "quasi-judicial" authority when considering a CUP application. This means the city's role is limited to applying the standards in the ordinance to the facts presented by the application. The city acts like a judge in evaluating the facts against the standards.

Section 27.04 Criteria for granting conditional use permits:
The Blaine City Council shall consider the advice and recommendations of the Planning Commission and the effect of the proposed use on the comprehensive plan and upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the Council shall consider the following findings where applicable. The conditional use permit is for shared access and parking.

1. The use shall not create an excessive burden on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
    - Shared access and parking does not create an excessive burden on existing parks, schools, streets and other public facilities and utilities.
2. The use will be located, designed, maintained, and operated to be compatible with adjoining properties and the existing or intended character of the zoning district.
    - Shared parking and access are compatible with the adjoining properties. The intent of the MU district is to promote development and redevelopment that encourages mixed-uses that combine new or existing retail development with a variety of housing, office, retail or other complementary uses. Shared parking and access meet this intent.
3. The use shall have an appearance that will not have an adverse effect upon adjacent properties.
    - Share parking and access do not have an adverse effect on adjacent properties.
4. The use, in the opinion of the City Council, shall be reasonably related to the overall needs of the City and to the existing land use.
5. The use shall be consistent with the purposes of the zoning code and purposes of the zoning district in which the applicant intends to locate the proposed use.
    - The intent of the MU district is to promote development and redevelopment that encourages mixed-uses that combine new or existing retail development with a variety of housing, office, retail or other complementary uses. Shared parking and access meet this intent.
6. The use shall not be in conflict with the comprehensive plan of the City.
    - The subject site has a land use designation of Community Commercial in the 2040 Comprehensive Plan. Allowing shared parking and access are not in conflict of the comprehensive plan.
7. The use will not cause traffic hazards or congestion.
    - The proposed plat does not create or change the existing traffic patterns or create any traffic hazards or congestion.
8. The use shall have adequate utilities, access roads, drainage, and necessary facilities.
    - The proposed plat is adequately served and supported by existing utilities and does not require any additional services.

<u>Attachment List:</u>
Zoning and Location Map

Narrative
Preliminary Plat
Unapproved Planning Commission Minutes 5/14/24

Strategic Plan Relationship

Implementation of the Northtown Master Plan is a strategic initiative under the Economic Development Strategic Priority in the 2023-2026 Strategic Plan. The proposed conditional use permit for shared access/parking allows for the Northtown Mall owner to sell off lots for redevelopment.

Board/Commission Review

The Planning Commission voted unanimously to approve the conditional use permit. There were no comments at the public hearing.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. Attachments
2. Unapproved PC Minutes 051424

City of Blaine

Signature Copy

Resolution: RES 24-96

Resolution Granting a Conditional Use Permit for Zero Lot Line, and Shared Access and Parking in the County Road 10 Mixed Use Zoning District at 100 Northtown Drive NE. Northtown Mall (4th Dimension Properties, LLC) (Case File No. 24-0027/SAS)

WHEREAS, an application has been filed by 4th Dimension Properties, LLC as Conditional Use Permit Case File No. 24-0027 for Northtown Mall; and

WHEREAS, said case involves the property described as follows:

Lot 6, Block 2 of MUIR'S NORTHTOWN ADDITION, according to the recorded plat thereof, Anoka County, Minnesota,

AND

All of GLIMCHER NORTHTOWN MALL SIXTH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota,

AND

Lot 1, Block 1 of GLIMCHER NORTHTOWN MALL FIFTH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota,

AND

Lots 4 and 5, Block 1, and Outlot A of PRIME NORTH, according to the recorded plat thereof, Anoka County, Minnesota.

WHEREAS, the Blaine Planning Commission held a public hearing on May 14, 2024, and recommended approval regarding said Conditional Use Permit; and

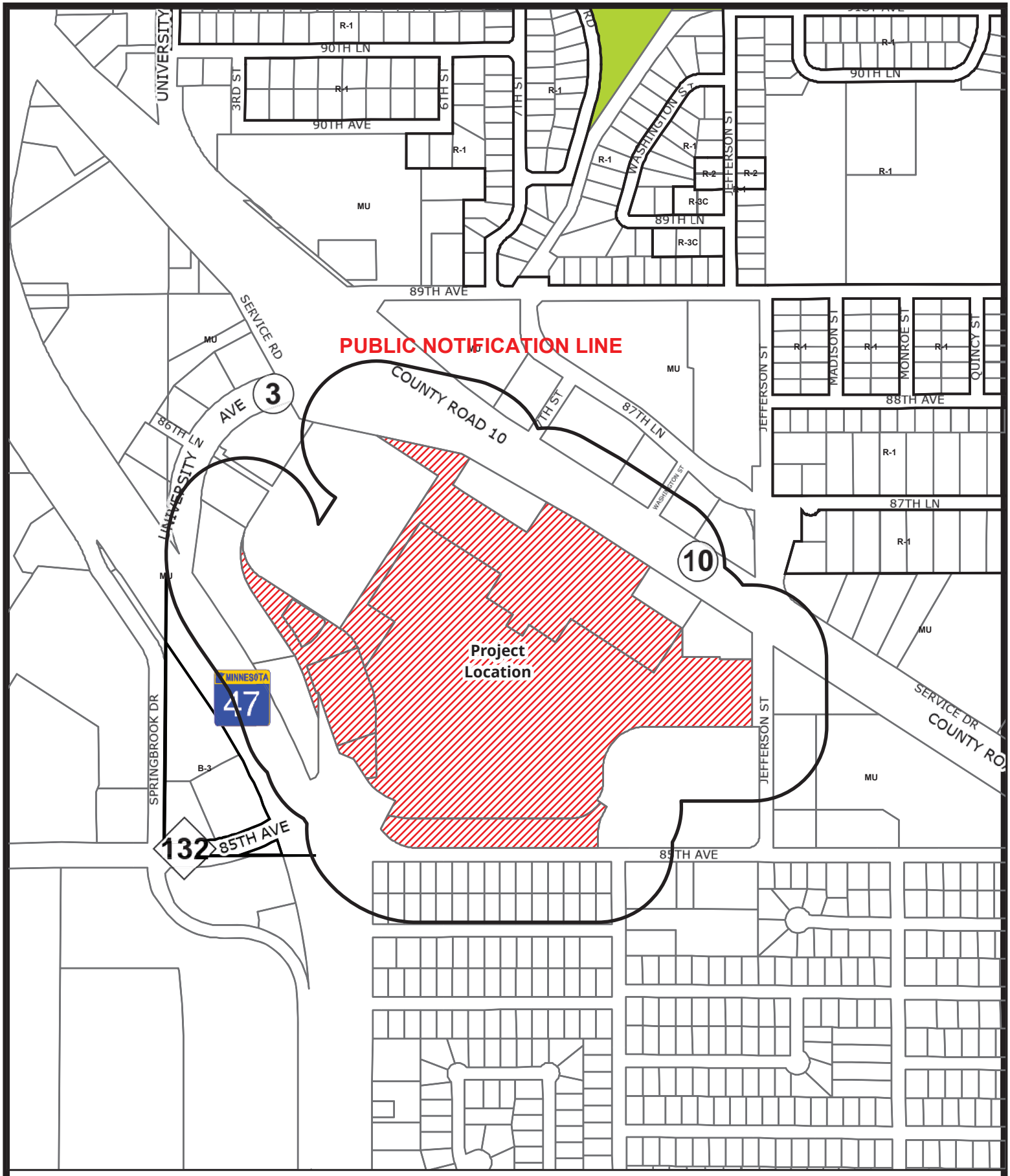
WHEREAS, the Blaine City Council has reviewed said case on June 3, 2024; and

WHEREAS, the criteria identified in Section 27.04 for granting a conditional use permit has been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Sections 75-32 and 27.04 of the Zoning Ordinance to allow for zero lot line and shared access and parking in the County Road 10 Mixed Use zoning district (MU) with the following conditions:

1. The applicant is responsible for recording the access easements and shared parking agreements with Anoka County.

PASSED by the City Council of the City of Blaine this 3rd day of June, 2024.



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moore engineering, inc.

Date: April 19, 2024
To: Sheila Sellman
From: Tom Goodrum, Moore Engineering Project Manager
Topic: Northtown Preliminary Plat Parking Memo

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PRELIMINARY PLAT OF

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CITY OF BLAINE
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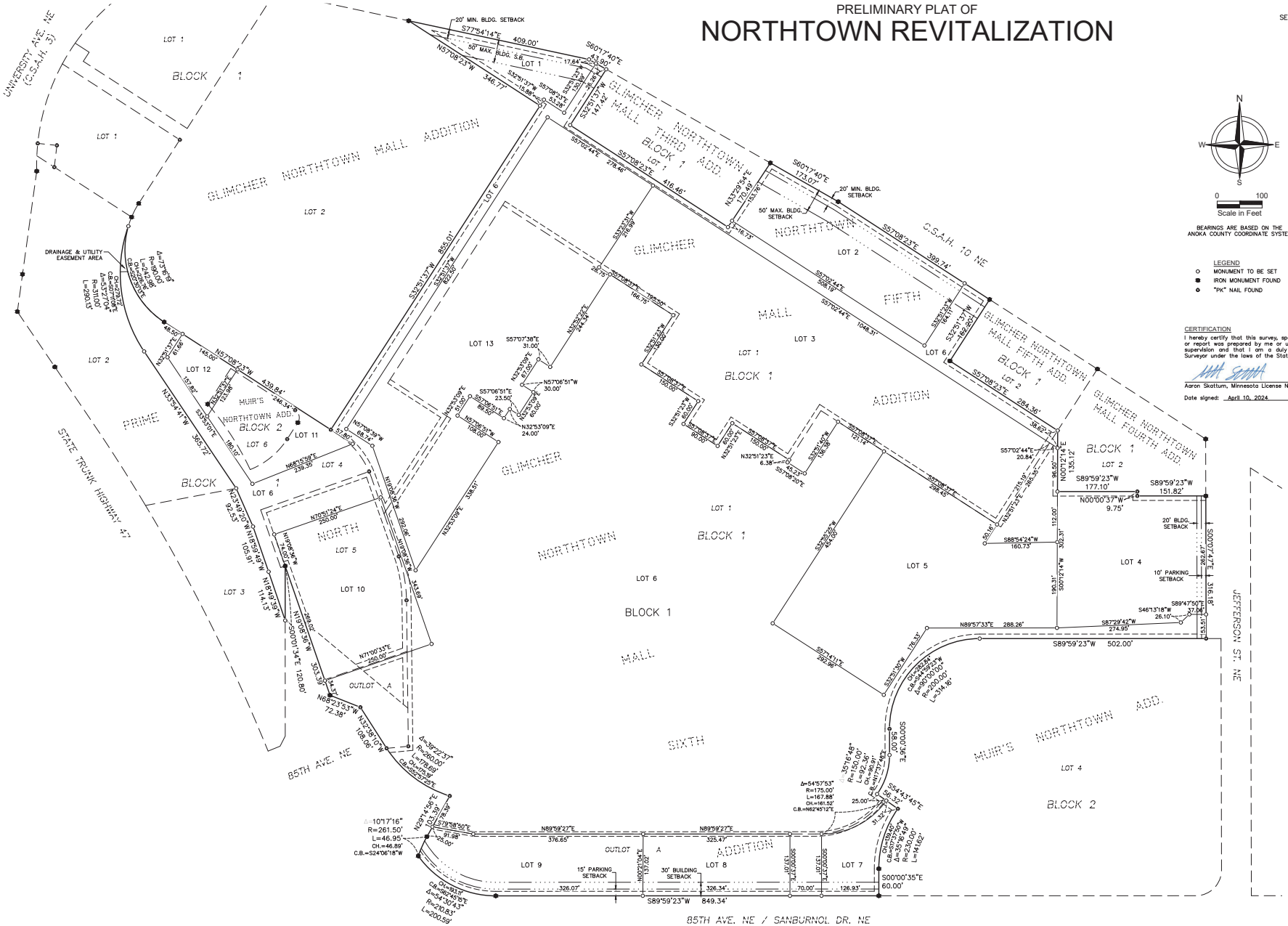
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City of Blaine
Planning Commission

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MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, May 14, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth, Gorzycki, Homan, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Halpern.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

4. Public Hearing

4.4. 2024-79 Case File No. 24-0027 // 4th Dimension Properties, LLC (Northtown Mall) // 100 Northtown Drive NE
The applicant is requesting the following:

1. Preliminary plat to create 13 lots to be known as Northtown Revitalization.
2. Conditional use permit for zero lot line shared access/parking in the County Road 10 Mixed Use (MU) Zoning District.

Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0027 was opened at 8:38PM. As no one wished to appear, the public hearing was closed at 8:38PM.

Motion by Commissioner Swanson to recommend approval of Planning Case 24-0027A a preliminary plat to create 13 lots with the following conditions:

<u>Case 24-0027A:</u>

1. **The applicant is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.**
2. **The Building Official will need to review and approve copies of dedicated access easements that permit the owners of portions of the building located on either side access to the other side for purposes of maintaining fire and life safety systems.**
3. **The applicant is responsible for recording the access easements and shared parking agreements with Anoka County.**

Motion by Commissioner Swanson to recommend approval of Planning Case 24-0027B a conditional use permit to allow shared parking and shared access in the County Road 10 Mixed Use (MU) zoning district with the following conditions:

<u>Case 24-0027B:</u>

1. **The applicant is responsible for recording the access easements and shared parking agreements with Anoka County.**

Motion seconded by Commissioner Olson. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the June 3, 2024 city council meeting.

City of Blaine
Staff Report

File Number: ORD 24-2551

Agenda Date	Status
June 3, 2024	
In Control	**File Type**
City Council	Ordinance

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.6

First Reading
Ordinance Granting a Rezoning from Planned Business District (PBD) to Development Flex (DF) at 3680 Pheasant Ridge Drive. East Blaine Mosque and Academy (Case File No. 24-0023/SAS)

Executive Summary

The applicant is requesting a rezoning to Development Flex (DF) to allow for a Mosque with a Pre-K-8 school. The subject site is currently zoned Planned Business district and does not allow elementary schools.

Background

Planning Commission (Public Hearing)	05/14/24
City Council (1st Reading)	06/03/24
City Council (2nd Reading)	06/17/24
Action Deadline (60 days)	05/21/24
Action Deadline (City Extended - 60 days)	07/20/24

Staff report prepared by Sheila Sellman, City Planner, and Teresa Barnes, Project Engineer

Zoning
The subject site is currently zoned Planned Business District (PBD).

Land Use Designation
The current land use designation is Planned Industrial (PI).

Surrounding Zoning and Uses
The site is surrounded by properties zoned PBD and guided PI. The surrounding properties are part of Lexington Ridge Business Park and Pheasant Ridge Business Park.

Existing Conditions
The site is developed with Minnesota School of Business (MSB) and is currently vacant.

History
In 2006, the City approved a code amendment to allow a post-secondary education use as a conditional use in the PBD for a 46,800 square foot office/classroom building in the CSM business park campus. At that time, the PBD zoning did not contain a provision for schools or education uses, but did and currently encourages business and professional offices, research facilities and financial institutions as some of the primary non-manufacturing land uses.

The rationale in 2006 for supporting the proposed code amendment to allow post-secondary education was based on the following findings:

- Post-secondary education, particularly of a business or technical nature, would provide convenient employee training locations for support of the existing work force and Blaine employers.
- The presence of post-secondary colleges and institutions would create a positive reflection on the community and business environment.
- The specific location and proposal by MSB would add significant value to the CSM Business Park and help set the standard, both in land use and building architecture, for the CSM development and the I-35 corridor.

In April 2006, MSB received a Conditional Use Permit (CUP) to construct a three-story, 46,800 square foot college (post-secondary education), and for a zero-lot line for a shared driveway access between sites.

Also in 2006, a preliminary and final plat was approved to subdivide 4.69 acres into one lot for the MSB building.

In 2017, MSB closed all Minnesota locations. The building has been listed for sale/lease since that time, and has not been occupied since.

In February 2023, the Council discussed at a workshop either rezoning this site, or an ordinance amendment to the PBD district to allow for a K-8 school. The council consensus was not to change the zoning or ordinance to allow for an elementary school and to keep it PBD for business park type development.

Rezoning
Section 27.03 Criteria for granting zoning/comprehensive plan amendments:
The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in conditions in the City. Although there are no explicit findings that must be made in conjunction with rezoning, appropriate considerations include:

- Whether the proposed district is consistent with the comprehensive plan.
- How the proposed district differs from the existing district.
- How the proposed district meets the goals and polices of the City.

The DF District (formerly known as the Residential Flex District), is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this ordinance. The DF District also attempts to create a reasonable balance between the interests of the property owner in freely developing his property with greater flexibility in land uses, and at the same time protect the interest of surrounding properties in the following ways:

a. By encouraging a more creative approach in housing developments, that will result in quality living environments through innovative design and aesthetic controls;
b. By permitting a combination of housing types and style, including single, two-family, and multiple family dwellings, with the exception of mobile homes;
c. By allowing flexibility in design by permitting cluster developments and a variety of architectural styles and treatments;
d. By allowing for any type of ownership, private, condominium, or rental;
e. By allowing flexibility in setback and height restrictions;
f. By allowing non-residential uses, such as commercial or light industrial uses which will serve the inhabitants of such district, provided such non-residential uses will enhance the character, amenities, and convenience of those who live in the proposed development;
g. By providing an efficient use of land resulting in more cost-efficient installation of utilities, streets, and other facilities.
h. By encouraging the preservation of common open space, recreational facilities, natural features, such as woodland and wetland areas;
i. By contributing to the tax base of the community without making undue demands on the community services; and
j. By providing the means for greater creativity and flexibility in environmental design than is provided under the strict application of the Blaine Zoning Ordinance and Subdivision Ordinance, while, at the same time, preserving the health, safety, order, convenience, prosperity, and general welfare of the City of Blaine and its inhabitants.

The applicant proposes that the proposed project meets the following criteria for the DF zoning district:

a. That the proposal shall provide for a wider range of housing types, price ranges and styles than could be accomplished under the existing zoning;
    - N/A. The proposal is for a mosque and religious academy. There will be no additional housing with this proposal.
b. That the proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning;
    - The amenities and facilities already exist and are already greater than the minimum requirements under existing zoning. The proposal solely concerns the use of the existing building.

c. That the proposed development is compatible with the purposes and intents of this ordinance and with the comprehensive plan;
    - The proposed development is limited to the interior of an existing building. That said, as stated more fully in the narrative, allowing for a second mosque and religious academy is in harmony with the comprehensive plan as it serves the growing community and its ever-changing demographics.
d. That the proposal shall in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible;
    - This proposal utilizes an existing building, and thereby there is no detrimental impact on the environment, but rather a positive impact, as the building will no longer be an eye-sore or blight on the community.
e. That the proposal shall not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems;
    - There is no undue burden as this proposal utilizes an existing building, wherein all the public services and facilities set forth are already in place.
f. That the proposed development is designed in such a manner to form a desirable and unified environment within its own boundaries, and also which will not be detrimental to future land uses in the surrounding areas; and
    - This proposed development is for an existing building which is already in harmony with the surrounding area.
g. That the proposal be consistent with all other applicable city and state regulations.
    - The proposal is consistent with all applicable state and local regulations.

Evaluation of Request

The applicant is requesting to rezone from PBD to DF, and a CUP for a religious institution (mosque) and Pre-K-8 school. The PBD zoning does not allow K-8 schools (elementary), therefore the applicant is requesting a rezoning.

The mosque and school will utilize the existing building and parking with interior renovations. The mosque will have capacity for up to 300 people for worship services. The Pre-K-8 school will begin as a Pre-K-2 school. Currently, the applicant projects that approximately 50 families will enroll for grades K-2 with the student count under 60. The first year of instruction is anticipated for the 2024-2025 school year beginning in September. With each passing year, and as the initial students grow and move to the next grade, the school will increase its capacity until it reaches Pre-K-8. It is anticipated that at full capacity there will be no more than 20 students per grade level, with a strict maximum of 25. Busing is not proposed. Students will be dropped off and picked up. The school will operate from 8:15AM - 3:30PM.

<u>Parking</u>

Places of worship require at least one (1) parking space for each four (4) seats in accordance with the design capacity of the main auditorium. According to the submitted plans, the capacity is 300 people. Mosques don't have seats for worship, but parking is calculated the same way, therefore requiring 75 parking stalls.

Schools, elementary, junior high, public or private: At least three (3) parking spaces per classroom, plus necessary spaces for student drop off. May be reduced at the zoning administrator's discretion. There are 22 classrooms proposed, therefore the parking requirement for the classroom is seven.

Business and professional offices or public administration buildings: At least one (1) parking space for each two hundred fifty (250) square feet of floor area. Based on the submitted plans, the proposed office space will require 4 parking stalls. In total, 86 parking stalls are required for the proposed uses. The submitted site plan indicates there are 278 parking stalls on site. Parking is met. The site plan indicates plenty of stacking area on site for pick up or drop off. Directional signage should be painted in the parking lot to indicate traffic flow for drop off and pick up.

Grading/Storm Drainage

The proposed project does not include any alterations to the existing grading or storm water drainage patterns on the property.

Utilities

The proposed development will utilize the existing utilities into the building. No new connections are proposed.

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

Wetlands/Watershed/FEMA

There are no wetlands or FEMA flood plain on the existing site. A Coon Creek Watershed District review is not required.

Access/Street Design/Sidewalks/Trails

The development will utilize the existing access points to the existing parking area. No new access points will be granted. No additional street design, sidewalks or trails will be required.

Easements/Right-of-way/Permits

The developer will need to obtain any and all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Attachment List:

Zoning and Location Map
Narrative
Site Plans
Workshop Minutes 2/13/23
Public Comments
Unapproved Planning Commission Minutes 5/14/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the rezoning. There were many people that spoke at the public hearing in favor of the rezoning. Two people had questions and concerns about traffic and safety. Draft minutes are included.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.
4. Posted (sign) on the property with contact information for the Planning Department.

Staff Recommendation

By motion, introduce the ordinance for first reading and direct that it be placed on file for second reading at the June 17, 2024, council meeting.

Attachment List

1. Attachments
2. Public Comments - Updated 060324
3. Unapproved PC Minutes 051424

City of Blaine

Signature Copy

Ordinance: ORD 24-2551

First Reading

Ordinance Granting a Rezoning from Planned Business District (PBD) to Development Flex (DF) at 3680 Pheasant Ridge Drive. East Blaine Mosque and Academy (Case File No. 24-0023/SAS)

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown with overstrike.)

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

Lot 1 Block 1 MN SCHOOL OF BUSINESS BLAINE

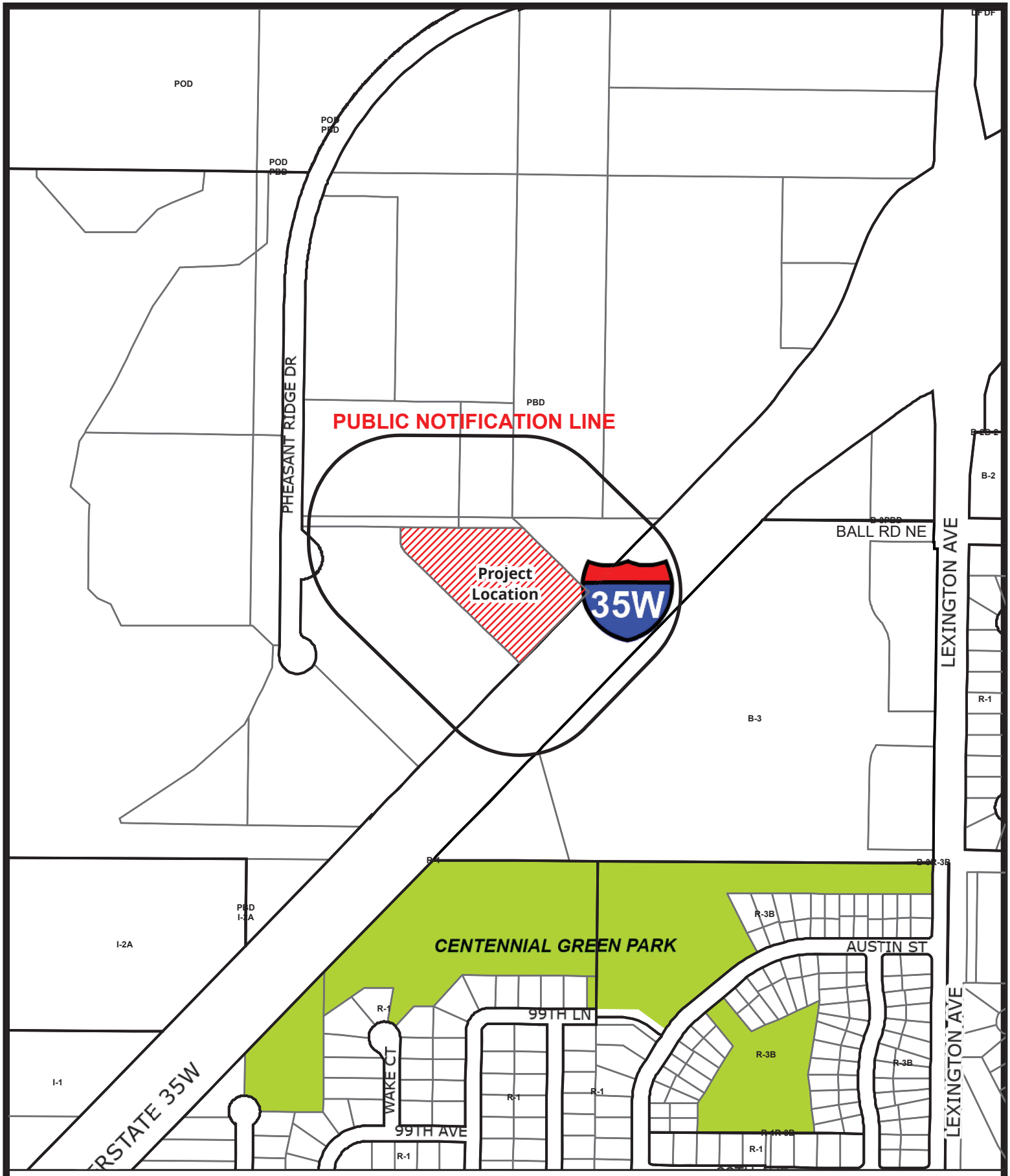
Section 2. The above described property is hereby rezoned from:

~~Planned Business District (PBD)~~
to
Development Flex (DF)

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 3rd day of June 2024.

PASSED by the City Council of the City of Blaine this day of 20__.



Case File No. 24-0023
East Blaine Mosque and Academy

BlaineMN.gov

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180

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March 8, 2024

Ms. Sheila Sellman
City Planner
Planning & Community Development
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

Re: Application for Conditional Use Permit and Rezoning for 3680 Pheasant Ridge Drive

Ms. Sellman:

Please find this application for Conditional Use Permit and Rezoning to Development Flex District for the real property located at 3680 Pheasant Ridge Drive, in Blaine, Minnesota.

Our client, East Blaine Community Center LLC, d/b/a East Blaine Mosque and Academy, has purchased this property and are planning on using the property as a mosque and as Islamic K-8 private elementary school.

The Property

Location:	3680 Pheasant Ridge Drive, Blaine, Minnesota
Site Size:	4.68 Acres
Building Size:	46,800 square feet (existing building)

The property is the former home of the now defunct Minnesota School of Business, which permanently ceased operations seven years ago, in 2017. The property currently is zoned as Planned Business District, or "PBD." The property includes the existing building with 278 parking stalls.

The Need for a New Mosque, Preschool/daycare and Religious K-8 School in Blaine

As the City of Blaine continues its growth, so continues the growth of its Muslim community. In 2010, the City's population was approximately 57,000.00.[1] In 2020, the City's population was

[1] City of Blaine 2040 Comprehensive Plan, p. 9.

70,000 (10th largest in Minnesota).[2] Along with that growth in overall numbers is the City's growth in diversity, which continues to grow just as the City's overall population grows.[3] And in just two years, the City has added another 2,000 citizens, and is the most populous city in Anoka County.[4] Within the next 15 years, it is anticipated that the City's population will increase to approximately 93,000 citizens.[5]

The City has several goals when it comes to its land use. Specifically, the City "encourages and supports development of underutilized areas, particularly where such redevelopment fosters job growth, increased property values, and a positive community image."[6] Further, the "City priorities the incorporation of community amenities and functional gathering spaces," and wants to "maintain flexibility in land use districts to respond to market conditions regarding the mix of industrial, commercial, and residential."[7]

Currently only 2% of the City's land use is being used for institutional purposes, specifically schools, places of worship, hospitals, cemeteries, city halls, museums, and fairgrounds.[8]

Blaine currently has only one mosque – MAS Blaine Masjid. Right now, this mosque is unable to handle the demand, as the mosque conducts several services on Fridays in an attempt to keep up with the community's needs. Compare, for example, that there are thirty (30) Christian churches in the City.[9]

While there are a few Christian K-8 schools in the City to serve the community (Northside Christian School, Avail Academy, Way of the Shepherd, etc.), there is no current religious institution available to those Muslim citizens in the City.

Muslims, like many of the State's immigrant populations, have been in Minnesota since at least 1880. Four years ago, in 2020, the total Muslim population in Minnesota was approximately 140,000 people,[10] which is up from a population of 70,000 to 80,000 just twenty years ago.[11]

The Muslim population continues to grow in the Twin Cities, especially in its northern cities, including Blaine. There is a deficiency in the City for places of worship for the Muslim community, and there are very few Islamic K-8 schools in the state, and none in the City. Operating a new mosque and K-8 school will cure these deficiencies.

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[2] https://www.blainemn.gov/655/Population-Demographics
[3] https://www.blainemn.gov/655/Population-Demographics
[4] https://metrocouncil.org/Data-and-Maps/Research-and-Data/Annual-Population-Estimates.aspx
[5] City of Blaine 2040 Comprehensive Plan, p. 17.
[6] City of Blaine 2040 Comprehensive Plan, p. 103.
[7] City of Blaine 2040 Comprehensive Plan, p. 103.
[8] City of Blaine 2040 Comprehensive Plan, p. 109.
[9] https://www.churchangel.com/churches-by-state/minnesota/blaine/
[10] https://religionsmn.carleton.edu/exhibits/show/history-muslims/muslims-mn
[11] https://www.minneapolisfed.org/article/2002/size-of-twin-cities-muslim-population-difficult-to-determine

Planned Use of the Property

The existing building is three stories in height. The first floor would house the mosque and related community spaces. The second and third floors would house the Preschool and K-8 school.

1. The Mosque

The mosque will have capacity for up to 300 persons for worship services. Mosques do not have seating areas (as compared to Christian churches, e.g.), and as set forth in the enclosed floor plans, there is plenty of room to accommodate the number of anticipated patrons. The property has enough parking capacity to meet the needs for the anticipated attendees, and because the typical hours of worship are not the same as rush hour, the regular flow of traffic should not be disrupted.

2. Preschool/K-8 School

The K-8 school will begin as a K-2 school. Currently our client projects that approximately 50 families will enroll their children in the school, for grades K-2, with the precise number of students being just under 60. The first year of instruction will be 2024-2025, beginning in September of 2024. With each passing year, and as the initial students grow and move onto the next grade, the school will increase it's capacity, going from a K-2 during school year 2024-25, to a K-3 in 2025-26, to a K-4 in 2026-2027, and so on, until reaching K-8. The school anticipates that at full capacity there will be no more than 20 students per grade level, with a strict maximum of 25.

The property has 278 parking stalls. As the school will open with only four grade levels, with a maximum of 100 students, transportation should not be an issue. While traffic is always a concern to any city planning commission, the number of vehicles that will be used to drop off and pick up students will not significantly impact traffic. Further, as set forth in the site plan, there is plenty of parking for those parents who wish to park and bring their children into the school, along with all teachers, staff, and administration needs. Additionally, due to the helpful layout of the building and parking areas, an automotive queue for drop off and pick up has been established which should help ease transportation issues at the beginning and ending of the school day. The school day will run from approximately 8:15 a.m. to 3:30 p.m.

The Need for Rezoning

There is nothing prohibiting the current zoning (Planned Business District, or "PBD") from the Petitioner's use of the facility in as a mosque: Under Blaine City Zoning Code, religious institutions are an enumerated allowed use under § 30.52(m).[12] For Petitioner to use the facility

[12] The code specifically covers "Churches," which must by law include all religious institutions (not only Christianity) or must be interpreted as "a building for public worship" as set forth in the Merriam-Webster Dictionary. https://www.merriam-webster.com

as a mosque, Petitioner would simply need to apply for a Conditional Use Permit ("CUP"), which, because the use is expressly set forth in the ordinance, the application for the CUP would be largely perfunctory.[13]

It is notable that the City has, by its zoning ordinance, already found that the following property uses may all exist in harmony with a mosque:

- General Retail
- Massage Salons
- Hair Salons
- Personalized Instruction Services
- Dry Cleaning Services
- Laundromats
- Businesses
- Law Offices
- Accountants
- Portrait Studios
- Art Studios
- Medical Cannabis Dispensaries
- Restaurants
- Restaurants with Live Entertainment
- Restaurants with Outdoor Dining
- Brew Pubs
- Medical Offices
- Banks
- Hotels
- Trade Centers
- Convention Centers
- Fitness Centers
- Gas Stations
- Manufacturing Park
- Industrial Park
- Multifamily Residential
- Research Laboratories
- Commercial Childcare
- Theaters
- Indoor Amusement Parks
- Corporate Office Park
- Distribution Centers
- Warehouses
- Post Secondary Education
- Motorcycle Sales
- Motorcycle Maintenance
- Liquor Stores

In other words, the City has already determined that all of these uses can and do exist in harmony with a mosque. However, elementary education is not one of the enumerated uses under the existing language for PBD zoning in Blaine, and absent an amendment to § 30.52 of the zoning code, a rezoning is in order.

Development Flex District zoning, as set forth in § 29.110, *et seq*. of the zoning code ("Development Flex") was enacted in part to help with properties and land uses that don't fit the stricter parts of the code. To wit: Development Flex "attempts to create a reasonable balance between the interests of the property owner in freely developing his property with greater flexibility in land uses. . . [b]y allowing non-residential uses. . .which will serve the inhabitants." § 29.111.

[13] If the ordinance expressly authorizes the proposed use, the county may **only** deny the conditional use permit "for reasons relating to public health, safety, and general welfare." C.R. Investments, Inc. v. Village of Shoreview, 304 N.W.2d 320, 324 (Minn.1981) (emphasis added).

Development Flex states that the criteria to be used in processing an application to be rezoned as Development Flex as follows:

- That the proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning;
- That the proposed development is compatible with the purposes and intents of this ordinance and with the comprehensive plan;
- That the proposal shall in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible;
- That the proposal shall not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems;
- That the proposed development is designed in such a manner to form a desirable and unified environment within its own boundaries, and also which will not be detrimental to future land uses in the surrounding areas; and
- That the proposal be consistent with all other applicable City and State regulations.

§ 29.112.[14] This application for a CUP and rezoning meets all of the foregoing.

Application Materials

Pursuant to § 29.114(b) of the Blaine zoning code, our client's application includes the following:

- Certificate of survey including all existing structures;
- Grading plan existing and proposed grades at 2 foot contour intervals to a known datum, sufficient spot elevations on all proposed hard surfaces, location of proposed stormwater facilities, identification of areas within a flood hazard zone, finished floor elevations of all buildings;
- Utility plan proposed location and size of all utility lines;
- Site plan including location of all proposed buildings and proposed uses, location of driveway and parking areas, building and parking setbacks, location of refuse areas, location of outdoor storage areas;
- Tree preservation plan meeting the requirements of § 33.09 of the Blaine zoning code;
- Landscape plan meeting the requirements of § 33.07 of the Blaine zoning code;
- Floor plan of proposed buildings including dimensions of proposed rooms, specification of uses;
- Elevations of the proposed building identifying exterior treatment, materials, and colors;

[14] § 29.112(a), regarding housing types, is inapplicable to this application.

- Calculation of necessary parking spaces; and
- Narrative explaining the operation of the property.

§ 29.144(b).

Conclusion

In sum, our client shall take a building that has been vacant for over 7 years and will redevelop it where it will be used continually, by both the mosque, Preschool, and the K-8 school. It will increase the City's positive image, providing for its growth and the diverse needs of its citizens. The property will be a functional gathering space for Muslims who not only live in Blaine, but for those looking to relocate to the City, to add to its tax base, and become part of the community.

Very Truly Yours,

LIBBY LAW OFFICE, P.A.

Christopher J. Heinze

Encl.

c: clients

GENERAL SITE NOTES

A. THIS DOCUMENT WAS GENERATED FROM EXISTING ARCHITECTURAL AND LAND SURVEY DOCUMENTS, AND GOOGLE EARTH. LOCATIONS, SIZE, AND TYPE OF ROOFTOP MECHANICAL UNITS HAS NOT BEEN FIELD VERIFIED.

B. NO CHANGES TO PARKING LOT STRIPPING, NUMBER OF STALLS, DRAINAGE, LIGHTING OR GENERAL LANDSCAPING ARE ANTICIPATED IN THIS PROPOSAL.

C. NO CHANGES IN THE BUILDING ENVELOPE ARE ANTICIPATED IN THIS PROPOSAL.

PARKING REQUIREMENTS

PER CITY OF BLAINE ORDINANCE CHAPTER 11.24, APPENDIX 'B'

PROPOSED USE: MOSQUE AND COMMUNITY SPACES ON GROUND FLOOR WITH PRE-SCHOOL TO JUNIOR HIGH CLASSROOMS ON SECOND AND THIRD FLOORS.

HOUSES OF WORSHIP: 1 STALL PER 4 SEATS IN THE CHAPEL OR NAVE PLUS 1 STALL PER 100 SQUARE FEET OF NON-CHAPEL AREA.

OFFICE AREAS: 1 STALL PER 300 SQUARE FEET.

EDUCATION: 1 STALL PER TEACHER/ADMINISTRATOR

NARRATIVE

MOSQUES DO NOT HAVE SEATING AREAS, BASED ON OCCUPANCY CALCULATIONS FOR THE MOSQUE AREA, THE OCCUPANCY IS 300 PERSONS. IF PARKING RATIO IS 1:4, 75 STALLS ARE REQUIRED FOR THE WORSHIP AREA.

DESIGNATED NON-CHAPEL COMMUNITY AREAS TOTAL 5,438 SQUARE FEET, REQUIRING 53.4 STALLS.

ADMINISTRATION OFFICES TOTAL 965 SQUARE FEET AND REQUIRE 3.2 STALLS.

TOTAL NUMBER OF PRE-SCHOOL THRU JUNIOR HIGH CLASSROOMS IS 31. 1 STALL SHALL BE PROVIDED FOR EACH STALL.

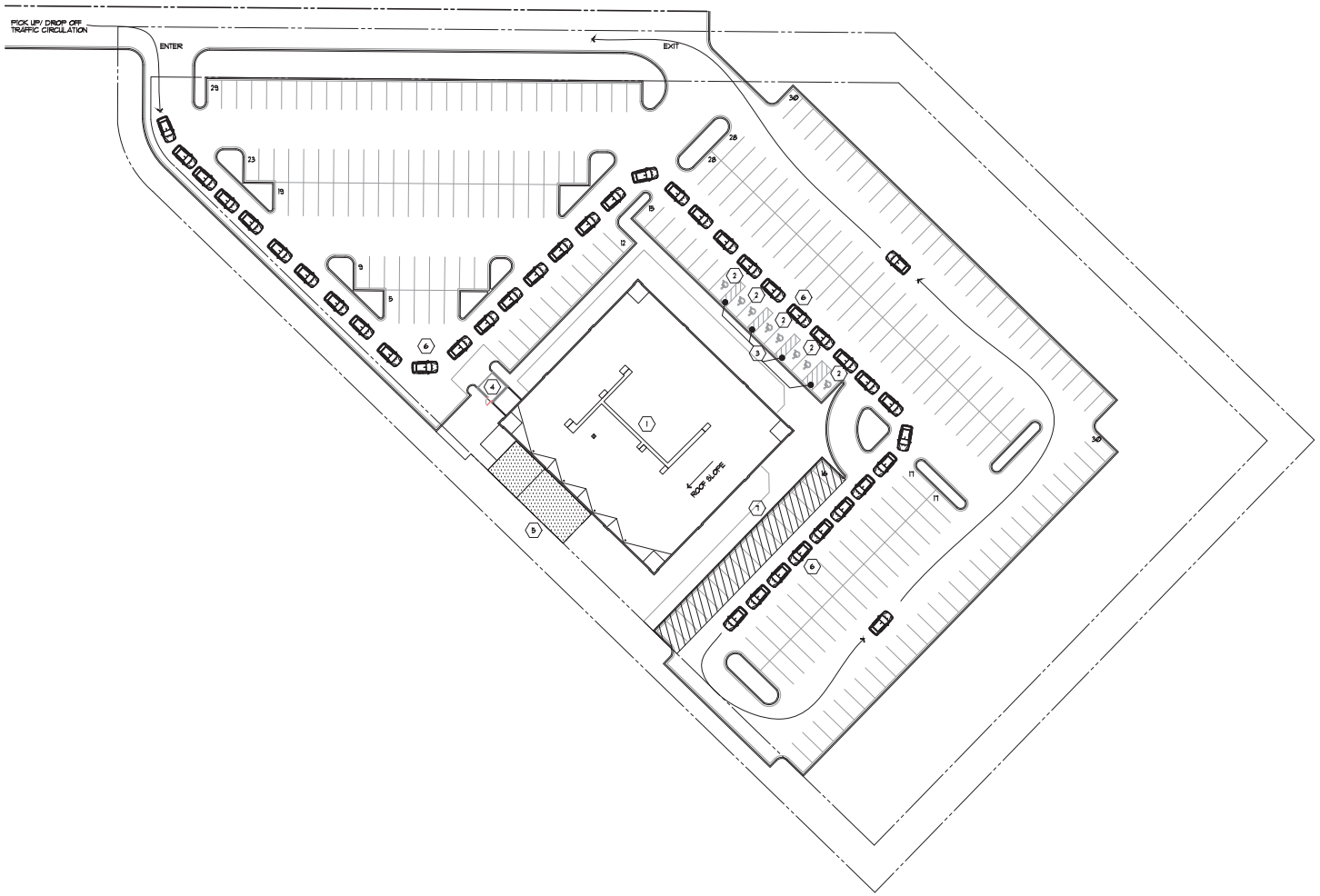
CALCULATIONS

MOSQUE AREA:	2,100 SF	1:4	75 STALLS
COMMONS AREA:	2,975 SF		
OBSERVATION:	720 SF		
EXERCISE AREA:	1,466 SF		
	5,161 SF	1/100 SF	51.6 STALLS
ADMINISTRATION OFFICES:	965 SF	1/300 SF	3.2 STALLS
CLASSROOMS/TEACHERS:			30 STALLS
PARKING REQUIRED			159.8 + 159 STALLS
EXISTING SITE PARKING			278 STALLS

TEMPORARY PARKING FOR VISITORS, OR FOR ADDITIONAL STAFF WILL BE ACCOMMODATED IN THE 119 EXCESS PARKING STALLS. SOME STALLS MAY BE BLOCKED DURING LOADING PERIODS.

KEY NOTES

1. EXISTING ROOF ASSEMBLY AND SYSTEMS TO REMAIN
2. EXISTING HANDICAP STALLS
3. EXISTING HANDICAP ACCESS AISLE
4. EXISTING TRASH ENCLOSURE
5. FUTURE PLAY AREA-1500 SF.
6. DROP-OFF AUTO STACKING-UP TO 46 AUTOMOBILES
7. PROPOSED DROP OFF ZONE



1 a010 SITE PLAN
1/32" = 1'-0"

tanek
118 E. 26th Street
Suite 300
Minneapolis, MN 55404
P:612-879-8225
F:612-879-8152
www.tanek.com

project

Blaine Mosque
3680 Pheasant Ridge Dr
Blaine, MN, 55449

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the state of Minnesota.

Nathaniel Shea — date
name — date
24515
license number — signature

scale as noted
name ed/ns

03.07.2024

site plan and parking analysis
level 01

NORTH

a010

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CITY OF BLAINE
ANOKA COUNTY, MINNESOTA
CITY COUNCIL WORKSHOP
Monday, February 13, 2023

6:00PM
Cloverleaf Farm Room A
10801 Town Square Drive

CALL TO ORDER

The meeting was called to order by Mayor Sanders at 6:00PM.

ROLL CALL

PRESENT: Mayor Tim Sanders, Councilmembers Terra Fleming, Chris Massoglia (attending remotely from 1305 Cape Coral Parkway E, Cape Coral, Florida 33904), Tom Newland, Jess Robertson, and Lori Saroya.

ABSENT: None.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Eric Thorvig; City Planner Sheila Sellman; Safety Services Director/Police Chief Brian Podany; Finance Director Joe Huss; City Engineer Dan Schluender; Stormwater Coordinator Megan Hedstrom; Communications Manager Ben Hayle; Deputy Public Works Director Nick Fleischhacker; Public Works Stormwater Maintenance Supervisor Matt Withrow; and City Clerk Catherine Sorensen.

3.1 Minnesota School of Business (3680 Pheasant Ridge Drive) Proposed Change.

City Planner Sellman stated the subject site was developed in 2006 with a 46,800 square foot building on 4.68 acres for the Minnesota School of Business (MSB). A conditional use permit was issued for post-secondary education use, a zero-lot line, and shared driveway access. The building has been vacant since 2017. There have been very little inquiries for the property. The site is zoned Planned Business District (PBD), guided Planned Industrial (PI) and located within Pheasant Ridge Business Park. All uses in the PBD district require a conditional use permit. Pioneers Academy is interested in purchasing the MSB building and using it as a full-time private K-8 school with Saturday classes. This location allows for the expansion of their educational programs in serving over 400 students within the next three years. There will be no bussing, just drop off and pick up during the hours of 8:15-8:30AM and 3:30-3:45PM. A playground will be added as part of the improvements to the site. The PBD zoning district does not allow primary or secondary education uses. In order for this school to occupy this

space, a code amendment or rezoning is necessary. Staff would encourage a rezoning rather than a code amendment if the Council is favorable of the proposed use.

Mayor Sanders asked what other parcels were available for redevelopment in this area. Ms. Sellman explained the surrounding area was zoned PBD and were for sale by the original owner of the business park.

Councilmember Newland stated he was not aware that MSB had closed. He preferred this site remaining part of the development and not becoming an elementary school in the middle of an office/industrial park.

Councilmember Fleming expressed concern with the fact the proposed school would not have any bussing which meant there would be hundreds of cars driving through the office/industrial park twice a day.

Councilmember Saroya asked why another educational facility was not allowed in this building. Ms. Sellman explained MSB was a post-secondary for profit school then commented on the differences between primary/post-secondary schooling requirements within City code.

Councilmember Robertson stated this property was located within an industrial park and while she appreciated the fact another school was interested in locating in Blaine, she did not believe this location was the right fit for an elementary school.

Councilmember Saroya explained she would support this request. She believed a school would benefit the community, especially given the fact the existing schools in Blaine were over capacity. She reiterated that this property had been used for education in the past.

Mayor Sanders commented MSB was a post-secondary for profit educational institutional. He explained if this property were rezoned to allow an elementary school the property would be taken off the property tax rolls. He stated he supported the City maintaining this business park and did not believe an elementary school was the right fit for this industrial park.

Councilmember Massoglia explained while he supported non-profits he agreed this was not the right location for this use. He supported this parcel being reserved for future redevelopment given the fact it was in a high visibility location within the office/industrial park.

Councilmember Saroya asked if the Religious Lane Use and Institutionalized Persons Act would come into effect on this parcel. Ms. Sellman reported the request before the Council was if this property should be rezoned for an elementary educational use. Community Development Director Thorvig explained the request before the Council was for an elementary school and not a religious institution.

Mr. Asada, Pioneers Academy, stated he has worked for the 501C3 tax exempt educational organization for the past 19 years. He stated his current building in Brooklyn Park was too small and he was seeking another location. He understood the MSB building has been vacant for several years and he was looking to move his institution to Blaine. He reported he teaches an Islamic education which includes the Arabic language and the Koran.

Councilmember Saroya asked if this was a religious organization. Mr. Asada stated his school teaches religion, but he operates an educational organization.

Council consensus was to not support the proposed zoning change.

3.2 Stormwater Inspection and Maintenance Programs.

Stormwater Coordinator Hedstrom stated the Minnesota Pollution Control Agency (MPCA) issues the City its Municipal Separate Storm Sewer (MS4) Permit and is the regulatory agency that sets criteria for inspection and maintenance activities. Best Practices for stormwater facilities include an annual inspection program and major maintenance on a five-year cycle. Staff described the current activities being conducted by the City to meet these requirements and the potential impacts these were having on Blaine residents. She noted the City has over 500 ponds to maintain then explained Area 1 would be worked on this spring. She requested the Council provide staff with feedback on how to improve communication plans.

Mayor Sanders thanked Ms. Hedstrom for all her great work on behalf of the City. He stated he was a huge proponent for creating a replanting or reseeding program for residents.

Councilmember Robertson thanked Ms. Hedstrom for this information. She understood the objective of the City's stormwater program and agreed the City needed to work on its communication plan with residents. While she appreciated how responsible the City was with its water management, she believed the City's communication plan could not be a one size fits all plan and questioned if door knocking would be the most effective manner to communicate with residents.

City Manager Wolfe agreed a one size fits all communication plan would not work. She commented on how the City had been divided into five stormwater management areas. She explained that as routine maintenance begins to occur in the City, residents will not be as impacted by the removal of buckthorn, willows, and trees.

Public Works Stormwater Maintenance Supervisor Matt Withrow discussed how some residents have opted to install fences along stormwater ponds and commented on how they would be impacted if trees were to fall on these fences. He anticipated the City would begin receiving insurance claims from these residents when trees begin falling.

Mayor Sanders asked what staff would allow to grow in the area surrounding a stormwater pond. Mr. Withrow explained milkweed, conifers, prairie grasses and black-eyed Susan's would be allowed.

Councilmember Robertson encouraged staff to provide the Council with the maintenance schedule and what messaging should be provided to residents.

Councilmember Newland agreed door knocking should occur to ensure residents know what type of maintenance would be occurring around the City's stormwater ponds.

Councilmember Robertson indicated she would be willing to assist staff with door knocking.

Councilmember Saroya stated the communication efforts for the residents surrounding Pleasure Creek was well done.

Councilmember Newland asked if the City had thought about posting temporary signage near stormwater ponds. Ms. Hedstrom explained in new developments trees were not allowed to be planted in the stormwater buffer zone. She agreed posting temporary signage would be helpful.

Mayor Sanders suggested staff post a video on the City's website showing the type of stormwater pond maintenance the City would be conducting and the type of equipment that would be used.

Council consensus was to encourage staff to door knock prior to completing any stormwater pond inspections and maintenance.

3.3 Northtown Discussion Part III.

Ms. Sellman stated the Blaine Economic Development Authority (EDA) owns six parcels in the Northtown area - a cluster of three lots at the corner of University Avenue and 90th Lane totaling 2.1 acres and a cluster of three lots off 89th Avenue NE, east of Auto Zone (formerly K-Mart), totaling 2.8 acres. The adopted Northtown Plan ("Plan") shows some level of residential on the EDA properties.

Mr. Thorvig explained for Area 1, the plan shows townhomes and green space. For Parcel 2, the plan shows an apartment building. Staff asked if the Council agreed with having some level of residential on these parcels. If so, the EDA has the opportunity to help begin redevelopment in this area. If there is consensus, staff can begin actively marketing the sites and start cleaning these up to prepare for development.

Councilmember Robertson asked what the current zoning was for these properties. Mr. Thorvig explained the properties were zoned high density residential and commercial.

Councilmember Newland supported switching the high density residential to townhomes. He believed this would provide a better transition for the adjacent neighborhoods.

Mayor Sanders anticipated Parcels 1 and 2 would developer faster than the other parcels.

Councilmember Saroya requested further information on why the EDA owned these parcels. Finance Director Huss reported the EDA purchased these parcels to more easily guide the redevelopment of these areas.

Councilmember Saroya supported townhomes in this area or commercial.

Councilmember Robertson recommended Lot 1 remain greenspace. She discussed how the adjacent residents would be impacted if this parcel were redeveloped. She supported Lot 2 being slab or two-story townhouses. Safety Services Director/Police Chief Podany discussed how greenspace in Blaine could possible attract unsheltered individuals and encampments.

Ms. Sellman asked if multi-family would be acceptable on the other parcels.

Councilmember Robertson did not support these parcels being multi-family.

Mayor Sanders stated he would like this area to remain commercial.

Councilmember Saroya questioned if a community center could be considered for these parcels. Mr. Thorvig reported this would require a community wide vote.

Councilmember Robertson commented the Council had a community center on the ballot twice and both times was voted down. She explained community centers don’t typically generate revenue but rather cost the City money. She indicated a partnership with private entity may be a way to move this use forward.

Mayor Sanders stated the Council would have to consider what amenities should be included in the community center such as an indoor pool or play structure for kids. He reported the City had a great park system and gathering spaces. He discussed how neighboring communities have been burdened by their community centers. Mr. Thorvig stated in March a private entity would be coming before the Council with a community center type proposal.

Councilmember Fleming questioned what would happen if a commercial developer wanted to develop Parcel 2. Mr. Thorvig explained because the City owns the land, they have control over the future use.

Councilmember Saroya inquired if single family homes could be built on Parcel 2. Mr. Thorvig stated this could occur, but he anticipated attached townhomes would be more desirable given the proximity to Highway 10.

Ms. Sellman requested comment from the Council on how the Rainbow Village property should redevelop.

Councilmember Robertson supported this area being a mixed-use development in order to support the adjacent commercial uses. She indicated this mixed use could include medical or other creative use.

Mayor Sanders stated there had to be new people and new housing surrounding Northtown to support the renovations that would occur in this area.

Councilmember Newland asked if townhomes were one of the recommendations for the Rainbow Village. Ms. Sellman indicated townhomes and office were recommended for this site.

Councilmember Newland anticipated townhomes would be an easier sell for the Rainbow Village considering how close it was to a residential neighborhood.

Mayor Sanders stated the City asked Roers to construct townhomes and they reported to the City that this would not be financially feasible. He supported the City keeping this property medium density in the hopes of a developer finding a way to make a project work on this site. He noted the current storefronts have been vacant for nine years.

Councilmember Saroya asked if the City had reached out to large employers in surrounding communities to see if they would be interested in constructing satellite offices in this area. Mr. Thorvig stated staff has not done this. He reported the market study shows there was a market for office in this area. He indicated staff would also like to explore medical office in this location, especially given the challenges with retail.

Mr. Thorvig questioned if the entire center was gone, would the Council support multi-family on this parcel if it was oriented away from the single-family neighborhood.

Councilmember Robertson explained she would be open to this if the property owner demoed the 12-acre site.

Councilmember Fleming asked if it would make sense to construct condos over retail on this property. Mr. Thorvig indicated Councilmember Massoglia had proposed a mixed-use concept. He stated it was his understanding this type of project was difficult to finance and

construct. He commented on the unique developments that were occurring in the Fargo area that were a hybrid of office, retail and residential.

Councilmember Massoglia discussed how difficult it was to get financing for mixed use projects and stated he would be willing to support multi-family on this parcel. He indicated the City would have to consider how much assistance they would be willing to offer this redevelopment area.

Councilmember Newland agreed this project area would require TIF financing.

Councilmember Saroya stated she did not know if she would be able to support TIF funding for apartments on this property. She believed a large apartment complex would not fit with the surrounding neighborhood, given that it was in an older part of Blaine.

Councilmember Newland understood this was an older part of Blaine but that the area was in need of redevelopment. He supported the use of TIF to assist with this redevelopment. He believed now was the time to make changes to the Northtown area. He hoped this Council would be willing to affect change to bring a positive change to the Northtown Mall and the surrounding properties.

Mayor Sanders reported any TIF request would be around redevelopment and that he wanted to see this area with something drastically new. He indicated this was the most urban area in Blaine and he hoped a new concept would come forward for the Council to consider.

Councilmember Fleming agreed this was the most urban area of Blaine. She hoped this area could begin to redevelop and thrive while maintaining an urban feel and its surrounding community.

Councilmember Saroya stated she did not mean old Blaine in a negative way but rather this was the more historic portion of Blaine. She hoped this area could be touristy versus just having an apartment building.

Councilmember Robertson indicated she did not just want to put apartments on this property. She understood change was difficult and wanted to find what the change should be. She did not want to exclude multi-family apartments if the right project came forward. She commented on how complex TIF was but how beneficial it would be for this redevelopment area.

Mayor Sanders stated the consensus of the Council was to support medium density housing and retail in the Rainbow Village area.

Councilmember Robertson recommended the Council still consider multi-family housing in the event a unique concept were to come forward.

Mayor Sanders commented on how staff needed proper direction to understand what concepts should be brought before the Council in the future.

Mr. Thorvig discussed how challenging this property was to redevelop and thanked the Council for their feedback. He explained the City had a good relationship with the property owner and would continue conversations.

Ms. Sellman commented on Area C noting this area was owned by Kraus Anderson. She reported the space was 68% occupied at this time. She questioned how the Council would like to see this area redevelop.

Mayor Sanders understood this property owner was interested in redevelopment.

Councilmember Newland indicated residential would be a natural extension to this development, due to the adjacent senior living complex. He was of the opinion Kraus Anderson could buy into this.

Mayor Sanders asked if Kraus Anderson would support retail along with apartments and row homes. Ms. Sellman indicated Kraus Anderson would be open noting their space was currently 68% occupied.

Councilmember Saroya questioned if this could be a mixed-use development with Trader Joe's. Ms. Sellman stated she was uncertain what the future tenants would be. She asked if the Council supported row homes adjacent to the senior living project.

Councilmember Newland supported this recommendation.

Councilmember Saroya inquired if a traffic study had been completed for this area. Ms. Sellman reported a traffic study had not been completed but staff was working on this area.

Mayor Sanders encouraged staff to also speak with Anoka County about this area. City Engineer Dan Schluender stated before a traffic study was completed staff would like the Council to define the future uses that would be allowed on these properties. A traffic study would then be completed based on this information.

Mr. Thorvig reported utility and stormwater studies would also have to be done for this area.

Councilmember Robertson stated she supported the proposed land use and explained she looked forward to learning more about how the roadway would be reworked. She indicated she wanted to see this area being more pedestrian friendly.

Ms. Sellman asked if the Council wanted to create an amenity surrounding Spring Brook Creek. She noted there was property for sale in this area. She indicated the watershed district has expressed interest in a partnership with the City.

Mr. Thorvig reviewed the five properties that the creek runs through.

Mayor Sanders commented it would be tough to make this an amenity given the fact the City does not own all these properties. He questioned how much funding the City had available to purchase additional property. Mr. Thorvig stated staff would have to reevaluate this further.

Councilmember Fleming supported making the area greenspace. She believed residents would enjoy having this amenity in the newly developed area.

Councilmember Robertson asked how much the five properties would cost. Ms. Sellman estimated each parcel would cost $500,000.

Councilmember Robertson discussed how important the water element would be to the overall redevelopment area. She supported the City looking to purchase the five parcels. Mr. Thorvig commented on where the City limits were for Blaine, noting the creek flows from Coon Rapids.

Mayor Sanders asked if the Council had to take immediate action to purchase property on the creek or could action on this wait. Mr. Thorvig anticipated the City could purchase the one available property at this time and then could wait for the others to sell over time.

Councilmember Massoglia agreed the City should pursue these parcels noting the creek would be a valuable amenity to the overall development.

Ms. Sellman questioned how the staff should be completing outreach. She explained at the recent retreat staff discussed open houses that would be held and noted staff has reached over 65,000 with social media posts. She commented further on the number of people that were receiving emails, texts, and newsletters regarding this project.

Mr. Thorvig reported the City has not been targeting neighborhoods with this information but noted this could be done in the future.

Councilmember Saroya supported the City targeting the surrounding neighborhoods, Ward 1 specifically, to ensure they have a voice throughout this redevelopment process. She noted she was receiving many emails and calls regarding this project.

Councilmember Newland commented on how well the community engagement was conducted by the project in Colorado. He wanted to see the residents in Blaine involved in order to properly move this project forward.

Mayor Sanders agreed community feedback would be important throughout the entire redevelopment process, however, the residents would also have to understand that not all recommendations would be followed. He noted most of the people that live surrounding Northtown would not be living in this area in 30 years. He indicated the Council would have to consider what was best for the City when constructively moving this project forward.

Councilmember Saroya explained there was a distrust of the City among the residents who live in this area of Blaine. She supported the City have these residents a part of the conversations regarding this redevelopment project. She believed there was a disconnect and she wanted to see the City reaching out and making an effort.

Councilmember Robertson indicated she would like to hear from Damon Farber to learn how they conducted public outreach for the Southdale and Ridgedale projects. She stated she would also like to know how much this would cost the City. She reiterated that the feedback received would have to be gauged through a 30-year lens.

Councilmember Newland commented on the leadership and direction that would be needed to move this project forward and onto completion over the next 30 years.

Mayor Sanders stated it was disheartening to learn that the residents in this area believed they would be driven from their homes. He indicated this was not the City's intention or goal, rather the City was trying to save this area.

Councilmember Fleming understood the Council and staff was working to make this area better for the City. She noted Blaine was larger than just Ward 1 and hoped that all voices would be heard.

Councilmember Robertson commented on the wins the Council had already agreed upon based on the feedback from the neighbors. She stated the Council cares and hoped that this could be conveyed to the neighborhoods.

Councilmember Massoglia indicated he would like to hear more from the mall owners. Ms. Sellman explained she reaches out to the mall owner on a weekly basis.

Councilmember Saroya requested an organized forum be held with residents to gather feedback and comments regarding Northtown. Mr. Thorvig indicated a third-party facilitator may be the best option for this type of forum. Ms. Sellman reported staff was always available to meet with residents to discuss this project and any concerns residents may have regarding this project.

Ms. Sellman reviewed the next steps for this project, which included having a discussion on the core of the mall. She noted staff would reach out to Damon Farber as well.

OTHER BUSINESS

City Clerk Sorensen inquired about interviews for Planning Commission vacancies. The Council agreed to meet on Monday, February 27.

Councilmember Saroya requested the Council consider interviewing Fire Board applicants as well as reopening the application process to allow for more applicants.

Ms. Wolfe reported the NRCB was lacking a chair at this time then indicated the Board would have an interim chair Gene Rafferty for the next two months and a new chair would be appointed in April.

Ms. Wolfe provided the Council with an update from the legislature. She explained both the federal and local lobbyists were working diligently on behalf of the City of Blaine.

Councilmember Robertson commented on a session she attended regarding FMLA and discussed how changes to FMLA would adversely impact local small businesses.

Ms. Wolfe noted she would be out of town for the rest of the week and explained Mr. Huss would be Acting City Manager in her absence.

The Workshop was adjourned at 8:46PM.

Tim Sanders, Mayor

ATTEST:

Catherine Sorensen, CMC, City Clerk
Submitted by Minute Maker Secretarial

From: Howard Clarys
To: Planning
Subject: Re: proposed Blaine Mosque
Date: Monday, April 1, 2024 9:28:25 PM

Hello -

I'm writing regarding the proposed rezoning to allow East Blaine Mosque and Academy.

My question is this: will the 'Adhan' - the Muslim 'announcement', or call to prayer that happen five times a day - be allowed to be publicly broadcast from the facility?

Until recently, it was limited to being played only during daylight hours in Minneapolis. A change in city ordinance occurred allowing it to be played at regular intervals regardless of time of day, and without consideration of the neighborhood. I don't have first-hand knowledge or experience with the situation in Minneapolis, but I can only imagine it to be disruptive.

I would propose that it not be allowed in this situation as it could violate noise ordinance. Short of not being allowed, it should be limited to daylight hours, and at decibel levels limiting it to only be heard within close proximity to the Mosque.

Howard Clarys
3945 88th Lane NE
Blaine, MN 55014

Sent from my Verizon, Samsung Galaxy smartphone

From:	Sheila Sellman
To:	howard.clarys@hotmail.com
Cc:	Patricia Robinson
Subject:	proposed Blaine Mosque
Date:	Friday, April 5, 2024 10:17:27 AM
Attachments:	image002.png image003.png image004.png image005.png

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Hi Howard, I apologize in the delayed response but I just heard back from the Mosque. They said that they will be using an internal system for this and it will not be amplified so you shouldn't hear it outside.

Also please note they have requested to be postponed to the May 14th Planning Commission meeting. We will be sending out new public hearing notices next month.

Please let me know if you have any other questions.

Sheila Sellman
City Planner
City of Blaine
Community Development Department
10801 Town Square Drive NE, Blaine MN 55449

p: 763-785- 6198 c: 612-422-3300
BlaineMN.gov

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decibel levels limiting it to only be heard within close proximity to the Mosque.

Howard Clarys
3945 88th Lane NE
Blaine, MN 55014

From: Molly Herseth
To: Planning
Subject: Request for Reconsideration of Zoning Proposal: Case PC24-0023
Date: Friday, April 5, 2024 3:02:42 PM

Dear Planning Commission of Blaine,

I am writing to express my concerns regarding the zoning proposal for Case PC24-0023, which seeks to replace the planned business zoning with the construction of a mosque and associated development. As residents who moved to this area three years ago, my husband and I were attracted by the tranquility, open fields, and sense of community that this area offered.

Unfortunately, we have observed the disappearance of those fields and the rapid construction of housing developments without thoughtful planning. This lack of consideration is disheartening. If these open areas are to be developed, it is crucial to prioritize businesses that can unite the community rather than further divide it.

Our community currently lacks a downtown area or gathering space where people from all backgrounds, regardless of their religious affiliation, can come together and feel welcome. My concern lies in the potential harm that a religiously segregated housing development and business district may cause. I firmly believe that neighborhoods should not be associated exclusively with one religion, as this can create divisions and exclusion among residents.

In particular, the proposed homes for this development include special bathrooms for religious purposes, which may not be inviting and inclusive for everyone. While I wholeheartedly support the construction of a mosque or place of worship for any religion, the concept of an entire community designed solely to serve one religion may prove to be highly divisive for our diverse community.

I kindly request that you reconsider the approval of this zoning proposal in order to prevent further division within our community. If this land is to be developed, I urge you to consider businesses that will foster unity and ensure that everyone feels welcome. By doing so, we can create a thriving community that embraces diversity and guarantees a sense of belonging for all residents.

Thank you for dedicating your time and considering my concerns. I trust that you will carefully assess the potential impacts of this zoning proposal and make a decision that best serves the interests of our community as a whole.

Sincerely, Molly Herseth

Sent from my iPhone

From: Sheila Sellman
To: Patricia Robinson
Subject: Please add to public comment 24-0023
Date: Friday, April 5, 2024 1:58:09 PM
Attachments: image001.png

Yes, you can absolutely include my email below with the additional concern of 50-100+ cars coming in and out of a business park would be very dangerous for all parties involved considering the amount of semi's and box trucks that travel this route daily. It would be a major concern for neighboring business within the business park.

Thank you for the information, I greatly appreciate your response. I am assuming this would then be tax exempt and that the city would not want to convert such a prime business space and remove it from tax roll? Since I built my building next to this site I would not be in favor of any religious or K-8 school of any kind within the business district I moved within.

Since I do not have or know all the facts can you share with me your opinion?

Sincerely,

Joe Klohn
Chief Operating Officer
651.766.1262 direct
651.486.0252 main

Streamworks
3640 Pheasant Ridge Drive NE
Blaine, MN 55449
streamworksmn.com

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For convenient, secure file upload, visit: https://streamworksmn.com/filemanager

From:	Trace Ludewig
To:	Planning
Subject:	trong Support for Rezoning and Conditional Use Permit (Minnesota School of Business Property)
Date:	Monday, May 6, 2024 9:28:19 AM

Dear Planning Commission Members and Blaine City Council,

My name is Trace Ludewig and I am a resident of the Blaine Lakes of Radisson Community. I am writing to express my enthusiastic support for the rezoning of the Minnesota School of Business property from Planned Business District (PBD) to Development Flex (DF) and the conditional use permit to allow a mosque and K-8 elementary school within this zoning district.

The Minnesota School of Business building has been vacant for an extended period of time. This redevelopment project will transform a blighted property into a vibrant community asset. A mosque and elementary school would provide much-needed and valuable services to our residents.

This proposal aligns well with our community's need for diverse educational options and places of worship that reflect our growing population. I believe it would enhance the quality of life in our neighborhood.

I urge you to approve this rezoning and conditional use permit.

Thank you for your time and consideration of this important matter.

Sincerely,

Trace Ludewig

Blaine, MN

651-233-7791

Patricia Robinson

From: Saed Wadi <saed@saffronmpls.com>
Sent: Thursday, May 9, 2024 7:04 PM
To: Planning
Subject: Case File No. 24-0023 Rezoning from Planned Business District (PBD) to Development Flex (DF)

Dear Planning Commission of Blaine,
I am writing to express my full support for the rezoning of the chartered Minnesota School of Business from Planned Business District to Development Flex and the conditional use permit for religious institutions and religious K-8 schools. I appreciate your time and consideration in this matter.

As a member of the Muslim community, I have called Blaine home for our family for the past 19 years. It has been amazing to see the growth during that time. Blaine is one of the MN suburbs with a diverse population from around the world with different ethnicities, backgrounds, languages, and religious beliefs.
The growth of our community requires rethinking our religious institutions & religious educational institutions.
I urge the planning commission to promptly approve the rezoning and the conditional use permit.

Sincerely,

Saed Wadi

Patricia Robinson

From: Naji El-Araby <najielaraby01@gmail.com>
Sent: Friday, May 10, 2024 10:44 AM
To: Planning
Subject: Case File No. 24-0023 Rezoning from Planned Business District (PBD) to Development Flex (DF)

Hi Planning Commission of Blaine,

I am writing to you in full support for the rezoning of the chartered Minnesota School of Business from Planned Business District to Development Flex and the conditional use permit for religious institutions and religious K-8 schools. Thank you for time, and review of my understanding!

I was born and raised in the city of Blaine, and have been a long time member of the overall community. From being a 3 sport athlete & captain at Blaine High School, to working in many of the establishments around the city, I consider myself someone who is very proud to call Blaine home. After my time in Blaine I spent 6 years in the US Army, and was a played college football at Hamline.

During my time in service & my college experience, I began to push myself to get closer to my Muslim religion and community. As a child living in Blaine, I never had the opportunity as other Arab Americans to have the luxury of attending a private Muslim school/mosque, which I now feel robbed me of my experience to stay close to my family's heritage & religion. I look to invest into this project if possible to ensure my family and friends do not run into the same issues, and grow closer to their education and faith.

Now, as a homeowner in Blaine I wish for our city to invest into inclusion and diversity for all communities. I only see positive benefits in allowing the rezoning effort, and believe it will only continue to build Blaine into one of the best places to live in the nation!

Thank you for your review and consideration,

-Naji

From: Pastor@Colpres.org
To: Planning; Alan Goracke
Subject: Planning Commission
Date: Monday, May 13, 2024 8:53:37 PM

Al and Planning Commission
I am writing to express my support for the rezoning of the chartered Minnesota School of Business
from Planned Business District to Development Flex and the conditional use permit for religious institutions and religious K-8 schools.

As the pastor for the past 15 years of Chain of Lakes Church in Blaine, I see the proposed mosque and school as a benefit to the religious community of our area. Chain of Lakes has established a relationship with the current mosque in Blaine. We attended the Iftar at the Blaine Islamic Center at the end of Ramadan. We were touched by the hospitality of the Muslim community at the Iftar. The people from Chain of Lakes are also in conversations with their Blaine Islamic Center about doing combined service projects together in the community.

Adding another mosque is a big win for Blaine.

Blessings,

Paul H. Moore
Pastor, Chain of Lakes Church
763-257-6994 (cell)

Patricia Robinson

-----Original Message-----
From: diyaabdu@everyactioncustom.com <diyaabdu@everyactioncustom.com>
Sent: Friday, May 17, 2024 9:13 AM
To: PublicComment <publiccomment@blainemn.gov>
Subject: I am writing to you today regarding a very important issue

Dear public comment public comment,

Dear Members of the Blaine Planning Commission,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This initiative is not only timely but necessary to meet the growing needs of our community. Blaine currently hosts only one mosque, MAS Blaine Masjid, which struggles to accommodate the number of worshippers, especially lack of private islamic school. This situation underscores a significant need for additional facilities.

Moreover, Blaine is home to thirty Christian churches and several Christian K-8 schools such as Northside Christian School, Avail Academy, and Way of the Shepherd, which serve a considerable portion of our community. In contrast, our Muslim residents lack a dedicated religious educational institution. Given that Muslims have been integral to Minnesota's community fabric since its founding, it is imperative that we support their needs equitably.

The Council on American-Islamic Relations reports that over 90% of mosque and private Islamic school zoning requests in Minnesota face opposition. This statistic is troubling and highlights a broader issue of inequality that we must address directly. By supporting the East Blaine Mosque and Academy, the Blaine Planning Commission has an opportunity to affirm its commitment to a diverse and inclusive community.

I emphasize the critical role that educational institutions play in community development, particularly as proposed in the rezoning for the East Blaine Mosque and Academy. Our city’s Planned Business District (PBD) zoning already accommodates a variety of beneficial uses including daycares and places of worship. However, it currently lacks provisions for an elementary educational facility, which is a crucial component of any well-rounded community.

Reflecting on the foundational elements of thriving communities throughout history, the pairing of educational and religious institutions has always been vital. From the classic depiction in 'Little House on the Prairie' to modern urban settings, a community’s vitality often hinges on the presence of both schools and places of worship. In proposing the East Blaine Mosque and Academy, we are advocating for a modern interpretation of this historical pairing, enhancing both the educational and cultural landscape of our city. The mosque also plans to engage with other faiths in interfaith programing further create a more cohesive community in Blaine and beyond.

This proposal represents an opportunity to address a significant gap in our community’s infrastructure by providing a dedicated educational institution for our Muslim residents. The introduction of the East Blaine Mosque and Academy is essential for fostering an inclusive environment where all community members can thrive. I strongly advocate for the commission to recognize the value of this proposal and support the rezoning to make this vision a reality.

Thank you,

Sincerely,
Diya Hassen
Fridley, MN 55432
diyaabdu@gmail.com

Patricia Robinson

-----Original Message-----
From: awstransportationmn@everyactioncustom.com <awstransportationmn@everyactioncustom.com>
Sent: Friday, May 17, 2024 9:13 AM
To: PublicComment <publiccomment@blainemn.gov>
Subject: I am writing to you today regarding a very important issue

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Thank you,

Sincerely,
Diyawulhaq Hassen
Fridley, MN 55432
awstransportationmn@gmail.com

Patricia Robinson

-----Original Message-----
From: dsbened@everyactioncustom.com <dsbened@everyactioncustom.com>
Sent: Friday, May 17, 2024 8:56 PM
To: PublicComment <publiccomment@blainemn.gov>
Subject: I am writing to you today regarding a very important issue

Dear public comment public comment,

Dear Members of the Blaine Planning Commission,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This initiative is not only timely but necessary to meet the growing needs of our community. Blaine currently hosts only one mosque, MAS Blaine Masjid, which struggles to accommodate the number of worshippers, especially lack of private islamic school. This situation underscores a significant need for additional facilities.

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Thank you,

Sincerely,
Derek Benedict
Lynnwood, WA 98036
dsbened@frontier.com

Patricia Robinson

-----Original Message-----
From: dsbened@everyactioncustom.com <dsbened@everyactioncustom.com>
Sent: Saturday, May 18, 2024 12:56 AM
To: PublicComment <publiccomment@blainemn.gov>
Subject: All peaceful religions in America need equal protection!

Dear public comment public comment,

Dear Members of the Blaine Planning Commission,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This initiative is not only timely but necessary to meet the growing needs of our community. Blaine currently hosts only one mosque, MAS Blaine Masjid, which struggles to accommodate the number of worshippers, especially lack of private islamic school. This situation underscores a significant need for additional facilities.

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Thank you,

Sincerely,
Derek Benedict
Lynnwood, WA 98036
dsbened@frontier.com

From: Lisa Derr on behalf of PublicComment
To: Planning
Subject: FW: I am writing to you today regarding a very important issue
Date: Monday, May 20, 2024 8:40:28 AM

-----Original Message-----
From: jcobainfan@everyactioncustom.com <jcobainfan@everyactioncustom.com>
Sent: Saturday, May 18, 2024 7:17 PM
To: PublicComment <publiccomment@blainemn.gov>
Subject: I am writing to you today regarding a very important issue

Dear public comment public comment,

Dear Members of the Blaine Planning Commission,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This initiative is not only timely but necessary to meet the growing needs of our community. Blaine currently hosts only one mosque, MAS Blaine Masjid, which struggles to accommodate the number of worshippers, especially lack of private islamic school. This situation underscores a significant need for additional facilities.

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Thank you,

Sincerely,

jason husby
Minneapolis, MN 55412
jcobainfan@aol.com

From: Lisa Derr on behalf of PublicComment
To: Planning
Subject: FW: I am writing to you today regarding a very important issue
Date: Monday, May 20, 2024 8:40:31 AM

-----Original Message-----
From: abfil48@everyactioncustom.com <abfil48@everyactioncustom.com>
Sent: Saturday, May 18, 2024 12:47 PM
To: PublicComment <publiccomment@blainemn.gov>
Subject: I am writing to you today regarding a very important issue

Dear public comment public comment,

Dear Members of the Blaine Planning Commission,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This initiative is not only timely but necessary to meet the growing needs of our community. Blaine currently hosts only one mosque, MAS Blaine Masjid, which struggles to accommodate the number of worshippers, especially lack of private islamic school. This situation underscores a significant need for additional facilities.

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Thank you,

Sincerely,

Filson Barkad
Minneapolis, MN 55448
abfil48@hotmail.com

From: saed@everyactionadvocacy.com <saed@everyactionadvocacy.com>
Sent: Friday, May 31, 2024 7:01 AM
To: Cathy Sorensen <csorensen@blainemn.gov>
Subject: Supporting East Blaine Mosque and Academy

Dear City Clerk Cathy Sorensen,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This project is an exciting development for our community, and it would be wonderful for the City Council to support the request to rezone, allowing for a private Islamic school and mosque.

The Planning Commission unanimously passed the rezoning request at its May 14th meeting, demonstrating alignment with the planning considerations for this request. They recognized the similarity of the uses allowed, noting that the only missing component was the school use, and observed that other similar projects have also been approved.

This proposal is timely and necessary to meet the growing needs of our community. Blaine currently hosts only one mosque, MAS Blaine Masjid, which struggles to accommodate the number of worshippers and lacks a private Islamic school. This situation highlights a significant need for additional facilities.

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I strongly advocate for the mayor and council to recognize the value of this proposal and support the rezoning to make this vision a reality.

Thank you,

Sincerely,
Saed Wadi
12502 Zumbrota St NE Blaine, MN 55449-6171 saed@saffronmpls.com

From: Ahmed Ghalban
To: Planning
Subject: Support East Blaine Mosque and Academy
Date: Friday, May 31, 2024 8:04:27 PM

Hello committee members,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This project is an exciting development for our community, and it would be wonderful for the City Council to support the request to rezone, allowing for a private Islamic school and mosque.

The Planning Commission unanimously passed the rezoning request at its May 14th meeting, demonstrating alignment with the planning considerations for this request. They recognized the similarity of the uses allowed, noting that the only missing component was the school use, and observed that other similar projects have also been approved.

I strongly advocate for the mayor and council to recognize the value of this proposal and support the rezoning to make this vision a reality.

Thank you,
Best Regards
Ahmed Ghalban
612- 701 2822

From: ysishiwi@everyactionadvocacy.com <ysishiwi@everyactionadvocacy.com>
Sent: Monday, June 3, 2024 10:05 AM
To: Cathy Sorensen <csorensen@blainemn.gov>
Subject: Supporting East Blaine Mosque and Academy

Dear City Clerk Cathy Sorensen,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This project is an exciting development for our community, and it would be wonderful for the City Council to support the request to rezone, allowing for a private Islamic school and mosque.

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I strongly advocate for the mayor and council to recognize the value of this proposal and support the rezoning to make this vision a reality.

Thank you,

Sincerely,
Yaser Ishtaiwi
11827 Fillmore St NE Blaine, MN 55434-4510 ysishiwi@yahoo.com

From: mqamari@everyactionadvocacy.com <mqamari@everyactionadvocacy.com>
Sent: Monday, June 3, 2024 10:14 AM
To: Cathy Sorensen <csorensen@blainemn.gov>
Subject: Supporting East Blaine Mosque and Academy

Dear City Clerk Cathy Sorensen,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This project is an exciting development for our community, and it would be wonderful for the City Council to support the request to rezone, allowing for a private Islamic school and mosque.

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I strongly advocate for the mayor and council to recognize the value of this proposal and support the rezoning to make this vision a reality.

Thank you,

Sincerely,
Muhammad Islam
10206 Madison St NE Blaine, MN 55434-4229 mqamari@gmail.com

From: hamdi9015@everyactionadvocacy.com <hamdi9015@everyactionadvocacy.com>
Sent: Monday, June 3, 2024 11:50 AM
To: Cathy Sorensen <csorensen@blainemn.gov>
Subject: Supporting East Blaine Mosque and Academy

Dear City Clerk Cathy Sorensen,

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I strongly advocate for the mayor and council to recognize the value of this proposal and support the rezoning to make this vision a reality.

Thank you,

Sincerely,
Hamdi Farah
8585 Groveland Ct NE Minneapolis, MN 55449-2206 hamdi9015@gmail.com

From: iskhan5454@everyactionadvocacy.com <iskhan5454@everyactionadvocacy.com>
Sent: Monday, June 3, 2024 11:56 AM
To: Cathy Sorensen <csorensen@blainemn.gov>
Subject: Supporting East Blaine Mosque and Academy

Dear City Clerk Cathy Sorensen,

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Thank you,

Sincerely,
Ibrahim Khan
12436 Midway Cir NE Minneapolis, MN 55449-6228 iskhan5454@gmail.com

From: rarafa87@everyactionadvocacy.com <rarafa87@everyactionadvocacy.com>
Sent: Monday, June 3, 2024 12:13 PM
To: Cathy Sorensen <csorensen@blainemn.gov>
Subject: Supporting East Blaine Mosque and Academy

Dear City Clerk Cathy Sorensen,

I am writing to express my strong support for the rezoning proposal submitted by the East Blaine Mosque and Academy. This project is an exciting development for our community, and it would be wonderful for the City Council to support the request to rezone, allowing for a private Islamic school and mosque.

The Planning Commission unanimously passed the rezoning request at its May 14th meeting, demonstrating alignment with the planning considerations for this request. They recognized the similarity of the uses allowed, noting that the only missing component was the school use, and observed that other similar projects have also been approved.

This proposal is timely and necessary to meet the growing needs of our community. Blaine currently hosts only one mosque, MAS Blaine Masjid, which struggles to accommodate the number of worshippers and lacks a private Islamic school. This situation highlights a significant need for additional facilities.

Moreover, Blaine is home to nearly thirty Christian churches and several Christian K-8 schools, such as Northside Christian School, Avail Academy, and Way of the Shepherd, which serve a considerable portion of our community. In contrast, Muslim residents lack dedicated religious educational institutions. Given that Muslims have been integral to Minnesota's community fabric, it is essential to support their needs equitably.

The Council on American-Islamic Relations reports that over 90% of mosque and private Islamic school zoning requests in Minnesota face unfair, religiously intolerant opposition. This statistic is troubling and highlights a broader issue of inequality that must be addressed directly. Supporting the East Blaine Mosque and Academy would demonstrate the Blaine City Council's commitment to a diverse and inclusive community.

Educational institutions play a critical role in community development. The city's Planned Business District (PBD) zoning currently accommodates a variety of similar uses, including daycares and places of worship. However, it lacks provisions for an elementary educational facility, which is a crucial component of any well-rounded community.

Reflecting on the foundational elements of thriving communities throughout U.S. history, the pairing of educational and religious institutions has always been vital. From the classic depiction in 'Little House on the Prairie' to modern urban settings, a community's vitality often hinges on the presence of both schools and places of worship. The East Blaine Mosque and Academy represents a modern interpretation of this historical pairing, enhancing both the educational and cultural landscape of our city. The mosque also plans to engage with other faiths in interfaith programming, fostering a more cohesive community in Blaine and beyond.

This proposal addresses a significant gap in our community's infrastructure by providing a dedicated educational institution for Muslim residents. The introduction of the East Blaine Mosque and Academy is essential for fostering an inclusive environment where all community members can thrive.

I strongly advocate for the mayor and council to recognize the value of this proposal and support the rezoning to make this vision a reality.

Thank you,

Sincerely,
Rumed Arafa
11241 Isanti Ct NE Blaine, MN 55449-6115 rarafa87@gmail.com

City of Blaine
Planning Commission

May 14, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, May 14, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth, Gorzycki, Homan, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Halpern.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

4. Public Hearing

4.2. 2024-777 Case File No. 24-0023 // East Blaine Mosque and Academy // 3680 Pheasant Ridge Drive
The applicant is requesting the following:

1. Rezoning from Planned Business District (PBD) to Development Flex (DF).
2. Conditional use permit to allow a Mosque (place of worship) and K-8 school in the Development Flex (DF) zoning district.

Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0023 was opened at 7:25PM.

Chris Heinze, attorney for the applicant, reported his client was the owner of property at 3680 Pheasant Ridge Drive which was the previous Minnesota School of Business that has been vacant for the past seven years. He stated his client desires to establish a mosque and a religious private school at this locatin. He indicated the application for the mosque was allowed under the zoning code. He indicated the application for the private religious school requires a rezoning from PBD to Development Flex. He stated his client made this application after consultation with the planning department staff, noting it was preferable to pursue a rezoning versus an amendment to the zoning code. He discussed how the previous owner of this property received an amendment to allow post secondary education at this location. He commented on how this application mirrors the request from Sunrise Elementary School, except this application requires no construction apart from minor interior changes. He indicated the Minnesota School of Business had a greater impact on traffic than the proposed uses would and the existing parking would meet the needs of the proposed uses. He commented further on other intent of the Development Flex zoning district and encouraged the planning commission to offer their support for this application. He explained his client pursued this property for a mosque and private religious school because the Islamic community was vastly underserved in the north metro. He indicated his client had no interest in making others uncomfortable or in causing alarm in the shared community. He stated there would be no call to prayer broadcast over loudspeakers from the proposed mosque. He provided further comment on why this was a great location for the proposed mosque and religious private school noting there would be no impacts to the surrounding property owners. He reported his applicant wants the same opportunity that Christian families have in this community. He reviewed the seven criteria that must be met for the Development Flex zoning district and described how this application meets the criteria. He stated under the comprehensive plan Blaine is proposed to have 93,000 residents in the next 15 years. He indicated the comprehensive plan states the city supports and encourages the development of underutilized areas. He noted this building has been vacant since three years prior to the pandemic. He believed it was time that this underutilized building was put to work. He discussed how the proposed use would respond to the changing conditions in the community or its citizenry. He noted there was only one mosque in Blaine and no private elementary schools based on Islamic tradition in the city, compared to the 30 Christian churches in the city. He stated only 2% of the property in Blaine was being used for institutional purposes. He was of the opinion using this land for this use was in harmony with the city's comprehensive plan. He commented on the concerns that were raised at the February 13, 2023 workshop meeting, noting this was a separate and distinct applicant. He reported there were hundreds of cars driving to and from the property when the Minnesota School of business was in operation, and this was not a problem. Second, the traffic coming to and from the site would be heavy at two times during the day and he anticipated the traffic levels would be less than was seen with the Minnesota School of Business. He explained the school would begin as a K-2 school with 25 students per grade and would grow to a K-8 over time. He encouraged the commission to support the proposed request in order to turn this blighted property into a community gathering space.

Imam Asad Zaman, 12175 Aberdeen Street, explained he was the executive director for the Muslim American Soceity which operates the Blaine Masjid. He noted he operates seven masjids and he was proud to call Blaine home. He commented on how the Muslim community has dramatically expanded in the city of Blaine which has led to the request for another mosque, in order to provide Muslims in the community with a place to pray. He urged the commission to support this request.

Patrick Farley, 3917 87th Lane NE, reported he was an attorney and he commended Mr. Heinze on his presentation. He explained he was speaking as a citizen of Blaine. He noted he has a friend (Saed Wadi) who was part of the purchasing team. He indicated he has gotten to know Saed over the past three years because their sons play basketball together. He described how he was a privileged member of the community who was able to send his son to Avail Academy, while Saed had no private Islamic religious opportunities for his son. He reported the Islamic members of the community would continue to grow and they had no place where they can send their kids to school that identifies with their faith. He encouraged the commission to be inclusive of all groups and to offer their support for the rezoning.

Jaylani Hussein, provided the commission with a greeting of peace and blessings. He explained he was the Executive Director of the Council American Islamic Relations (CAIR) Minnesota and noted he had the privilege of serving the American Muslim community in Minnesota. He reported he was also a trained urban planner and he thanked the commissioners for their service to the community. He indicated he was a child who grew up in this state and he did not have the opporutnity to attend a private Islamic school. He stated in 1993 his father drove him from Minneapolis to the Islamic Center in Fridley and at first his father didn't understand the speeding limits. He explained his father was caught speeding and for the next ten years he did not drive one mile over the speed limit. He discussed how important it was for him to attend the Islamic Center for Sunday service to play with others who understood him. He further discussed the request before the commission and noted this nation was founded on the core principles of protecting freedom of religion. He reported planning laws consider the fit and noted Development Flex has almost every other use, except a school. He requested the city approve this use and allow a religious school to operate in conjunction with the mosque. He commented on how the mosque would be a place the community could be proud of, especially for the Muslim children in the community.

Zeke, resident of Blaine, spoke to the commission about something important in to him. He commented on how there was a building in Blaine that was vacant. He suggested this building be turned into an Islamic school where kids like him learn about faith, math and science. He stated this would be a place where he would feel proud of who he was as an American Muslim in Blaine. It would also provide an opportunity for him to learn with kids from all different backgrounds and become friends. He encouraged the commission to fix the zoning of this building for his Islamic school because it would mean so much to him and all of the other children in Blaine that want to learn and grow in this community.

Jeannie Shaw, 14 year resident of Blaine, stated she has found this community very welcoming. She asked if a mosque centric community was being built in Lino Lakes at 125th Avenue and Sunset Avenue. She questioned how this related to this proposal.

Chair Goracke stated the proposal in Lino Lakes does not apply to the request before the commission.

Ms. Shaw was of the opinion the other request should be considered because there would be two mosques very close together.

City Planner Sellman indicated the other request was in Lino Lakes. She suggested the applicant speak to if there was any relation between the two proposals. She stated she could

not speak to the request before Lino Lakes and if it would be approved or not.

Mr. Heinze reported the requests were completely separate and there was no affiliation.

Barb Bailey, resident of Blaine, explained she was a retired teacher. She indicated she was worried about the safety of the children because this was a busy area of Blaine. She questioned if this building would have elevators for handicap children and inquired what the capacity of the building would be. She had the understanding there was an Islamic school in Blaine across from Wells Fargo. She expressed concern with the fact Blaine would be adding a mosque, school and another huge mosque was being added in Lino Lakes. She reported this was a lot of area and new buildings just for one religion. She commented on how Blaine includes everyone, like with the new Sunrise Elementary School, that was for the whole community. She questioned if this school would involve the whole community. She stated she was also concerned with the amount of traffic that would be coming to and from the site if there were 525 students and if the building could support that many students.

Imam from Blaine MAS, 12175 Aberdeen Street, explained he was the Imam of the Blaine mosque. He offered his support for the proposed mosque and academy. He indicated he moved to the area in 2008 and commented on how the Muslim population has grown since that time. He stated Blaine has been a very welcoming community to the Muslim population and he loved living here. He discussed how there was a need for another mosque in Blaine due to the rising Muslim population. In addition, parents are looking for a private Islamic school for their children. He hoped the commission would support and approve this project.

Ruaa Kalam, resident of Blaine, stated she could not wait until the new building opens up. She was excited for the new indoor playground. She indicated there were a lot of her friends that want to come to the new school and she was happy about that. She thanked the commission and told them to have a great day.

Kate Gillette, commercial real estate broker, provided the commission with background on the acquisition of this property for the East Blaine Mosque and Academy. She reported over the past seven years she has met many leaders, teachers and families as she worked with them on a challenging real estate search. Throughout the entire time she was impressed by their professionalism, collaboration and perseverance even in the face of setbacks, difficulties and complexities along the way. She was of the opinion the East Blaine Mosque and Academy would be a great addition to the community of Blaine and will contribute to positively towards the city being a place of growth in the areas of diversity and inclusion. Additionally, as a real estate advisor, she has deep respect for the work done by city officials to ensure development and land use was done in a thoughtful way to create sustainable and desirable places to live and work. She commented on how the things have changed since the pandemic with respect to office space and working from home. She noted the Minnesota School of Business buildings has sat vacant for the past seven years. Based on her professional experience, the most sustainable, highest and best use for this building would be to use it as a community center, place of worship and school. She encouraged the commission to offer their support for the rezoning and conditional use permit.

Saed Wadi, 12502 Zumbrota Street, stated he has been a resident of Blaine for the past 20 years. He explained his father brought his whole family here and purchased a home in Club West. He indicated he has raised his children in Blaine and he called this community home.

He referred to the resident who used the term "they" and stated America was for us, all of us and he was part of this communitiy. He reported his nephew, went into the Army and served this country. He explained he loved this country and he needed the same love back. He commented on how immigrant communities were moving to Blaine noting the council has recently approved the Asian village in Northtown Mall. He indicated there was another group that was thinking about bringing their business to Blaine and this was happening because people loved Blaine. He explained his children were old and would not be able to attend this school, but he wanted this school for his grandkids. He wanted his children to have the option to send their children to a private Islamic school.

Mark Evensen, explained he worked with Kate Gillette and the East Blaine Mosque acquire this property. He noted he has been in commercial property for the past 40 years. He reported he was the son of a Lutheran minister and he grew up in a small town with a catholic church, lutheran church and methodist church all on the same corner. He stated this is the way communities have settled in the midwest. He reported over the past 40 years he has worked to have ensure he had good reputation more than money. He stated he was more than happy to work with the East Blaine Mosque and Academy and he appreciated what they stand for. He wanted to see this group thrive and prosper and to find a location that would benefit their families in the community. He discussed how 3680 Pheasant Ridge would be an ideal opportunity for the East Blaine Mosque, the seller and the city of Blaine. He commented on how it would benefit the community to have a more diverse population with diverse cultures in order to build a stronger city that can support all families and interests. He noted this project would also support the commercial real estate market by filling a prolonged vacancy, noting the office market has been influx since the pandemic began. He anticipated there would be a plenty of vacancy and repositioning of assets for years to come. He encouraged to support this request as the East Blaine Mosque and Academy would bring life back to this building.

The public hearing was closed at 8:09PM.

Chair Goracke thanked all of the members of the public who took the time to attend this meeting. He asked that staff speak to the level of traffic that would be generated by this use.

Project Engineer Barnes commented on the traffic that would be generated by the proposed school. She indicated the number of trips compared to the number of students would not be a one to one ratio. She reported that the addition of 500 cars would not be taxing on the adjacent roadway. She stated the proposed site had adequate parking and stacking lanes.

Chair Goracke requested further comment regarding the safety of the building for students.

City Planner Sellman reported the building had an elevator noting this was required per building code. She explained building permits would have to be pulled before modifications could be made to the interior of the structure.

Chair Goracke commented he believed it made sense to rezone the property from PBD to Development Flex. He stated the building has sat vacant for seven years with the PBD zoning.

Commissioner Olson asked if the city has previously rezoned a property from PBD to Development Flex.

Chair Goracke reported this has occurred in the city.

Commissioner Olson questioned why a conditional use permit could not be approved for the school instead of a rezoning.

City Planner Sellman explained the rezoning was required to allow a K-8 school, because this use is not permitted in the PBD district.

Chair Goracke reported the property for Sunrise Elementary was previously Farm Residential and this property was rezoned to Development Flex in order to allow for the school.

City Planner Sellman reported this was the case.

Commissioner Olson questioned if Pheasant Ridge Drive would support bussing in the future.

Project Engineer Barnes indicated this roadway could support busses.

Commissioner Olson inquired if the adjacent businesses were notified of the proposed use and did they have any comments regarding the request.

City Planner Sellman stated all properties within 350 feet were notified. She explained staff received one comment from a business owner.

Commissioner Olson reported she had the opportunity to practice her religion in the community, as well as having private school options for her children. She believed it was important for families to have this option.

Commissioner Deonauth thanked the community for their show of support for this request.

Chair Goracke thanked the two children who got up and spoke at this meeting.

Commissioner Swanson commented she believed this location was phenomenal and she hoped the surrounding companies provided opportunities for workshops and collaborated with the school.

Motion by Commissioner Deonauth to recommend approval of Planning Case 24-0023A a rezoning to DF and allowing a K-8 school on the subject site.

Motion seconded by Commissioner Gorzycki. The motion passed 6-0.

Motion by Commissioner Deonauth to recommend approval of Planning Case 24-0023B a CUP for the mosque (place of worship) and K-8 school in the Development Flex (DF) zoning district:

<u>Case 24-0023B:</u>

Conditions for the mosque are as follows:

1. **Site plan approval is required as part of the building permit application. All site improvements, if any, to be included in the Site Improvement Performance Agreement (SIPA), and covered by an acceptable financial guarantee.**
2. **The City reserves the right to require the mosque to provide on-site traffic management.**
3. **All signage requires separate permits meeting the requirements of the zoning code.**
4. **Temporary uses such as outdoor events, are not permitted without a specific special event licensed issued by the City.**

Conditions for a K-8 school CUP:

1. **Site plan approval is required as part of the building permit application. All site improvements, if any, to be included in the Site Improvement Performance Agreement (SIPA), and covered by an acceptable financial guarantee.**
2. **School hours shall be limited to 8AM to 3:30PM.**
3. **Directional signage shall be painted on the parking lot for the drop-off and pick-up area.**
4. **All signage requires separate permits meeting the requirements of the zoning code.**
5. **Each classroom is capped at 25 students.**

Motion seconded by Commissioner Gorzycki. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the June 3, 2024 city council meeting.

City of Blaine
Staff Report

File Number: ORD 24-2552

Agenda Date	Status
June 3, 2024	
In Control	**File Type**
City Council	Ordinance

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.7

First Reading
Ordinance Granting a Rezoning from Single Family Residential (R-1AA) to Development Flex (DF) at 9240 W 35W Service Drive NE. Boulder Villas (Boulder Contracting) (Case File No. 24-0022/SLK)

Executive Summary

The applicant is requesting a rezoning from FR (Farm Residential) to DF (Development Flex) for the construction of 11 single-family lots.

Background

Planning Commission (Public Hearing)	05/14/24
City Council (1st Reading)	06/03/24
City Council (2nd Reading)	06/17/24
Action Deadline (60 Days)	06/14/24
Action Deadline (City Extended - 60 Days)	08/13/24

Staff report prepared by Shawn Kaye, Planner, and Teresa Barnes, Project Engineer

Zoning
The subject site is zoned Single Family (R-1AA) and the applicant is requesting a rezoning to Development Flex (DF).

Land Use Designation
The land use is Low Density Residential (LDR) which allows for 2.5 to 6 units per acre. The proposed subdivision meets that density requirement with 2.98 units per acre.

Surrounding Zoning and Uses
The subject site has R-1AA zoned property to the west and southwest with single family homes present.

A Light Industrial (I-1) zoned property with Commers Water is located south of the property. Single family (R-1) homes are located to the north and 35W frontage road and I-35W are located to the east. A trail is located on the property southwest of the subject parcel.

Existing Conditions
The existing parcel has trees, a ditch and wetland on the south area of the parcel, and wetland located on the north side of the property.

History
There are no previous approvals on this property. A church applied for a Conditional Use Permit (CUP) in 2020 but withdrew the application prior to the Planning Commission meeting.

The applicant requested feedback on rezoning to DF for 22 townhomes with a private street at a January 2024 City Council Workshop meeting, and there was not a consensus that a rezoning would be supported for 22 townhomes. The concerns were potential traffic and loss of trees.

Rezoning
Section 27.03 Criteria for granting zoning/comprehensive plan amendments:
The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in conditions in the City. Although there are no explicit findings that must be made in conjunction with rezoning, appropriate considerations include:

- Whether the proposed district is consistent with the comprehensive plan.
- How the proposed district differs from the existing district.
- How the proposed district meets the goals and polices of the City.

The Development Flex (DF) District is intended to provide for greater flexibility in land use planning and maximize the choice of housing types and styles than is possible under the strict application of other sections of this ordinance. The DF District also attempts to create a reasonable balance between the interests of the property owner in freely developing their property with greater flexibility in land uses, and at the same time protect the interest of surrounding properties in the following ways:

a. By encouraging a more creative approach in housing developments, that will result in quality living environments through innovative design and aesthetic controls;
b. By permitting a combination of housing types and style, including single, two-family, and multiple family dwellings, with the exception of mobile homes;
c. By allowing flexibility in design by permitting cluster developments and a variety of architectural styles and treatments;
d. By allowing for any type of ownership, private, condominium, or rental;
e. By allowing flexibility in setback and height restrictions;
f. By allowing non-residential uses, such as commercial or light industrial uses which will serve the inhabitants of such district, provided such non-residential uses will enhance the character, amenities, and convenience of those who live in the proposed development;

g. By providing an efficient use of land resulting in more cost-efficient installation of utilities, streets, and other facilities.
h. By encouraging the preservation of common open space, recreational facilities, natural features, such as woodland and wetland areas;
i. By contributing to the tax base of the community without making undue demands on the community services; and
j. By providing the means for greater creativity and flexibility in environmental design than is provided under the strict application of the Blaine Zoning Ordinance and Subdivision Ordinance, while, at the same time, preserving the health, safety, order, convenience, prosperity, and general welfare of the City of Blaine and its inhabitants.

The proposed development meets the following criteria for the Development Flex Zoning District:

a. That the proposal shall provide for a wider range of housing types, price ranges and styles than could be accomplished under the existing zoning;
    - By utilizing the development flex zoning, this will provide the setbacks and lot areas needed to meet the required density requirements. The applicant proposes to construct 11 single family villas.
b. That the proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning;
    - This project does propose providing a 3.17 acre common area in Lot 12. This will include the green areas, stormwater ponding, existing wetlands, county ditch, and project screening.
c. That the proposed development is compatible with the purposes and intents of this ordinance and with the comprehensive plan;
    - The development is compatible with the purpose and intent of the ordinance and aligns with the comprehensive plan as it is being developed into single family homes with a density of 2.98 units per acre.
d. That the proposal shall in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible;
    - The development has been designed in a way that will have little to no impact on the existing wetlands and ditch. The site, as designed, will also preserve the existing flood plain volume and provide the necessary storm water system for the project. Existing trees will be removed, although a tree inventory was completed to confirm the majority of these are low quality Poplar and Boxelders. New tree plantings will be provided with this project.
e. That the proposal shall not impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems;
    - There will be no undue burden on public services and facilities. The developer followed the density and unit count required by the City of Blaine land use plan. There is public sewer and water available on the public road adjacent to the project.
f. That the proposed development is designed in such a manner to form a desirable and unified environment within its own boundaries, and also which will not be detrimental to future land uses in the surrounding areas;

- The project has been designed in a manner that has taken into account the surrounding environment. This includes the existing flood plain, county ditch, wetlands, parcel boundary, and setback requirements to the adjacent frontage road.

g. That the proposal be consistent with all other applicable city and state regulations.
    - The project has been submitted to Rice Creek Watershed in conjunction with the city's application process, and has been designed to accommodate their requirements. In addition, this plat will be submitted to the Anoka County Surveyor's Office for their review. The adjoining streets fall under the city's jurisdiction.

Evaluation of Request

Plat

The preliminary plat creates 11 single family lots and one common lot for ponding, wetlands, and common areas. The DF zoning district does not have minimum lot sizes. The narrowest lot width is 53 feet (one lot) with most lots being 53 feet wide.

As proposed, the lot sizes are as follows:

- Single family Lots 1-11 range from 6,598 sf to 6,625 sf.
- Lot 12 (ponding, wetland, and common area): 3.17 acres

Architecture

The proposed single-family homes will have varying roof styles and exterior treatments. Vinyl/metal siding can be utilized on all elevations, which is proposed with a stone/brick element on the front elevation.

Setbacks

The DF zoning district does not have set standards for setbacks; these are determined as part of the CUP.

The setbacks are as follows:

- Front yard setback - 25 feet
- Side yard setback - 6.5 feet for house and 6.5 feet for garage.
- Corner side yard setback - 6.5 feet (private street) and 30 feet (public street)
- Rear yard setback - 30 feet

Landscaping

The standard landscaping requirements proposed are two trees on all lots. The side yards of Lots 1 and 11 (adjacent to the frontage road) will require three additional conifers for Lot 1, and 2 additional conifers for Lot 11.

Tree Preservation

Approximately 3.4 acres of trees will be disturbed during construction and the City’s tree preservation requirement includes replacing eight trees per acre for all disturbed portions of the development. This would mean that 27 trees would be required for tree replacement purposes. The developer has

proposed a total of 27 trees within this development. The tree preservation replacement requirement has been met.

Park Dedication

Park dedication will be required for the 11 new single family lots being constructed at the rate of $4,894 per unit (2024 rate) for a total park dedication fee of $53,834 if paid in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.

Grading/Storm Drainage

The developer is proposing to grade the entire site as shown on the Rice Creek Watershed District (RCWD) and city approved grading, drainage, erosion protection and sediment control plans prepared by the developer's engineer. The plans shall include existing drainage patterns (contours) with flow arrows, soil boring locations, perimeter site protection, tree preservation, tree clearing limits, custom grading, proposed grading contours, proposed drainage patterns with flow arrows, storm water management, SWPPP information, temporary erosion protection Best Management Practices (BMPs), and temporary sediment control BMPs information for the site. The SWPPP may be included in the construction plan sheet(s) or prepared as a separate document and included in the development construction contract specifications.

The developer will also need to submit construction contract documents that include a mass (rough) grading, erosion protection, sediment control, development, utilities, roadway, and storm drainage plan sheets. Supporting wetland delineation report, geotechnical investigation report, soil boring logs, and hydrology report shall be included in the submittal for city review and approval.

The grading plan shall provide greater detail on protecting existing trees and provide additional information on adjacent property.

For each lot a house is proposed to be constructed on, as-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.

Utilities

The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer District 6 is $6,999 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 2.5 acres of upland for a total sewer area charge of $17,550.

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

The developer shall be responsible for assessments for sanitary sewer and water lateral installments is $10,269.

Hydrant locations must be reviewed and approved by the Fire Department.

Developer shall explore water sources for landscape irrigation systems installed throughout the development including the possible use of created ponds or storm water reuse.

Wetlands/Watershed/FEMA
The plat will need to provide for a protective buffer strip of natural vegetation at least 15-feet in width (25-feet is preferred) and shall surround all wetlands. This buffer strip shall be placed in easement.

The developer will need to submit the project to Rice Creek Watershed District (RCWD). Review, approval and permits are required prior to city plan approval and start of site work.

The development shall indicate that all structures are protected from flooding by processing a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at the time of lot closing. Developer is responsible for following through with FEMA (as necessary) to receive final documents, to provide those documents to the homeowners, and to record these on the certificate of title for each parcel in the development.

Access/Street Design/Sidewalks/Trails
The development is proposing to gain/provide access from a connection to West 35W Service Drive NE.

Easements/Right-of-way/Permits
The developer will need to obtain all required permits to construct the proposed project. A copy of all permits will need to be submitted to the City prior to any site work.

Standard drainage and utility easements shall be dedicated along all lot lines and over areas of delineated wetlands, wetland mitigation, infiltration trenches, drainage swales, and storm water management ponds.

Attachment List:
Zoning and Location Map
Preliminary Plat
Grading Plan
Landscape Plan
Tree Inventory Plan
House Elevation and Floor Plan
Narrative
Public Comments
Unapproved Planning Commission Minutes 5/14/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the rezoning. There were comments at the public hearing regarding ownership of the parcel, wetland locations, density calculations, speeding on the frontage road, and noise from 35W. Draft minutes are included.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.
4. Posted (sign) on the property with contact information for the Planning Department.

Staff Recommendation

By motion, introduce the ordinance for first reading and direct that it be placed on file for second reading at the June 17, 2024, council meeting.

Attachment List

1. Attachments
2. Public Comments
3. Unapproved PC Minutes 051424

City of Blaine

Signature Copy

Ordinance: ORD 24-2552

First Reading

Ordinance Granting a Rezoning from Single Family Residential (R-1AA) to Development Flex (DF) at 9240 W 35W Service Drive NE. Boulder Villas (Boulder Contracting) (Case File No. 24-0022/SLK)

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown with overstrike.)

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

That part of Lot 2, Block 1, ASPEN RIDGE SECOND ADDITION, Anoka County, Minnesota lying east of a line described as commencing at the northwest corner of said Lot 2; thence North 89 degrees, 49 minutes, 25 seconds East, assumed bearing along the north line thereof 373 feet to the point of beginning of the line to be described; thence South 00 degrees, 10 minutes, 35 seconds East 352 feet to the south line of said Lot 2 and said line there terminating.

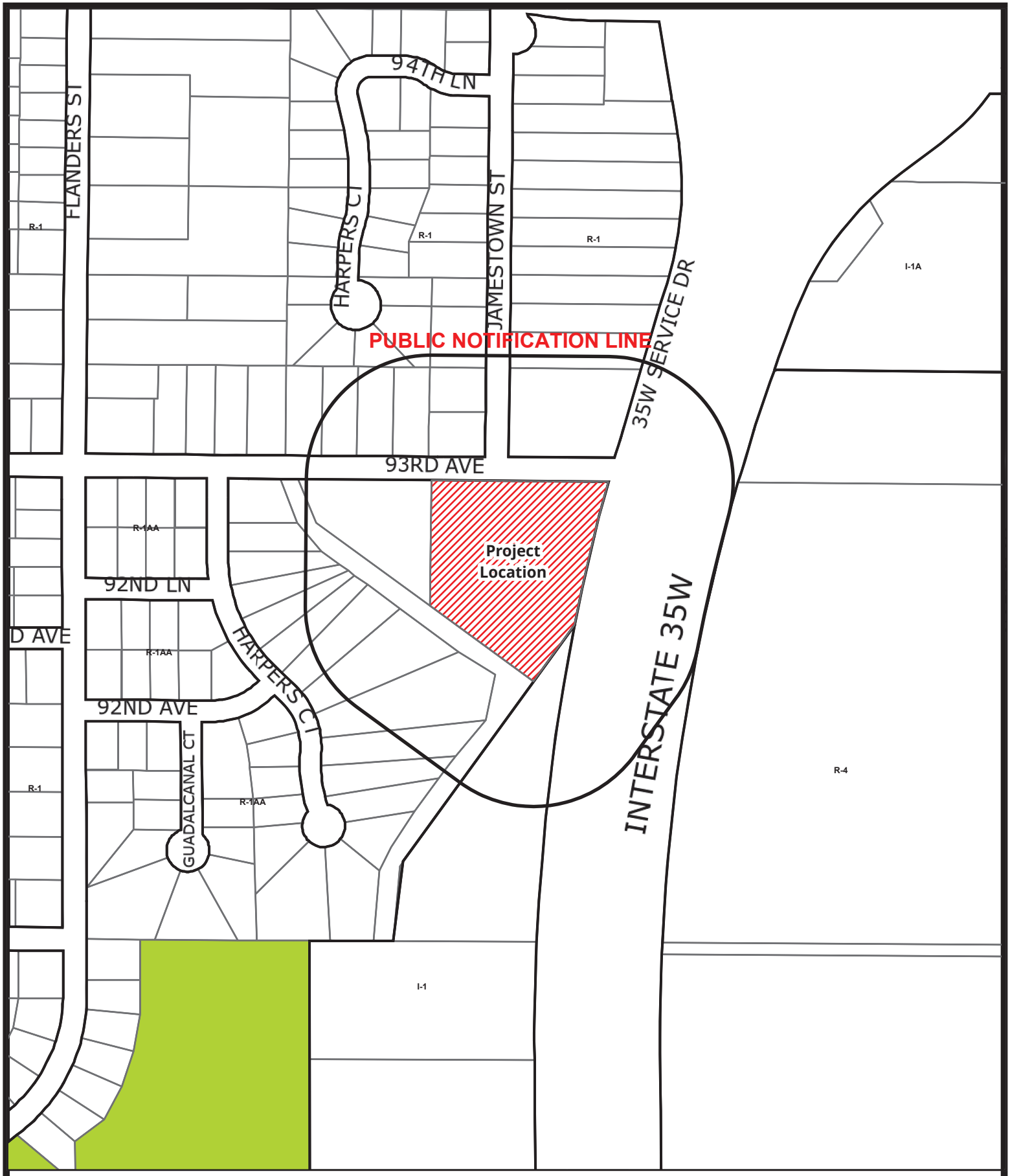
Section 2. The above described property is hereby rezoned from:

~~Single Family Residential (R-1AA)~~
to
Development Flex (DF)

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 3rd day of June, 2024.

PASSED by the City Council of the City of Blaine this day of 20__.



BlaineMN.gov

Case File No. 24-0022
Boulder Villas

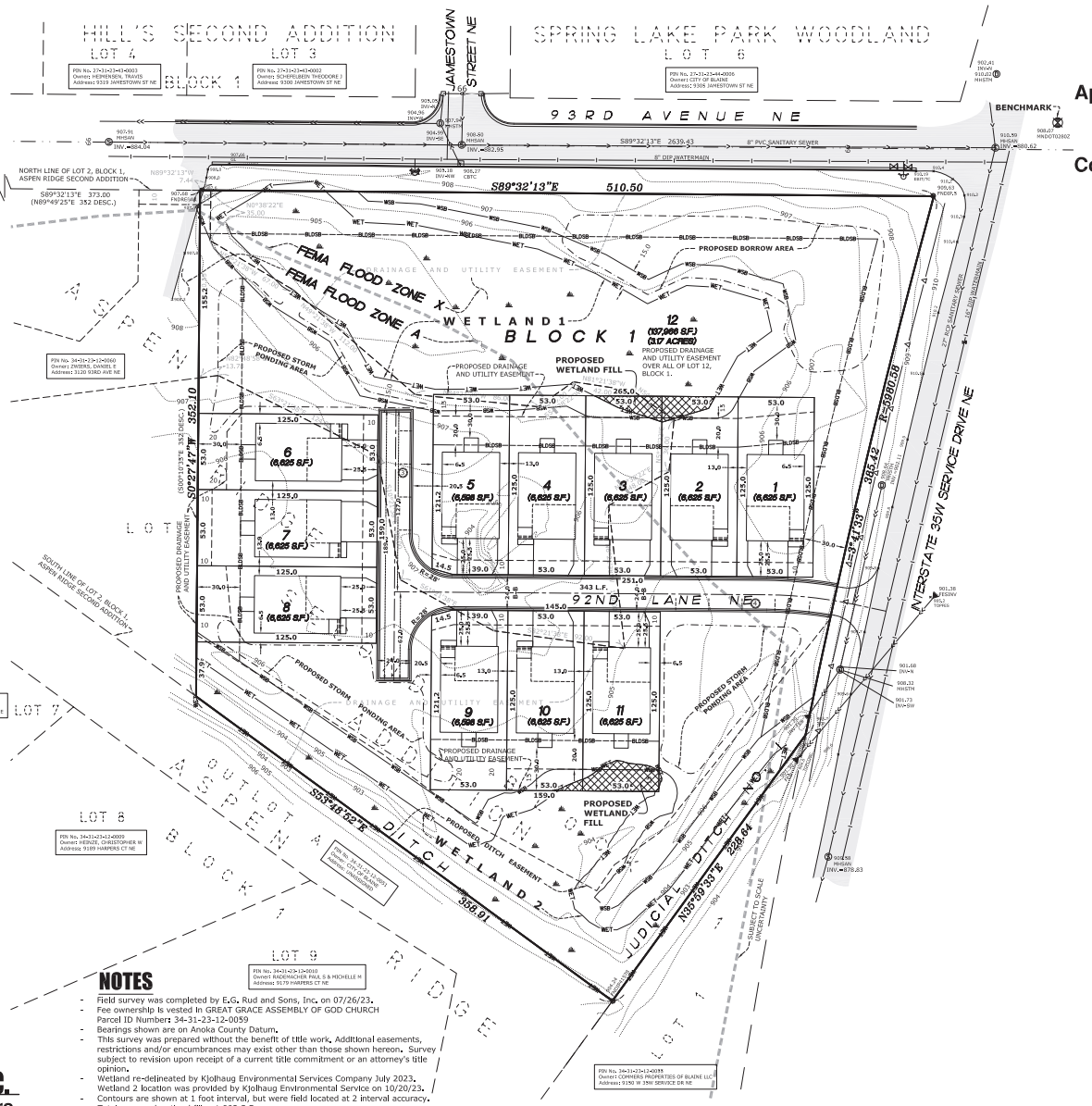
Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180

PRELIMINARY PLAT

~of~ BOULDER VILLAS

Applicant: BOULDER CONTRACTING, LLC
2322 171ST LANE NE
HAM LAKE, MN 55304

Contact: BRIAN JANSEN
612-369-2746



NORTH

GRAPHIC SCALE

1 INCH = 40 FEET

BENCHMARK:

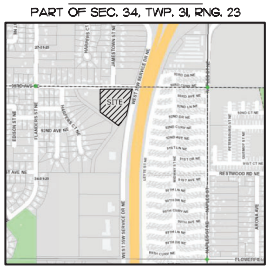
MNDOT STATION NAME: 0280 Z
ELEV. = 908.07 FEET (NAVD88)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CATCH BASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES HYDRANT
- DENOTES GATE VALVE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES TELEPHONE PEDESTAL
- DENOTES CABLE PEDESTAL
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SPOT ELEVATION
- DENOTES RESTRICTED ACCESS
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

VICINITY MAP

PART OF SEC. 34, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

PROPERTY DESCRIPTION

That part of Lot 2, Block 1, ASPEN RIDGE SECOND ADDITION, Anoka County, Minnesota lying east of a line described as commencing at the northwest corner of said Lot 2; thence North 89 degrees, 49 minutes, 25 seconds East, assumed bearing along the north line thereof 373 feet to the point of beginning of the line to be described; thence South 00 degrees, 10 minutes, 35 seconds East 352 feet to the south line of said Lot 2 and said line there terminating.

AREA COMPUTATIONS

TOTAL AREA : 4.84 ACRES
TOWNHOME UNITS: 11 UNITS
COMMON AREA LOTS: 1 LOT
DENSITY: 2.27 UNITS PER ACRE

CITY OF BLAINE DENSITY CALCULATIONS

Number of Residential Units Proposed	11
Total Acreage	4.84
Exclusions	
Wetlands (does not include buffers or stormwater ponding)	1.13
Rare, threatened, or endangered species preservation	0
Public parks and open spaces	
Arterial Roads	
Future Development	
Commercial Uses	
Gross Density	2.27273
Net Density	2.98103

Net density must match the land use designation from the Comprehensive Plan

LDR	2.5-6 units per acre
L-MDR	2.5-12 units per acre
MDR	6-12 units per acre
M-HDR	6-25 units per acre
HDR	12-25 units per acre
HDR2	12-60 units per acre

ZONING AND SETBACKS

EXISTING: R-1AA - SINGLE FAMILY
SURROUNDING: R-1AA - SINGLE FAMILY (WEST)
R-1 - SINGLE FAMILY RESIDENTIAL (NORTH)
I-1 - LIGHT INDUSTRIAL

PROPOSED: DF (DEVELOPMENT FLEX) MULTI-FAMILY

THE LOT REQUIREMENTS ARE NOT PREDETERMINED FOR THIS ZONING.

PROPOSED TOWNHOME SETBACKS:

FRONT SETBACK FROM PRIVATE STREET: 25 FEET FROM CURB
SETBACK FROM PUBLIC RIGHT OF WAY: 30 FEET
SETBACK BETWEEN BUILDINGS: 13 FEET (6.5 FROM SIDE LOT LINE)
REAR PROPERTY SETBACK: 30 FEET
PRIVATE SIDE STREET: 20 FEET FROM CURB

PROPOSED TOWNHOME DEVELOPMENT REQUIREMENTS:
MINIMUM LOT AREA: 6,625 S.F. LOTS 1-4, 6-8, 10 AND 11
6,598 S.F. LOTS 5 AND 9
MINIMUM LOT WIDTH: 53.0 FEET
MINIMUM LOT DEPTH: 125.0 FEET

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 07/26/23.
- Fee ownership is vested in GREAT GRACE ASSEMBLY OF GOD CHURCH Parcel ID Number: 34-31-23-12-0059
- Bearings shown are on Anoka County Datum.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Wetland re-delineated by Kjolhaug Environmental Services Company July 2023. Wetland 2 location was provided by Kjolhaug Environmental Service on 10/20/23.
- Contours are shown at 1 foot interval, but were field located at 2 interval accuracy.
- Total proposed wetland fill = 1,903 S.F.
- See Tree Inventory Survey prepared by E.G. Rud & Sons, Inc. for tree locations and tree removals.
- See Site Plan Prepared by E.G. Rud & Sons, Inc. for proposed buildings, driveways and sidewalk locations.
- Underlying drainage and utility easements per the plat of ASPEN RIDGE SECOND ADDITION will need to be vacated.

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD

Date: 04/19/24 License No. 41578

DRAWN BY: JEN	JOB NO: 230084PP	DATE: 03/07/24	
CHECK BY: JER	FIELD CREW: DT-CT		
1	03/13/24	TURN AREAS ON	JEN
2	04/19/24	REVISED EASEMENTS	JEN
3			
NO.	DATE	DESCRIPTION	BY

S:\RUD\CAD\23PROJ\230084PP\230084PP.DWG

230084PP - SHEET S2

GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL GOPHER STATE ONE CALL AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. ALL UTILITY AND STREET INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.
5. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS.
6. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
7. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

TIMING FOR EROSION & SEDIMENT CONTROL

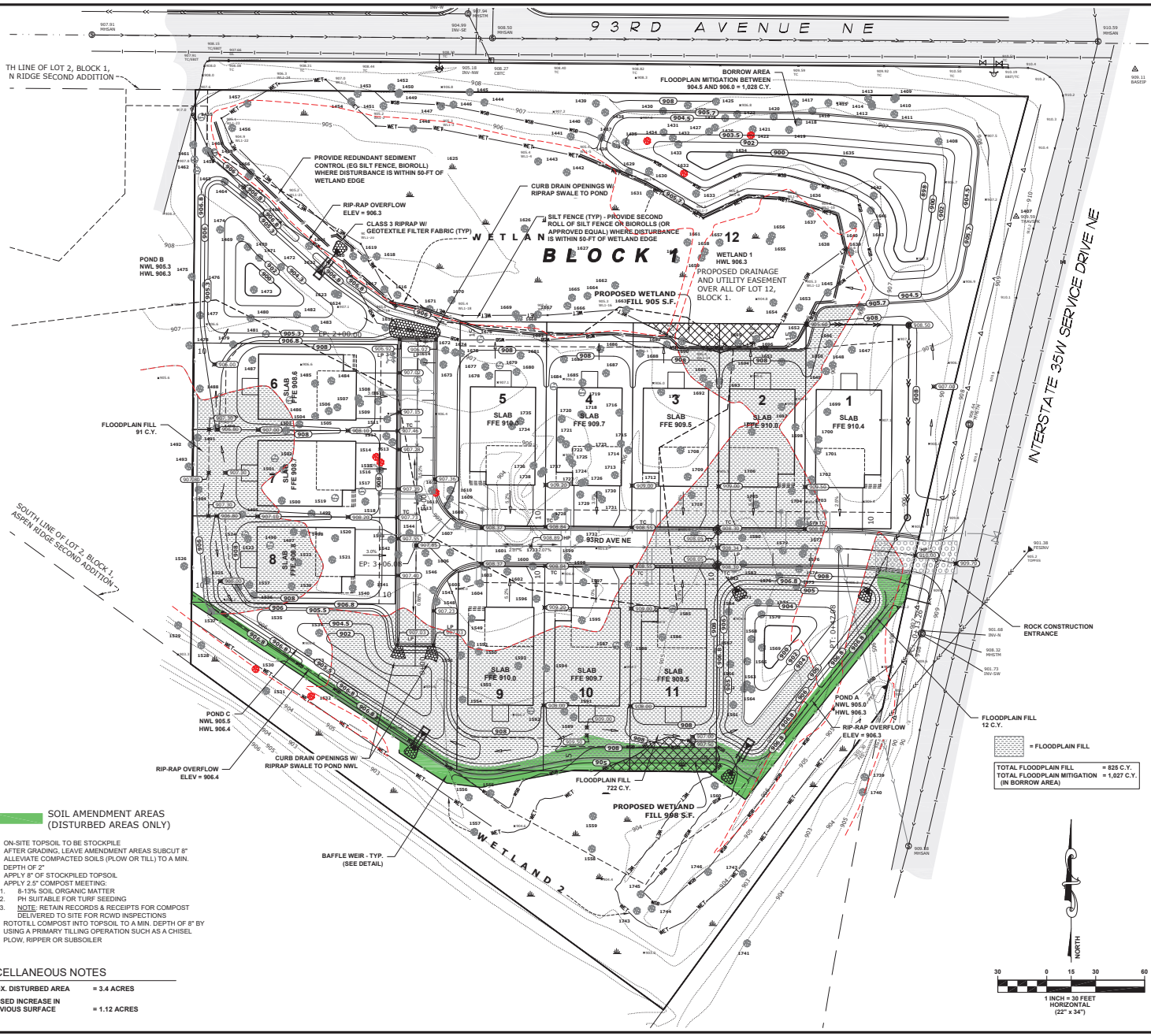
ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY REQUIREMENTS.

PHASE I:
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. PROVIDE TEMPORARY PARKING AND STORAGE AREA.
3. INSTALL SILT FENCE AS SHOWN ON PLAN.
   - 3.1. ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
   - 3.2. THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION.
   - 3.3. SILT FENCE SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.
   - 3.4. CONTRACTOR TO PROVIDE ADDITIONAL SILT FENCE, BIOROLLS, EROSION CONTROL BLANKET, OR OTHER APPROVED EQUAL FOR ANY SLOPES THAT APPEAR TO BE FAILING.
4. INSTALL INLET PROTECTION FOR ALL EXISTING STORM SEWER STRUCTURES.
5. INSTALL TREE PROTECTION FENCING AS APPLICABLE.
6. PERFORM SITE GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS.
   - 6.1. CONTRACTOR MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4 OF THE NPDES PERMIT, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
   - 6.2. PAY SPECIAL ATTENTION TO ADJACENT PROPERTY LINES TO ENSURE THE EROSION CONTROL PRACTICES INPLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
7. STABILIZE SOIL STOCKPILES; STABILIZATION SHALL BE INITIATED IMMEDIATELY.
8. FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
9. CONTRACTOR SHALL BE RESPONSIBLE TO SWEEP/SCRAPE ADJACENT STREETS WHEN MATERIALS OR DEBRIS HAVE WASHED/FLOWED ONTO ADJACENT STREETS OR AS DIRECTED BY CITY.

PHASE II:
1. PROVIDE TEMPORARY SEED FOR DISTURBED AREAS.
2. INSTALL RIP-RAP AT FLARED-END SECTIONS (AS APPLICABLE).
3. INSTALL TEMPORARY INLET PROTECTION FOR ALL STORM SEWER INLET STRUCTURES IN PAVING AREAS.
4. INSTALL UTILITIES INCLUDING SANITARY SEWER, WATER MAIN, STORM SEWER.
5. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND/OR SOD.
6. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ONLY AFTER SITE HAS BEEN STABILIZED.

LEGEND

- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING MANHOLE
- EXISTING FLARED-END SECTION
- EXISTING CATCH BASIN
- EXISTING GATE VALVE
- EXISTING HYDRANT
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED FLARED-END SECTION
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED RIP-RAP
- PROPOSED INLET PROTECTION
- PROPOSED DIRECTION OF DRAINAGE
- 910.35 PROPOSED POINTS (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED) HP = HIGH POINT; LP = LOW POINT; TC = TOP OF CURB
- WET WETLAND DELINEATION
- WSB WETLAND SETBACK



SOIL AMENDMENT AREAS (DISTURBED AREAS ONLY)

1. ON-SITE TOPSOIL TO BE STOCKPILE
2. AFTER GRADING, LEAVE AMENDMENT AREAS SUBCUT 8"
3. ALLEVIATE COMPACTED SOILS (PLOW OR TILL) TO A MIN. DEPTH OF 2"
4. APPLY 8" OF STOCKPILED TOPSOIL
5. APPLY 2.5" COMPOST MEETING:
   - 5.1. 8-13% SOIL ORGANIC MATTER
   - 5.2. PH SUITABLE FOR TURF SEEDING
   - 5.3. NOTE: RETAIN RECORDS & RECEIPTS FOR COMPOST DELIVERED TO SITE FOR RCWD INSPECTIONS
6. ROTOTILL COMPOST INTO TOPSOIL TO A MIN. DEPTH OF 8" BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER OR SUBSOILER

MISCELLANEOUS NOTES

APPROX. DISTURBED AREA	= 3.4 ACRES
PROPOSED INCREASE IN IMPERVIOUS SURFACE	= 1.12 ACRES

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE, SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701
CIVIL ENGINEERING & ENGINEERING

DRAWN BY:
JOB NO. 23-2124
CHECK BY: MDA
DATE: 03/05/24

NO.	DATE	DESCRIPTION
1	04.19.24	RCWD REVIEW COMMENTS
2		
3		
4		
5		
6		
7		
8		

I thereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

PRELIMINARY

ADAM DAWEL

Date: 04.19.2024 License No: 45983

BOULDER VILLAS
BLAINE, MN

GRADING, DRAINAGE & ESC PLAN

PREPARED FOR: BOULDER CONTRACTING

SHEET
C1.1

23-2124

S:\PLOWE\CAD\23PROJ\2124 35W SERVICE RD PROJECT\2124 CAD\2124 BASE 6.DWG
Friday, April 19, 2024 11:49:18 AM

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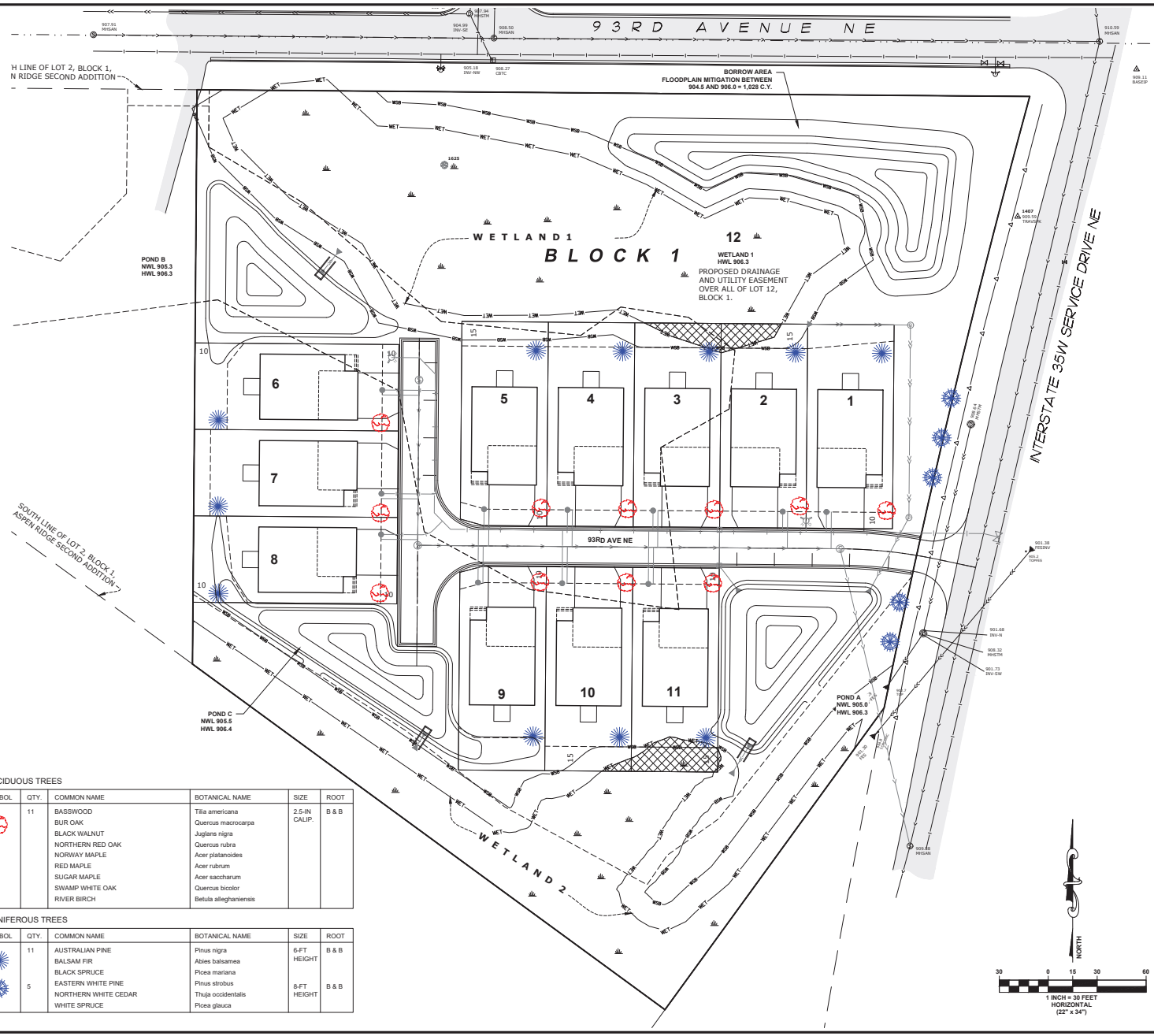
Total area of site	4.84	acres
Disturbed area	3.40	acres
Minus wetlands	1.11	acres
Minus pond NWLs	0.31	acres
Minus impervious	1.12	acres
Net disturbed upland	0.86	acres

TREE REPLACEMENT

PER 33.09 (a) (3) (cc): *ON RESIDENTIALLY ZONED LOTS, ON PUBLIC RIGHT-OF-WAY IN RESIDENTIAL ZONING DISTRICTS AND ON RESIDENTIALLY ZONED LOTS EXCEEDING ONE (1) ACRE IN SIZE THE TOTAL NUMBER OF REPLACEMENT TREES SHALL NOT EXCEED EIGHT (8) TREES PER ACRE OF UPLAND.*

NET UPLAND = 0.86 ACRES
TREES REQUIRED = 0.86 x 8
= 6.88
= 7 REPLACEMENT TREES REQUIRED



LEGEND

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- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING MANHOLE
- EXISTING FLARED-END SECTION
- EXISTING CATCH BASIN
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- PROPOSED INLET PROTECTION
- PROPOSED DIRECTION OF DRAINAGE
- (910.35) PROPOSED POINTS (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED) HP = HIGH POINT; LP = LOW POINT; TC = TOP OF CURB
- WET — WETLAND DELINEATION
- WSB — WETLAND SETBACK

DECIDUOUS TREES

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	11	BASSWOOD	Tilia americana	2.5-IN CALIP.	B & B
		BUR OAK	Quercus macrocarpa		
		BLACK WALNUT	Juglans nigra		
		NORTHERN RED OAK	Quercus rubra		
		NORWAY MAPLE	Acer platanoides		
		RED MAPLE	Acer rubrum		
		SUGAR MAPLE	Acer saccharum		
		SWAMP WHITE OAK	Quercus bicolor		
		RIVER BIRCH	Betula alleghaniensis		

CONIFEROUS TREES

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	11	AUSTRALIAN PINE	Pinus nigra	6-FT HEIGHT	B & B
		BALSAM FIR	Abies balsamea		
		BLACK SPRUCE	Picea mariana		
	5	EASTERN WHITE PINE	Pinus strobus	8-FT HEIGHT	B & B
		NORTHERN WHITE CEDAR	Thuja occidentalis		
		WHITE SPRUCE	Picea glauca		

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE, SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701
CIVIL & ENVIRONMENTAL ENGINEERING

DRAWN BY: MDA
JOB NO.: 23-2124
CHECK BY: MDA
DATE: 03/05/24

NO.	DATE	DESCRIPTION
1	04.15.24	TREES ADDED
2	04.19.24	REVISED PER REVIEW COMMENTS
3		
4		
5		
6		
7		
8		

BOULDER VILLAS
BLAINE, MN

LANDSCAPE PLAN

PREPARED FOR: BOULDER CONTRACTING

SHEET
C1.3

23-2124

S:\PLOWE\CAD\23PROJ\2124 35W SERVICE RD PROJECT\2124 CAD\2124 BASE 6.DWG
Friday, April 19, 2024 10:54:52 AM

TREE INVENTORY SURVEY

~of~ BOULDER VILLAS

Applicant: BOULDER CONTRACTING, LLC
2322 171ST LANE NE
HAM LAKE, MN 55304

Contact: BRIAN JANSEN
612-369-2746

TREE LEGEND

BOX	DENOTES BOX ELDER
CHE	DENOTES CHINESE ELM
COT	DENOTES COTTON WOOD
OS	DENOTES TREE IS OFF SITE
3-16-1-10	DENOTES 3 TRUNKS AND THE SIZES
	DENOTES TREE REMOVAL AREA

THERE WILL BE 6 OAK TREES TO BE REMOVED (A TOTAL OF 97 DBHs)

TREE INVENTORY

POINT #	SPECIES	SIZE	TO BE REMOVED	POINT #	SPECIES	SIZE	TO BE REMOVED	POINT #	SPECIES	SIZE	TO BE REMOVED
1408	BOX	2-11	X	1522	POPLAR	12	X	1635	POPLAR	9	X
1409	POPLAR	12	X	1523	POPLAR	12	X	1636	POPLAR	8	X
1410	POPLAR	9	X	1524	CHE	9	X	1637	POPLAR	10	
1411	BOX	11	X	1525	POPLAR	11	X	1638	POPLAR	9	
1412	BOX	9	X	1526	POPLAR	11	OS	1639	BOX	9	X
1413	BOX	13	X	1527	POPLAR	10	X	1640	POPLAR	8	X
1414	BOX	9	X	1528	POPLAR	11		1641	POPLAR	8	X
1415	POPLAR	11	X	1529	POPLAR	9	OS	1642	BOX	20	X
1416	POPLAR	9	X	1530	OAK	3-16-1-10		1643	POPLAR	9	X
1417	POPLAR	10	X	1531	POPLAR	8		1644	BOX	13	X
1418	POPLAR	8	X	1532	OAK	24		1645	POPLAR	9	X
1419	POPLAR	9	X	1533	POPLAR	12	X	1646	BOX	12	X
1420	POPLAR	10	X	1534	POPLAR	12	X	1647	POPLAR	9	X
1421	POPLAR	13	X	1535	POPLAR	9	X	1648	BOX	14	X
1422	OAK	20	X	1536	POPLAR	10	X	1649	BOX	8	X
1423	POPLAR	14	X	1537	POPLAR	10	X	1650	BOX	11	X
1424	POPLAR	9	X	1538	POPLAR	8	X	1651	POPLAR	10	X
1425	POPLAR	11	X	1539	POPLAR	9	X	1652	POPLAR	9	X
1426	POPLAR	8	X	1540	POPLAR	10	X	1653	POPLAR	11	X
1427	POPLAR	10	X	1541	POPLAR	12	X	1654	POPLAR	9	
1429	POPLAR	9	X	1542	POPLAR	14	X	1655	POPLAR	8	
1430	POPLAR	9	X	1543	POPLAR	15	X	1656	POPLAR	10	
1431	POPLAR	12	X	1544	POPLAR	10	X	1657	POPLAR	11	
1432	POPLAR	12	X	1545	POPLAR	10	X	1658	MAPLE	24	
1433	POPLAR	8	X	1546	POPLAR	14	X	1659	POPLAR	9	
1434	OAK	14	X	1547	BOX	12	X	1660	POPLAR	10	
1435	POPLAR	12	X	1548	POPLAR	9	X	1661	POPLAR	8	
1436	CHE	15	X	1549	POPLAR	13	X	1662	MAPLE	24	
1437	POPLAR	12	X	1550	POPLAR	12	X	1663	MAPLE	15	
1438	POPLAR	13	X	1551	POPLAR	9	X	1664	MAPLE	9	
1439	POPLAR	11	X	1552	POPLAR	9	X	1665	MAPLE	14	
1440	POPLAR	13		1553	POPLAR	9	X	1666	MAPLE	2-16-18	
1441	POPLAR	10		1554	POPLAR	8	X	1667	MAPLE	16	
1442	MAPLE	9		1555	POPLAR	24		1668	POPLAR	8	
1443	MAPLE	24		1556	POPLAR	20	X	1669	POPLAR	10	
1444	MAPLE	2-14-20		1557	POPLAR	10		1670	BOX	11	
1445	BOX	9		1558	POPLAR	8		1671	BOX	9	
1446	POPLAR	8		1559	POPLAR	9		1672	BOX	11	X
1447	POPLAR	8		1560	POPLAR	11		1673	POPLAR	10	X
1448	MAPLE	22		1561	POPLAR	8	X	1674	POPLAR	8	X
1449	BOX	9		1562	POPLAR	10	X	1675	POPLAR	10	X
1450	BOX	10		1563	POPLAR	10	X	1676	CHE	10	X
1451	MAPLE	3-10-14-16		1564	POPLAR	14	X	1677	POPLAR	14	X
1452	COT	14		1565	POPLAR	10	X	1678	POPLAR	10	X
1453	BOX	8		1566	POPLAR	10	X	1679	CHE	11	X
1454	MAPLE	16		1567	POPLAR	8	X	1680	BOX	10	X
1455	ELM	12		1568	POPLAR	10	X	1681	POPLAR	12	X
1456	POPLAR	10		1569	POPLAR	11	X	1682	POPLAR	11	X
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1458	ELM	6		1571	POPLAR	9	X	1684	CHE	12	X
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1460	POPLAR	8		1573	POPLAR	11	X	1686	BOX	11	X
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1469	POPLAR	12	X	1582	POPLAR	8	X	1695	POPLAR	10	X
1470	POPLAR	11	X	1583	POPLAR	8	X	1696	POPLAR	9	X
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1473	POPLAR	9	X	1586	POPLAR	8	X	1699	BOX	19	X
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1476	POPLAR	9	X	1589	POPLAR	8	X	1702	POPLAR	9	X
1477	BOX	9	X	1590	BOX	9	X	1703	POPLAR	9	X
1478	BOX	11	OS	1591	POPLAR	10	X	1704	POPLAR	12	X
1479	BOX	26	X	1592	CHE	14	X	1705	POPLAR	11	X
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1481	CHE	12	X	1594	POPLAR	11	X	1707	POPLAR	11	X
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1512	POPLAR	9	X	1625	ASH	9		1738	POPLAR	9	X
1513	POPLAR	11	X	1626	POPLAR	20		1739	BOX	12	OS
1514	OAK	18	X	1627	MAPLE	60 CLUMP		1740	BOX	2-14	OS
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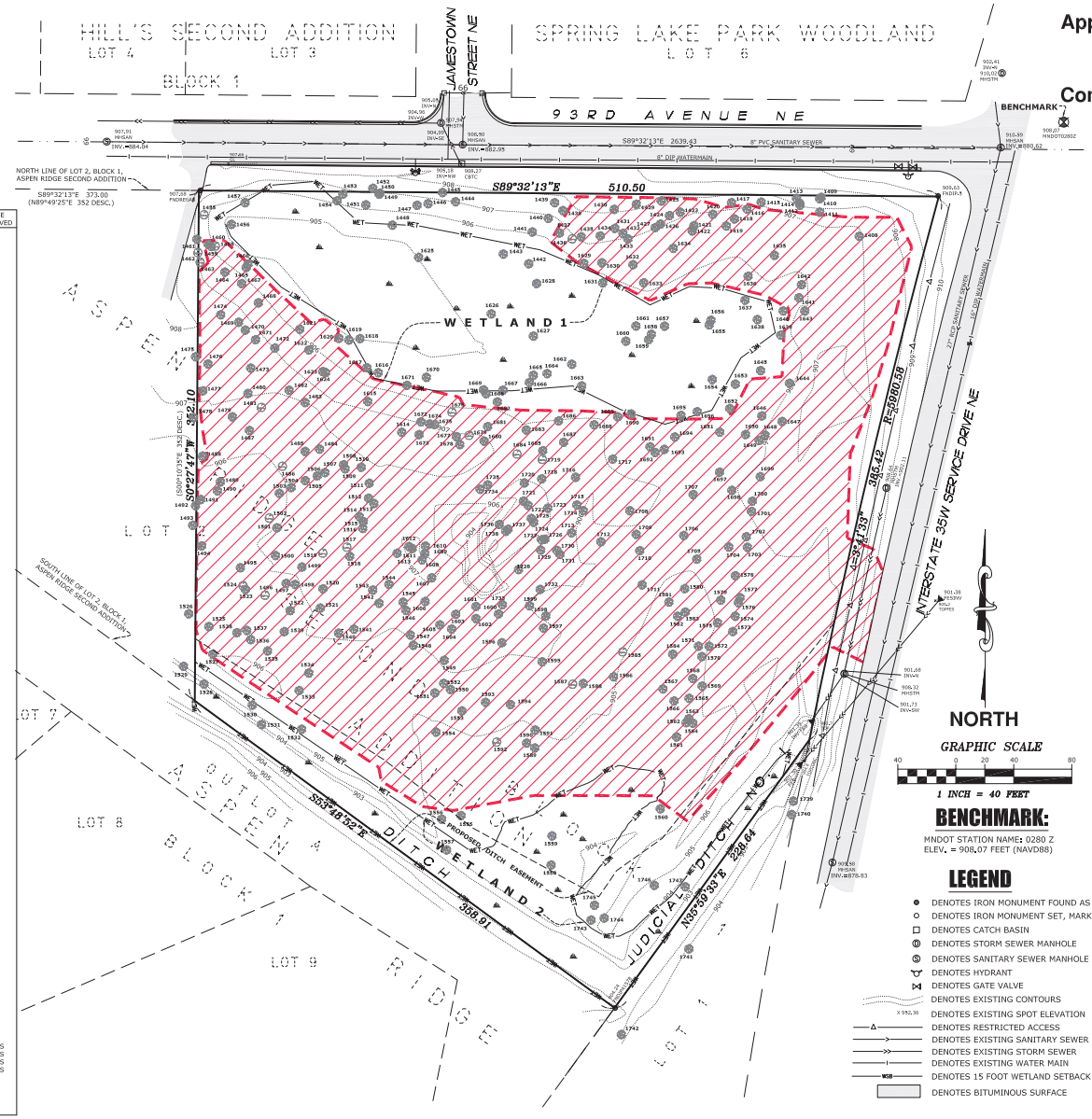
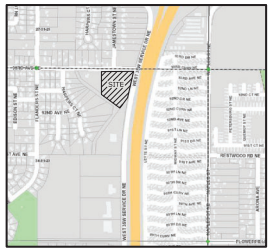
1520	POPLAR	10	X	1633	POPLAR	8	X	1746	POPLAR	8	
1521	POPLAR	14	X	1634	POPLAR	8	X	1747	POPLAR	8	



VICINITY MAP

PART OF SEC. 34, TWP. 31, RNG. 23



ANOKA COUNTY, MINNESOTA
(NO SCALE)

PROPERTY DESCRIPTION

That part of Lot 2, Block 1, ASPEN RIDGE SECOND ADDITION, Anoka County, Minnesota lying east of a line described as commencing at the northwest corner of said Lot 2; thence North 89 degrees, 49 minutes, 25 seconds East, assumed bearing along the north line thereof 373 feet to the point of beginning of the line to be described; thence South 00 degrees, 10 minutes, 35 seconds East 352 feet to the south line of said Lot 2 and said line there terminating.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 07/26/23. Trees were located on02/06/24.
- Fee ownership is vested in GREAT GRACE ASSEMBLY OF GOD CHURCH Parcel ID Number: 34-31-23-12-0059
- Bearings shown are on Anoka County Datum.
- Boundary area of the surveyed premises: 4.84 Acres
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Wetland re-delineated by Kjolhaug Environmental Services Company July 2023. Wetland 2 location was provided by Kjolhaug Environmental Service on 10/20/23.
- Contours are shown at 1 foot interval, but were field located at 2 interval accuracy.

BENCHMARK:

MNDOT STATION NAME: 0280 Z
ELEV. = 908.07 FEET (NAVD88)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CATCH BASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES HYDRANT
- DENOTES GATE VALVE
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SPOT ELEVATION
- DENOTES RESTRICTED ACCESS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES 15 FOOT WETLAND SETBACK
- DENOTES BITUMINOUS SURFACE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD

Date: 04/19/24 License No. 41578

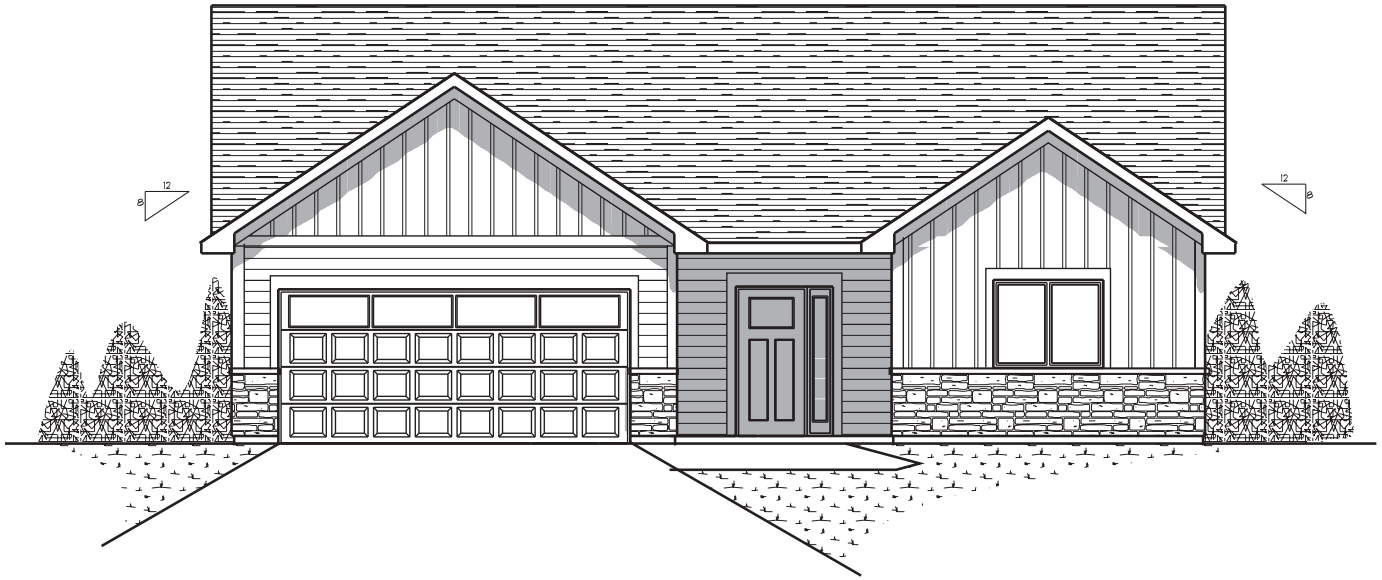
DRAWN BY: JEN	JOB NO: 230084PP	DATE: 03/07/24
CHECK BY: JER	FIELD CREW: CB-HR	

NO.	DATE	DESCRIPTION	BY
1	04/19/24	REVISE TREE CLEARING LIMITS	JEN
2			
3			

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

S:\RUD\CAD\23PROJ\230084PP\230084PP.DWG

230084PP - SHEET S-4



FRONT ELEVATION

NOTICE: THESE PLANS ARE DESIGNED EXCLUSIVELY FOR THE USE OF HOME PLANNING ASSOCIATES INC. AND ANY REPRODUCTION OR OTHER USE IS STRICTLY PROHIBITED, WITHOUT THE EXPRESS WRITTEN CONSENT OF HOME PLANNING ASSOCIATES INC.

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN DESIGNING AND PREPARING THESE PLANS AND CHECKING FOR ACCURACY, THE INSTALLER, OWNER, OR CONTRACTOR MUST VERIFY ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR ANY CHANGES OR ADJUSTMENTS REQUIRED DURING CONSTRUCTION.

REVISIONS

PLAN FOR: MOUNDS VIEW VILLA

SQ. FT. 1461

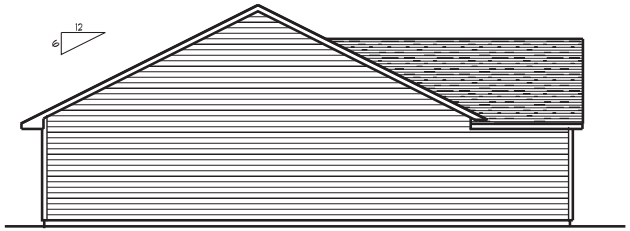
DATE: 2-20-24

BUILDER CONTRACTING

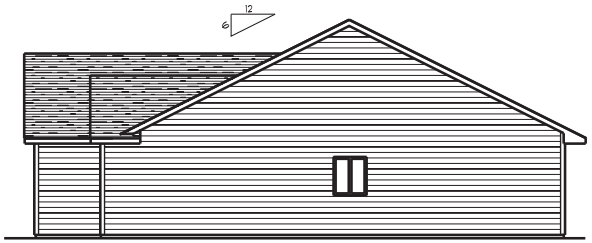
HOME PLANNING ASSOCIATES INC.
1900 7TH STREET NW, SUITE 115
NEW BRIGHTON , MINNESOTA 55112
(763) 786-6069
homeplanning@att.net

SHEET NUMBER ONE OF 5 SHEETS

PLAN NUMBER 24013

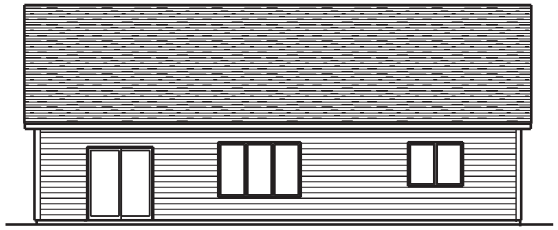


LEFT ELEVATION



RIGHT ELEVATION

240# ASPHALT SHINGLES

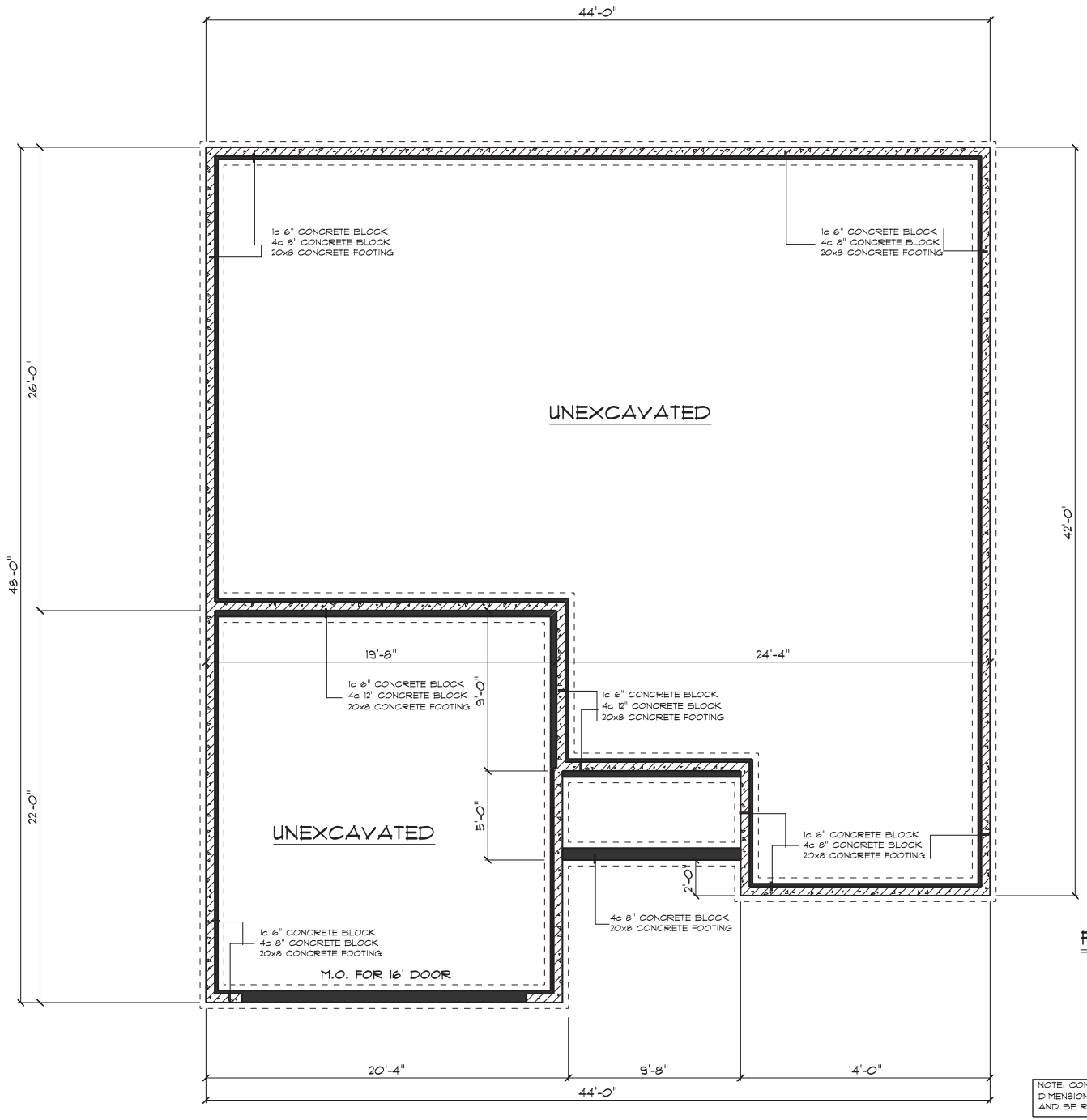


REAR ELEVATION

PLAN NUMBER: 24013

NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND BE RESPONSIBLE FOR SAME

SHEET 5 OF 5

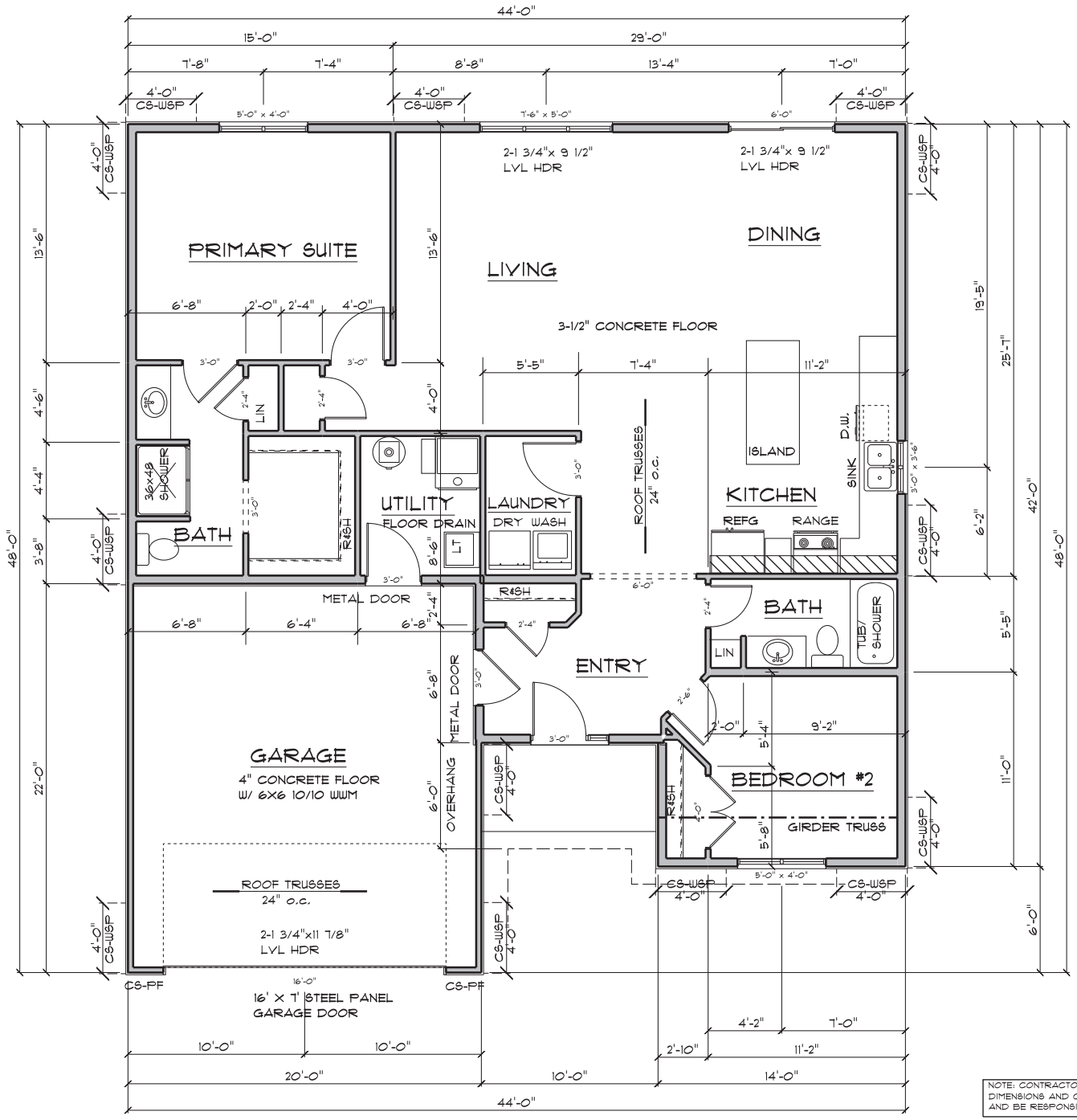


FOUNDATION PLAN

NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND BE RESPONSIBLE FOR SAME

PLAN NUMBER: 24013

SHEET 2 OF 5



MAIN FLOOR PLAN

WINDOW UNIT SIZE SHOWN (SUPPLIER TO VERIFY COMPLIANCE W/ ALL LOCAL CODES)

1461 SF

NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND BE RESPONSIBLE FOR SAME

PLAN NUMBER: 24013

SHEET 3 OF 5

BOULDER VILLAS PROJECT NARRATIVE

APPLICANT INFORMATION:

Boulder Contracting is a family owned and operated custom home builder in Ham Lake, Minnesota. For over 30 years, they have been building homes in Blaine, Andover, Coon Rapids, and neighboring suburbs north of Minneapolis and St. Paul. They pride themselves on quality craftsmanship and affordability.

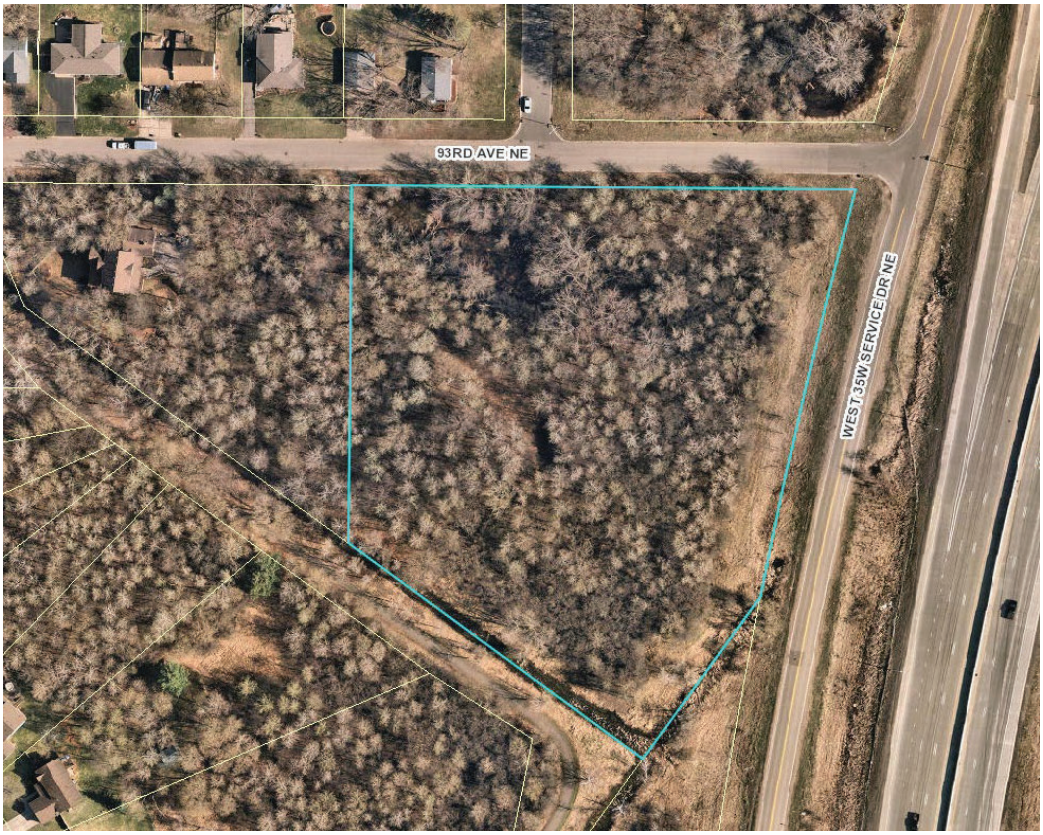
Their owner Brian Jansen has worked with the City of Blaine on other prior projects, which includes the development of BOULDER ESTATES 2ND ADDITION in 2020. This project was successfully developed and fully occupied with 9 custom-built single-family homes over a 3 year period.

BOULDER ESTATES/ 2020 Project Developed by Boulder Contracting

BOULDER VILLAS- PARCEL CHARACTERISTICS

Boulder Contracting was approached to consider the development of a vacant parcel at the southwest corner of 93rd Avenue and the 35W Service Road. This vacant parcel has characteristics similar to Brian's prior development, in that it is in proximity to 35W, adjoins existing single-family housing, and has existing trees and other site features to take into consideration.

PROPOSED BOULDER VILLAS- GIS Photo



This parcel has three main natural features that need to be taken into consideration for any future development. These include the following:

1.) There is an existing county ditch along the southern boundary.
2.) There is a wetland associated with the county ditch, and another sizable wetland on the northern part of the parcel.
3.) There is an existing floodplain that encumbers the parcel.

As part of the site research and due diligence, Boulder Contracting had a wetland delineation completed in 2023, which has been approved by Rice Creek Watershed. In addition, a land survey was completed to inventory the trees, confirm the existing topography, ditch location, and flood plain extents.

SITE PLANNING AND LAYOUT

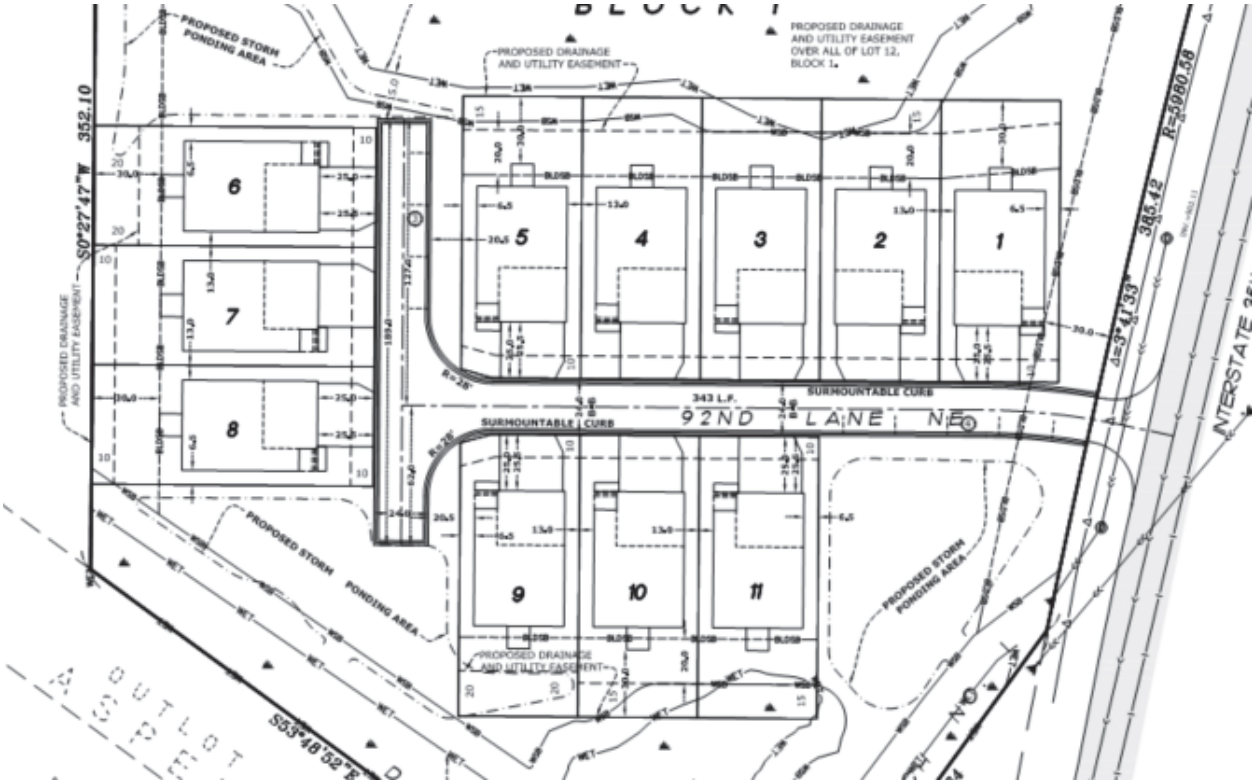
Boulder Contracting contacted the City of Blaine Planning staff early on to confirm the city requirements. The parcel is zoned R-1AA and guided LDR, which has a density requirement of 2.5 to 6 units per acre.

To accommodate this density, a sketch plan was prepared that proposed 3 unit and 4-unit townhomes. This type of product would have provided a higher density, although it also required a comp plan amendment to do so. Since a supermajority vote is required to approve the amendment, the project was presented to the city council at a workshop for their review and

feedback. The townhome layout was not seen favorably in the eyes of the council, so Boulder Contracting was advised by staff to pursue a single-family development.

As a result, Boulder Contracting is proposing the construction of 11 single-family villa lots.

PROPOSED BOULDER VILLAS- Site Plan



The project is to be served by public sewer and water and a 24-foot-wide private drive that would have on street parking. The request to develop the site with a private drive, is due to the existing site features listed previously. Even though there are wetlands to the north and south, this development has proposed minimal wetland impact, which falls under the Rice Creek Watershed's de minimis wetland fill requirement.

The villas are proposed at setbacks that are agreeable to the city staff and have been utilized in prior developments in The City of Blaine. Again, these standards provide a means to develop the project with reduced wetland impact and flood plain fill.

In completing the existing tree inventory, it has been determined that the majority of the site has lower quality trees, in that it is primarily comprised of poplars and boxelders. The trees that fall within the wetlands will be saved, which will allow some natural screening along the northerly and southerly parcel boundaries. The rest of the trees on site will be removed by the development of the project, due to the need to provide flood plain mitigation and storm water ponding.

As a result, Boulder Contracting plans to provide new screening along the frontage road in the form of fencing and 8 foot conifers. In addition, a landscape plan has been prepared for the planting of new trees for each home.

NEW INFRASTRUCTURE- MAINTENANCE

As noted, BOULDER VILLAS will be served by public utilities, which will be covered by public drainage and utility easements. This will also be the case with the storm sewer and storm water ponds, which the city deems need to be covered by drainage and utility easements. Furthermore, a maintenance agreement will most likely be required by Rice Creek Watershed District pertaining to the maintenance of storm water features.

This project will be comprised of a homeowner's association. The members of the association will have regular dues paid, which will be utilized to employ a private firm to maintain the private drive and to care for the common areas.

CONCLUSION:

Others have considered the development of this parcel, most recently in 2020 the parcel was considered for the development of a church. It appears that these prior attempts were unsuccessful due to the site constraints that have been described.

Boulder Contracting has been able to complete the necessary research and due diligence to design BOULDER VILLAS. This project meets the required city zoning and density requirements, while still taking into consideration the natural wetland and floodplain features.

In summary, the applicant is hopeful of receiving The City of Blaine's support and approval for this project. As a result, they can continue to provide affordable, yet high quality custom single-family housing, as they have done for over 30 years.

From: Shane Hoeft
To: Planning
Subject: Boulder Villas
Date: Friday, May 10, 2024 2:40:17 PM

Dear City of Blaine,

I am opposing this new development which will be right down from my house at 9247 Harpers Court NE. These are the reason why:

The noise from 35W is already getting too loud and now you want to knock down the only buffer of trees that I have for any kind of a noise barrier since when you redid 35 you decided not to put up a noise wall???

How can you even build on that land, it's a wetland, I had to get permission just to put in a fence in my backyard and I was told I couldn't use concrete to secure it?? Did I not have enough money to buy enough people to change what can be built on a wetland???

If this gets built, I will definitely be looking into how you can build permanent structures on wetlands that should be protected and then get enforced against current residences of Blaine of 20 years. Seems a little suspicious that whoever has the most money can do whatever they want and everyone else has to play by different rules...

Thanks for your time

A resident of Blaine for 19 years,
Shane Hoeft
9247 Harpers Court NE

Sent from Outlook

City of Blaine
Planning Commission

May 14, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, May 14, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth, Gorzycki, Homan, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Halpern.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

4. Public Hearing

4.1. 2024-772 Case File No. 24-0022 // Boulder Villas (Boulder Contracting) // 9240 W 35W Service Drive NE
The applicant is requesting the following:

1. Rezoning from Single Family Residential (R-1AA) to Development Flex (DF).
2. Preliminary plat to subdivide 4.84 acres into 11 single family lots and one common lot for wetlands and storm ponding to be known as Boulder Villas.
3. Conditional use permit to allow for the construction of 11 single family lots in the Development Flex (DF) zoning district.

Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0022 was opened at 7:06PM.

Dallas Sessions, 9323 Jamestown Street NE, indicated he looked up the plat of this property. He explained the plat showed it was dedicated for public use. He questioned when it was rezoned for the proposed use. He understood this development would be approximately three units per acre, but with the wetlands, the actual lot sizes were 0.125 acre. He indicated the surrounding neighborhood had lots that were 0.25 acres in size or larger.

Chris Heinze, 9189 Harpers Court NE, stated he lived directly behind the proposed development. He indicated noise was in his backyard at all times and it reached levels of 60 to 65 decibels during the morning rush hour. He explained he was present to advocate for the 11 families that would live in this development and encouraged the developer to plant more trees to assist in buffering the sound from the freeway. He commented on how the speed limit on the frontage road was 50 miles per hour, but noted vehicles were traveling 60+ miles per hour. He stated this was very dangerous and suggested the speed limit along the frontage road be reduced to 35 miles per hour. He discussed how one of the goals of the DF zoning district was quality living and discussed how his quality of life was impacted by traffic noise. He suggested a walking trail be installed to connect the new development to the surrounding neighborhood.

The public hearing was closed at 7:11PM.

Chair Goracke questioned who owns the land.

Brian Jansen, Boulder Contracting, explained a church currently owns the property but was having trouble developing the site given the amount of wetlands.

Commissioner Homan asked if a walkway connection could be considered.

Mr. Jansen indicated this would depend on the survey and how the wetlands lay out. He stated it would be very difficult to install a walkway over the wetland.

Chair Goracke inquired if there were any plans to mitigate the noise from 35W.

Project Engineer Barnes reported 35W was under construction a couple of years ago and a noise wall was not installed in this area. She explained it would be up to MNDOT whether or not they would install a sound wall or not. She anticipated MNDOT would place requirements on how the homes are constructed to assist with mitigating noise. She stated she did not expect a noise wall would be installed. She commented further on the speed limit for the frontage road and explained a traffic study would have to be completed in order to a speed reduction. She noted certain warrants would have to be met before the speed could be adjusted. She encouraged neighbors to call the police with their concerns regarding the speed of traffic.

Chair Goracke questioned if more trees could be installed to assist with buffering.

Planner Kaye stated more trees could be required.

Commissioner Gorzycki requested further information from staff on how the number of units per acre were calculated.

Planner Kaye explained the total acreage of the site was 4.84 acres and the developer was allowed to exclude wetlands which was 1.15 acres, which created a net density of 2.9 units per acre.

Commissioner Olson stated she appreciated how thoughtful the neighbor was by voicing his concerns regarding noise, buffering and a trail connection. She encouraged the developer to take these concerns into consideration.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0022A a rezoning from Single Family (R-1AA) to Development Flex (DF) with the following rationale:

<u>Case 24-0022A:</u>

1. **The DF zoning standards to be incorporated are consistent with and will complement homes and housing options that have been constructed within recent developments. The standards will create an attractive benchmark of quality homes with a desired range in appearance, style, density, and construction value and market appeal.**
2. **The DF zoning district allows the City the opportunity to have some flexibility when approving developments that warrant higher standards than what is allowed with the traditional zoning districts. It affords the City the opportunity to provide input on items that would benefit the surrounding neighborhoods and the City as a whole.**

Motion by Commissioner Olson to recommend approval of Planning Case 24-0022B a preliminary plat to subdivide 4.84 acres into 11 single family lots and one common lot for wetlands and storm ponding to be known as Boulder Villas with the following conditions:

<u>Case 24-0022B:</u>

1. **Park dedication will be required for the 11 new lots being constructed at the rate of $4,894 per unit, for a total park dedication fee of $53,834 if paid in 2024. This amount must be paid prior to releasing the plat mylars for recording at Anoka County.**
2. **The developer will be responsible for Trunk Sanitary Sewer area charges. These charges become due with platting for upland acreage. The 2024 rate for Sanitary Sewer District 6 is $6,999 per upland acre and will be applied to the acreage platted. This phase is proposing to develop 2.5 acres of upland for a total sewer area charge of $17,550.**
3. **The developer shall be responsible for assessments for sanitary sewer and water lateral installments of $10,269.**
4. **Developer to install grouped mailboxes with design and locations approved by the City and US Postal Service.**
5. **All development signage by separate review.**

6. **Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and one tree may be planted in the rear or front yard.**
7. **The developer must meet the City's Tree Preservation requirements by planting 27 replacement trees for the lots that were preliminary platted (3.4 disturbed acres). The Developer is required to plant two trees per lot for the overall preliminary plat which will account for 22 of the replacement trees. A landscape plan for the remaining five trees must be presented to the Planning Department prior to release of mylars for recording at Anoka County.The side yards of Lots 1 and 11 adjacent to the frontage road will require three additional conifers for Lot 1 and two additional conifers for Lot 11.**
8. **The overall development shall be certified by a professional engineer licensed in the State of Minnesota and indicate all structures shall be protected from flooding.**
9. **RCWD permit is required prior to city approval of construction plans and specifications.**
10. **A protective buffer strip of natural vegetation, at least 15-feet in width (25-feet is preferred) shall surround all wetlands. This buffer strip shall be placed in easement.**
11. **All streets will follow the Anoka County street name grid system.**
12. **Street lights shall be installed in the manner, location and type prescribed by the City Engineer. The lights will be required to be maintained by the Homeowners Association.**
13. **As-built surveys shall be required to verify structure elevations, custom grading requirements, and final lot grading elevations.**
14. **The developer is responsible for recording the plat mylars with Anoka County. Proof of recording must be provided to the City prior to issuance of building permits.**
15. **Site plan approval is required as part of the building permit application. All site improvements to be included in the Site Improvement Performance Agreement and covered by an acceptable financial guarantee.**

Motion by Commissioner Olson to recommend approval of Planning Case 24-0022C a conditional use permit to allow for the construction of 11 single family lots in the Development Flex (DF) zoning district with the following conditions:

<u>Case 24-0022C:</u>

Single Family - DF Development Standards

<u>Permitted Uses</u>

1. **Single-family detached dwellings**
2. **Group family daycare**

<u>Accessory Uses</u>

1. **Private attached garages - one detached accessory structure, with area less**

than 120 square feet, will be permitted.

2. Private swimming pools meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

1. Home occupations listed as Conditional Uses in Section 33.10

Standards

1. Front yard setback - 25 feet
2. Side yard setback - 6.5 feet for house and 6.5 feet for garage.
3. Corner side yard setback - 6.5 feet (private street) 30 feet (public street)
4. Rear yard setback - 30 feet
5. Maximum building height - 2 1/2 stories or 35 feet.
6. It shall be required for all single-family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings above 120 square feet are not permitted. One detached accessory storage building below 120 square feet is permitted provided it meets 5-foot side and rear yard setbacks and be located within the rear yard.
7. The minimum finished floor area above grade for all homes shall be 1,400 square feet for a single level.
8. All homes shall have a minimum depth and width of 24 feet.
9. All homes to incorporate multiple gables or varied roof lines and articulation of the front façade. Vinyl/metal siding can be utilized on all elevations. Use of premium materials such as brick or natural stone are to be used on all front elevations.
10. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
11. Driveways shall not be constructed closer than three feet to the property line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other city-approved material that is consistent in durability and quality.
12. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4-inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4-inches of black dirt if underground irrigation is installed with the home.
13. Each lot in the development will be required to have the standard two trees with a minimum of 2½-inch caliper per lot. One tree will be required in the front yard and
    one tree may be planted in the rear or front yard.
14. The side yards of Lots 1 and 11 adjacent to the frontage road will require three additional conifers for Lot 1 and two additional conifers for Lot 11.

Motion seconded by Commissioner Homan. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the June 3, 2024 city council meeting.

City of Blaine
Staff Report

File Number: ORD 24-2554

Agenda Date	Status
June 3, 2024	
In Control	**File Type**
City Council	Ordinance

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.8

First Reading
Ordinance Granting a Rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) to Allow Truck Sales at 10070 Davenport Street NE. JD Trailers Properties LLC (Capacity Spotter Trucks) (Case File No. 24-0026/SLK)

Executive Summary

The applicant is requesting a rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) to allow truck sales at their existing truck repair business.

Background

Planning Commission (Public Hearing)	05/14/24
City Council (1st Reading)	06/03/24
City Council (2nd Reading)	06/17/24
Action Deadline (60 Days)	06/14/24
Action Deadline (City Extended - 60 Days)	08/13/24

Staff report prepared by Shawn Kaye, Planner and Teresa Barnes, Project Engineer

Zoning
The subject property is zoned Heavy Industrial (I-2).

Surrounding Zoning and Uses
The surrounding properties to the west, east, and south are zoned I-2. The property to the north is zoned Planned Business District (PBD).

Comprehensive Land Use (What is the designation and how is the proposal consistent with the designation)

The property is guided Heavy Industrial (HI). Both the I-2 (current) and Heavy Industrial (I-2A, proposed) zoning districts are consistent with that land use designation.

History

In August 1991, a variance was granted to allow a 5-foot variance to the required 25 foot front yard parking setback, and a 3-foot variance to the required 10 foot side yard parking setback. A conditional use permit was also granted in August 1991 to allow the operation of a vehicle repair facility with all vehicles (trucks) waiting to be serviced to be stored in the rear and screened from public view. A conditional use permit amendment was approved in March 1992 to allow the outdoor storage of truck parts. In April 2015, a conditional use permit amendment was approved to allow an expanded outdoor truck storage area.

Rezoning

Section 27.03 Criteria for granting zoning/comprehensive plan amendments:
The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in conditions in the City. Although there are no explicit findings that must be made in conjunction with rezoning, appropriate considerations include:

- Whether the proposed district is consistent with the comprehensive plan.
- How the proposed district differs from the existing district.
- How the proposed district meets the goals and polices of the city.

The proposed district intent is to provide for the development of heavy industrial uses ranging from small to large scale industry with a need for outdoor uses and related services, including trucking and asphalt plants. This district shall encourage the development of industrial uses accessible to major highways and utilizing city services of sanitary sewer, water, street, and storm drainage. Such heavy industrial areas should be located next to heavy or light industrial and airport districts and shall be free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants.

Evaluation of Request

The applicant is requesting a rezoning from I-2 to I-2A to allow for truck sales. The I-2 district does not allow the sale of trucks, but the I-2A district does with a Conditional Use Permit (CUP).

This request involves a high level of discretion on the part of the city, since both the existing and proposed zoning districts are consistent with the comprehensive plan and the intent statements of both districts specify the same areas where the district may be located.

The property has been zoned I-2 since the 1980s. In 1998, the I-2A zoning district was created. At the time the I-2A zoning district was established, properties deemed to be appropriate locations for trucking uses were rezoned to I-2A. The properties within the Blaine Industrial Square Park that was platted in 1979 were not rezoned to I-2A as they were not deemed to be suitable locations for such heavy truck storage/use/traffic given the smaller lots for outside storage of trucks and visibility to other properties. The site visibility to the public is due to the large amount of traffic passing the site to access the various large employers in the area.

When the I-2A ordinance adoption occurred in 1998, the following language was deleted from the CUP section of the I-2 zoning district and added to the conditional use permit section of the I-2A zoning district:

- Truck or transportation terminal or outside parking of trucks or semitrailers exceeding the number of docks and/or bay doors.

In short, the outcome of that ordinance change prohibits any use involving the outside parking of trucks and trailers beyond the number of docks and/or bay doors in the I-2 district. Truck and trailer repair is still a conditional use in the I-2 district, however, Truckaline did receive a CUP in 1991 to store serviced trucks (for truck repair) in the rear yard in an I-2 zoning district.

In addition, the following uses are listed in the 1-2A but are not listed (allowed) in the I-2 zoning:

<u>Conditional Uses</u>

- Self storage facility, indoor
- Sale and rental of semi-tractors, trailers, trucks over 10,000GVW, farm implements, or boats with outside storage of trucks, boats or trailers exceeding the number of dock and/or bay doors on the building.

<u>Interim Uses</u>

- Asphalt processing and recycling facility, meeting standards of Section 31.395.

The applicant operated Truckaline out of this location until early 2024. Truckaline has since moved from this location to a larger facility due to a growing demand for services. The applicant would like to re-purpose the building and move their Capacity truck sales and service from 10011 Xylite Street (Blaine Brothers), to this site. The truck repair service is permitted under the current CUP. The applicant proposes having 1 or 2 vehicles for sale on the lot at one time.

The Capacity trucks proposed for sale are designed as a specialty-use-vehicle, mainly used off-road for moving semi-trailers around in large warehouse operations and truck terminals. The trucks have a short wheelbase and are equipped with a hydraulic fifth wheel so the driver can hook onto a semi-trailer and raise the trailer up without having to crank the support legs. This type of truck speeds the process of putting a semi-trailer into a dock door or parking the trailer on-site. Blaine Brothers is one of the largest Capacity truck dealers in the country. The majority of the trucks that are sold are delivered straight from the factory in Texas to the end user and primarily only the paperwork would be handled at this location.

If the rezoning is granted, the applicant would need to apply for a CUP for the use.

<u>Attachment List:</u>
Zoning and Location Map

Site Plan
Existing and Proposed Zoning
Street View Pictures (2)
Picture of Truck
Narrative
Unapproved Planning Commission Minutes 5/14/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the rezoning. There were no comments at the public hearing.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.

Staff Recommendation

By motion, introduce the ordinance for first reading and direct that it be placed on file for second reading at the June 17, 2024, council meeting.

Attachment List

1. Attachments
2. Unapproved PC Minutes 051424

City of Blaine

Signature Copy

Ordinance: ORD 24-2554

First Reading

Ordinance Granting a Rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) to Allow Truck Sales at 10070 Davenport Street NE. JD Trailers Properties LLC (Capacity Spotter Trucks) (Case File No. 24-0026/SLK)

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown with overstrike.)

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

Lot 1 Block 2 BLAINE INDUSTRIAL SQUARE

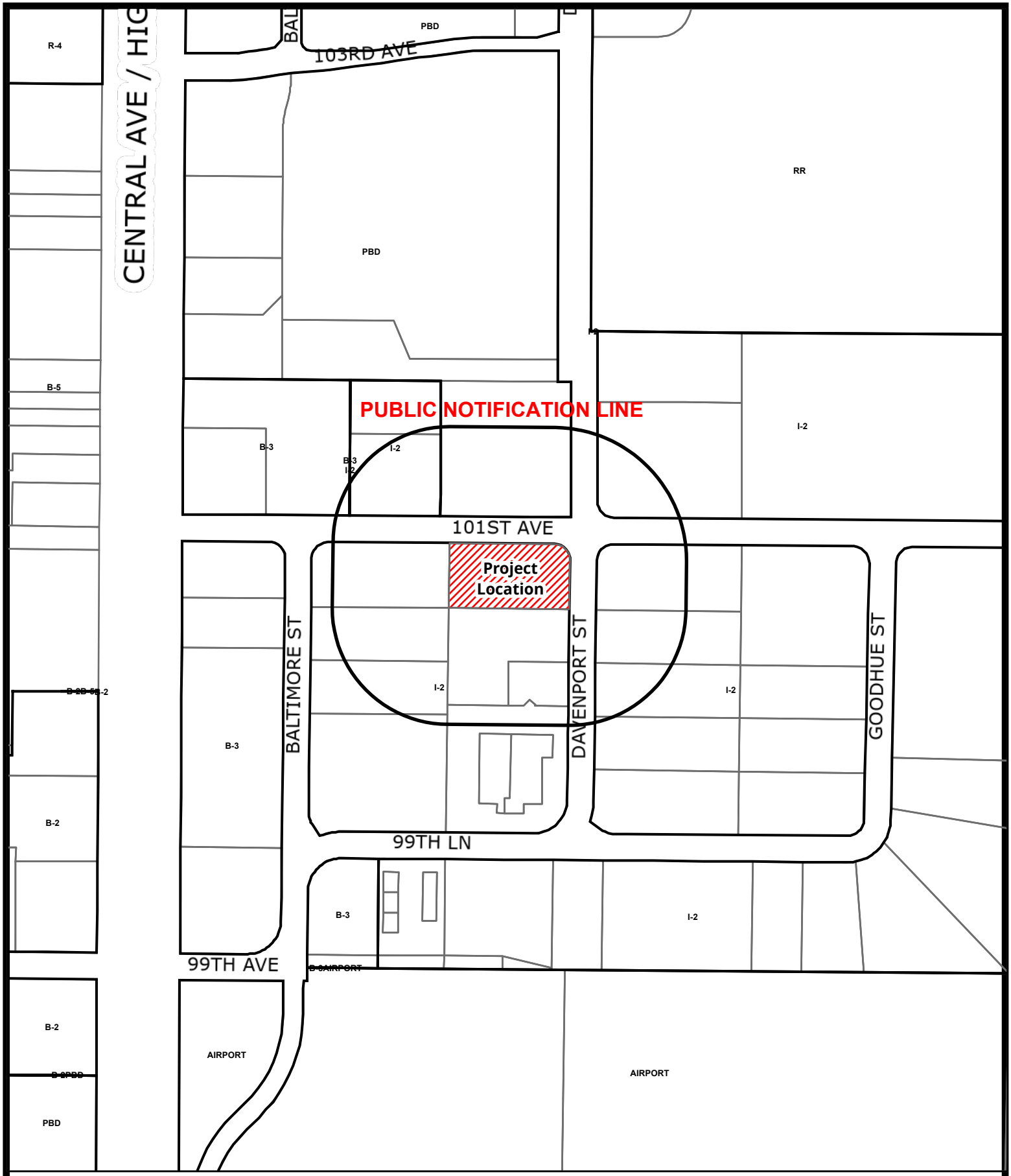
Section 2. The above described property is hereby rezoned from:

~~Heavy Industrial (I-2)~~
to
Heavy Industrial (I-2A)

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 3rd day of June, 2024.

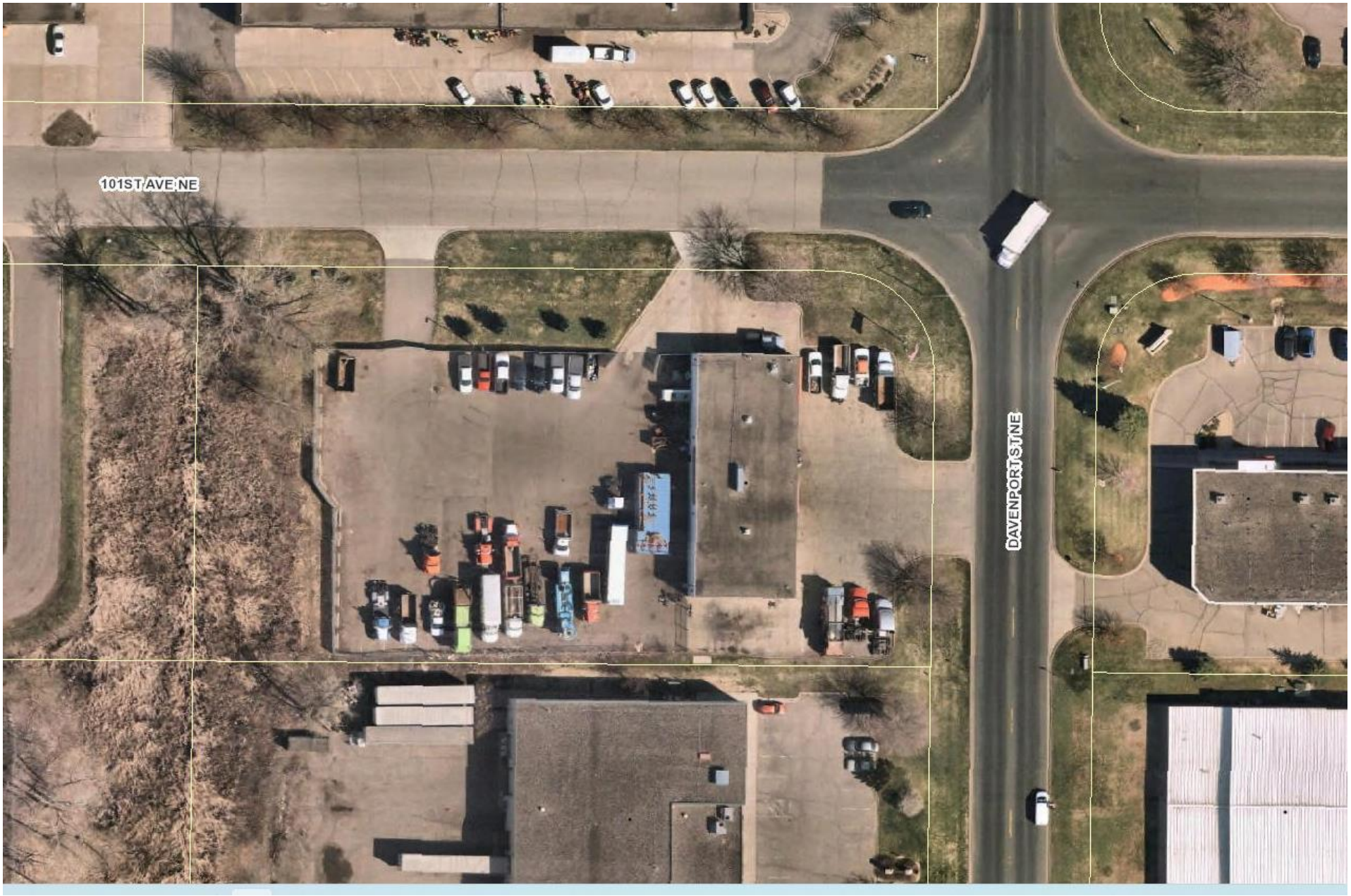
PASSED by the City Council of the City of Blaine this day of 20__.



Case File No. 24-0026
Capacity Spotter Trucks

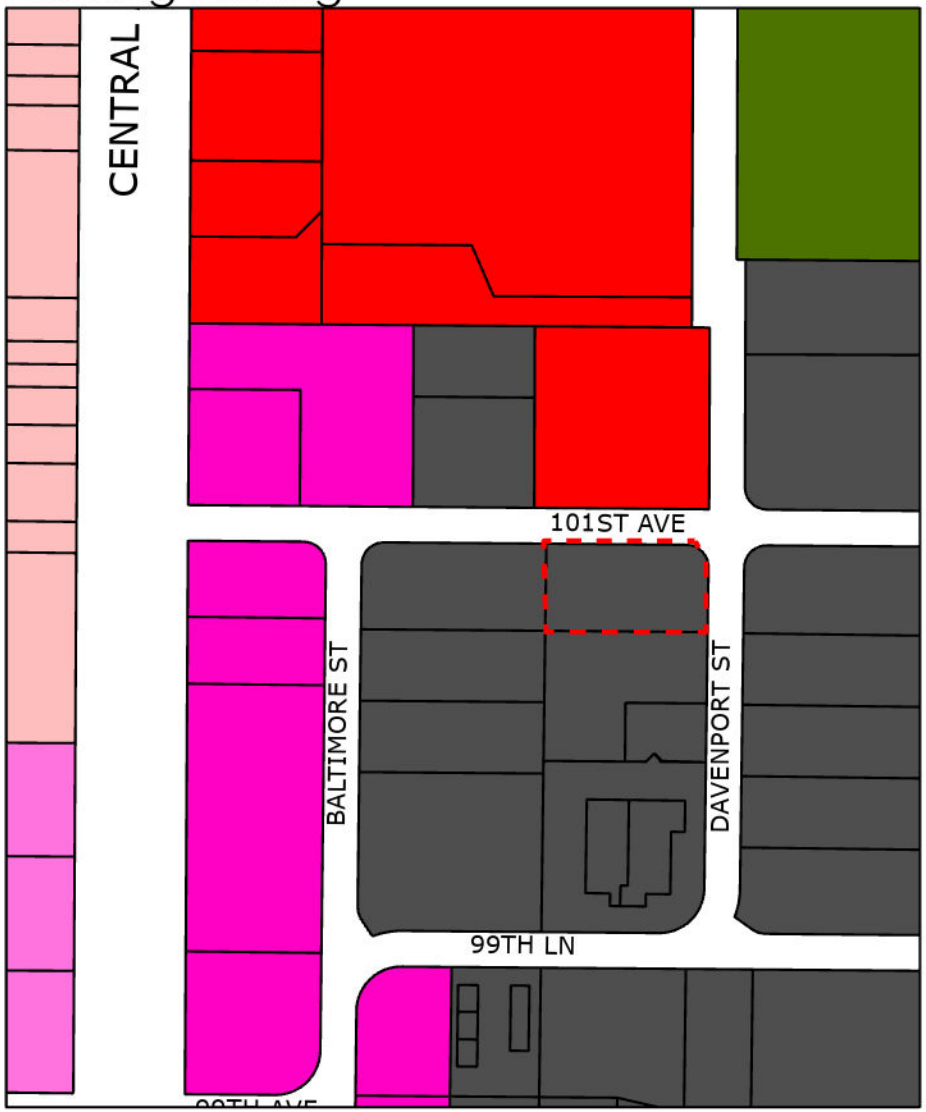
BlaineMN.gov

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180

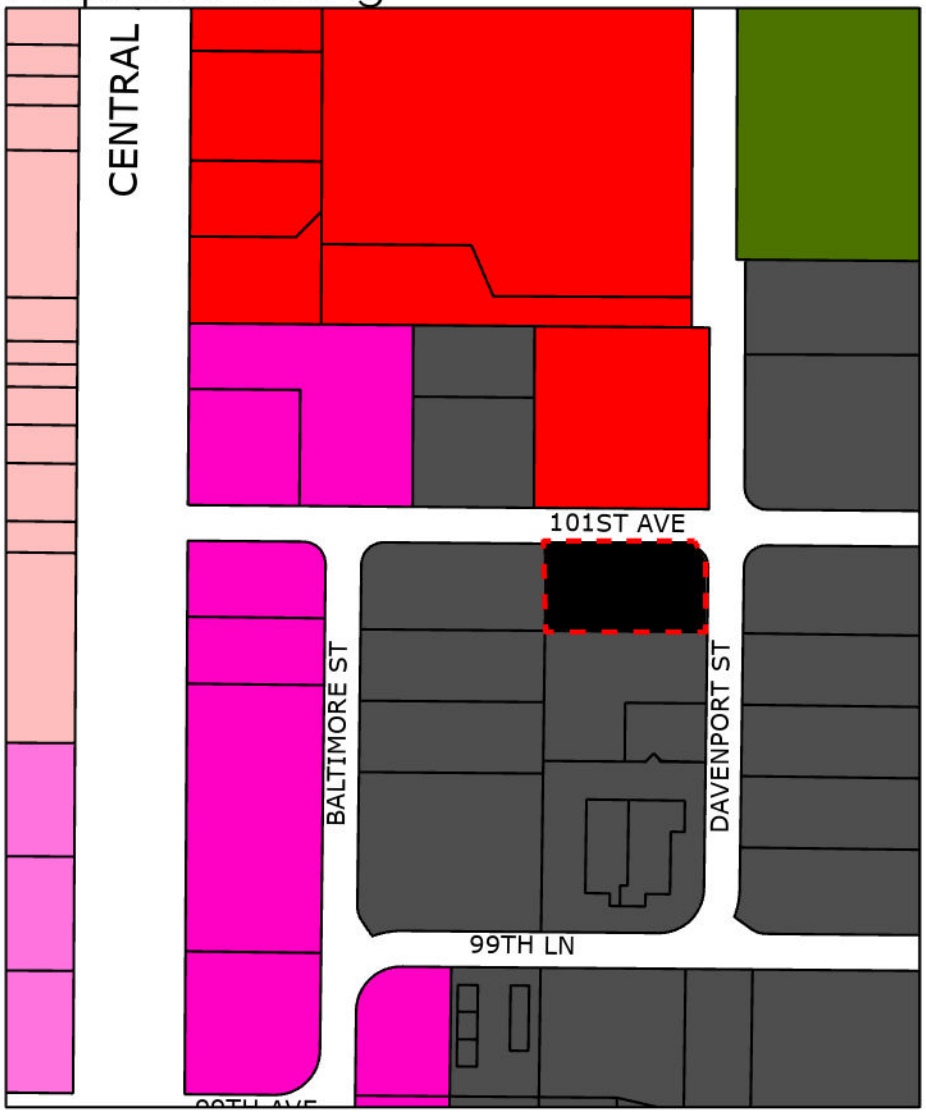

DAVENPORT ST NE
101ST AVE NE

10070 Davenport St NE

Existing Zoning



Proposed Zoning



- B-2 - Community Commercial
- B-3 - Regional Commercial
- B-5 - Town Commercial
- I-2A - Heavy Industrial
- PBD - Planned Business District
- RR - Regional Recreation
- I-2 - Heavy Industrial

TRUCKALINE
101st Ave NE
Google
Image capture: Oct 2022 © 2024 Google United States Terms Privacy

5
Google
Image capture: Oct 2022 © 2024 Google United States Terms Privacy Report

CAPACITY

10070 Davenport Street NE

Blaine Brothers operated Truckaline out of this location from 2013 to 2024. Truckaline moved out of the location to a larger facility due to growing demand for services. Blaine Brothers would like to repurpose the building to move our Capacity sales and service from 10011 Xylite Street in Blaine to this site. This will alleviate the pressures on the Xylite Street location by moving a portion of the business offsite and make good use of the Davenport location.

The repair service and vehicle rental are permitted under current zoning regulations. Adding vehicle sales would not impact the site as we don't have more than 1 or 2 vehicles for sale on the lot. All vehicles will be parked in the fenced in lot in the rear of the building.

These trucks are designed as a specialty use vehicle, mainly used Off-Road, for moving semi trailers around in large warehouse operations and truck terminals. A few of the local companies that use them are Aveda, Old Dominion, TForce, Target, UPS and many others. The trucks are very short wheelbase and are equipped with a hydraulic fifth wheel so the driver can hook to a semi trailer and raise the trailer up without having to crank the support legs. The trucks speed the process of putting a semi trailer into a dock door or parking the trailer on-site.

Blaine Brothers is one of the largest Capacity Truck dealers in the country. But, in saying that, the majority of the trucks that we sell are delivered straight from the factory in Texas to the end user and only the paperwork is handled at our physical location

City of Blaine
Planning Commission

May 14, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, May 14, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth, Gorzycki, Homan, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Halpern.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

4. Public Hearing

4.3. 2024-78 Case File No. 24-0026 // JD Trailers Properties LLC (Capacity Spotter Trucks) // 10070 Davenport Street NE
The applicant is requesting a rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) to allow truck sales.
Sponsors: Shawn Kaye, Planner

The report to the planning commission was presented by Shawn Kaye, Planner. The public hearing for Case File 24-0026 was opened at 8:27PM.

Dean Dally, Blaine Brothers, stated his company has been in the community since 1979. He reported he operates a heavy truck and trailer facility on Xylite Street. He explained the property has become overcrowded and he would like to have the ability to have sales of trucks as was allowed in the I-2A zoning district. He indicated the truck sales would be done mostly through paperwork. He stated Blaine Brothers has been in the top three in the

country for the number of units sold. He indicated 90% of these units were not brought on site, but rather were shipped all over the world. He explained he has been a dealer for Capacity since 1998. He thanked the commission for considering his request and noted he was available for comments or questions.

The public hearing was closed at 8:30PM.

Chair Goracke asked why a variance could not be approved to allow for the sales.

Planner Kaye reported this was because the applicant was requesting a new use which required a rezoning.

Commissioner Olson indicated the applicant was following the city's rules by requesting the rezoning but noted it sounds like the sales were predominantly being done through paperwork.

Mr. Dally explained the vast majority of the sales were done over the phone and vehicles were drop shipped. He stated on occasion trucks were brought onsite for a preinspection. He commented further on how the proposed rezoning was for the most part a technicality. It was his opinion the new trucks would look better on the site than some of this customers trucks.

Chair Goracke commended Blaine Brothers for their long standing service to the community.

Motion by Commissioner Olson to recommend approval of Planning Case 24-0026 a rezoning from Heavy Industrial (I-2) to Heavy Industrial (I-2A) to allow truck sales based on the following rationale:

<u>Case 24-0026:</u>

1. **Truck storage has been approved by a previous CUP and truck sales would not increase the number of trucks allowed to be stored in the rear yard.**
2. **The truck storage and sales area is the rear yard, screened by a fence and landscaping.**

Motion seconded by Commissioner Homan. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the June 3, 2024 city council meeting.

City of Blaine
Staff Report

File Number: ORD 24-2555

Agenda Date	Status
June 3, 2024	
In Control	**File Type**
City Council	Ordinance

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.9

First Reading
Ordinance Granting a Rezoning for Certain Parcels from Regional Recreation (RR) to 105th Redevelopment District (RD). City of Blaine (Case File No. 24-0029/SAS)

Executive Summary

The request is to change the zoning for a small additional area in the master plan for redevelopment to 105th Avenue Redevelopment District (RD). When the original changes were made in anticipation of the redevelopment project, this area was not included and has since been added to the overall project.

Background

Planning Commission (Public Hearing)	05/14/24
City Council (1st Reading)	06/03/24
City Council (2nd Reading)	06/17/24

Staff report prepared by Sheila Sellman, City Planner

Current Zoning
The subject site is zoned Regional Recreation (RR).

Current Comp Plan Designation
The subject site has a land use designation of Major Recreation (MR).

Surrounding Zoning and Uses
Properties to the east are zoned Heavy Industrial (I-2) and are developed with various industrial uses. A portion of the properties to the east are zoned 105th Avenue Redevelopment District (RD) and are anticipated to be redeveloped. Properties to the west are zoned Regional Recreation (RR) and are developed with parking lots or soccer fields. The north side abuts 109th Avenue and the south side

abuts 105th Avenue.

Existing Conditions
The subject site is open space with ponding or parking.

History
The 105th Avenue/Radisson Road industrial area was and has been identified in the 2030 and 2040 Comprehensive Plans as a priority redevelopment area. It has also been identified as one of the four priority areas by the City Council through the visioning process that occurred in early 2021, and in the "Growth Management" portion of the City's 2020-2023 strategic plan. This project is also identified in the City's 2023-2026 Plan in the Economic Development priority. Based on direction from the City Council, the City embarked on a visioning/design process for this area to assist in future marketing and development efforts.

In 2022, the City created a new zoning district and rezoned this area to 105th Avenue Redevelopment District, amending the land use to Planned Commercial (PC) and select parcels to High Density Residential (HDR). Changes to zoning and land use incorporated portions of the Minnesota Amateur Sports Commission (MASC)/National Sports Center (NSC) property that were identified in the visioning process.

In 2023, a master developer was selected for the 105h Redevelopment Area. In 2023, the City, MASC and developer entered into various agreements that allow for private development to occur on the east portion of the NSC campus. Based on the revised master plan, a larger portion of MASC property will be incorporated into the redevelopment project than was originally anticipated when zoning and land use changes were approved in 2022. As such, changes are proposed that expand the zoning district and land use on the MASC/NSC property to accomplish the 105th Redevelopment Plan.

Rezoning
Section 27.03 Criteria for granting zoning/comprehensive plan amendments:
The City Council may adopt amendments to the zoning ordinance, zoning map, and comprehensive plan relative to land uses within a particular district or to the location of the district lines. Zoning amendments shall only be used as a means to reflect changes in the goals and policies of the City as reflected in the comprehensive plan or changes in conditions in the City. Although there are no explicit findings that must be made in conjunction with rezoning, appropriate considerations include:

- Whether the proposed district is consistent with the comprehensive plan.
- How the proposed district differs from the existing district.
- How the proposed district meets the goals and polices of the City.

The Proposed Intent
The intent of the redevelopment district is to promote development and redevelopment consistent with the master plan for the 105th Avenue redevelopment area by encouraging residential uses in conjunction with commercial and expanded recreational activities to create an entertainment district, and to create greater flexibility in land uses, and at the same time protect the interest of surrounding properties. The proposed future development is consistent with the intent.

Evaluation of Request

Site Plan

As the planning for the 105th Redevelopment District continues, the subject area was added to the development plan. When the rezoning and comp plan changes took place in 2022, this area was not included in the plan. Since that time, the master developer is proposing to expand the development to include this area. This area may include a golf concept, hotel and restaurants. The plan is still in the design phase and may be subject to change. A rendering of the potential development is attached.

Attachment List:

Zoning and Location Map
Maps of Existing and Proposed Changes
Rendering
Unapproved Planning Commission Minutes 5/14/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the rezoning. There were no comments at the public hearing.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Mailed to property owners within 350 feet of the property boundaries.
2. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
3. Posted on the City website.

Staff Recommendation

By motion, introduce the ordinance for first reading and direct that it be placed on file for second reading at the June 17, 2024, council meeting.

Attachment List

1. Attachments
2. Unapproved PC Minutes 051424

City of Blaine

Signature Copy

Ordinance: ORD 24-2555

First Reading

Ordinance Granting a Rezoning for Certain Parcels from Regional Recreation (RR) to 105th Redevelopment District (RD). City of Blaine (Case File No. 24-0029/SAS)

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown with overstrike.)

Section 1. The Official Zoning Map of the Zoning Code of the Municipal Code of the City of Blaine is hereby amended to change the zoning classification of the following described property:

Southern Parcel
The SW1/4 OF NW1/4 OF SEC 21 T31 R23, except the southern 920 feet of the western 590 feet thereof, also except the southern 970 feet of the eastern 500 feet thereof.

Northern parcel
The NW1/4 OF NW1/4 OF SEC 21 TWP 31 RGE 23, EX the northern 820 feet of the eastern 590 feet thereof, also except the northern 467.86 feet of the eastern 330 feet thereof.

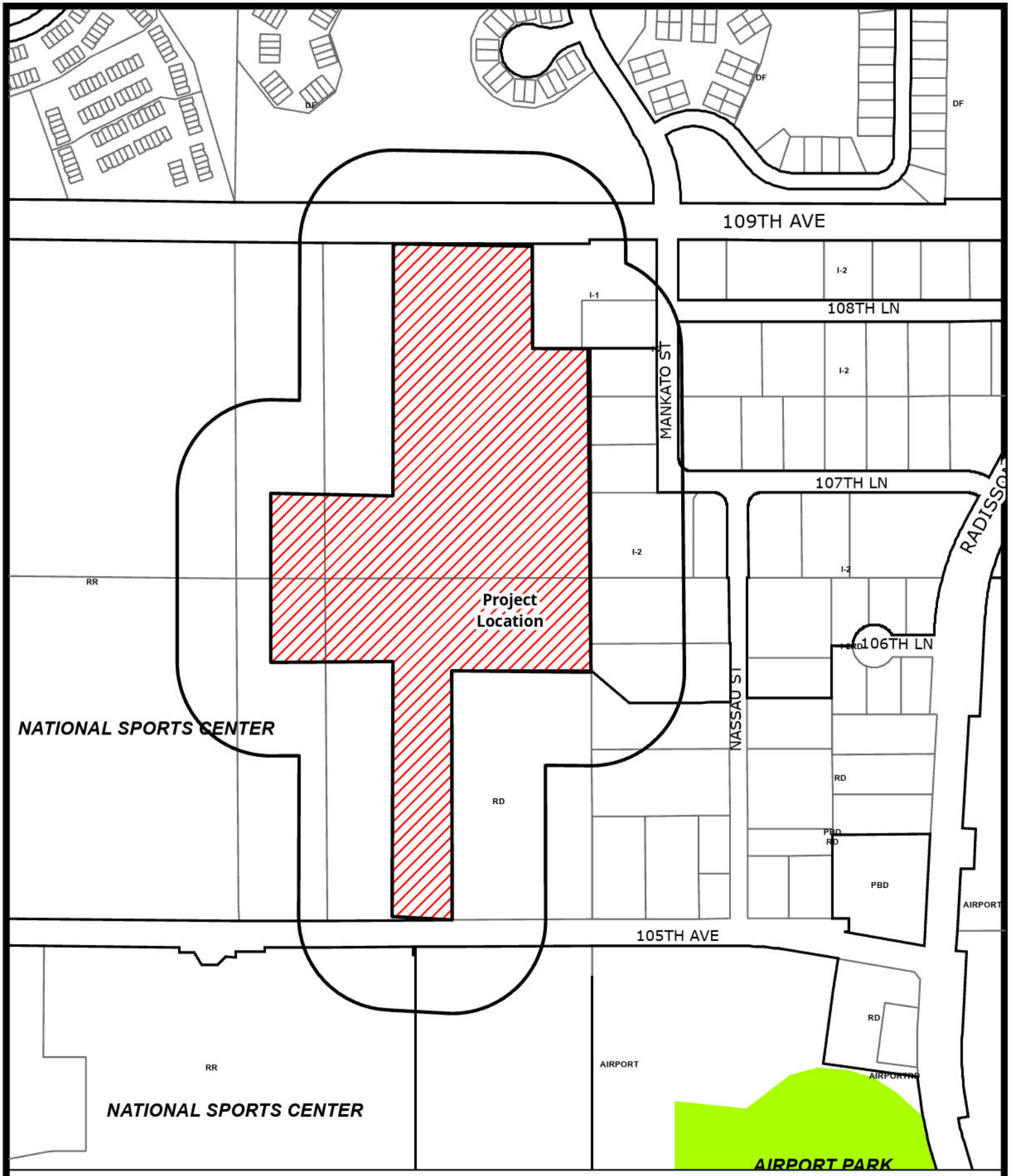
Section 2. The above described property is hereby rezoned from:

~~Regional Recreation (RR)~~
to
105th Redevelopment District (RD)

Section 3. The City Manager is hereby directed to make the appropriate changes in the Official Zoning Map of the City of Blaine to reflect and show the changes in zoning classification as set forth above.

INTRODUCED and read in full this 3rd day of June, 2024.

PASSED by the City Council of the City of Blaine this day of 20__.



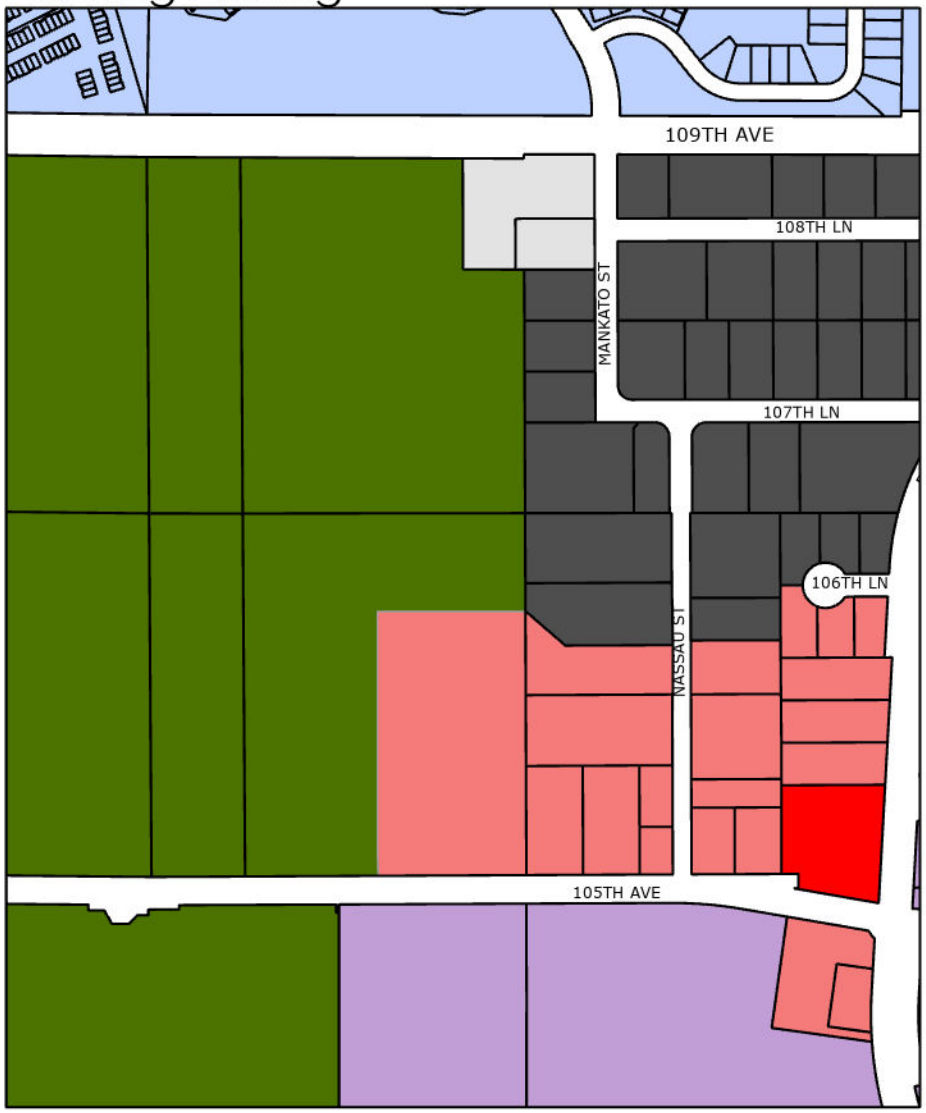
Case File No. 24-0029
NSC Properties

BlaineMN.gov

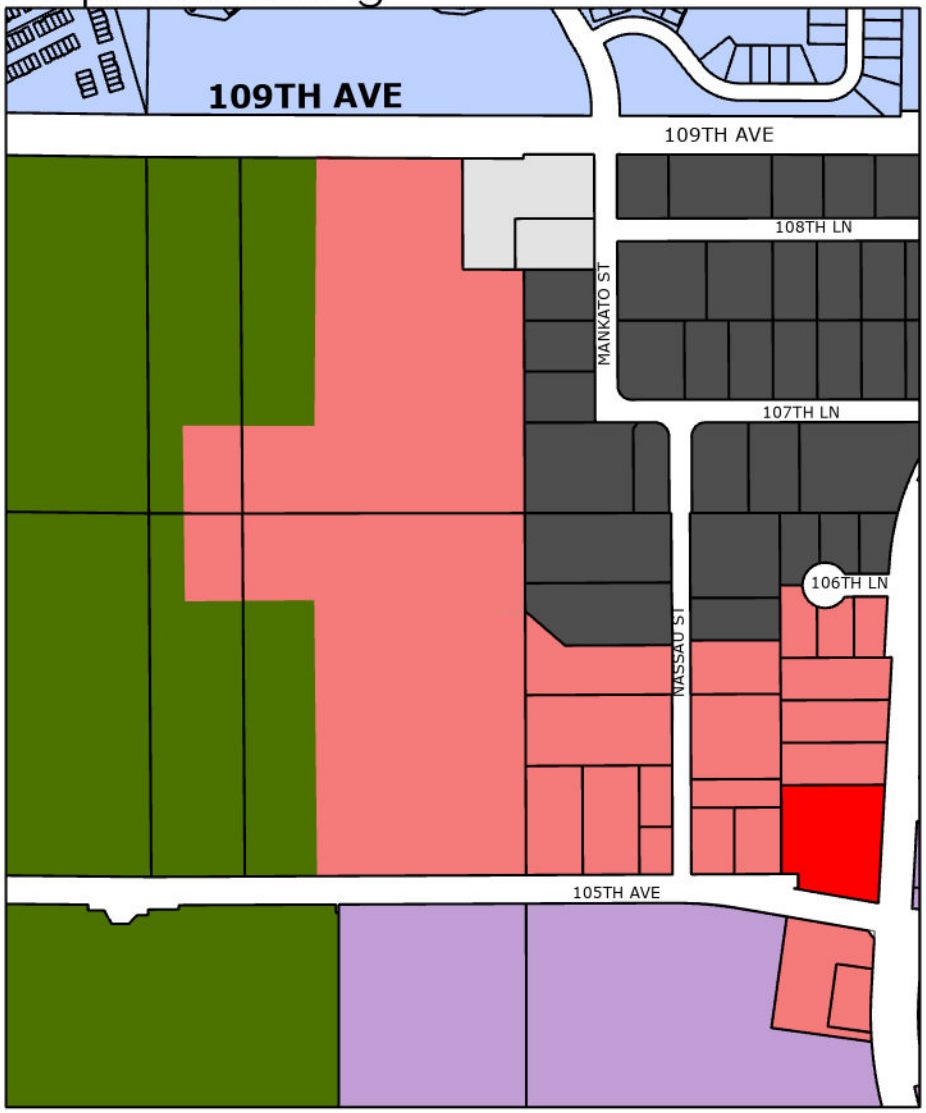
Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180

105th Redevelopment District

Existing Zoning



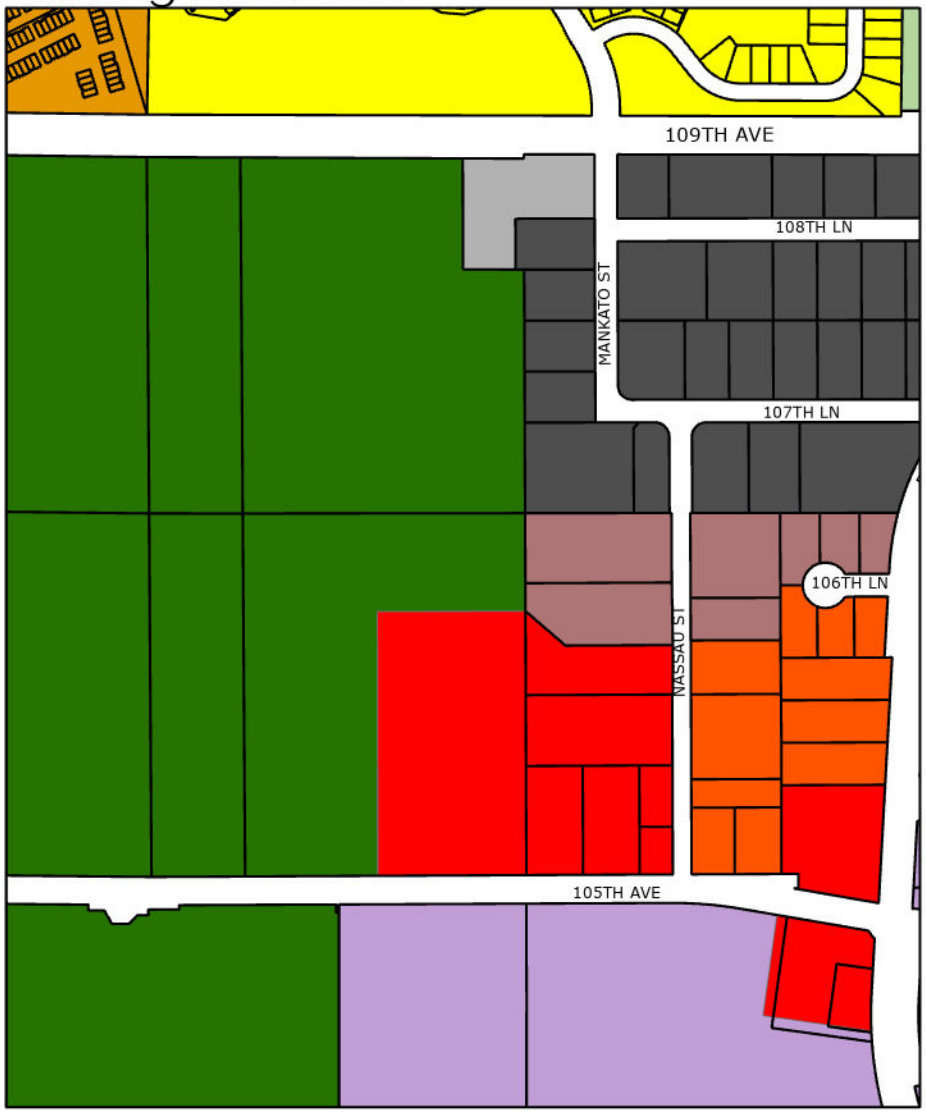
Proposed Zoning



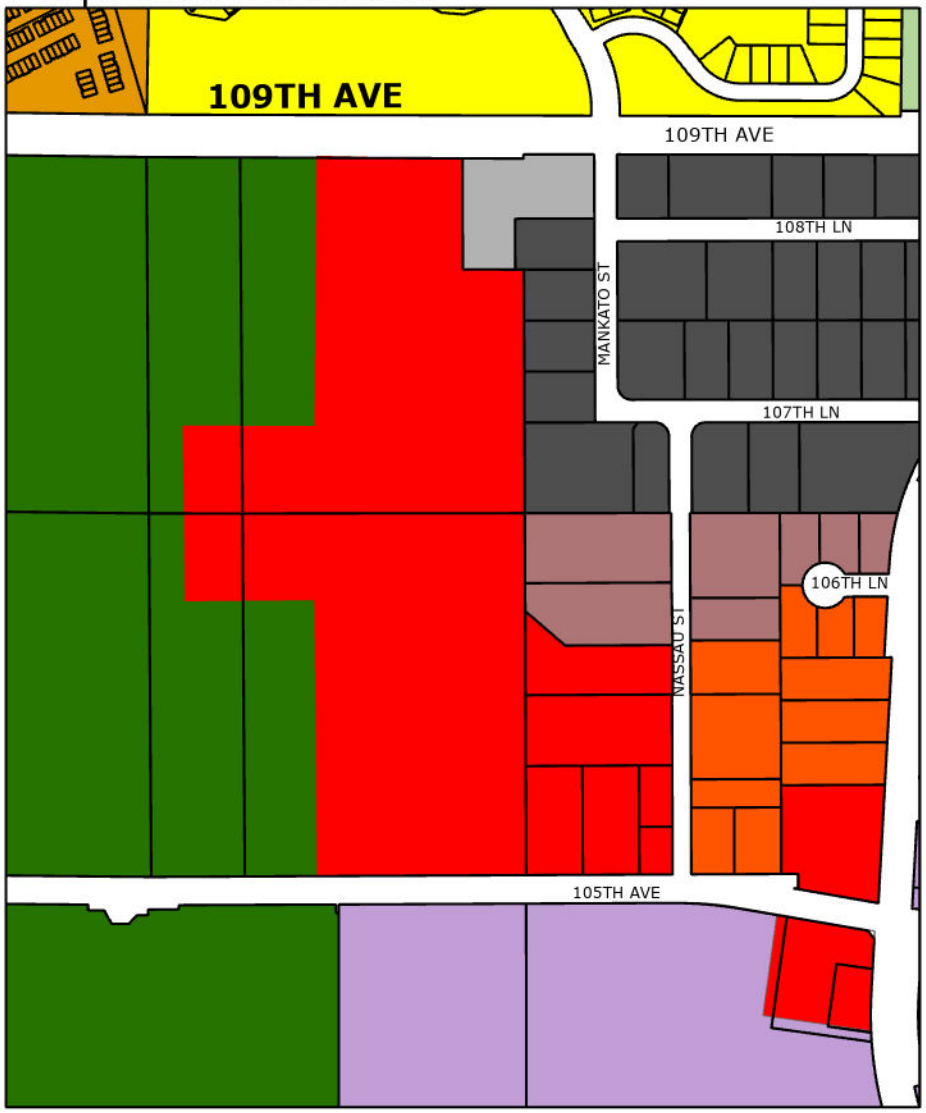
- RD - 105th Ave Redevelopment District
- PBD - Planned Business District
- RR - Regional Recreation
- Airport
- I-1 - Light Industrial
- I-2 - Heavy Industrial
- DF - Development Flex

105th Redevelopment District

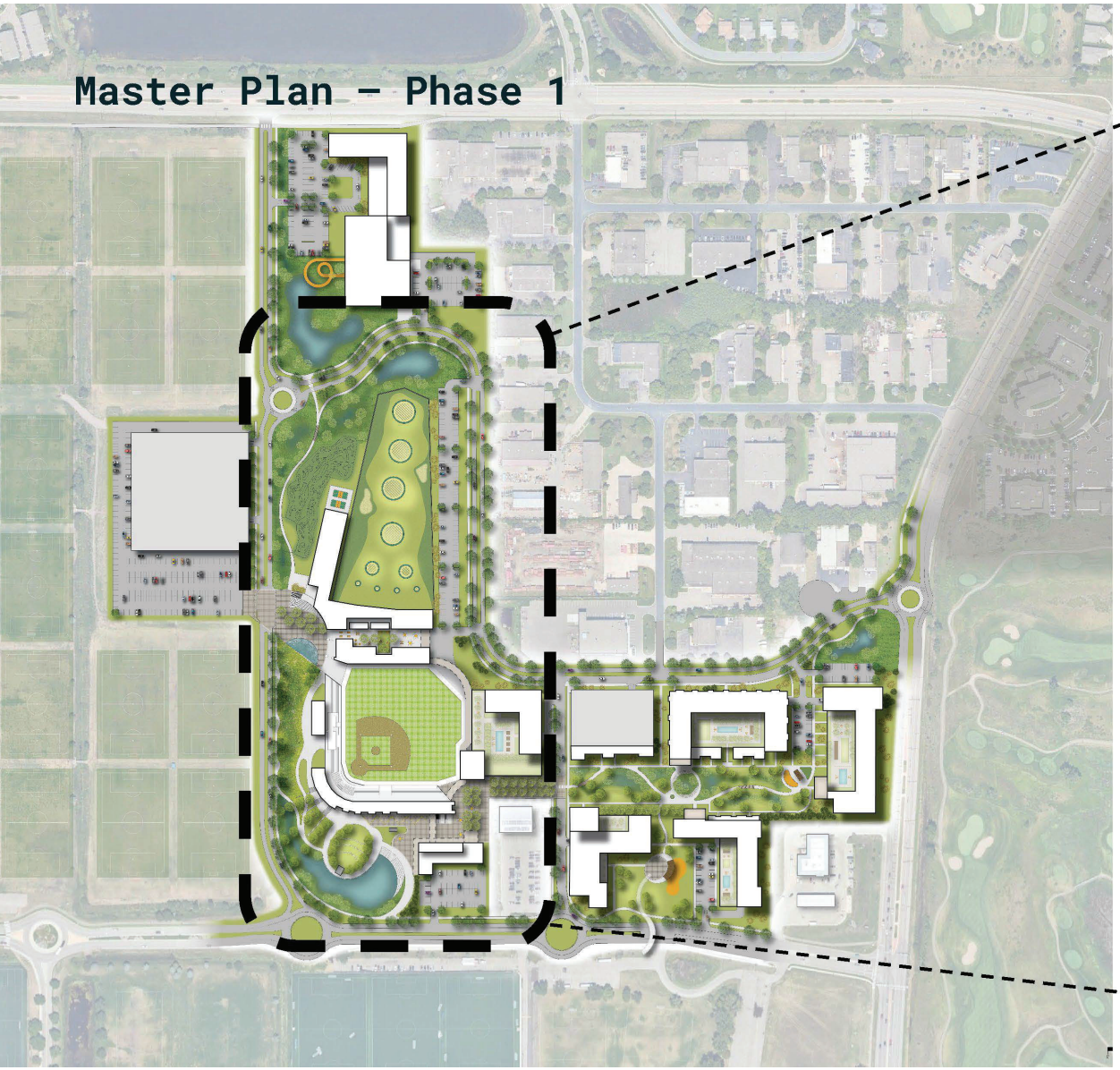
Existing Land Use

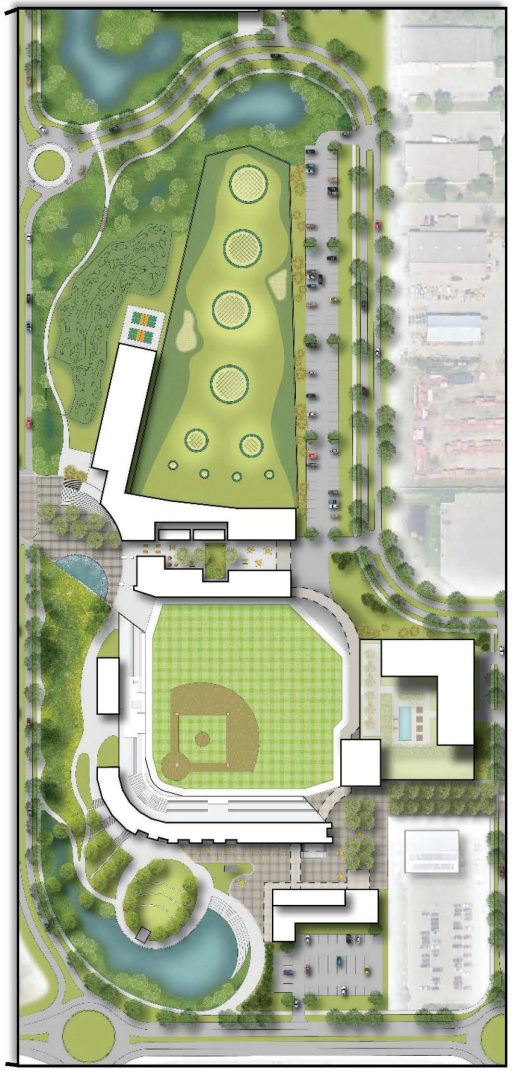


Proposed Land Use



- AP - Airport
- GC - Golf Course
- HDR - High Density Residential
- HDR-2/PC - High Density Residential 2/Planned Commercial
- HI - Heavy Industrial
- L-MDR - Low-Medium Density Residential
- LI - Light Industrial
- PC - Planned Commercial
- PI/PC - Planned Industrial/ Planned Commercial
- MR - Major Recreation





Phase 1

City of Blaine
Planning Commission

May 14, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, May 14, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth, Gorzycki, Homan, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Halpern.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

4. Public Hearing

4.6. 2024-126 Case File 24-0029 // City of Blaine
The City is proposing the following:

1. Rezoning from Regional Recreation (RR) to 105th Redevelopment District (RD).
2. Comprehensive plan amendment from Major Recreation (MR) to Planned Commercial (PC).

Sponsors: Sheila Sellman, City Planner

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0029 was opened at 8:46PM. As no one wished to appear, the public hearing was closed at 8:46PM.

Chair Goracke asked if this was an expansion of the 105th Avenue Redevelopment area.

City Planner Sellman reported this was the case.

Motion by Commissioner Swanson to recommend approval of Planning Case 24-0029A a rezoning from Regional Recreation (RR) to 105th Avenue Redevelopment District (RD) based on the following rationale:

<u>Case 24-0029A:</u>

1. **This area has been identified as a priority redevelopment area in the 2040 Comprehensive Land Use Plan and part of the 2020-2023 and 2023-2026 Strategic Plan.**
2. **A zoning district has been created for this purpose and in order to implement the plan a rezoning is necessary.**

Motion by Commissioner Swanson to recommend approval of Planning Case 24-0029B a comprehensive plan amendment from Major Recreation (MR) to Planned Commercial (PC) based on the following rationale:

<u>Case 24-0029B:</u>

1. **The proposed land use amendment meets the goals of the land use chapter of the comprehensive plan by maintaining flexibility in land use districts to respond to market conditions regarding mixed use in this area.**

Motion seconded by Commissioner Deonauth. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the June 3, 2024 city council meeting.

City of Blaine
Staff Report

File Number: ORD 24-2553

Agenda Date	Status
June 3, 2024	
In Control	**File Type**
City Council	Ordinance

Development Business - Sheila Sellman, City Planner

Agenda Item # 10.10

First Reading
Ordinance Granting Amendments to the City of Blaine Zoning Ordinance for Sections 26.06, 30.15, 30.25 and 30.54 Related to Regulations for Car Washes. City of Blaine (Case File No. 24-0028/EJT)

Executive Summary

The proposed ordinance amendment adds performance standards for car washes and provides language for legal non-conforming car washes.

Background

Planning Commission Public Hearing	05/14/24
City Council (1st Reading)	06/03/24
City Council (2nd Reading)	06/17/24

Staff report prepared by Erik Thorvig, Community Development Director

On September 6, 2023, the City Council adopted a six-month moratorium to study zoning related to car washes. The City Council first discussed the study at the December 18, 2023, workshop with general discussion related to zoning performance standards (setbacks, screening, CUP requirements, etc.), and limiting the location of car washes along major corridors. Additional discussion occurred at the February 12, 2024, workshop. Based on the direction provided by the City Council, the following changes are proposed to the zoning ordinance:

1. <u>Performance standards within the Community Commerical (B-2) and Regional Commercial (B-3) zoning districts.</u>- Standalone and car washes accessory to gas stations are allowed through a conditional use permit in these districts. The following performance standards are proposed for the B-2 and B-3 zoning districts. The City Council has the ability to add additional conditions to a conditional use permit approval on a case-by-case basis in addition to the requirements below.

- Neither the car wash building, nor an accessory vacuum shall be located within 300 feet of any residential zoned or guided property line. This restricts the location of car washes to a very limited area in the City with this zoning designation. Many of the smaller commercial sites would be located too close to residential areas to allow car washes. The following are areas that would meet the distance requirement (see attached map with black circles). To note, any existing or new gas stations within these districts would not be able to have a car wash unless it is located in the areas listed below.
    a. 109th Avenue and University (Oak Park Plaza area) - Only properties abutting University Avenue and not the strip center.
    b. Ball Road and Lexington Avenue (Fleet Farm area) - Given the existing uses, it is not likely to have new development proposed in this area. If either of the existing car washes are rebuilt, they have non-conforming rights. However, if they expand, they will need to meet new requirements.
    c. Naples Street and Lake Drive
    d. 85th Avenue and Springbrook Drive
- All exterior lighting shall comply with existing zoning requirements.
- The City may require additional necessary conditions to limit the impact of drive-thru lanes on surrounding property, including but not limited to: limiting hours of operation, restricting drive-thru lane orientation, and/or requiring additional landscaping, berming, or other means of screening.
- The site and building(s) shall be designed to limit the effects of the washing operation on adjacent properties and public rights of way. Garage doors shall be positioned to limit exposure to main roadways and residential districts.

2. Standards for car washes as an accessory use to gas stations in the Planned Business District (PBD). - The PBD district conditionally permits car washes as an accessory use to gas stations. Standalone car washes are not permitted. If the same setback standards listed above are applied to the PBD district and car washes are prohibited along the Highway 65 corridor, the attached map identifies where gas stations could have a car wash in the PBD district (blue circles). The proposed changes to the PBD district are similar to the B-2 and B-3 zoning districts described above.
3. Nonconformities - If the proposed changes occur, certain existing car washes would become nonconforming. Minnesota State Statute and the Blaine zoning ordinance address nonconforming uses. Nonconforming uses are uses that were lawful upon the time of approval. However, due to a change in the zoning ordinance, they do not comply with current ordinances. Nonconforming uses are allowed to continue, but cannot be expanded without conforming to current regulations. Nonconforming uses can be rebuilt in the same footprint without coming into conformity. If a non-conforming use ceases for a period of one year, nonconforming rights are lost. Maintenance and restoration of a nonconforming use is permitted. Some of the car washes that are accessory to gas stations are smaller. Given new technology, it may be appropriate to allow expansion. Language is proposed that would allow expansion of existing non-conforming car washes provided the increase doesn't exceed more than 50%.

The zoning ordinance does have some standards in place for drive-thru that businesses must meet:

- Stacking space for at least 6 vehicles per lane.
- Fence or screen of acceptable design along property lines abutting residential.

- Canopies covering the drive-thru shall be constructed with the same design and materials as those used for the building.
- Drive-thru shall be designed in a manner that allows drivers not using the drive-thru, or wishing to exit the drive-thru area, to bypass the drive-thru lanes.

Attachments:
Zoning Map
Car Wash Locations
Unapproved Planning Commission Minutes 5/14/24

Strategic Plan Relationship

Not applicable.

Board/Commission Review

The Planning Commission voted unanimously to approve the code amendments. There were no comments at the public hearing.

Financial Impact

Not applicable.

Public Outreach/Input

Notices of a public hearing were:

1. Published in Blaine/Spring Lake Park/Columbia Heights/Fridley Life.
2. Posted on the City website.

Staff Recommendation

By motion, introduce the ordinance for first reading and direct that it be placed on file for second reading at the June 17, 2024, council meeting.

Attachment List

1. Existing Car Washes
2. Zoning Map
3. Unapproved PC Minutes 051424

City of Blaine

Signature Copy
Ordinance: ORD 24-2553

First Reading
Ordinance Granting Amendments to the City of Blaine Zoning Ordinance for Sections 26.06, 30.15, 30.25 and 30.54 Related to Regulations for Car Washes. City of Blaine (Case File No. 24-0028/EJT)

THE CITY OF BLAINE DOES ORDAIN: (Added portions are underscored and deleted portions are shown in overstrike.)

26.06 - Nonconforming structures, uses.
The lawful use of any land or building existing at the time of the adoption of this ordinance may be continued, even if such does not conform to the regulations of this ordinance, except as provided below:

(a) Nonconforming structures except nonconforming signs which are regulated by Section 34.03(Ord. No. 86-934, amended 6-5-1986)

(7) Car washes existing prior to July 17, 2024 that are non-conforming may be expanded provided the increase in size doesn't exceed more than 50% of the current footprint of the car wash.

30.10 - COMMUNITY COMMERCIAL (B-2)
30.15 Standards

(j) Car Wash Standards

(1) Stand-alone car washes and car washes accessory to a gasoline station shall meet a 300' setback to any property zoned or guided in the comprehensive plan as residential and intended for residential buildings. The setback shall be measured from the car wash structure to the property line of the residential property.

(2) All exterior lighting shall comply with Section 33.02 of the city code as amended.

(3) Through the conditional use permit process, the City may require additional necessary conditions to limit the impact of drive-thru lanes on surrounding property, including but not limited to: limiting hours of operation, restricting drive-thru lane orientation, and/or requiring additional landscaping, berming or other means of screening.

(4) The site and building(s) shall be designed to limit the effects of the washing operation and vacuums on adjacent properties and public rights-of-way. Garage doors shall be positioned to limit exposure to residential districts.

30.20 - REGIONAL COMMERCIAL (B-3)
30.25 Standards

(k) Car Wash Standards

(1) Stand-alone car washes and car washes accessory to a gasoline station shall meet a 300' setback to any property zoned or guided in the comprehensive plan as residential and intended for residential buildings. The setback shall be measured from the car wash structure to the property line of the residential property.

(2) All exterior lighting shall comply with Section 33.02 of the city code as amended.
(3) Through the conditional use permit process, the City may require additional necessary conditions to limit the impact of drive-thru lanes on surrounding property, including but not limited to: limiting hours of operation, restricting drive-thru lane orientation, and/or requiring additional landscaping, berming or other means of screening.
(4) The site and building(s) shall be designed to limit the effects of the washing operation and vacuums on adjacent properties and public rights-of-way. Garage doors shall be positioned to limit exposure to residential districts.

31.50 - PLANNED BUSINESS DISTRICT (PBD)

30.54 Standards

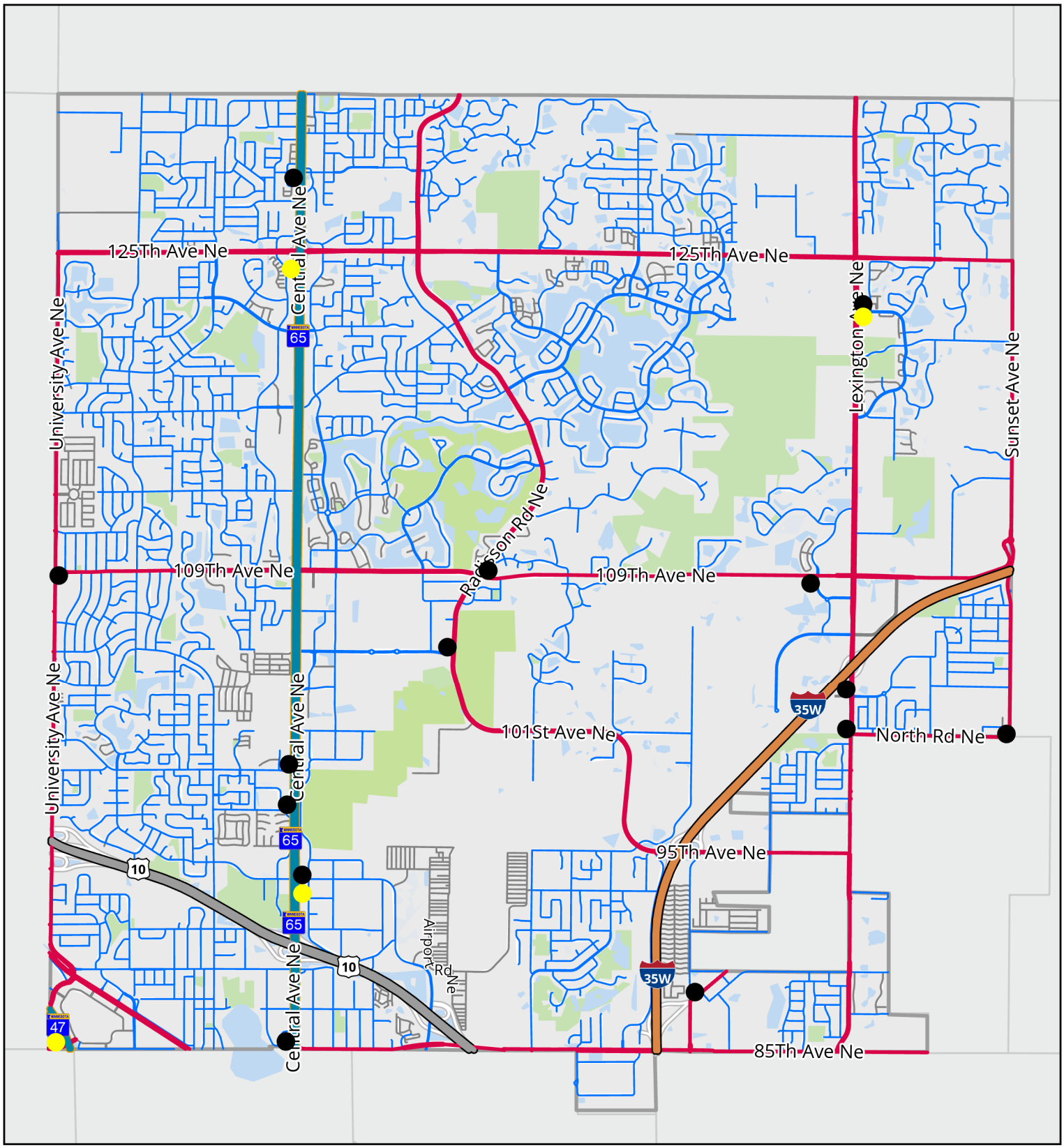
(I) Car Wash Standards

(1) Car washes shall meet a 300' setback to any property zoned or guided in the comprehensive plan as residential and intended for residential buildings. The setback shall be measured from the car wash structure to the property line of the residential property.
(2) All exterior lighting shall comply with Section 33.02 of the city code as amended.
(3) Through the conditional use permit process, the City may require additional necessary conditions to limit the impact of drive-thru lanes on surrounding property, including but not limited to: limiting hours of operation, restricting drive-thru lane orientation, and/or requiring additional landscaping, berming or other means of screening.
(4) The site and building(s) shall be designed to limit the effects of the washing operation and vacuums on adjacent properties and public rights-of-way. Garage doors shall be positioned to limit exposure to residential districts.

INTRODUCED and read in full this 3rd day of June, 2024.

PASSED by the City Council of the City of Blaine the day of , 20 .

Blaine Car Washes

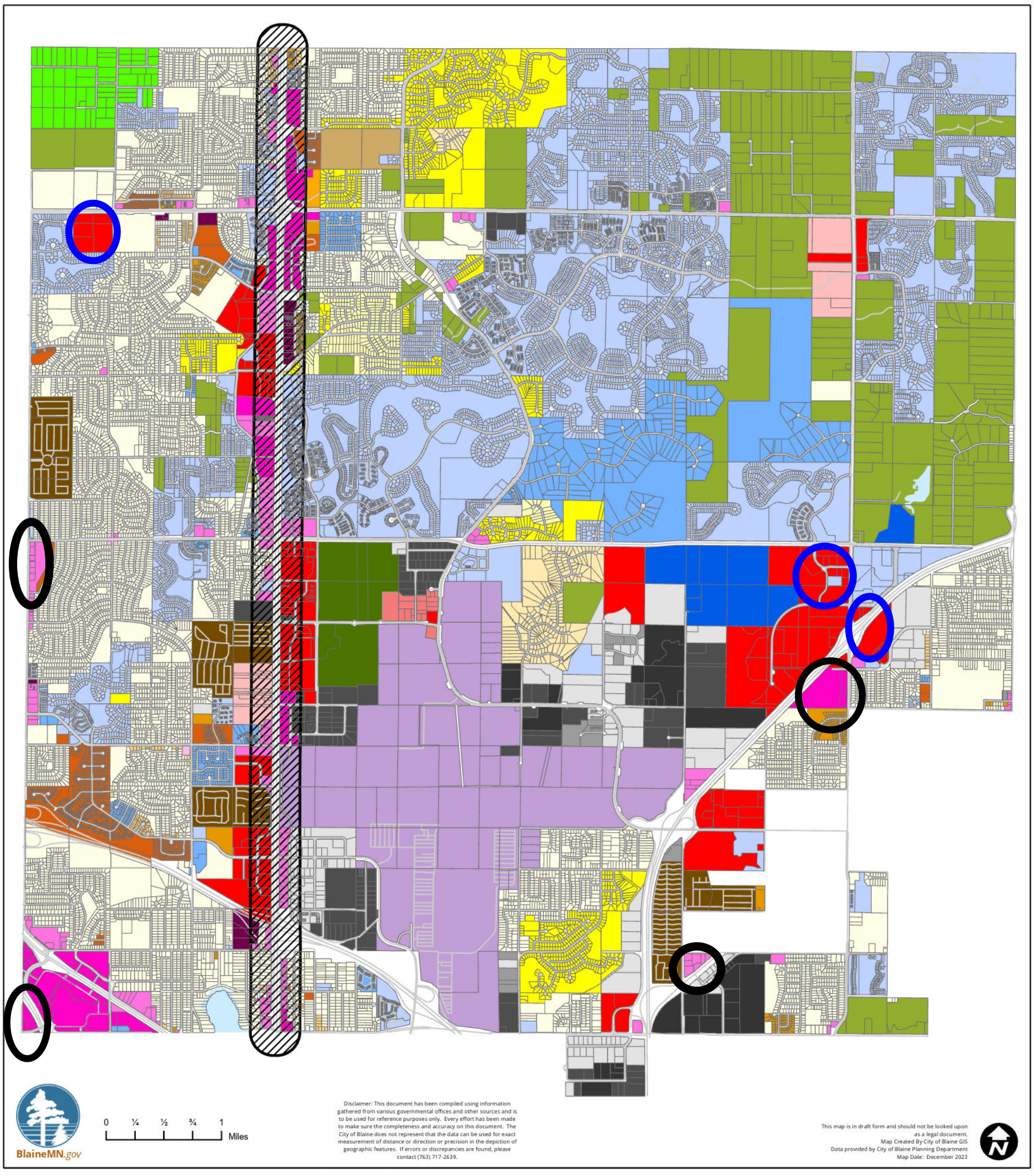


0 0.5 1 2 Miles

Car washes accessory to a gas station

Stand-alone car washes

Zoning Map



Legend

- B-1 - Neighborhood Business
- B-2 - Community Commercial
- B-3 - Regional Commercial
- B-4 - Office Research Park
- B-5 - Town Commercial
- RD - 105th Ave Redevelopment District
- PBD - Planned Business District
- RR - Regional Recreation
- Airport
- I-1 - Light Industrial
- I-1A - Light Industrial
- I-2 - Heavy Industrial
- I-2A - Heavy Industrial
- POD - Planned Office District
- AG - Agriculture
- FR - Farm Residence
- RE - Residential Estate
- R-1 - Single Family
- R-1A - Single Family
- R-1AA - Single Family
- R-1B - Single Family
- R-2 - Two Family
- R-3A - Low Density Multi-Family
- R-3B - Medium Density Multi-Family
- R-3C - High Density Multi-Family
- R-4 - Mobile Homes
- DF - Development Flex
- RF - Residential Flex
- Highway Overlay Location

Planning\Projects\Zoning Map Small.mxd

City of Blaine
Planning Commission

May 14, 2024 | 7:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The Blaine planning commission met in the City Hall Chambers on Tuesday, May 14, 2024. Chair Goracke called the meeting to order at 7:00PM.

2. Roll Call

Members Present: Commission Members Deonauth, Gorzycki, Homan, Olson, Swanson, and Chair Goracke.

Members Absent: Commission Member Halpern.

Staff Present: Shawn Kaye, Planner
Elizabeth Showalter, Community Development Specialist
Shelia Sellman, City Planner
Teresa Barnes, Project Engineer

4. Public Hearing

4.5. 2024-80 Case File No. 24-0028 // City of Blaine
The City is proposing the following amendments to the City of Blaine Zoning Ordinance related to regulations for car washes:

1. Section 26.06 Nonconforming structures, uses.
2. Section 30.15 B-2 Community Commercial Standards
3. Section 30.25 B-3 Regional Commercial Standards
4. Section 30.54 Planned Business District (PBD) Standards

Sponsors: Erik Thorvig, Community Development Director

The report to the planning commission was presented by Sheila Sellman, City Planner. The public hearing for Case File 24-0028 was opened at 8:42PM. As no one wished to appear, the public hearing was closed at 8:42PM.

Chair Goracke stated he supported the proposed changes as recommended by staff.

Motion by Commissioner Gorzycki to recommend approval of Planning Case 24-0028 approving the following amendments to the City of Blaine Zoning Ordinance related to regulations for car washes: Section 26.06 Nonconforming structures, uses; Section 30.15 Community Commercial Standards; Section 30.25 Regional Commercial Standards; Section 30.54 Planned Business District Standards. Motion seconded by Commissioner Homan. The motion passed 6-0.

Chair Goracke noted this would be on the agenda of the June 3, 2024 city council meeting.

City of Blaine
Staff Report

File Number: 2024-203

Agenda Date	Status
June 3, 2024	
In Control	**File Type**
City Council	Motion

Administration - City Council

Agenda Item # 11.1

Approve Amendment to City Manager's Employment Contract

Executive Summary

The City Manager's 2023 Performance Evaluation and compensation review process has been completed. Council is asked to approve an amendment to the employment contract.

Background

The City Council has conducted a performance evaluation process and compensation review. The attached amendment outlines changes to the City Manager's employment contract to reflect a 3% COLA increase to salary, an increase to vacation accrual, and a deferred compensation amount.

Note: The attachment is still under review and will be attached when completed.

Strategic Plan Relationship

N/A

Board/Commission Review

Financial Impact

A 3% COLA increase was included in the 2024 budget.

Public Outreach/Input

Staff Recommendation

Attachment List

1. Proposed Contract Amendment

City of Blaine
Amendment to City Manager Employment Agreement

On or about July 2019 the City of Blaine ("Blaine" or "City") and Michelle Wolfe ("City Manager") entered into an employment agreement ("Employment Agreement"). Together referred to as the "Parties."

There have been subsequent modifications to Section 5 regarding compensation, but otherwise the Employment Agreement has not changed in substance.

After completion of the annual review process as outlined in Section 5(B) of the Employment Agreement, the Parties intend to modify the Employment Agreement as follows (the "Amendment"):

1) Section 4(C) regarding Vacation will be removed and fully replaced with the following:
   The City Manager shall accrue days of vacation on the first day of each month equal to an annual rate of 234 hours per year/29.25 days. This equates to 19.5 hours per month. The City Manager may accrue vacation to a maximum accumulation of 400 Hours. The City Manager shall not be required to use vacation leave except for a whole day's absence from performing City Manager's duties.

2) Section 5(A) regarding salary will be removed and fully replaced with the following:

   The City Manager's annual salary shall be $210,705.00.

3) Section 5E will be removed and replaced with the following:
   Compensation Package: Employer agrees to provide additional benefits to the City Manager in the gross amount of $11,980. Allocation of those benefits will be determined upon further discussions and agreement of the Parties within 90 days from the date of execution of this Amendment.

Retroactivity: It is understood by the Parties that the modifications above are retroactive to January 1, 2024 meaning that upon approval, the City will provide "catch up" contributions to the City Manager's vacation balance pursuant to Section 4(C), to salary pursuant to 5(A), as well receiving the total value identified in Section 5(E) for calendar year 2024.

Signature Page to Follow

Wherefore, the Parties have executed this Amendment to the Employment Agreement on the dates set forth below:

_____ Dated: _____, 2024
Michelle Wolfe, City Manager

Subscribed and sworn to before me this

_____ Day of _____, 2024

_____
Notary Public

CITY OF BLAINE:

_____ Dated: _____, 2024
Tim Sanders, Mayor

Subscribed and sworn to before me this

_____ Day of _____, 2024

_____
Notary Public

CITY OF BLAINE:

_____ Dated: _____, 2024
Cathy Sorensen, City Clerk

Subscribed and sworn to before me this

_____ Day of _____, 2024

_____
Notary Public