



PLANNING COMMISSION

March 17, 2021 at 7:00 PM Virtually on Zoom

AGENDA

1. Call to Order/Pledge of Allegiance
2. Roll Call
3. Adopt Agenda
4. Approve Minutes February 17, 2021
5. Public Comment
6. Regular Business Items
 - a. EDI Senior Housing Concept Plan
 - b. Green Valley Concept Plan
 - c. Zoning Map
7. Discussion by Planning Commissioners
8. Adjournment

Website Link to Agenda and Packets: <https://www.stfrancismn.org/meetings>

There may be a quorum of St. Francis Council Members present at this meeting.

Zoom Instructions Attached:

Topic: Planning Commission - March 17, 2021

Time: Mar 17, 2021 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85755320891?pwd=ZkRvTktkRG1MSDVsNzUzTXM4U1M5QT09>

Meeting ID: 857 5532 0891

Passcode: Spcq8f

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CITY OF ST. FRANCIS
ST. FRANCIS MN
ANOKA COUNTY

PLANNING COMMISSION MINUTES
FEBRUARY 17, 2021

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**

The Planning Commission meeting was called to order at 7:00 pm by Chair Pro Tem Liz Fairbanks through a virtual setting via Zoom.

2. **ROLL CALL**

Members present: Liz Fairbanks, Colleen Sievert, Deborah Humann, Dustin Pavek, Tara Kelly, and Todd Gardner. Absent: Joe Kollodge.

Also present: Councilmember Kevin Robinson, City Administrator Joe Kohlmann and City Planner Beth Richmond.

3. **2021 Election of**

A. Chair – MOTION BY GARDNER 2ND BY KELLY TO APPOINT LIZ FAIRBANKS AS THE CHAIR OF THE PLANNING COMMISSION. MOTION CARRIED 6-0.

B. Vice Chair – MOTION BY FAIRBANKS 2ND BY GARDNER TO APPOINT COLLEEN SIEVERT TO VICE CHAIR OF THE PLANNING COMMISSION. MOTION CARRIED 6-0.

4. **Adopt the Agenda**

MOTION BY SIEVERT 2ND BY GARDNER TO ADOPT THE AGENDA. MOTION CARRIED 6-0.

5. **Approval of Minutes from January 20, 2021**

Chairman Fairbanks noted that William Murray's last meeting was prior to the date of the last planning commission meeting. She noted that he should be removed from the minutes. Administrator Kohlmann noted the change. MOTION TO APPROVE THE MINUTES WITH THE NOTED CHANGED WAS CARRIED 6-0.

6. **Public Comment**

None.

7. **PUBLIC HEARING – ZONING MAP**

Planner Richmond provided an overview of the proposed zoning map change. She provided a background on the City adopting the 2040 Comprehensive Plan, the public engagement of the created the plan and the requirements to update the Comprehensive Plan. Richmond said the next step was to update the City's ordinances to be consistent with the plan. This includes new zoning districts consistent with updates to the Comprehensive Plan. Richmond said the final step in this process is to update the Zoning Map. She noted

the Commission will make a recommendation to Council for the final decision. She noted the importance of consistency between the zoning map, zoning code, and comprehensive plan. She also noted that property owners can always petition to get their classification changed in the future if they desired to do so. She noted a majority of the changes have occurred because the city consolidated zoning districts – especially R1 and R2 into one district – which is a house keeping item. She also noted A3 were consolidated to an Urban Reserve along the Rum River and A4 were moved into the A3 district – effectively consolidating residential districts from 4 to 3. Another piece was rezoning agriculture properties to rural residential to reflect their current use. She also noted agricultural may still be on those properties but is likely a secondary use for the property behind the residential use. She noted over 600 letters have been sent out to impacted property owners. The letters informed residents the property was being rezoned and pointed them to the city website. She noted it was a difficult communication to send out on such a broad scale. She noted that they have already heard from 35 residents. She noted those comments from residents already received will be added to the record as comments received on the matter. She noted one technical correction at 23543 De Gardner Circle was shown to be rezoned to R1 District and that is a mistake and it was corrected to show R3 High Density.

She noted there were frequent questions and she wanted to provide some answers to the frequently asked questions for the record. She noted the City is not buying, developing or requiring anyone to develop their property or tear it down. Also, she noted that all properties can continue to keep their current use. The new zoning designations will only apply if the property owner decides to expand or change the use to something else. She noted that if the property was sold, the new buyers could also continue to use the property as it is currently being used. She also noted that the rezoning does not directly change a property's value or property taxes by extension. She noted the change from Agricultural to Rural Residential was made to be consistent with the Comprehensive Plan and these properties are typically less than 10 acres. She noted they are primarily used as residential at this time. She noted the permitted amount or ability to have horses is not impacted by this zoning map change. That is a separate ordinance. CUPs and IUPs are not impacted by this zoning map change. She noted this is a public hearing and opportunity for the public to speak to the Planning and Zoning Commission and staff is recommending approval of the zoning map changes because it is consistent with the adopted Comprehensive Plan. She noted she could answer any questions from the Commission and then open the public hearing portion of the meeting.

Chairman Fairbanks said Planner Richmond answered some of her questions especially pertaining to if the property were sold. She confirmed that a residential home could be sold as a residential home and the city is not trying to take anything.

Councilmember Robinson noted that Planner Richmond provided a very informative presentation.

Chairman Fairbanks opened the Public Hearing for public comment at 7:29 p.m.

Stuart Alger an attorney at Faegre Drinker Firm in Minneapolis. His address is 1143 Portland Avenue in St. Paul. He is attending on behalf of Deanne Hilgers who owns two parcels

impacted by the zoning map change. He pointed out which parcels he will be talking about. He noted they were currently being used for Agricultural and zoned A3. They have been guided for residential use under the 2040 Comprehensive Plan. He noted they are being rezoned from A3 three to various residential zonings. He said Ms. Hilgers is asking for the commissioners to table the zoning map approval so Ms. Hilgers can have an opportunity to talk to staff about the rezoning. She has some concerns about moving the properties to a residential condition that threatens the ability of the property to stay in the family because the agricultural use allows the family to retain the property under the green acres program. This allows them to defer taxes and pay taxes under an agricultural designation. He does believe rezoning may not directly result in a change in market value it is certain to drive up the value for the ad valorem or market value for property taxes. That is Ms. Hilgers request tonight to give her an opportunity to talk with staff about a zoning designation that doesn't threaten the agricultural use of this property, if it can be an urban reserve like other properties. He noted urban reserve allows for orderly development per the guide plan. He noted the flexibility as market conditions warrant. Another issue the Hilgers family has is the rezoning of parcel to high density which wouldn't allow for single family residential development and is unnecessary to be consistent with the comprehensive plan which guides it to medium density. He noted it could be met by an R2 designation instead of an R3. He agreed with Planner Richmond that the Hilgers could continue to use the property for agricultural use in a legal non conforming manner. He stated it threatens their status under the green acres program and wants to encourage working with city staff to readdress issues.

Chairman Fairbanks asked Planner Richmond if she could add anything to the points brought up by Stuart Alger.

Planner Richmond said the properties are currently zoned A3 which is Interim Agricultural Use. This designation notes that the properties are planned for future development within the city's urban service area. It is her understanding that changing the zoning shouldn't have an impact on the property's status under the green acres program.

Chairman Fairbanks asked about the DNR saying "no" to any type of development in this certain area.

Planner Richmond noted the Rural Rum River Management district and the severe limitations in that area. Chairman asked if we were trying to build in that area? Richmond stated the area in would not be eligible for dense development that area is proposed to be Urban Reserve.

Stuart Algers added that the green acres program does allow a property to still qualify if it is currently cultivated. However the rezoning makes agricultural a non-conforming use which threatens the viability of agricultural use. Also, the owners would potentially have to request an IUP. The owners would be subject to meeting additional requirements if they did not the requirements of a non-conforming use.

Diane Edwards 17180 Bittersweet St, Andover. In attendance with her aunt that has land that is proposed to be changed off Kings. She noted they have an agricultural property of

over 100 acres not 10 acres. She was curious about additional meetings that were held and wondered why the land owners weren't notified. She was wondering what a short time frame is and wondered if there was a definition. She noted they also have a farm under the green acres program and they have a family farm and they don't want the farm taken away from them. Also, she noted that there was an area noted as single family residential district with a landlocked farming area. 30 and 40 acres of tilled land. She noted the parcels are near the Rum River by the horseshoe by the Kings Ranch Road. She said if portions are mixed zoned between agricultural and residential she is concerned about access issues. Also, she is very concerned about the green acres program and would like to table this discussion until she could learn more. She would like something in writing that things aren't going to change.

Councilmember Robinson offered a suggestion to potentially table the topic to ensure these items are discussed and vetted properly. Kate and Beth could work with residents to provide clarity on the issues. Also, the items can be changed. He noted that sometimes cities and landowners have different views and we have a process for appeals.

Chairman Fairbanks asked if she would be allowed to table this item.

Planner Richmond asked for direction. She noted they haven't heard from anyone about green acres and knowing what the issues are would be helpful.

Darwin Gam 3222 41st Avenue NW noted that they never did receive a letter and they are on the east side of the river and they own a majority of the newly proposed urban reserve. He is just concerned that there may be a lot of people that haven't come to the city because they haven't gotten a letter.

Dale Blonigen 23137 Tamarack Street NE. His understanding is the proposal doesn't change land use of his property. He was wondering if it would have any impact on the streets?

Planner Richmond noted the zoning map will not impact streets or utilities.

Dale wanted to confirm the proposed changes wouldn't change the ability to hunt on the land. Richmond confirmed the proposed changes would not impact hunting on the land.

Jim Kalis 24084 Nightengale Street NW. He was concerned about and wanted clarification on dimensional standards.

Planner Richmond provided an overview of lot area, lot width and setbacks. She reviewed the property at 24084 and said it had a minimum lot area of 10 acres and the proposed change would allow a minimum of 2.5. acres and setbacks from the roads were clarified too. She also provided clarity on the required lot width.

Kalis asked if it would change any tax status. Richmond state it would not.

Kent and Joanne Eittreim 2930 239th Avenue NW – They understand this is for the parcel property will be developed in the future. If I want to use the property for agricultural do I have to get a conditional use permit?

Richmond- it would be an interim use permit which is similar.

Eittreim – Noted he would have to jump through hoops to use his land they way he wishes. Doesn't Seem Right.

Kayla Davis 4485 Ambassador Blvd. St. Francis asked if they were zoned Rural Residential would they need to connect to the City sewer and water?

Richmond stated they would not need to connect.

Dean Becker 4436 241st Avenue NW. Asked what the minimum lot density was for acreage for an R2 zoning?

Richmond said for single family detached dwelling is 7,200 sq ft. She noted the need to be urban sized for utilities. She noted that the district requires more units than others.

Diane Edwards wondered if they could increase the size of their agriculture area.

Planner Richmond said general agriculture was a permitted use in that district. However, she noted that pole barns are regulated under a different section of the code. She noted the difference within the urban service area and outside the urban service area relating to pole barns. She noted in the urban service area pole barns are not allowed due to size restrictions.

Edwards clarified that a 60x100' pole barn could not be done. Richmond confirmed that would not be allowed anywhere in the city since the maximum in the city is 5,000 sq. ft.

Kohlmann offered a suggestion that the Commission could take comments and questions and get them to Planner Richmond to answer in writing for people. Also the public hearing could be tabled and we could come back. That would potentially provide people another opportunity to speak.

Chairman Fairbanks wanted to make sure everyone's voice should be heard and these concerns are extremely valid.

Kohlmann recommended all concerns be emailed to Richmond for answers in writing. He suggested hearing from everyone wishing to speak and not following up with their concerns tonight but allowing them to speak in order to get it on the public record. He then recommended that people, even the people who have already spoken, could email Richmond with their questions to get answers in writing and potentially alleviate concerns.

Chairman Fairbanks had Richmond provide her email address.

Chairman Fairbanks asked for additional comments.

Paul and Barbara Ryberg 23956 St. Francis Blvd NW. He noted they were zoned R2 right now and have 17 acres. He stated he talked to Richmond but he wanted to be on the record disapproving of being rezoned business park. They noted the last notification was the only letter they received and they did not previously receive any other notices and this came up fast. The rezoning would restrict the plans they had for the property.

Chairman Fairbanks asked for any further comments. No comments were offered and the Public Hearing was called to an end at 8:11 p.m.

Commissioner Humann wondered if they should discuss the questions posted by community members prior discussing and wondering what the process is to addressing these concerns. She asked if Beth would answer the questions independently. Richmond state questions are usually handled by staff and an update or overview is provided to the Commission at the next meeting.

Commissioner Gardner said it was a good idea to table this item. He thought it was good to let Kate and Beth answer questions but didn't know how long it would take to get everyone answers to their questions. He wanted to ensure that questions were answered prior to it coming back to the commission. He thought it would be good if everyone gets to talk to Kate and Beth and then it comes back to the Commission. He certainly didn't think this should be rushed but acknowledged the growth challenges.

Deanne Hilgers thanked the Commissioners for listening to residents.

Chairman Fairbanks stated that they may need to take a step back and make sure things are in order. She noted that growth is inevitable. FAIRBANKS MADE A MOTION TO TABLE THIS ITEM. COMMISSIONER HUMANN SECONDED. MOTION CARRIED 6-0.

Mark Kreitingner 6345 Ambassador Blvd requested more information and said the information sent out was very limited.

Commissioner asked where people could find the zoning regulations and wanted to ensure everyone had access to that.

Richmond noted where all of these documents were on the website.

Chairman Fairbanks stated she could try to share some information on social media for staff contacts and other related information. She thanked the new members on the Commission.

Commissioner Gardner noted that the commission is unfortunate in that they get to have him for the rest of his term since he is not moving. He thought that may help Kate so she doesn't have to search for new commissioners.

Chairman Fairbanks wants to promote collaboration to make the city better and hopes that they can find good things about the city to share with everybody. GARDNER MAKES MOTION TO ADJOURN 2ND BY KELLY. MOTION CARRIED 6-0. Meeting ADJOURNED AT 8:23 P.M.

Respectfully submitted by Joe Kohlmann

DRAFT

Public Comment Regarding Updates to the Zoning Map for the 2/17/2021 and 3/17/2021 Planning Commission Meetings

Date	Name	Question(s)
2/8/2021	George Palmer	Question on why R1 for an apartment on Hwy 47. Clerical mistake, has been corrected.
	Melvin	Clarification
	Audry	Effect on taxes
	Howard Becker	Why density is wanted, effect on property taxes, why doing this
2/9/2021	Paul Stenze	Zoning, can I split now?
	Graydon Peterson	Need to do anything?
	James Hollerbach	What does this mean for my property?
	Steve Ortell	Poppy St Lot. Went from R4 to R2 - good thing because having issues selling at R4
	Ray Jones	Don't like paper size, still require 10 acres, what's permitted
2/10/2021	Jim Brown	What does this mean? RR?
	Wendy Becker	241st: values, taxes, labels, etc.
	Craig B.	Cul-de-sac - can create 10 acres? Zoning 25.34.25.12.0001. Not against changes
2/11/2021	Debra Barringer	Is my property being rezoned? Will this affect ability to own livestock now or sell in the future?
	Valeree Temp	A3 to RR rezone. Horses as pets.
	Nick Wasche	32 acres, in several parcels. 2 acre, 8 acre, 32 acre- formally. Keeping what's there.
	Erin Smith	A3 to RR - concern of group home at 5900, Q of noticing and overall hookup to infrastructure
	Melvin Sorenson	A2 to RR
	Angela Terhaur	R2 to commercial. Why?
	Malcum Gjertiv	R2 to UR. B2 to BPK. No BPK? To R2.
2/12/2021	Michael Muonio	Will new zoning prevent me being able to start farming?
	Gary Zimmerman	Vision properties. A3 to RR. Was 10 already - ofc and roundabout
	Gary Reimann	A3 to A2, still ok to hunt? Yes.
2/16/2021	Ray Jones	Zoning - property taxes? Could have waited until June to do this.
	Vincent Grochow	Trinity Lutheran Church - can we still have school and daycare?
2/17/2021	Kirk Dukatz	Can we continue to have horses?
	Timothy Knautz	Changing from Ag to RR - is anything changing for us? With the new regulations, could I build an accessory dwelling unit on the property?
	Mark Kreitingner	Wishes to remain in the A2 district
	Dean Becker	Wants to continue farming. Land is being rezoned from A3 to R2.

Date	Name	Question(s)
2/17/2021	Amy Emundson	Concerned about the long-term effects the rezoning would have on the existing uses on the property: horses, apple trees, dogs. Wishes to remain agriculturally-zoned.
	Barry Taft	Is there a simple way to compare what is currently allowed in A3 with what will be allowed in the new RR district?
	Terry & Kris Jordan	How will this affect our property taxes?
	Barbara & Paul Rydberg	What are the City's plans for this property? What are the tax implications? What are the effects of the rezoning on what we can do with our home or how/if we can sell the property? What is the current plan and timeline for city utilities along Hwy 47?
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2/18/2021	Jason Graff	Can I still be in Green Acres? What are current/future lot dimensions? When will City services be available?
	Jill Colby	Concerned about the rezoning and the City's plans to grow.
2/22/2021	Mark Kreitingner	How do I remove my property from the rezoning?
2/23/2021	Doug Myers	Wants confirmation that property may remain residential and be taxed as such. Wants to know that he can still sell it as a residential property.
2/24/2021	Vicki Danielson	Considering a nursery/greenhouse business and wants to know if this is allowed
2/25/2021	Diane Edwards	Questions about the Green Acres program and if zoning would affect this. Want to be able to continue current farming use. Questions about setbacks, the Rum River district, and taxes.
2/28/2021	Doug Lewis	Wants clarification for how rezoning will affect his property, especially whether he can farm.
2/28/2021	Dale Blanchett	Wants clarification for how rezoning will affect his property.
3/2/2021	Stuart Alger (DeAnne Hilgers)	Oppose rezoning. Want to remain in the Green Acres program. Suggests that these parcels be rezoned to Urban Reserve or downzoned to R-2.

February 11, 2021

To Kate Thunstrom and the Honorable members of the St. Francis City Council,

In regards to 23500 Bridgestone road NW Saint Francis MN 55070

Earlier this week my family received two letters addressed to the previous owners of our farm, Graydon and Helen Peterson. This farmstead was established in the 1800's by Graydon's great-grandfather. The Peterson's are my wife's Great Uncle and Aunt. About 4 years ago, we were lucky enough to purchase part of the over a century old farmstead from them in an attempt to keep this property within the family lineage.

Re-zoning this farm to a "Rural Residential" designation from the current "Rural Estate Agriculture" designation may arguably take away the land use freedoms that we purchased this property for. The re-zoning would potentially take away the tradition of farming that has taken place on this property for over 100 years.

On February 10th, 2021 I was able to have a conversation with Ms. Thunstrom regarding our concerns about this proposed rezoning. After my conversation, I feel more comfortable with these changes to our City. My understanding from the conversation I had with Ms. Thunstrom and another member of City Council was that our current farming and agricultural operations will not be affected by these zoning changes now or in the future. The listed items below are some of the things that we are currently doing on our farm and that I discussed with Ms. Thunstrom:

- Multiple out buildings and the remodeling, reconstruction, and upkeep of these buildings
- Raise and sell multiple types and number of animals including livestock and poultry
- Multiple different types of fencing
- Multiple wells
- On-site septic system
- Parking of vehicles where needed
- Storage of vehicles and equipment outside
- Production/sale of agricultural products
- Run and kennel dogs
- Hunt
- Fish
- Store recreational vehicles
- Host events
- Signage related to the farming operations on our property
- No change to current placement of structures and fencing

Based on Ms. Thunstrom confirming that we could still do these activities without restrictions or the need for city permits, we are neutral as to the requested zoning changes. If my understanding that we can continue to utilize our property as noted above and without restrictions or permits from the City is not correct, then we oppose the re-zoning change. If my understanding of our land use as outlined above is not correct, kindly also notify me in writing so that we may be afforded additional opportunity to provide public input on this matter from us and other affected residents.

Sincerely,

The Wasches,

Nick, Jena, Maren, Brooke

February 16, 2021

I live at 6345 Ambassador Blvd NW, St Francis, MN 55070, and wish to remain in the zoning of Agriculture.

Thank you,

Mark Kreitinger

February 17, 2021

My family lives at 4520 241 Ave. NW St. Francis. We are currently zoned as A-3 Interim Agriculture and the proposal is to switch us to R-2 Medium Density Detached and Attached Residential District.

My parents bought this land in November of 1990 then my husband and I bought it from them in August of 2000. This land has been a part of my life for 30 years. My parents, and now I, breed and raise Traditional, Foundation Morgan horses that are CRITICALLY ENDANGERED. With our zoning changed I feel very strongly that our contribution to helping to save this endangered breed will be threatened. I have seen and heard of multiple people who were "grandfathered" in with zoning changes (some in St. Francis) being forced to get rid of their horses years later.

We also have approximately 200 apple trees (almost all made by the University of Minnesota). We have worked hard and they are just getting to the point where we can start selling them at farmer's markets. My husband started the tree farm so he could stop being a contractor because he is having back and neck issues. If you change our zoning tree farms are not allowed.

We have wetland and a lot of wildlife on our property. We do not want to lose that. It is such a precious environment.

One last thing is that with our current zoning we are allowed 6 dogs. We help out with animal rescue. Being able to have 6 dogs at a time helps us save animals lives because there are never enough foster homes. We are a 501(c)3 Non-profit called St. Francis Pet Rescue. Our EIA is 47-2219044

Zones A-1 and A-2 are the only ones that permit both tree farms and hobby farms. They also have nature preservation/conservation.

We plan to stay living here and passing it down to our kids. Thank you for your help and consideration.

Amy Edmundson

February 18, 2021

As a member of the Saint Francis community for the past 20 years the new zoning is concerning. We moved here to live in a small rural community and knew the repercussions. We knew we would have to drive to access different amenities such as stores and restaurants. That is what drew us to the area. What we need in the area is acreage home and open spaces. We moved here to be able to snowmobile and ride atvs and have chickens and goats if we wanted. We have since seen all of these fall to the wayside for expanded trailer parks and multi unit housing. Increased traffic has led to more dangerous intersections along Hwy 47, with the Ambassador intersection being very dangerous, with little to no answers other than putting off improvements. We don't need any more business and strip malls, as the current ones are poorly maintained and mostly vacant. The only businesses in the strip malls seem to be insurance brokers and who actually goes in to there insurance agent and what revenue does that bring to the city other than property tax? I, as well as others that moved here to live in the county are disappointed in the new zoning and so called 2040 vision for Saint Francis. We were once proud to live in small town Saint Francis, if you want to develop the whole area please move back to the cities and enjoy the amenities there. I know this all falls on deaf ears as money and greed seem to win out over the common good. Take into consideration that with development comes crime and other things we don't want in our community and the fact that it only took 20 years to pass an addendum to add to the already sub par school district that can't keep teachers, has no bus drivers and lack of academic choices and technology. Again, leave our small town alone, move to Back to the cities if you want all that a city has to offer, but most here do not want.

Sincerely,

Resident of small town Saint Francis

Jill Colby



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March 2, 2021

VIA EMAIL

Beth Richmond
City Planner
City of St. Francis
23340 Cree Street NW
St. Francis, MN 55070
beth@hkgi.com

Re: Proposed rezoning following comprehensive planning process

Dear Ms. Richmond:

We represent DeAnne M. Hilgers, who owns the following two parcels of land in St. Francis:

- Parcel 1: PID No. 28-34-24-33-001; and
- Parcel 2: PID No. 28-34-24-32-004.

The City proposes to rezone Ms. Hilgers' parcels upon adoption of a new City Zoning Map. At the Planning and Zoning Commission hearing on February 17, 2021, I spoke on behalf of Ms. Hilgers and raised her objections to the proposed rezoning. Ms. Hilgers objected to the rezoning of her parcels to medium residential (Parcel 1) and high density residential (Parcel 2) because such rezoning unnecessarily creates barriers to the continued current use of the property and threatens the eligibility of her properties under the State's Green Acres Program.

Both of Ms. Hilgers' parcels at present are zoned A-3 Interim Agriculture and the land in each is cultivated under a farm lease. The Hilgers family hunts and hikes on the land when harvest is complete and before crops are planted. The parcels have been in Ms. Hilgers' family for four generations, and the fifth generation is now enjoying the use of the property. Ms. Hilgers anticipates that the agricultural use will continue for the foreseeable future.

Ms. Hilgers intends to keep the parcels in agricultural use, even as surrounding development pressures continue to drive up the value of the land. She enrolled the properties, accordingly, in the "Green Acres Program" under the State's Minnesota Agricultural Property Tax Law (Minn. Stat. §273.111). The Green Acres Program allows an owner to defer the incremental property tax increases associated with increasing value brought about by development pressures. To remain eligible for the property tax deferral, the property must remain in agricultural use. The Green Acres Program property tax deferral is essential to Ms. Hilgers, because it allows Ms. Hilgers to keep the property in her family.

Under the City's proposed rezoning, Ms. Hilgers would need to obtain an Interim Use Permit to continue agricultural production on her property. Ms. Hilgers does not have such a permit, and without the permit, Ms. Hilgers' agricultural use is allowed to continue only as a legal non-

conforming use. A legal non-conforming use status creates uncertainties for Ms. Hilgers, because she must then be concerned that all conditions are met to preserve such status. If the property loses its legal non-conforming use status, Ms. Hilgers must obtain an Interim Use permit, which is not guaranteed. The proposed rezoning thus creates uncertainties for Ms. Hilgers over the continued agricultural use of the property, which use is not only desirable for Ms. Hilgers' purposes but necessary for eligibility under the Green Acres Program.

Ms. Hilgers proposes that the City rezone both her parcels to Urban Reserve rather than medium density residential and high density residential. The City's Urban Reserve zoning designation would resolve Ms. Hilgers' concerns and provide for the orderly redevelopment of the property for residential use, as the City plans in its 2040 Land Use Plan. The Urban Reserve designation is intended to "preserve the rural character of St. Francis until such a time as those areas are ready for development....The City may allow further subdivision in these areas given adherence to flexible residential development." The Urban Reserve designation allows agricultural use as a permitted use, eliminating the risks associated with legal non-conforming or interim permitted use. The Urban Reserve designation, in short, allows the City to conform the zoning code with the Land Use Plan without creating unnecessary risk for Ms. Hilgers that she will not be able to continue the existing use of her property and retain the property in her family.

The proposed rezoning of Parcel 1 to R-3 High Density Residential is especially problematic. Such a zoning change will likely result in an increase in property values, directly or indirectly, creating the additional risk that Ms. Hilgers must sell her property to avoid high property taxes, a condition that Planning Commissioners expressly stated is not their intent. The City's 2040 guiding for the property, medium/high density, can be served by Urban Reserve rezoning. Urban Reserve would permit single-family residential development, which is a likely form of residential development of the Hilgers property when development occurs. Urban Reserve preserves the current agricultural use, ensures eligibility under the Green Acres Program, and positions the property for orderly residential redevelopment when market conditions warrant redevelopment.

I will follow up this letter with a telephone call to discuss these matters. I look forward to talking with you further.

Very truly yours,

A handwritten signature in black ink, appearing to read "Stuart T. Alger", written in a cursive style.

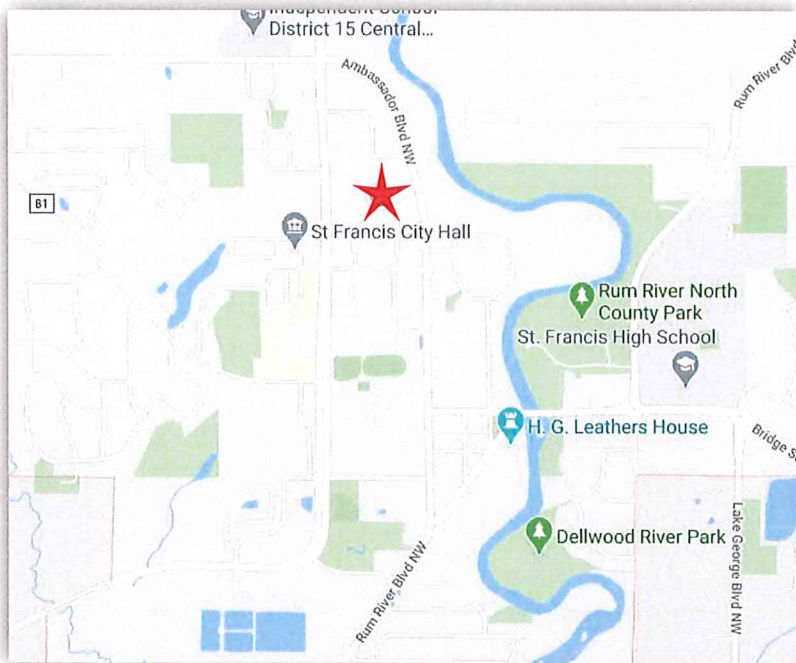
Stuart T. Alger

PLANNING REPORT

TO: City of St. Francis Planning Commission
FROM: Beth Richmond, Consulting Planner
DATE: March 10, 2021
SUBJECT: Sketch Plan – Vista Prairie at St. Francis
APPLICANT: Scott Black (EDI)
LOCATION: 23465 St. Francis Blvd
MEETING DATE: March 17, 2021
COMP PLAN: Business Park/Light Industrial; Medium Density Residential
ZONING: B-2, General Commercial; B-3 Business Park

OVERVIEW

Scott Black with EDI has submitted an application to solicit input on a proposed concept for the development of a 120-unit senior residential development including assisted living, memory care, and hospice suites located on vacant land between Hwy 47 and Ambassador Boulevard north of 233rd Ave.



Anticipated land use actions for this project include a Comprehensive Plan amendment, rezoning, administrative subdivision, and preliminary and final plats. Input is being sought from the Planning Commission and the City Council on the proposed concept prior to the preparation of application materials.

Hoisington Koegler Group Inc.
123 North Third Street, Suite 100
Minneapolis, Minnesota 55401
(612) 338-0800 Fax (612) 338-6838 www.hkgi.com

SITE INFORMATION

This site consists of roughly 33 acres and includes land on both sides of Ambassador Blvd. The applicant is only interested in developing the 18 acres west of Ambassador, and would be requesting to split the property along Ambassador Blvd with an administrative subdivision. The land west of Ambassador would then be platted. The portion of the property to be included with this development consists of flat, vacant land. A residential development exists to the south while the City’s industrial park is located to the north.



ANALYSIS

Comprehensive Plan

The Comprehensive Plan guides this land for two different land use designations. The portion of the site along Highway 47 is guided for Business Park/Light Industrial use while the portion of the site closer to Ambassador is guided for Medium Density Residential use. The split is based on a logical future street connection from Zea Street NW to Aztec Street NW with residential closer to the river and business park/light industrial fronting on Highway 47.



- Low Density Residential (2-3 du/ac)
- Medium Density Residential (3-7 du/ac)
- Commercial
- Low Intensity Industrial
- Business Park / Light Industrial
- Park/Open Space

The proposed development would require a Comprehensive Plan amendment to regulate the area proposed for the senior housing building to Medium/High Density Residential use. Medium/High Density Residential use allows residential development with densities between 7 and 12 units per acre, which is an increase in density over the existing Comprehensive Plan guidance and which would be consistent with the proposed development.

Currently, the developer is showing residential development on the west side of the site to be developed at a future time. This area is currently guided for Business Park/Light Industrial use due to its location along Hwy 47 and adjacency to the existing industrial park to the north. Future residential development in this area would be inconsistent with the Comprehensive Plan. The Planning Commission should discuss the future development of the western portion of this site.

Zoning/Lot Dimensions/Setbacks

The property is currently located within two zoning districts: the B-2 General Commercial district and the B-3 Business Park district. In the ongoing zoning code update, this property is proposed to be zoned R-2 Medium Density Detached and Attached Residential and BPK Business Park, following the guidance of the Comprehensive Plan. The developer would be requesting to rezone the property to the new R-3 High Density Residential district as part of this project. The concept appears to meet all of the dimensional requirements for the R-3 district as shown in the table below. Impervious surface in the R-3 district is limited to 50% of the site. Calculations have not been completed at this time to determine the amount of impervious surface proposed for this development.

If flexibility from Code requirements is needed or desired, the developer could also request to create a Planned Unit Development for this project based on the R-3 district.

	Concept	R-3 District
Minimum Lot Area	588,060 sq. ft. (4,900 sq. ft. per unit)	2,000 sq. ft. per unit
Lot Width	805 ft.	100 ft.
Front Setback	~100 ft.	30 ft.
Side Setback	~50 ft.	10 ft. living space 5 ft. garage
Setback from R-1 and R-2 Districts	~50ft.	50 ft.
Maximum Height	2 stories	4 stories or 50 ft.
Maximum Impervious Surface Coverage	Unknown	50%

Efficiency units may make up no more than 30% of the total number of units within a senior housing project. The unit sizes for the proposed units should meet the requirements listed in Code:

Unit Type	Required
Efficiency	440 sq. ft.
1-Bedroom	520 sq. ft.
More than 1-Bedroom	An additional 80 ft. for each additional bedroom
Number of Efficiency Units	No more than 30% of total development

Streets

While the property currently has access onto Highway 47, it is likely that this access would be removed by MnDOT with any development of the site. Instead, the concept proposes an access onto Ambassador Blvd, which is supported by Staff. Ambassador Blvd is a County road, so review and approval of the project by the Anoka County Highway Department will be needed.

A secondary access is proposed to connect to Aztec Street in the southwest. This would mainly be used for deliveries, etc. Staff strongly recommends the continuation of Aztec Street up to Zea Street with any development of this property.

The driveway shown in the concept provides a turnaround for emergency vehicles and drop-off opportunities, which is supported by Staff. An access route is proposed around the entire building for emergency vehicle use.

Parking

The concept plan proposed roughly 84 total parking spaces, with 40 underground stalls and 44 above-ground stalls. As shown in the table below, this meets the amount of parking required by Code.

Unit Type	Parking Requirement	Spaces Required
Assisted Living	0.5 spaces per unit	45
Memory Care	1 space per 6 beds, plus 1 space per employee on maximum work shift.	5+
Total Spaces	Total spaces proposed: 84	50+

Stormwater

The concept plan shows areas to be used for stormwater in the northeast and southeast corners of the site. A detailed stormwater management plan will be needed at the time of preliminary plat.

Open Space

12% of the lot area for long-term care facilities is required to be developed as designed outdoor recreation space. The concept plan shows a loop trail around the building, a memory care courtyard, and an outdoor pavilion with green space. It is likely that the required amount of open space has been provided; however, final calculations showing that this requirement is met will be required as part of any preliminary plat submittal.

Pedestrian Connections

Sidewalks are required along one side of all residential streets in the City. A sidewalk would be required along the street connection between Aztec Street and Zea Street. Staff is supportive of the paved trail for residents provided around the senior building.

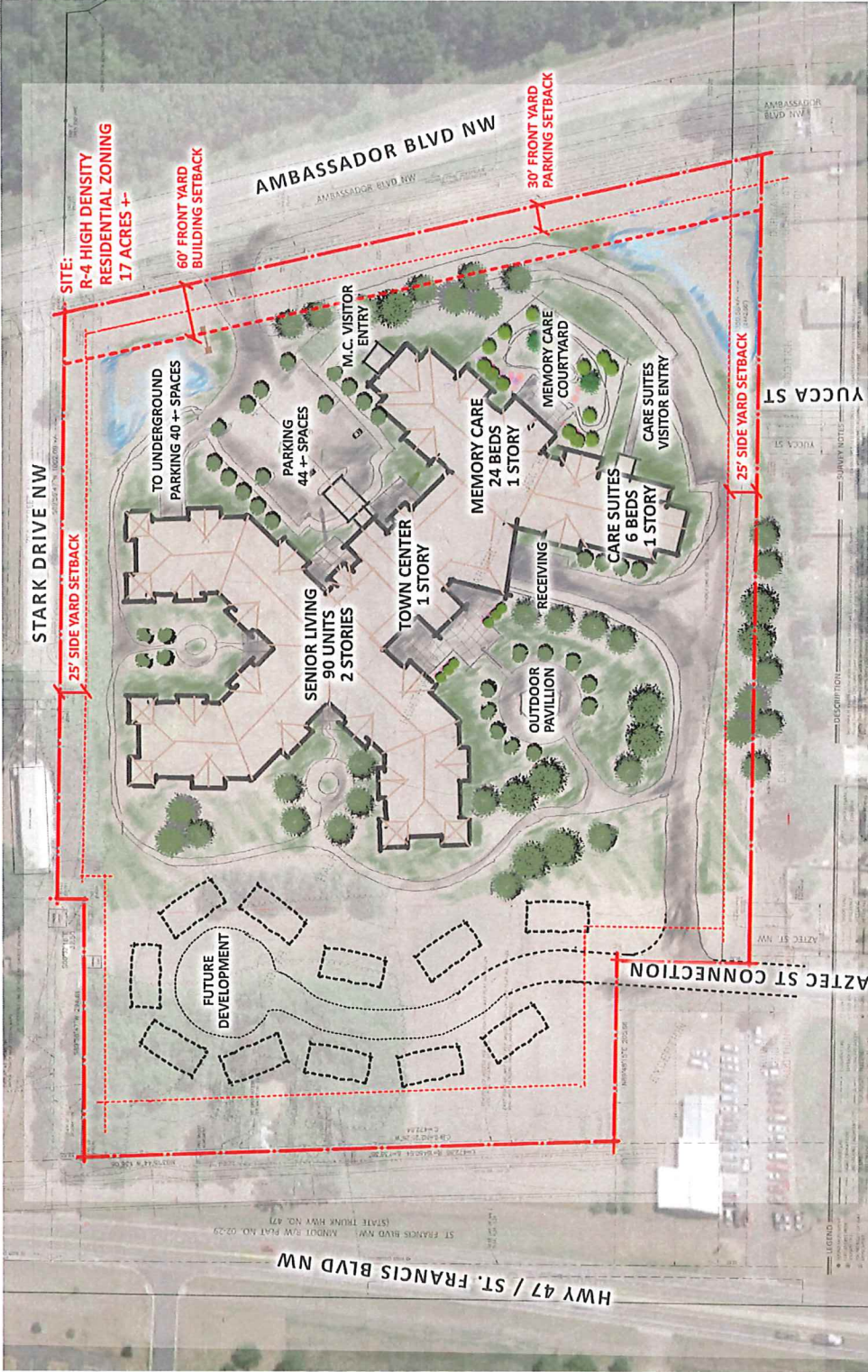
Staff suggests the applicant consider the pedestrian connections that can be made within the site as well as connections to the network of sidewalks and trails, both future and existing, outside of the property boundaries.

PLANNING COMMISSION ACTION

The Planning Commission is requested to provide feedback to the applicant on the proposed concept. Comments shared are not binding to the City nor do they constitute official assurances or representations of the City on future recommendations or approvals. The City Council will also review the concept and provide feedback.

ATTACHMENTS

- Concept Plan



Vista Prairie - St. Francis Senior Living

ST. FRANCIS, MINNESOTA
 2-12-2021 | COMM# 83771-20130



PLANNING REPORT

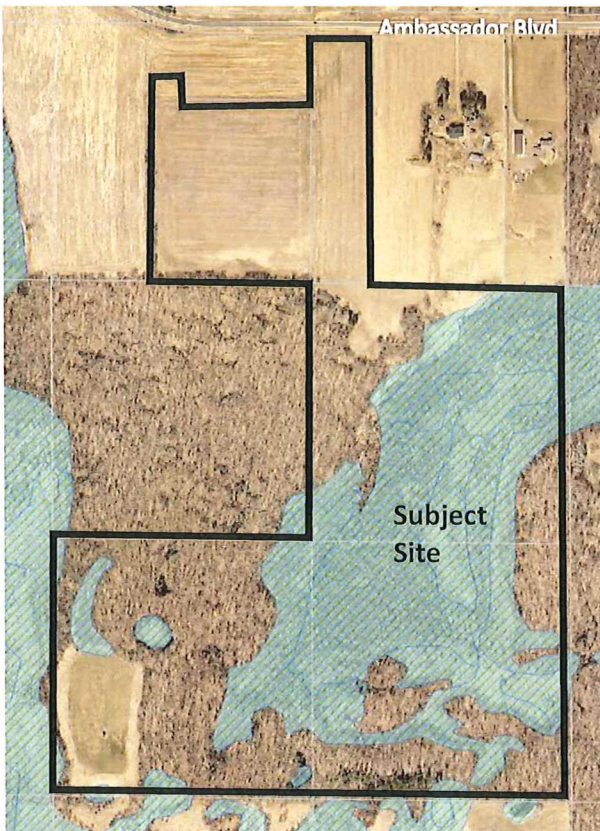
TO: City of St. Francis Planning Commission
FROM: Beth Richmond, Consulting Planner
DATE: March 10, 2021
SUBJECT: Concept Plan
APPLICANT: Terry Buchanan (Green Valley Development)
LOCATION: South of Ambassador Blvd and east of Nacre St (PIDs: 27-34-25-44-0004; 27-34-25-43-0002; 34-34-25-11-0001; 34-34-25-14-0001; and 34-34-25-13-0001)
MEETING DATE: March 17, 2021
COMP PLAN: Agriculture
ZONING: A-2, Rural Estate Agriculture

OVERVIEW

Terry Buchanan of Green Valley Development has submitted an application to solicit input on a proposed concept for the development of 14 single-family lots on a 145-acre site located south of Ambassador Blvd and east of Nacre Street. The northern 25 acres of this site are used for agriculture, while the remaining southern portion of the site is heavily wooded and contains a large wetland.

Anticipated land use actions for this project include rezoning to a PUD and preliminary and final plats. Input is being sought from the Planning Commission and the City Council on the proposed concept prior to the preparation of application materials.





ANALYSIS OF PROPOSED CONCEPT

Comprehensive Plan

This land is currently guided for Agricultural use by the 2040 Comprehensive Plan. This land use designation is intended for agricultural and single-family detached residential uses with a maximum residential density of 1 unit per 10 acres. The submitted concept shows 14 units on 145 acres, meeting the density requirement established in the Comprehensive Plan. The density and uses proposed in the sketch plan are compatible with the Agricultural land use category.

Zoning/Lot Dimensions/Setbacks

The land is currently zoned A-2 Rural Estate Agriculture. The applicant is requesting to rezone this area to a Planned Unit Development (PUD). The PUD tool is used to allow for flexibility in developments in exchange for high-quality, creative design, the preservation of unique or high quality natural features, the creation of a variety of life-cycle housing options, or other, similar public benefits. In this case, the applicant is proposing smaller lots closer to Ambassador Blvd in order to preserve a large wetland and open space area in the southern portion of the site.

This PUD would be based off of the zoning requirements found in the A-2 District. Flexibility with the PUD is being requested for the following standards:

Standard	Proposed
Minimum lot area =	Lot areas range from 1.82

10 acres	acres to 90.78 acres.
Minimum lot width = 300 ft.	Lot widths range from 175 – 300 ft.

Lot 9 is shown to be a flag lot, which is defined as “A lot without the required full lot width on a public roadway and with access to the public roadway provided to the bulk of the lot by means of a narrow strip or private easement.” Flag lots are not permitted within the City. Staff suggests that the applicant revise the plans for future submittals to eliminate the flag lot, perhaps by combining Lots 8 and 9 into a single lot.

On future plans, the applicant should specify the front, side, and rear setbacks for each lot. Structures within PUDs are required to have a building separation of no less than 12 feet and be set back from the curb no less than 15 feet.

Access & Streets

The site has frontage on Ambassador Blvd. As part of this concept, a street would be created running south from Ambassador which would provide access to each of the lots in the concept plan. This street is proposed to be located directly across from the driveway on the north side of Ambassador, which is planned to become a street in the future. Staff supports the proposed location of the street. Because Ambassador Blvd is a county road, review of this subdivision by the Anoka County Highway Department will be required with any future submittals.

The proposed street is planned to run directly south from Ambassador Blvd, ending in a cul-de-sac. This street would be considered a temporary dead-end street, because the applicant has located the street in a location which would make it possible for the street to continue westward in the future, serving the currently undeveloped parcel(s) to the west. The parcels to the west of the subject site are surrounded by wetlands, and the proposed street would make it possible to provide access to these areas. The ROW for the westward expansion of the street is shown to be provided entirely by the western parcel, as the proposed lots within the Green Valley development does not directly benefit from the addition of a road to the west. Temporary dead-end streets in the Rural Service Area are permitted to be up to 1,500 feet long, and may serve no more than 16 residential units. The proposed temporary dead-end street is roughly 1,300 feet long and would serve 14 units, meeting these requirements.

The applicant has provided a 60-foot right-of-way (ROW) for the proposed street which meets the City’s requirement for public streets. A cul-de-sac is proposed at the southern end of the street to provide a turnaround for larger vehicles. The maximum allowable cul-de-sac length is 1,000 feet for developments in the Rural Service Area. The cul-de-sac is located roughly 200 feet from the point at which the proposed road would be extended westward in the future, meeting this requirement.

Sidewalk

The City’s subdivision code requires that a sidewalk be constructed along at least one side of every public street. No sidewalk is shown in the concept plan. A sidewalk along the proposed public street should be included in future preliminary plans.

Natural Areas & Open Space

A large wetland and wooded, open space area is located in the southern portion of the site and makes up roughly 110 acres, or about 75% of the area included in the site. The PUD for this site was proposed to move the residential development away from these natural areas in order to preserve the wetland

and wooded area, which Staff supports. Protecting the City’s natural assets is a guiding policy of the Comprehensive Plan. The applicant is proposing to establish a conservation easement over the southernmost 80 acres of the site, which would preserve this natural area and prevent further residential development. In addition to the 80 acres in the conservation easement, the existing wetland appears to be located across the eastern portion of Lots 5 through 9. In these areas, the existing wetland will be maintained and the appropriate vegetative buffer and structure setback will be enforced. A wetland delineation would be required to be submitted as part of any preliminary plat application.

Homeowners Association (HOA)

PUDs are required by Code to establish a homeowners’ association which is responsible for the maintenance of all elements of common ownership within the PUD. The responsibilities of the HOA would need to be specified at the time of final plat approval.

Utilities

City utilities are not available in this area of the City. Each lot will be required to have their own individual well and septic systems. A primary and alternate septic system location should be shown for each lot on the preliminary plat, and a geotechnical report should be provided for review by the City Engineer.

Stormwater

A stormwater management plan with detailed calculations to determine the size and type(s) of stormwater facilities needed would be required with the preliminary plat and roadway plans.

PLANNING COMMISSION ACTION

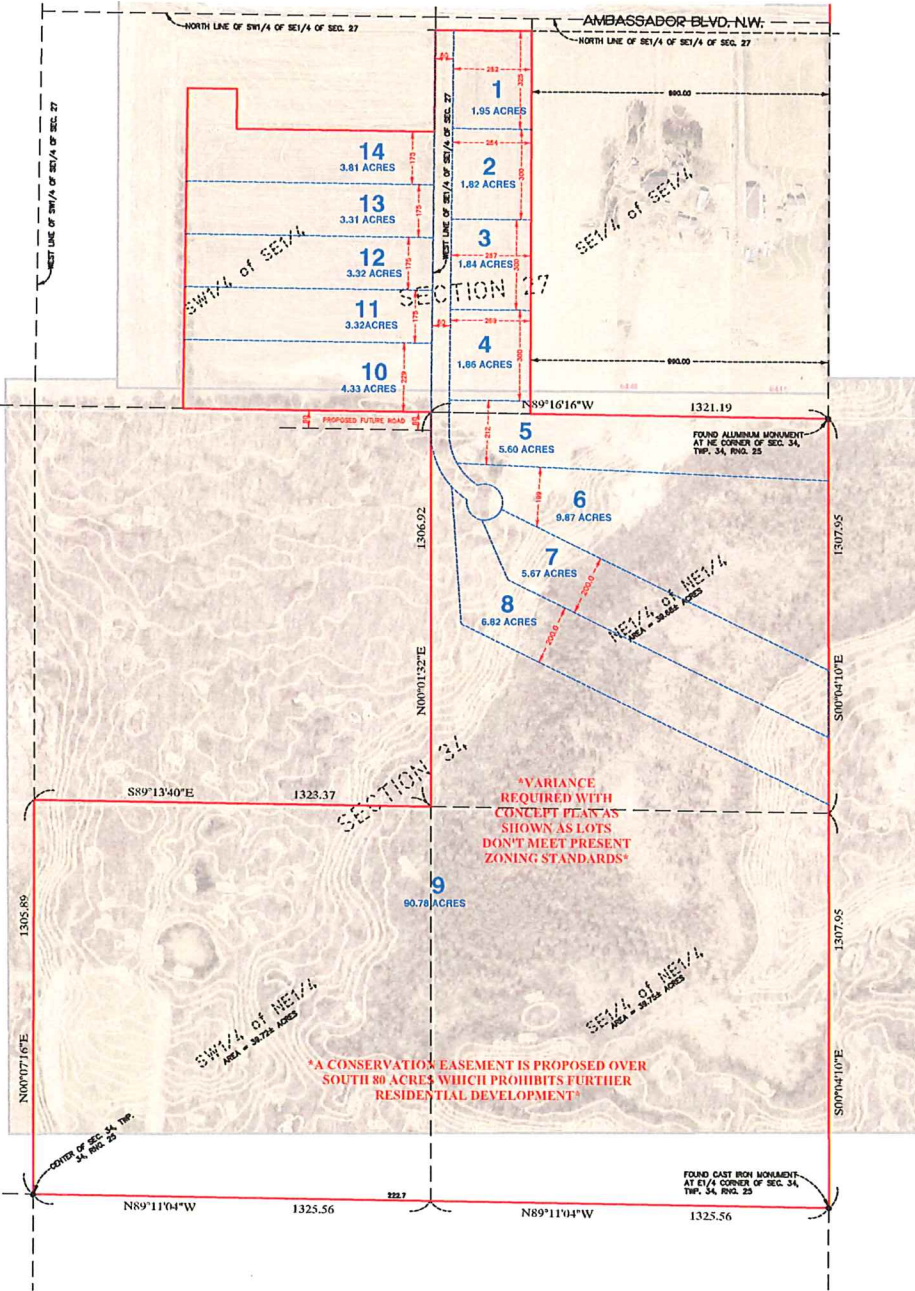
The Planning Commission is requested to provide feedback to the applicant on the proposed concept. Comments shared are not binding to the City nor do they constitute official assurances or representations of the City on future recommendations or approvals. The City Council will also review the concept and provide feedback.

ATTACHMENTS

- Concept Plan

CONCEPT PLAN ~for~ Green Valley Development LLP

of proposed "GREEN VALLEY PRESERVE SECOND ADDITION"



LEGAL DESCRIPTION

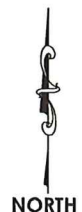
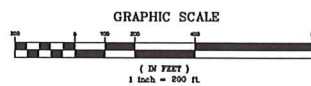
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTERS, ALL IN SECTION 34, TOWNSHIP 34, RANGE 25, ANOKA COUNTY, MINNESOTA.

AND

PART OF THE SE1/4 OF SE1/4 AND PART OF SW1/4 OF SE1/4, ALL IN SECTION 27, TOWNSHIP 34, RANGE 25, ANOKA COUNTY, MINNESOTA.

NOTES

- BEARINGS SHOWN ARE BASED ON ANOKA COUNTY COORDINATE SYSTEM.
- This sketch was prepared without the benefit of titlework, Easement, appurtenances and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a title insurance commitment or attorneys title opinion.



I hereby certify that this sketch, 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.

prel 03/03/2021

ERIC R. VICKARYOUS

Date: XYZ, 2021 Reg. No. 44125

PLANNING REPORT

TO: City of St. Francis Planning Commission
FROM: Beth Richmond, Consulting Planner
DATE: March 10, 2021
SUBJECT: Zoning Map Update
MEETING DATE: March 17, 2021

Overview

Over the past 6 months, City Staff and HKGi have been working to update Chapters 10 (Zoning) and 11 (Subdivision) of the City Code. These updated chapters were approved by the Council at their February 16, 2021 meeting. These chapters revised existing and established new zoning districts for the City, in accordance with the 2040 Comprehensive Plan. Reflecting the district changes and the 2040 Comprehensive Plan, an updated zoning map has been prepared for your review which is available on the City's website:

<https://www.stfrancismn.org/commdev/page/2040-comprehensive-plan-and-code-update>.

February 17th Planning Commission Meeting

A public hearing was held regarding the zoning map on February 17th, 2021. In preparation for that meeting, letters were sent to over 600 property owners indicating that their property was being rezoned and encouraging them to contact Staff with any questions. Staff then worked with property owners on a case-by-case basis to explain the impacts of the proposed rezoning on their specific parcel(s). Staff received comments/questions from roughly 35 property owners prior to the meeting.

A number of property owners attended the February 17th public hearing and voiced questions and concerns in regards to the zoning map update. Most questions raised were specific to individual properties. A common concern was that the rezoning would affect properties' status within the Green Acres program. Due to the number of outstanding questions from members of the public, the Planning Commission closed the public hearing and tabled discussion of the zoning map update until the next meeting to give property owners additional time to talk with Staff.

Since this meeting, Staff has received comments from 8 additional property owners and has provided responses to their questions/concerns. All comments received, including those received after the February 17th meeting, are included in the minutes from that meeting. Staff has compiled the attached Frequently-Asked-Questions sheet which summarizes the common topics of concern raised by property owners.

Action

The zoning map update is intended to rezone land in conformance with the Future Land Use Map included in the 2040 Comprehensive Plan which was approved by the City Council in March 2020. Staff recommends that the Planning Commission recommend approval of the proposed zoning map to the City Council.

Suggested Motion: "Move to recommend approval of the zoning map as presented by Staff to the City Council."

Zoning Map Update FAQ for Property Owners

1. Why is my zoning changing?

After completing a two-year planning process, the City of St. Francis adopted a new Comprehensive Plan in March 2020. This Plan sets expectations for land use in the future, in order to guide the land use and development in the City for the next 20 years. A future land use map denoting what the future use(s) of each property should be (e.g. agricultural, high density residential, etc.) was included in the Comprehensive Plan.

The zoning map update is a direct result of the adoption of the Comprehensive Plan. Following State Statute 473.858, if the Comprehensive Plan is in conflict with the zoning ordinance, the zoning ordinance shall be brought into conformance with the Plan by the city. The zoning district changes included in this rezoning are being proposed in order to bring the zoning map into conformance with the Comprehensive Plan.

2. Can I keep using my property for its current use?

Yes, you may continue to use your property for its current use, even if that use is not permitted in the new zoning district. The current use would be considered legally nonconforming. The new zoning regulations will apply only if the property owner wants to expand the nonconforming use or change the use to something else.

3. Is the City trying to buy/develop my property?

No. The City is not buying, developing, or requiring anyone to develop or tear down their property as a result of the proposed zoning changes.

4. Does this change mean I have to sell my home? Does this change prevent me from selling?

No. The proposed zoning does not require property owners to sell or prohibit them from selling. If a property owner chooses to sell, the buyers may continue the current use, or may change the use to something else following the new zoning district regulations.

5. How does the zoning change affect my taxes?

The act of rezoning of a property does not directly change a property's value or taxes. Property value, and taxes, is based on a property's market value. Rezoning does not trigger a change in the market value. Anoka County's webpage provides additional information on this topic: <https://www.anokacounty.us/Faq.aspx?QID=419>.

6. Why is my property's zoning changing from Agriculture to Rural Residential?

This change follows the Comprehensive Plan's Future Land Use map. Most of these properties are already residential in nature and have been split for development of 10 acres or less. Agriculture on these parcels is typically secondary to the principal, residential use. Existing farming uses on these properties may continue.

7. May I keep my horses?

Yes. Keeping of horses, fowl, or other animals is permitted on properties over 5 acres in size in the Code today, following the regulations in Section 8-3-3. These regulations have not changed as part of the current code update.

8. How does this affect my CUP/IUP?

This change does not affect existing CUPs/IUPs. You may continue to use your existing CUP/IUP. If you are changing uses to something that requires an amendment to or a new CUP/IUP, then you will need to apply for a permit.

9. Will the rezoning affect my property's ability to be included in the Green Acres program?

No. A property's zoning district does not affect its ability to be included in the Green Acres program.

10. Will City sewer and water be extended to my property soon?

The City extends sewer and water as properties develop and hook into the system. There is not an exact timeframe for when these extensions occur, as they are based on when/if properties develop. If City services are extended, the benefitting property owners would be notified and invited to participate in the planning process.

11. This is the first letter I've received from the City about this. Why did I not hear about this sooner?

The changes to the zoning map are meant to bring the zoning map into conformance with the Comprehensive Plan's Future Land Use map which was adopted in March 2020. The Comprehensive Plan process took place during 2018-2020. The City engaged members of the public through open houses, public meetings, and an online survey throughout the process. This map update is the first time that letters have been mailed to individual property owners. Information about the other engagement opportunities has been posted more broadly on the City's website, in the City newsletter, and in the newspaper.

12. The letter that I received is vague. Where can I find detailed information about the proposed change?

The updated zoning code and proposed zoning map are available on the City's website at: <https://www.stfrancismn.org/commdev/page/2040-comprehensive-plan-and-code-update>. Staff is available to assist property owners with specific questions as well.