



[Crystal \(Minn.\).](#)
[City Council Minutes and Agenda Packets.](#)

Copyright Notice:

This material may be protected by copyright law (U.S. Code, Title 17). Researchers are liable for any infringement. For more information, visit www.mnhs.org/copyright.

COUNCIL AGENDA

July 7, 1987

Pursuant to due call and notice thereof, the Regular meeting of the Crystal City Council was held on July 7, 1987, at 7:00 P.M., at 4141 Douglas Drive, Crystal, Minnesota. The Secretary of the Council called the roll and the following were present:

Councilmembers

✓ Langsdorf
✓ Rygg
✓ Moravec
✓ Smothers
✓ Aaker
✓ Leppa
✓ Herbes

Staff

✓ Olson
✓ Kennedy *Thomson*
✓ Monk
✓ Barber
✓ Deno
✓ Schmidt

The Mayor led the Council and the audience in the Pledge of Allegiance to the Flag.

The City Council considered the minutes of the regular City Council meeting of June 16, 1987.

Moved by Councilmember H and seconded by Councilmember Le to
(approve) (approve, making the following exceptions: _____ to)
the minutes of the regular Council meeting of June 16, 1987.

Motion Carried.

CONSENT AGENDA

1. Set 7:00 P.M., or as soon thereafter as the matter may be heard, October 6, 1987, as the date and time for a public hearing at which time the City Council will consider certification of delinquent utility bills.
2. Recognition of a donation from the Crystal Lions Club for the Performing Arts Fund in the amount of \$500.
3. Recognition of a donation of \$9,000 from the Crystal Lions Club for playground equipment for Soo Line Park (Angeline Avenue).
4. Consideration of declaring a vacancy for a position on the Human Relations Commission due to the moving out-of-town of Don Fish. *Letter 2. No*

Moved by Councilmember _____ and seconded by Councilmember _____ to remove items _____, _____, _____, and _____ from the Consent Agenda.

Motion Carried.

Moved by Councilmember *A* and seconded by Councilmember *H* to approve the Consent Agenda.

Motion Carried.

REGULAR AGENDA

1. It being 7:00 P.M., or as soon thereafter as the matter may be heard, Mayor Aaker declared this was the date and time as advertised for a public hearing at which time the City Council will sit as a Board of Adjustments & Appeals to consider a request from Charles H. Hubbell for a variance of 5' in the required 40' rear yard setback to allow the construction of a 28' x 40' house and a variance of 15' in the required 40' rear yard setback for construction of a 12' x 16' deck at 4707 Perry Avenue North. The Mayor asked those present to voice their opinions or to ask questions concerning the variances. Those present and heard were: **(5 votes needed for approval)**

Moved by Councilmember A and seconded by Councilmember M to (approve as recommended by and based on the finding of facts of the Planning Commission) (deny) (continue until _____ the discussion of) the authorization pursuant to Section 515.55 of the Crystal City code to vary or modify the strict application of Section 515.13, Subdivision 4 a), to grant a variance of 5' in the required 40' rear yard setback for construction of a 28' x 40' house and a variance of 15' in the required 40' rear yard setback for construction of a 12' x 16' deck at 4707 Perry Avenue North as requested in application #87-40.

Motion Carried.

2. It being 7:00 P.M., or as soon thereafter as the matter may be heard, Mayor Aaker declared this was the date and time as advertised for a public hearing at which time the City Council will sit as a Board of Adjustments & Appeals to consider a request from Harry F. Johnson for a variance of 14' in the required 40' rear yard setback to allow the construction of a 12' x 24' addition at 4701 Georgia Avenue North. The Mayor asked those present to voice their opinions or to ask questions concerning the variance. Those present and heard were: **(5 votes needed for approval)**

Moved by Councilmember H and seconded by Councilmember La to (grant as recommended by and based on the finding of facts of the Planning Commission) (deny) (continue until _____ the discussion of) the authorization pursuant to Section 515.55 of the Crystal City code to vary or modify the strict application of Section 515.13, Subdivision 4 a), to grant a variance of 14' in the required 40' rear yard setback for construction of a 12' x 24' addition to the existing house at 4701 Georgia Avenue North as requested in application #87-41.

Motion Carried.

3. It being 7:00 P.M., or soon thereafter as the matter may be heard, Mayor Aaker declared this was the date and time as advertised for a public hearing at which time the City Council will sit as a Board of Adjustments & Appeals to consider a request from Stanley J. Wodziak for a variance to expand a non-conforming use (non-conformity being the existing building encroaches 19.8' in the required 22' side street sideyard setback); to consider a variance of 10 off-street parking spaces in the required 98 parking spaces; and to grant a variance of 6' in the required 22' side street sideyard setback to permit a 17'6" x 40'3" addition to the existing building at 5607 West Broadway (Palace Inn). The Mayor asked those present to voice their opinions or to ask questions concerning the variance. (5 votes needed for approval)

- A. Moved by Councilmember A and seconded by Councilmember A to (grant as recommended by and based on the finding of facts of the Planning Commission) (deny) (continue until _____ the discussion of) the authorization pursuant to Section 515.55 of the Crystal City code to vary or modify the strict application of Section 515.05, Subdivision 2, to expand a non-conforming building to permit a 17'6" x 40'3" addition to the existing building at 5607 West Broadway as requested in application #87-42.

Motion Carried.

- B. Moved by Councilmember R and seconded by Councilmember A to (grant as recommended by and based on the finding of facts of the Planning Commission) (deny) (continue until _____ the discussion of) the authorization pursuant to Section 515.55 of the Crystal City code to vary or modify the strict application of Section 515.09, Subdivision 8 v), to allow a variance of 10 off-street parking spaces in the required 98 parking spaces at 5607 West Broadway as requested in application #87-43.

Motion Carried.

- C. Moved by Councilmember A and seconded by Councilmember H to (grant as recommended by and based on the finding of facts of the Planning Commission) (deny) (continue until _____ the discussion of) the authorization pursuant to Section 515.55 of the Crystal City code to vary or modify the strict application of Section 515.13, Subdivision 3) b), to grant a variance of 6' in the required 22' side street sideyard setback to permit a 17'6" x 40'3" addition to the existing building at 5607 West Broadway as requested in application #87-47.

Motion Carried.

4. The City Council considered a building permit for a 17'6" x 40'3" addition to Palace Inn, 5607 West Broadway.

Moved by Councilmember R and seconded by Councilmember LeP to (approve) (deny) (continue until _____ the discussion of) building permit #8346 for a 17'6" x 40'3" addition to Palace Inn, 5607 West Broadway.

Motion Carried.

5. The City Council presented awards for the Flower Planting in the redevelopment project along Bass Lake Road.

*Victory Robins 4-H Club - Youth Div - Florence Baulke
Capital Women of Today - Kathy Jost
Adult Div.*

6. The City Council considered a request from the Elks Club to hold a pig roast in the parking lot at 5410 Lakeland Avenue North on July 25, 1987 and to serve beer outside; requesting a waiver of fee for the beer license.

Moved by Councilmember A and seconded by Councilmember H to (approve) (deny) (continue until _____ the discussion of) the request to hold a pig roast and extending limits, relating to the on-sale license of Elks Lodge #44, of the licensed premises to include the parking lot at the Elks Club, 5410 Lakeland Avenue North, for one day on July 25, 1987 and to waiver a fee for the beer license.

Motion Carried.

July 7, 1987

7. The City Council considered a request from Steve Weisman of Steve O's to hold a pig roast in the parking lot at 4900 West Broadway on August 22, 1987 and to allow the customers to consume drinks in the parking lot.

Moved by Councilmember A and seconded by Councilmember H to (approve) (deny) (continue until _____ the discussion of) the request to hold a pig roast and extending limits, relating to the on-sale license of Steve Weisman Industries, of the licensed premises to include the parking lot at Steve O's, 4900 West Broadway, for one day on August 22, 1987.

check on problem preceding Pig Roasts

Motion Carried.

8. The City Council considered bids for the 1987 seal coat project #87-1.

Moved by Councilmember R and seconded by Councilmember M to adopt the following resolution, the reading of which was dispensed with by unanimous consent:

RESOLUTION NO. 87- 33

RESOLUTION AWARDING A CONTRACT

By roll call and voting aye: ALL _____, _____, _____, _____, _____, _____; voting no: _____, _____, _____, _____; absent, not voting: _____, _____, _____.
Motion Carried, resolution declared adopted.

Moved by Councilmember _____ and seconded by Councilmember _____ to (deny) (continue until _____ the discussion of) bids for the 1987 seal coat project #87-1.

Motion Carried.

9. The City Council considered bids for alley improvements located between Welcome & Xenia Avenues from 44th to 46th Avenues, project #87-2.

Moved by Councilmember H and seconded by Councilmember LR to adopt the following resolution, the reading of which was dispensed with by unanimous consent:

RESOLUTION NO. 87- 34

RESOLUTION AWARDING A CONTRACT

By roll call and voting aye: _____, _____, _____, _____, _____, _____, _____; voting
no: _____, _____, _____, _____; absent, not voting: _____, _____, _____.
Motion Carried, resolution declared adopted. ALL

Moved by Councilmember _____ and seconded by Councilmember _____ to (deny)
(continue until _____ the discussion of) bids for alley improvements
located between Welcome & Xenia Avenues from 44th to 46th Avenues, project #87-2.
Motion Carried.

10. The City Council considered final payment to Cates Construction for the Becker Park Arts & Entertainment Centre.

Moved by Councilmember M and seconded by Councilmember A to
(approve) (deny) (continue until _____ the discussion of) final payment
to Cates Construction for the Becker Park Arts & Entertainment Centre.

Motion Carried.

July 7, 1987

11. The City Council considered the Sunnybrooke Development plan as submitted by Norman Nafstad.

Bob Luens, Attorney for Nafstad
 Doug Frank, Engineer
 Mark Carlson, Architect
 Alan Mepius, N.W. Consultants
 Gary Nafstad

Don Slough
 Gene Nesley 5900-29th Place
 3316 Yates - John Vaper
 2730 Brookridge - Tom Johnson(?)
 3454 Brunswick - Bott
 submitted Petition w/ 500+ signatures

- A. Moved by Councilmember Le and seconded by Councilmember A to make a negative declaration (as recommended by the City Engineer) regarding the need for an environmental impact statement regarding the Sunnybrooke site.

Motion Carried.

Moved by Councilmember _____ and seconded by Councilmember _____ to (affirm) (continue until _____ the discussion of) the declaration regarding the need for an environmental impact statement regarding the Sunnybrooke site.

Motion Carried.

- B. Moved by Councilmember _____ and seconded by Councilmember _____ to adopt the following ordinance: (5 votes needed for approval)

ORDINANCE NO. 87-

AN ORDINANCE RELATED TO ZONING:
 CHANGING THE USE CLASSIFICATIONS OF CERTAIN LANDS

and further, that the second and final reading be held on July 21, 1987.

Motion Carried.

Moved by Councilmember _____ and seconded by Councilmember _____ to (deny as recommended by the Planning Commission) (continue until _____ the discussion of) the First Reading of an ordinance rezoning property at the Sunnybrooke site from R-1 to R-4 and R-0.

Motion Carried.

- C. Moved by Councilmember _____ and seconded by Councilmember _____ to (approve) (deny) (continue until _____ the discussion of) conditional use permit #87-37 for the Sunnybrooke site.

Motion Carried.

3418 Brunswick Andy Rosko

- D. Moved by Councilmember _____ and seconded by Councilmember _____ to (approve) (deny) (continue until _____ the discussion of) conditional use permit #87-38 for elderly housing at the Sunnybrooke site.

Motion Carried.

- E. Moved by Councilmember _____ and seconded by Councilmember _____ to (approve) (deny) (continue until _____ the discussion of) the establishment of a tax excrement finance district regarding Sunnybrooke site to allow the use of tax increment finance to pay for such site improvements.

Motion Carried.

12. The City Council considered the Second Reading of an ordinance rezoning lots on Hampshire, Georgia, & Florida Avenues north of 54th Avenue from B-4 (Community Commercial) to R-1 (Single-family Residential). (5 votes needed for approval)

Moved by Councilmember 18 and seconded by Councilmember A to adopt the following ordinance:

ORDINANCE NO. 87- 5

AN ORDINANCE RELATING TO ZONING: CHANGING THE USE
CLASSIFICATION OF CERTAIN LANDS

and further, that this be the second and final reading.

Motion Carried.

Moved by Councilmember _____ and seconded by Councilmember _____ to (deny) (continue until _____ the discussion of) an ordinance rezoning lots on Hampshire, Georgia, & Florida Avenues north of 54th Avenue from B-4 to R-1.

Motion Carried.

13. The City Council considered the Second Reading of an ordinance rezoning lots 1 & 2 of Anderson's Gardendale Acres from R-1 to B-2 and P-2 and Lot 1 of Douglas Medical Plaza from R-4 to B-2. (5 votes needed for approval)

Moved by Councilmember A and seconded by Councilmember R to adopt the following ordinance:

ORDINANCE NO. 87-6

AN ORDINANCE RELATING TO ZONING: CHANGING THE USE
CLASSIFICATION OF CERTAIN LANDS

and further, that this be the second and final reading.

Motion Carried.

Moved by Councilmember _____ and seconded by Councilmember _____ to (deny) (continue until _____ the discussion of) the Second Reading of an ordinance rezoning lots 1 & 2 of Anderson's Gardendale Acres from R-1 to B-2 and P-2 and Lot 1 of Douglas Medical Plaza from R-4 to B-2.

Motion Carried.

14. The City Council considered a cooperative agreement for trunk Highway 169 and County Road 10 signalization.

Moved by Councilmember A and seconded by Councilmember La to adopt the following resolution, the reading of which was dispensed with by unanimous consent:

RESOLUTION NO. 87-35

RESOLUTION BETWEEN THE STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION AND
THE COUNTY OF HENNEPIN AND THE CITY OF CRYSTAL
TO REMOVE THE EXISTING TRAFFIC CONTROL SIGNAL
AND INSTALL A NEW TRAFFIC CONTROL SIGNAL WITH STREET LIGHTS
AND SIGNING ON TRUNK HIGHWAY #169 AT
COUNTY STATE 8 HIGHWAY #10
IN THE CITY OF CRYSTAL

By roll call and voting aye: _____; voting
no: _____; absent, not voting: _____.
Motion Carried, resolution declared adopted.

Moved by Councilmember _____ and seconded by Councilmember _____ to (deny)
(continue until _____ the discussion of) an agreement for trunk
Highway 169 and County Road 10 signalization.

Motion Carried.

15. The City Council considered a preliminary proposal for a drug enforcement task force.

E A M O R V T

Moved by Councilmember La and seconded by Councilmember H to
authorize the staff to participate in the grant for a drug enforcement task force and
to reserve appropriate funds for the project from the City of Crystal PIR Fund Part B.
Motion Carried.

Resolution 1
unanimous

16. The City Council considered a joint County Municipal Special Waste Collection Project.

y Le/s to Cg

y rd

17. The City Council considered rules governing the licensing of hazardous waste transporters.

y 1 m s 0
 - e p - o n b u Resolution

18. Councilmember Steven Leppa requested the City Council discuss the Bass Lake Road storm sewer project.

y Le/m 1 in . y i: r dr b - Aug

O

La

R

m

Le

a

May

S

H

July 7, 1987

19. The City Council considered the First Reading of an ordinance concerning burglar alarms in the Crystal Police Department.

Moved by Councilmember 2 and seconded by Councilmember Lee to adopt the following ordinance:

3 free \$50
ORDINANCE 87-

4. J.P. no
1st
20 00-
AN ORDINANCE RELATING TO PUBLIC SAFETY
AMENDING CRYSTAL CITY CODE, CHAPTER IX BY
ADDING A SECTION

\$100 ten over
\$150 15 w
all e x
and further, that the second and final reading be held on July 21, 1987.

Moved by Councilmember _____ and seconded by Councilmember _____ to (deny) (continue until _____ the discussion of) an ordinance concerning the alarm system in the Crystal Police Department.

20. The City Council considered Community Development Block Grant Program Year XIII Day Care Program.

Motion Carried.

Moved by Councilmember R and seconded by Councilmember A to adopt the following resolution, the reading of which was dispensed with by unanimous consent:

RESOLUTION NO. 87-

RESOLUTION REGARDING URBAN HENNEPIN
YEAR XIII FUNDS ALLOCATED BY THE CITY OF CRYSTAL
FOR THE DAY CARE PROGRAM

By roll call and voting aye: _____, _____, _____, _____, _____, _____, _____; voting no: _____, _____, _____, _____; absent, not voting: _____, _____, _____.
Motion Carried, resolution declared adopted.

Moved by Councilmember _____ and seconded by Councilmember _____ to (deny) (continue until _____ the discussion of) resolution regarding CDGG Year XIII Day Care Program.

Motion Carried.
unanimous

21. The City Council considered a resolution authorizing application for Metropolitan Council Tonnage Payment Program.

Moved by Councilmember M and seconded by Councilmember R to adopt the following resolution, the reading of which was dispensed with by unanimous consent:

RESOLUTION NO. 87-

RESOLUTION AUTHORIZING APPLICATION FOR
METROPOLITAN COUNCIL TONNAGE PAYMENT PROGRAM

By roll call and voting aye: _____; voting
no: _____; absent, not voting: _____.
Motion Carried, resolution declared adopted.

Moved by Councilmember _____ and seconded by Councilmember _____ to (deny)
(continue until _____ the discussion of) resolution regarding an application
for Metropolitan Council Tonnage Payment Program.

Motion Carried. *unanimous*

22. The City Council considered the narrative report from the Police Department regarding the Iron Horse.

No concern w/Pd

No questions

No comments

23. The City Council discussed the cost of park logos for departmental vehicles.

✓ decal P y placed < 2 7.80 2 colors
 5.40 1 color
 y (don't do)
 Es logo & u MT
 m continuity ~ 9

24. The City Council considered a six-month lease with Waste Management Board for space at Thorson Community Center for the period 7/1/87 through 12/31/87.

Moved by Councilmember Le and seconded by Councilmember A to adopt the following resolution, the reading of which was dispensed with by unanimous consent:

RESOLUTION NO. 87-39

RESOLUTION REGARDING LEASE AGREEMENT WITH
 MINNESOTA WASTE MANAGEMENT BOARD
 FOR SPACE AT THORSON COMMUNITY CENTER

By roll call and voting aye: _____, _____, _____, _____, _____, _____, _____; voting
 no: _____, _____, _____, _____; absent, not voting: _____, _____, _____.
 Motion Carried, resolution declared adopted.

Moved by Councilmember _____ and seconded by Councilmember _____ to (deny)
 (continue until _____ the discussion of) resolution regarding a lease
 agreement with Minnesota Waste Management Board at Thorson Community Center.

Motion Carried.

unanimous

Leag of mn / get reservation
Cities

High 110 of reduced (6:30) 10
90 7/6/87

Moved by Councilmember 18 and seconded by Councilmember M to approve the list of license applications.

Motion Carried.

Moved by Councilmember H and seconded by Councilmember La to adjourn the meeting.

Motion Carried.

Meeting adjourned at 9:50.

APPLICATIONS FOR LICENSE
July 07, 1987

SIGN HANGERS - \$66.00

Arrow Sign Company, 18607 Hwy 65 N.E. Cedar, 55011
Signcrafters Outdoor Display, Inc., 7775 Main Street N.E.
Fridley, 55432

PLUMBERS - \$30.25

North Star Plumbing Contractors, 14701 95th Ave. N.,
Maple Grove, 55369

GAS FITTERS - \$30.25

Marsh Heating & Air Conditioning, Inc., 6248 Lakeland Ave. N.,
Brooklyn Park, 55428

REFUSE HAULERS - \$27.50 Co. Lic. + \$16.50 ea. vehicle

Waste Management-Blaine, Circle Pines, MN
Woodlake Sanitation, Hamel, MN

FOOD ESTABLISHMENT - Itinerant (\$27.50 1st day + \$11.00 ea.
addnl day)

Crystal Shopping Center, Crazy Days July 13 to 18, 1987

FOOD ESTABLISHMENT _ (exempt)

Crystal Fire Relief Assoc. for Crystal Frolics
at Welcome Park July 24 - 26, 1987

American Legion Post 511 (Aviation) for pancake breakfast
at Crystal Airport, one day only, July 26, 1987

DUE DATE: NOON, WEDNESDAY
JULY 15, 1987

ACTION NEEDED MEMO: From the July 7, 1987, Council Meeting

The items listed below are the actions requested by the City Council at their regular Council meeting of July 7, 1987. These items should be taken care of by noon, Wednesday, preceding the next regularly scheduled Council meeting and returned to the Acting City Manager for his review.

CONSENT AGENDA

<u>DEPARTMENT</u>	<u>ITEM</u>	
ACTING CITY MGR.	1.	Set public hearing to consider certification of delinquent utility bills. ACTION NEEDED: Place item on October 6 Council agenda. ACTION TAKEN: Item noted to be placed on October 6 Council agenda.
ACTING CITY MGR. & PARK & REC. DIR.	2.	Recognition of donation of \$500 from the Crystal Lions Club for the Performing Arts fund. ACTION NEEDED: Send letter of thanks and certificate. ACTION TAKEN: Plaque ordered; letter will be sent with plaque.
ACTING CITY MGR. & PARK & REC. DIR.	3.	Recognition of donation of \$9,000 from the Crystal Lions Club for playground equipment for Soo Line Park. ACTION NEEDED: Send letter of thanks and certificate. ACTION TAKEN: Letter sent 7/13/87.
ACTING CITY MGR.	4.	Consideration of declaring vacancy for a position on the Human Relations Commission. ACTION NEEDED: Send letter notifying of vacancy to chairperson of the Human Relations Commission. ACTION TAKEN: Not completed.

REGULAR AGENDA

<u>DEPARTMENT</u>	<u>ITEM</u>	
BLDG. INSPECTOR	1.	Public hearing to consider request for variances at 4707 Perry Ave. N. ACTION NEEDED: Notify applicant of Council approval. ACTION TAKEN: Applicant present at meeting.
BLDG. INSPECTOR	2.	Public hearing to consider request for variances at 4701 Georgia Avenue N. ACTION NEEDED: Notify applicant of Council approval. ACTION TAKEN: Applicant present at meeting.
BLDG. INSPECTOR & CITY ENGINEER	3.	Consideration of request for variances at 5607 West Broadway (Palace Inn). ACTION NEEDED: Notify applicant of Council approval. ACTION TAKEN: Applicant present at meeting.
BLDG. INSPECTOR	4.	Consideration of building permit for an addition to the Palace Inn at 5607 West Broadway. ACTION NEEDED: Issue building permit as approved by Council. ACTION TAKEN: Waiting construction plans.
	5.	Presentation of awards for flower planting along Bass Lake Road. ACTION NEEDED: No action needed.
ACTING CITY MGR.	6.	Consideration of a request from the Elks Club to hold a pig roast on July 25 and to serve beer outside; requesting waiver of fee. ACTION NEEDED: Notify applicant of Council approval. ACTION TAKEN: Applicant notified.

<u>DEPARTMENT</u>	<u>ITEM</u>	
ACTING CITY MGR.	7.	<p>Consideration of request for pig roast and to allow customers to consume drinks in the parking lot at Steve O's on August 22, 1987.</p> <p>ACTION NEEDED: Notify applicant of Council approval.</p> <p>ACTION TAKEN: Applicant notified.</p>
CITY ENGINEER	8.	<p>Consideration of bids for the 1987 seal coat project.</p> <p>ACTION NEEDED: Contract awarded to low bidder; notify low bidder of Council award.</p> <p>ACTION TAKEN: Contract sent and all bidders notified.</p>
CITY ENGINEER	9.	<p>Consideration of bids for alley improvements between Welcome & Xenia from 44th to 46th.</p> <p>ACTION NEEDED: Council awarded bid to low bidder; notify low bidder of Council award.</p> <p>ACTION TAKEN: Contract sent and all bidders notified.</p>
CITY ENGINEER	10.	<p>Consideration of final payment to Cates Construction for the Becker Park Arts & Entertainment Centre.</p> <p>ACTION NEEDED: Issue final payment to Cates Construction as approved by Council.</p> <p>ACTION TAKEN: Contractor notified of action.</p>
CITY ATTORNEY	11.	<p>Consideration of Sunnybrooke Development plan.</p> <p>ACTION NEEDED: Prepare findings for denial as requested by City Council.</p> <p>ACTION TAKEN: Findings prepared for July 21 Council agenda.</p>
CITY CLERK	12.	<p>Consideration of Second Reading of an ordinance rezoning lots on Hampshire, Georgia, & Florida north of 54th from B-4 to R-1.</p> <p>ACTION NEEDED: Publish ordinance.</p> <p>ACTION TAKEN: Ordinance published.</p>

<u>DEPARTMENT</u>	<u>ITEM</u>	
CITY CLERK	13.	<p>Consideration of Second Reading of an ordinance rezoning Lots 1 & 2 of Anderson's Gardendale Acres from R-1 to B-2 and P-2 and Lot 1 of Douglas Medical Plaza from R-4 to B-2.</p> <p>ACTION NEEDED: Publish ordinance.</p> <p>ACTION TAKEN: Ordinance published.</p>
CITY ENGINEER	14.	<p>Consideration of a cooperative agreement for trunk Highway 169 and County Road 10 signalization.</p> <p>ACTION NEEDED: Send signed copies of agreement to State of Minnesota.</p> <p>ACTION TAKEN: Contract executed and forwarded to County.</p>
POLICE CHIEF	15.	<p>Consideration of a preliminary proposal for a drug enforcement task force.</p> <p>ACTION NEEDED: Submit grant application with other cities.</p> <p>ACTION TAKEN: In progress.</p>
FINANCE DIRECTOR		<p>ACTION NEEDED: Allocate funds of \$10,000 from PIR.</p> <p>ACTION TAKEN: \$10,000 allocated from PIR, part B.</p>
RECYCLING COORD.	16.	<p>Consideration of a joint County Municipal Special Waste Collection Project.</p> <p>ACTION NEEDED: Notify County of Council approval of project and approval of site.</p> <p>ACTION TAKEN: Letter sent to Loren Jansen stating approval.</p>
ACTING CITY MGR.	17.	<p>Consideration of rules governing the licensing of hazardous waste transporters.</p> <p>ACTION NEEDED: Contact State to provide more information to City Council.</p> <p>ACTION TAKEN: State contacted, Council to be informed of progress at 7/21/87 Council meeting.</p>

<u>DEPARTMENT</u>	<u>ITEM</u>	
ACTING CITY MGR.	18.	Consideration of the Bass Lake Road storm sewer project. ACTION NEEDED: Public hearing set for August 4, 1987. ACTION TAKEN: Item to be placed on August 4 Council agenda.
CITY ENGINEER		ACTION NEEDED: Notify affected property owners. ACTION TAKEN: Publication and notification in progress.
CITY ATTORNEY	19.	Consideration of First Reading of an ordinance concerning burglar alarms. ACTION NEEDED: Note changes as discussed by staff and incorporate into ordinance. ACTION TAKEN: Changes to be prepared for 7/21/87 Council meeting.
ACTING CITY MGR.		ACTION NEEDED: Place Second Reading on July 21 Council agenda. ACTION TAKEN: Item placed on July 21 Council agenda.
REDEV. COORD.	20.	Consideration of Community Development Block Grant Program Year XIII Day Care Program. ACTION NEEDED: Notify County of City approval of contract with Greater Minneapolis Day Care Assoc. and forward resolution. ACTION TAKEN: Letter, contract, and copy of resolution sent 7/15/87.
RECYCLING COORD.	21.	Consideration of a resolution authorizing application for Metropolitan Council Tonnage Payment Program. ACTION NEEDED: Forward resolution and apply for payment program on behalf of the City and the non-profit organizations. ACTION TAKEN: Application sent 7/15/87.

DEPARTMENT

ITEM

22. Consideration of a narrative report from the Police Department regarding the Iron Horse.
ACTION NEEDED: No action needed.

23. Consideration of the cost of park logos for departmental vehicles.
ACTION NEEDED: No action needed.

ADMIN. ASSISTANT

24. Consideration of a six-month lease with Waste Management Board for space at Thorson Community Center.
ACTION NEEDED: Forward signed agreement to Waste Management Board.
ACTION TAKEN: Sent 7/9/87.

CITY CLERK

Licenses.
ACTION NEEDED: Issue licenses.
ACTION TAKEN: Licenses issued.

Sent with preliminary agenda on 7/2/87

- Council meeting minutes of June 16, 1987.
- Copy of check from Crystal Lions Club, donation for the Performing Arts Fund.
- Copy of check from Crystal Lions Club, donation for playground equip., Soo Line Park.
- Memo from Admin. Assist. dated 6/29/87 re: lease agreement renewal, MN Waste Mgmt. Bd.
- Planning Commission Mins. of 6/8/87.
- Memo from City Engr. dated 6/29/87 re: variances for Palace Inn, 5607 West Broadway
- Letter from Elks Lodge #44 re: pig roast at 5410 Lakeland w/waiver of fee for beer license.
- Note from Steven Weisman dated 6/29/84 re: pig roast at 4900 West Broadway 8/22/87 & serving of liquor in parking lot.
- Memo from City Engr. dated 7/1/87 re: bids for 1987 seal coating program.
- Memo from Asst. City Engr. dated 7/1/87 re: bids, blacktop alley improv. #87-2.
- Memo from City Engr. dated 7/1/87 re: Becker Park Shelter Bldg., final payment to Cates Const.
- Packet from City Engr. re: Sunnybrooke Development plan, Norman Nafstad.
- Copy of an ordinance rezoning lots on Hampshire, Georgia, & Florida Aves. north of 54th Ave. from B-4 to R-1.
- Copy of an ordinance rezoning lots 1 & 2 of Anderson's Gardendale Acres from R-1 to B-2 & P-2 and lot 1 of Douglas Medical Plaza from R-4 to B-2.
- Copy of memo from City Engr. dated 6/29/87 re: signal agreement for TH 169/CR 10 Intersection Project.
- Copy of preliminary proposal from the P.D. for a drug enforcement task force.
- Copy of letter from John Derus re: waste collection program
- Copy of letter from Commissioner Leonard Lavene, MN Dept. of Transportation, dated 6/9/87 re: hazardous waste transporters.
- Copy of draft ordinance from City Attorney re: regulating false alarm calls to the P.D.
- Memo from Community Devel. Coordinator dated 6/22/87 re: CDBG Year XIII Day Care Program
- Memo from Police Chief dated 7/1/87 re: response to Council's Directive on the Iron Horse.
- Memo from Thomas Grundhoefer dated 6/23/87 re: advisory on recent U.S. Supreme Case effecting municipal zoning practices.

-Memo from Ann Higgins, League of MN Cities, dated 6/18/87 re: 1987 National League of Cities Congress of Cities on 12/12/87 thru 12/16/87.

-Copy of memo from Judith Raether dated 6/16/87 re: 5 cities transportation project, May statistics.

-Letter from James Thomson, Jr. dated 6/22/87 re: Crystal Green vs. City of Crystal & copy of letter from James Thompson, Jr. dated 6/22/87 to Stanley Papeskar, General Council League of MN Cities.

-Bulletin from Neil Peterson dated 6/18/87 re: membership on A.M.M. Legislative Policy Comm.

Included in packet on 7/7/87

-Copy of resolution authorizing application for Metropolitan Council Tonnage Payment Program

-More information on Hennepin County Special Waste Collection

-copy of MN Transportation Dept. Traffic Control Signal Agreement No. 64122

Received at Council Meeting a Rezoning Petition with 516 names

Joan

July 2, 1987

TO: City of Crystal Councilmembers
FROM: John A. Olson, Acting City Manager
RE: Preliminary Agenda - Council Meeting of 7-7-87

Since this is a short week due to the fourth of July holiday we are preparing the preliminary agenda material for you early. There may have to be some changes due to last-minute items but at this point, this appears to be the agenda which you will be using Tuesday night. I believe most items are self-explanatory and I will not discuss each item. There are a few on which I will make brief comments.

Item 10:

As you know, Tuesday night we will be discussing Sunnybrooke Development by Norman Nafstad. The City Engineer has prepared a detailed packet for you and I believe you should try to read through it before Tuesday night. We are planning to hold the Council meeting downstairs in the Community Room because of this item. Tuesday night's agenda will indicate five (5) motions necessary on this item. They will be detailed Tuesday night but the first item will be discussion of an Environmental Assessment Work Sheet. Both the City Attorney and the City Engineer will be able to explain this process Tuesday night.

Item 14:

This is a preliminary proposal which the Police Department has requested. As you will note by the memo, this project involves a commitment of funds by the City of approximately \$9,000.00. I believe the action by the Council if they wish to participate, would be to authorize the staff to participate in the grant application and reserve funds for the project from the PIR Fund. The federal government needs this commitment of matching funds as part of the application process. No money will be expended until the grant is approved by the federal government and the State of Minnesota.

Item 15:

The Recycling Committee has discussed this item and those members may wish to inform you further about this project, however, I believe the action would be to authorize participation and authorize use of the Public Works area. In that action I would suggest that the Council also indicate that the County is responsible for clean-up of the Public Works area so that it is restored to its original state.

Councilmembers

- 2 -

July 2, 1987

Item 21:

I will have cost figures for various sizes of Park logos at Tuesday night's meeting.

I hope you have a pleasant fourth of July weekend.

Due to cancer surgery that my sister requires I will be out of town from Saturday noon until Tuesday noon. During that time Nancy will be able to answer your questions. I have informed the department heads of my absence and they will be able to handle any emergencies in their areas if they should arise.

APPLICATIONS FOR LICENSE
July 07, 1987

SIGN HANGERS - \$66.00

Arrow Sign Company, 18607 Hwy 65 N.E. Cedar, 55011
Signcrafters Outdoor Display, Inc., 7775 Main Street N.E.
Fridley, 55432

PLUMBERS - \$30.25

North Star Plumbing Contractors, 14701 95th Ave. N.,
Maple Grove, 55369

GAS FITTERS - \$30.25

Marsh Heating & Air Conditioning, Inc., 6248 Lakeland Ave. N.,
Brooklyn Park, 55428

REFUSE HAULERS - \$27.50 Co. Lic. + \$16.50 ea. vehicle

Waste Management-Blaine, Circle Pines, MN
Woodlake Sanitation, Hamel, MN

FOOD ESTABLISHMENT - Itinerant (\$27.50 1st day + \$11.00 ea.
addnl day)

Crystal Shopping Center, Crazy Days July 13 to 18, 1987

FOOD ESTABLISHMENT _ (exempt)

Crystal Fire Relief Assoc. for Crystal Frolics
at Welcome Park July 24.- 26, 1987

American Legion Post 511 (Aviation) for pancake breakfast
at Crystal Airport, one day only, July 26, 1987

TENTATIVE AGENDA

FOR THE JULY 7, 1987 COUNCIL MEETING

1. Minutes of the regular meeting of June 16, 1987.

CONSENT AGENDA

<u>ITEM</u>	<u>SUPPORTING DATA</u>	<u>COMMENTS</u>
1. Set public hearing to consider certification of delinquent utility bills.	None	Set hearing for October 6.
2. Recognition of a donation from the Crystal Lions Club for the Performing Arts Fund in the amount of \$500.	Copy of check and memo from Park & Recreation Director dated 6/18/87.	None
3. Recognition of a donation of \$9,000 from the Crystal Lions Club for playground equipment for Soo Line Park (Angeline Avenue).	Copy of check and memo from Park & Recreation Director dated 6/26/87.	None
4. Consideration of declaring a vacancy for a position on the Human Relations Commission due to the moving out of town of Don Fish	Letter from Gregg Peppin	Don Fish has missed more than 3 meetings and has moved out of the City.
5. Consideration of a six-month lease with Waste Management Board for space at Thorson Community Center for the period 7/1/87 through 12/31/87.	Copy of agreement and memo to Assistant City Manager dated 6/29/87.	The State of MN has requested a six-month agreement for possible reasons stated in the memo.

REGULAR AGENDA

<u>ITEM</u>	<u>SUPPORTING DATA</u>	<u>COMMENTS</u>
1. Public hearing to consider a request from Charles H. Hubbell for a variance of 5' in the required 40' rear yard setback to allow the construction of a 28' x 40' house and a variance of 15' in the required 40' rear yard setback to allow the construction of a 12' x 16' deck at 4707 Perry Avenue North.	Planning Commission Minutes of 6/8/87, item 4.	Planning Commission recommended approval.
2. Public hearing to consider a request from Harry F. Johnson for a variance of 14' in the required 40' rear yard setback to allow the construction of a 12' x 24' addition at 4701 Georgia Ave. N.	Planning Commission Minutes of 6/8/87, item 5.	Planning Commission recommended approval.
3. Public hearing to consider a request from Stanley J. Wodziak for a variance to expand a non-conforming use (non-conformity being the existing building encroaches 19.8' in the required 22' side street sideyard setback); to consider a variance of 10 off-street parking spaces in the required 98 parking spaces; and to grant a variance of 6' in the required 22' side street sideyard setback to permit a 17'6" x 40'3" addition to the existing building at 5607 West Broadway (Palace Inn).	Planning Commission Minutes of 6/8/87, item 7; report from City Engineer dated 6/29/87.	Planning Commission recommended approval.
4. Presentation of awards for the Flower Planting in the redevelopment project along Bass Lake Rd.	None	The winners have been notified and will appear at the meeting.
5. Consideration of a request from the Elks Club to hold a pig roast in their parking lot at 5410 Lakeland Ave. N. on July 25, 1987 and to serve beer outside; requesting a waiver of fee for the beer license.	Letter from Ed Thonander, dated 6/1/87. Copy of 3.2 beer stand license.	Two motions are necessary. One concerning the pig roast and the second to consider a 3.2 beer stand and waiver of fee.

<u>ITEM</u>	<u>SUPPORTING DATA</u>	<u>COMMENTS</u>
6. Consideration of a request from Steve Weisman of Steve O's to hold a pig roast in the parking lot at 4900 West Broadway on August 22, 1987 and to allow customers to consume drinks in the parking lot.	Letter from Steve Weisman dated 6/29/87.	Motion will need to include extending the limits of the liquor license to include the parking lot.
7. Consideration of bids for the 1987 seal coat project #87-1.	Memo from City Engineer dated 7/1/87.	None
8. Consideration of bids for alley improvements located between Welcome & Xenia Avenues from 44th to 46th Avenue, project #87-2.	Memo from City Engineer dated 7/1/87.	None
9. Consideration of final payment to Cates Construction for the Becker Park Arts & Entertainment Centre.	Memo from City Engineer dated 7/1/87.	None
10. Consideration of the Sunnybrook Development plan as submitted by Norman Nafstad.	Packet supplied by City Engineer.	Planning Commission has recommended denial of rezoning, 5 motions necessary.
11. Consideration of Second Reading of an ordinance rezoning lots on Hampshire, Georgia, & Florida Avenues North of 54th Avenue from B-4 to R-1.	Copy of ordinance.	None.
12. Consideration of Second Reading of an ordinance rezoning lots 1 & 2 of Anderson's Gardendale Acres from R-1 to B-2 and P-2 and Lot 1 of Douglas Medical Plaza from R-4 to B-2.	Copy of ordinance.	None.

<u>ITEM</u>	<u>SUPPORTING DATA</u>	<u>COMMENTS</u>
13. Consideration of a cooperative agreement for trunk Highway 169 and County Rd. 10 signalization.	Copy of the memo from City Engineer dated 6/29/87.	None.
14. Consideration of a preliminary proposal for a drug enforcement task force.	Copy of preliminary proposal.	Authorize participation in grant application.
15. Consideration of a joint County Municipal Special Waste Collection Project.	Letter from Hennepin County Commissioner John Derus dated 6/9/87.	Authorize participation and use of public works area.
16. Consideration of rules governing the licensing of hazardous waste transporters.	Notice from Commissioner Leonard Levine, Minnesota Department of Transportation dated 6/9/87.	None.
17. Consideration of the Bass Lake Road storm sewer project as requested by Councilmember Steven Leppa.	None.	None.
18. Consideration of a draft ordinance regulating false alarm calls to the Police Department.	Copy of draft ordinance from City Attorney.	Draft ordinance will be available Tuesday night.
19. Consideration of Community Development Block Grant Program Year XIII Day Care Program.	Memo from Community Redevelopment Coordinator dated 6/22/87.	None.

<u>ITEM</u>	<u>SUPPORTING DATA</u>	<u>COMMENTS</u>
20. Consideration of the narrative report from the Police Department regarding the Iron Horse.	Copy of report from Police Chief.	None.
21. Discussion of the costs of park logos for departmental vehicles.	None.	None.

INFORMATIONAL ITEMS:

1. Memo from Thomas L. Grundhoefer, Staff Attorney for the League of Minnesota Cities, dated 6/23/87 regarding advisory on recent U.S. Supreme Court case effecting municipal zoning practices.
2. Memo from Ann Higgins, Federal Liaison/Program Development, League of Minnesota Cities, dated 6/18/87 regarding 1987 National League of Cities Congress of Cities on December 12th through 16th.
3. Memo from Judith A. Raether dated 6/16/87 regarding Five Cities Transportation Project - May statistics.
4. Letter from James J. Thomson, Jr. of LeFevere, Lefler, Kennedy, & Drawz dated 6/22/87 regarding Crystal Green vs. City of Crystal and a copy of a letter from James J. Thomson, Jr. dated 6/22/87 to Stanley Peskar, General Council League of Minnesota Cities.
5. Bulletin from Neil Peterson, President, Association of Metropolitan Municipalities, dated 6/18/87 regarding membership on A.M.M. Legislative Policy Committee.
6. Newsletter (will be distributed Tuesday night).

16 JUNE 1987

Pursuant to due call and notice thereof, the Regular meeting of the Crystal City Council was held on June 16, 1987, at 7:00 P.M., at 4141 Douglas Drive, Crystal, Minnesota. The Secretary of the Council called the roll and the following were present: Langsdorf, Rygg, Moravec, Smothers, Aaker, Leppa, Herbes. Also present were the following staff members: John T. Irving, City Manager; David Kennedy, City Attorney; John A. Olson, Assistant City Manager; William Monk, City Engineer; Donald Peterson, Building Inspector; Nancy Deno, Administrative Assistant; Darlene George, City Clerk.

The Mayor led the Council and the audience in the Pledge of Allegiance to the Flag.

The City Council considered the minutes of the regular City Council meeting of June 2, 1987, The Board of Equalization meeting of June 2, 1987 and the Special Council meeting of June 10, 1987.

Moved by Councilmember Herbes and seconded by Councilmember Smothers to approve the minutes of the regular Council meeting and the Board of Equalization meeting of June 2, 1987 and Special Council meeting of June 10, 1987.

Motion Carried.

The City Council considered the following items on the Consent Agenda:

1. Set 7:00 P.M., or as soon thereafter as the matter may be heard, July 7, 1987, as the date and time for a public hearing at which time the City Council will sit as a Board of Adjustments & Appeals to consider a request from Charles H. Hubbell for a variance of 5' in the required 40' rear yard setback to allow the construction of a 28' x 40' house and a variance of 15' in the required 40' rear yard setback for the construction of a 12' x 16' deck at 4707 Perry Avenue North.
2. Set 7:00 P.M., or as soon thereafter as the matter may be heard, July 7, 1987, as the date and time for a public hearing at which time the City Council will sit as a Board of Adjustments & Appeals to consider a request from Harry F. Johnson for a variance of 14' in the required 40' rear yard setback to allow the construction of a 12' x 24' addition to the existing house at 4701 Georgia Avenue North.
3. Set 7:00 P.M., or as soon thereafter as the matter may be heard, July 7, 1987, as the date and time for a

16 JUNE 1987

public hearing at which time the City Council will sit as a Board of Adjustments & Appeals to consider a request from James Wodziak for a variance to expand a non-conforming building (said non-conformity being existing building encroaches 19.8' in the required 22' side street side yard setback), a variance of 10 off-street parking spaces in the required 98 parking spaces, and a variance of 6' in the required 22' side street side yard setback to build a 17'6" x 40'3" addition to the existing building at 5607 West Broadway.

4. Consideration of a gambling license for St. Raphael's Church, 7301 Bass Lake Road, for their festival on August 7, 8, & 9, 1987.
5. Recognition of a donation of \$1,000 from Crystal Lions as the last of six payments on the exercise path at North Lions Park (\$6,000 total).
6. Consideration of the resignation of Catherine Howard from the Human Relations Commission effective June 12, 1987.

Moved by Councilmember Moravec and seconded by Councilmember Smothers to approve the Consent Agenda.

Motion Carried.

It being 7:00 P.M., or as soon thereafter as the matter may be heard, Mayor Aaker declared this was the date and time as advertised for a public hearing at which time the City Council considered tentative approval of proposed plat Liberty Estates located at 6000 Lakeland Avenue North. The Mayor asked those present to voice their opinions or to ask questions concerning the proposed plat.

The Mayor declared the public hearing closed.

Moved by Councilmember Smothers and seconded by Councilmember Leppa to grant as recommended by and based on the findings of fact of the Planning Commission, tentative approval of proposed plat Liberty Estates located at 6000 Lakeland Avenue North.

Motion Carried.

The City Council considered the application of Marilyn Kamp for appointment to the Planning Commission.

Moved by Councilmember Smothers and seconded by Councilmember Leppa to appoint Marilyn Kamp to the Planning Commission for an unexpired term expiring December 31, 1988.

Motion Carried.

16 JUNE 1987

The City Council considered a building permit from Douglas Williams to build a 40' x 66' aircraft storage hangar on Lot 78A, Crystal Airport.

Moved by Councilmember Leppa and seconded by Councilmember Herbes to approve as recommended by the Planning Commission, building permit #8333 to Douglas Williams for construction of a 40' x 66' aircraft storage hangar on Lot 78A, Crystal Airport, subject to standard procedure.

Motion Carried.

The City Council considered the First Reading of an ordinance rezoning Lots 1 and 2 of Anderson's Gardendale Acres from R-1 to B-2 and P-2 and Lot 1 of Douglas Medical Plaza from R-4 to B-2 (Broadway Suburban Clinic).

Moved by Councilmember Langsdorf and seconded by Councilmember Moravec to adopt the following ordinance:

ORDINANCE NO. 87-

AN ORDINANCE RELATING TO ZONING:
CHANGING THE USE CLASSIFICATION
OF CERTAIN LANDS

and further, that the second and final reading be held on July 7, 1987.

Motion Carried.

The City Council considered a site plan and setting surety in the amount of \$21,000 as a guarantee of faithful performance of certain requirements as a condition of building permit approval for a parking lot at Medical Clinic located at 3501 Douglas Drive.

Moved by Councilmember Leppa and seconded by Councilmember Rygg to set surety in the amount of \$21,000 as a guarantee of faithful performance of certain work requirements as a condition of building permit approval for a parking lot at Medical Clinic located at 3501 Douglas Drive, and further to authorize the Mayor and City Manager to sign such agreement.

Motion Carried.

The City Council considered the First Reading of an ordinance rezoning lots on Hampshire, Georgia, and Florida Avenues North, north of 54th Avenue from B-4 (Community Commercial) to R-1 (Single-family Residential).

Moved by Councilmember Herbes and seconded by Councilmember Smothers to adopt the following ordinance:

ORDINANCE NO. 87-

16 JUNE 1987

AN ORDINANCE RELATING TO ZONING:
CHANGING THE USE CLASSIFICATION OF
CERTAIN LANDS

and further, that the second and final reading be held on July 7, 1987.

Motion Carried.

The City Council considered a request from Crystal Lion's Club, 5707 Rhode Island Avenue North, to operate a 3.2 special beer stand and waiver of fee at Becker Park on July 4, 1987.

Moved by Councilmember Rygg and seconded by Councilmember Langsdorf to approve a request from Crystal Lion's Club, 5707 Rhode Island Avenue North, to operate a 3.2 special beer stand and waiver of fee at Becker Park on July 4, 1987.

Motion Carried.

The City Council considered a request for solicitor's license from Minnesota Public Interest Research Group (MPIRG).

Moved by Councilmember Langsdorf and seconded by Councilmember Rygg to approve a solicitor's license from Minnesota Public Interest Research Group from June 1 through June 30, 1987.

Motion Carried.

The City Council considered bids for sidewalk and curb and gutter for the reconstruction project #87-5.

Moved by Councilmember Rygg and seconded by Councilmember Smothers to adopt the following resolution the reading of which was dispensed with by unanimous consent:

RESOLUTION NO. 87-28

RESOLUTION AWARDING A CONTRACT FOR SIDEWALK
AND CURB AND GUTTER FOR THE RECONSTRUCTION PROJECT #87-5

WHEREAS, the City of Crystal did advertise for bids for project #87-5, sidewalk and curb and gutter reconstruction project #87-5, and

WHEREAS, such bids were received and publicly opened on June 10, 1987, and tabulated as follows:

Halvorson Construction Co.	\$13,384.00
Gibbs Concrete Construction	14,731.00
Lindahl and Carlson, Inc.	15,134.00
Gunderson Brothers Cement	19,992.00
Northern N	31,370.00

16 JUNE 1987

AND WHEREAS, Halvorson Construction Company is the apparent low bidder,

NOW, THEREFORE, BE IT RESOLVED that the City of Crystal award the contract for Project No. 87-5, sidewalk and curb and gutter reconstruction to Halvorson Construction for the amounts shown on the previous page, and

BE IT FURTHER RESOLVED that the Mayor and City Manager be authorized to sign such contract.

By roll call and voting aye: Langsdorf, Rygg, Moravec, Smothers, Leppa, Herbes, Aaker. Motion carried, resolution declared adopted.

Mayor

ATTEST:

City Clerk

The City Council considered the Civil Service Handbook.

The Mayor called a Special Council meeting on July 28, 1987 to discuss the Civil Service Handbook.

The City Council considered the Second Reading of an ordinance renaming Becker Park to Peter E. Meintsma Park.

The Mayor read a letter from Peter E. Meintsma wherein he asked the City Council to withdraw the proposed City Ordinance renaming Becker Park.

Moved by Councilmember Leppa and seconded by Councilmember Smothers to table the ordinance indefinitely.

Motion Carried.

The City Council considered the 1987 portion of the Park and Recreation 5-year plan. Garry Grimes of the Park and Recreation Advisory Commission appeared and was heard.

Moved by Councilmember Leppa and seconded by Councilmember Moravec to approve improvements to Yunkers Park, 8617 - 31st Avenue North and to the exercise area of North Lions Park, Kentucky & Lombardy Avenue North and to direct staff to review the water problems at Yunkers Park.

Motion Carried.

16 JUNE 1987

The City Council considered the Park & Recreation Department logo.

The City Council considered an amendment to the Crystal Police Relief Association bylaws as per Minnesota Statutes 423A.19.

Moved by Councilmember Smothers and seconded by Councilmember Langsdorf to adopt the following resolution, the reading of which was dispensed with by unanimous consent:

RESOLUTION NO. 87-29

A RESOLUTION APPROVING AND RATIFYING AN AMENDMENT
TO THE BYLAWS OF THE CRYSTAL POLICE RELIEF ASSOCIATION

BE IT RESOLVED by the City Council of the City of Crystal, Minnesota as follows:

1. The 1987 Minnesota Legislature has amended Minnesota Statutes Section 423A.19 to provide a program of reduced vesting of pension benefits for members of the Crystal Police Relief Association.
2. The Association has requested this Council to approve an amendment to the Association bylaws to incorporate the provisions of the new law in the manner provided in Minnesota Statutes Section 69.77, Subsection 2i.
3. The Council determines that the amendment to the bylaws is in the best interests of the City.
4. The amendment to the bylaws now on file with the Clerk is ratified and approved.

By roll call and voting aye: Langsdorf, Rygg, Moravec, Smothers, Leppa, Herbes, Aaker. Motion carried, resolution declared adopted.

Mayor

ATTEST:

City Clerk

The City Council considered a resolution authorizing a construction agreement with Hennepin County for the trunk Highway 169 & County Road 10 intersection project.

Moved by Councilmember Rygg and seconded by Councilmember Smothers to adopt the following resolution, the reading of which was

16 JUNE 1987

dispensed with by unanimous consent:

RESOLUTION NO. 87-30

A RESOLUTION AUTHORIZING
A CONSTRUCTION AGREEMENT WITH HENNEPIN COUNTY
FOR THE TRUNK HIGHWAY 169 & COUNTY ROAD 10
INTERSECTION AND TO APPROVE APPROPRIATE
FUNDING THROUGH THE CITY OF CRYSTAL PIR FUND

BE IT RESOLVED by the City Council of the City of Crystal, Minnesota that the Mayor and City Manager be authorized to enter into a Construction Cooperative Agreement with Hennepin County for the Trunk Highway 169 and County Road 10 intersection,

AND FURTHER, that the Mayor and City Manager be authorized to sign such agreement, and

BE IT FURTHER RESOLVED, that appropriate funds to accomplish said project be obtained through the City of Crystal Permanent Improvement Revolving Fund, Part B.

By roll call and voting aye: Langsdorf, Rygg, Moravec, Smothers, Leppa, Herbes, Aaker. Motion carried, resolution declared adopted.

Mayor

ATTEST:

City Clerk

The City Council considered temporary salary adjustment for the acting interim City Manager.

Moved by Councilmember Leppa and seconded by Councilmember Langsdorf to accept the recommendation of the City Manager to set a temporary salary adjustment for John A. Olson, as the interim Acting City Manager, to \$54,000 per year.

Motion Carried.

The City Council considered a resolution regarding authorized signature for bank, finance and other purposes.

Moved by Councilmember Herbes and seconded by Councilmember Smothers to adopt the following resolution, the reading of which was dispensed with by unanimous consent:

16 JUNE 1987

RESOLUTION NO. 87-31

RESOLUTION REGARDING AUTHORIZED SIGNATURE

WHEREAS, John A. Olson, Assistant City Manager of the City of Crystal, has been appointed Acting City Manager for the City of Crystal effective July 1, 1987, and

WHEREAS, this appointment will continue until a new City Manager is appointed by the City Council,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Crystal that John A. Olson be authorized to sign all banking, finance and other documents where the City Manager's signature is required, until such time as a new City Manager is appointed.

By roll call and voting aye: Langsdorf, Rygg, Moravec, Smothers, Leppa, Herbes, Aaker. Motion carried, resolution declared adopted.

Mayor

ATTEST:

City Clerk

The City Council considered a resolution honoring John T. Irving, City Manager.

Moved by Councilmember Moravec and seconded by Councilmember Smothers to adopt the following resolution, the reading of which was dispensed with by unanimous consent:

RESOLUTION NO. 87-32

RESOLUTION HONORING JOHN T. IRVING, CITY MANAGER

WHEREAS, John T. Irving has announced his retirement after more than 32 years of service to the City of Crystal, and

WHEREAS, Mr. Irving served the City of Crystal for more than eight years before being promoted to City Manager in 1963, and

WHEREAS, he is now ending a career as City Manager of more than 23 years during which time sewer and water systems were installed, a municipal swimming pool was built, a new City Hall was completed, two fire stations constructed, two maintenance buildings built, the City completed its growth in terms of residential housing and commercial and industrial development; and

16 JUNE 1987

is now beginning redevelopment with the reshaping of downtown Crystal, and

WHEREAS, he has served on committees, boards, commissions and organizations, several as president or chairman, which have had as their goal the betterment of local government and development of programs designed to keep local government close to the people, and

WHEREAS, as busy as he was during these years, he was always willing to meet with anyone who would come in unannounced and talk with them about their concerns and then either go himself or send someone to investigate the situation, and

WHEREAS, such dedication to the rights of the individual and the betterment of local government earned him the respect of employees, co-workers, and local and state officials,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Crystal that to honor such a man who has devoted his life to city government, its past, present and future, a portrait of John T. Irving be placed in the City Council Chamber as a reminder and inspiration to serve the public to the best of our abilities, and

BE IT FURTHER RESOLVED, that an internship in public administration be established in his name with one of the metropolitan colleges or universities to promote the same dedication and service to the future of local government.

By roll call and voting aye: Langsdorf, Rygg, Moravec, Smothers, Leppa, Herbes, Aaker. Motion carried, resolution declared adopted.

Mayor

ATTEST:

City Clerk

The City Council considered the pay equity plan.

Moved by Councilmember Leppa and seconded by Councilmember Langsdorf to adopt a Pay Equity Plan as proposed in a letter from the Assistant City Manager dated May 28, 1987 and as amended in a letter from the City Manager dated June 16, 1987, including the changing of the City Engineer's position to Public Works Director, changes in pay groupings, and that Arnie Bilyeu or any other individual with the same kind of talent be paid an additional \$1.50 per hour when being specifically assigned to do special

16 JUNE 1987

cabinetmaking work by the City Manager, and further, to authorize the City Manager to submit the Pay Equity Plan to the State of Minnesota.

Motion Carried.

The City Council considered a request from Shirley Forcier of Gopher State Expositions for a refund on her license to operate a carnival at Crystal Gallery parking lot on June 14, 1987 in the amount of \$18.75.

Moved by Councilmember Smothers and seconded by Councilmember Leppa to approve a request from Shirley Forcier of Gopher State Expositions for a refund on her license to operate a carnival at Crystal Gallery parking lot on June 14, 1987 in the amount of \$18.75.

Motion Carried.

The City Council discussed vehicle lockout and false alarm calls to the Crystal Police Department.

By common consent the City Council directed the City Attorney to draft an ordinance regulating false alarm calls to the Police Department.

The Mayor read a resolution by the Crystal Housing and Redevelopment Authority honoring John T. Irving as its Executive Director.

John Schaaf, Chair of the Crystal Housing and Redevelopment Authority, appeared to seek Council direction on the Anthony Shopping Center.

The City Council directed staff to prepare a narrative police report on the Iron Horse.

Moved by Councilmember Herbes and seconded by Councilmember Smothers to approve the list of license applications, as submitted by the City Clerk to the City Council in the preliminary agenda, a copy of which is on file in the office of the City Clerk, and further, that such list be incorporated into and made a part of this motion as though set forth in full herein.

Moved by Councilmember Herbes and seconded by Councilmember Smothers to adjourn the meeting.

Motion Carried.

Meeting adjourned at 9:55 P.M.

16 JUNE 1987

Mayor

ATTEST:

City Clerk

DATE: June 18, 1987
MEMO TO: ✓ Jack Irving, City Manager
FROM: Edward Brandeen, Park & Recreation Director
RE: Donation received for the Performing Arts Fund - Week of June 15.

The following business/organization in Crystal has donated \$ 500.00 each for the Performing Arts Program at Becker Park:

Crystal Lions Club

CRYSTAL LIONS CLUB CHARITABLE GAMBLING ROSTAMOS		1280
6/2 1987		75-1662/910
PAY TO THE ORDER OF	CITY OF CRYSTAL	\$ 500 ⁰⁰ / ₁₀₀
ONLY Five Hundred & ———		¹⁰⁰ / ₁₀₀ DOLLARS
The Bank EASY PLACE North		Crystal Offices 7000 Bass Lake Road 42nd & Douglas Crystal, MN 55420
MEMO	ARTS in The Park Donation	R. L. Smotherman

cc: Miles
Mike
File

For donations of \$100.00 or more, according to the criteria established by the Ad Hoc Arts in the Park Committee, all donors will receive an engraved plaque.

June 26, 1987

MEMO TO: Jack Irving, City Manager
FROM: Edward Brandeen, Park & Recreation Director
RE: Donation for playground equipment for Soo Line Park
(Angeline Avenue)

Attached is a check I received from Rollie Smothers on June 25, 1987 in the amount of \$9,000 for playground equipment at Soo Line Park (Angeline Avenue). Before he wrote the check, he asked what items were in the "Five Year Plan" for this area. I stated that \$11,000 was detailed in the plan for 1988 for this park.

CRYSTAL LIONS CLUB
CHARITABLE GAMBLING
PALACE INN

1727

6/25 1987

75-1662/910

PAY TO THE
ORDER OF

CITY OF CRYSTAL Park & Rec \$ 9000 ⁰⁰/₁₀₀

ONLY NINE THOUSAND & ~~NO~~ ⁰⁰/₁₀₀ DOLLARS

The Bank

EASY PLACE North

Crystal Offices
7000 Bass Lake Road
42nd & Douglas
Crystal, MN 55428

MEMO

for Sooner Park
Pleasure and Equipment

R. L. Smith

June 29, 1987

TO: John A. Olson, Assistant City Manager
FROM: Nancy Deno, Administrative Assistant
RE: Lease Agreement Renewal - Minnesota Waste Management Board

Attached is a copy of a lease renewal agreement with the State of Minnesota, Minnesota Waste Management Board, and the City of Crystal for rental at Thorson Community Center. The State of Minnesota requests that the lease be renewed for six months commencing July 1, 1987 through December 31, 1987. I am assuming that the State of Minnesota is recommending six months lease renewal due to the unknown status of the location of the future of the Minnesota Waste Management Board offices. Rumor has it that Waste Management Board will be moving to the location of the State Capitol in the near future.

I recommend the City Council approve the six month lease renewal for Minnesota Waste Management Board.

Trn. No.	Account I.D.	Organization	F.Y.	Requisition No.	Vendor Number	Type	Terms	Source	S. Act	Task	S. Task
A4											

Cost, Job or Client Code	Amount	Suffix	Object	SEND

AGENCY MUST COMPLETE: 1. PRIOR YR SEQ# _____ 2. TOTAL LEASE PERIOD _____ TO _____
3. MONTHLY RATE \$ _____ Entered by _____

TYPE OF TRANSACTION ☐ A40 ☐ A41 _____ Entered by _____

☐ A44 ☐ A45 ☐ A46 _____ Entered by _____

AMENDMENT OF LEASE

Amendment No. 2 to

Lease 8419

THIS AGREEMENT, made this 23rd day of June 1987, by and between
City of Crystal, 4141 Douglas Drive North, Crystal, Minnesota 55422 as Sub-Lessor

hereinafter referred to as "LESSOR", and the STATE OF MINNESOTA, Department of Administration,
hereinafter referred to as "LESSEE", acting for the benefit of the
Waste Management Board

_____ shall be considered as an amendment and
addition to Lease No. 8419.

WITNESSETH:

WHEREAS, the LESSOR and the LESSEE entered into Lease No. 8419, dated
September 3, 1986, involving the rental of 7,814 square feet of
office space in Rooms 117, 119, 120, 121, 122, 123, 124 and 125 in the Thora Thorson
Elementary School located at 7232 - 58th Avenue North in Crystal

and,

WHEREAS, the parties deem certain amendments and additional terms and conditions mutually beneficial for the
effective continuation of said Lease,

NOW THEREFORE, the LESSOR and the LESSEE agree to substitution and/or addition of the following terms
and conditions which shall become a part of Lease No. 8419, effective as of the date set forth
hereinafter.

1. The parties agree that the term of the Lease shall be extended for six (6) Months
commencing July 1, 1987 and continuing through December 31 1987.
2. The parties further agree that Lessee may cancel this Lease at any time by giving
not less than thirty (30) days written notice to Lessor.

3. Except as modified by the provisions of this Amendment, said Lease is ratified and confirmed as originally
written.

126

CRYSTAL PLANNING COMMISSION MINUTES

June 8, 1987

The meeting of the Crystal Planning Commission convened at 7:30 p.m. with the following present: Anderson, Barden, Elsen, Feyereisen, Guertin, Halpaus, Magnuson and Nystrom; the following was absent Christopher; also present were Building Inspector Peterson, City Engineer Monk and Recording Secretary Scofield.

Moved by Commissioner Magnuson and seconded by Commissioner Elsen to approve the minutes of the May 11, 1987, meeting.
Motion carried.

Debra K. Guertin was sworn in as commissioner.

1. Chairperson Feyereisen declared this was the time and place as advertised for a public hearing to consider Application #87-34 as submitted by the Crystal City Council as requested to rezone properties from B-4 District to R-1 District at 5401 Florida, 5401 Georgia, 5406 Georgia, 5407 Georgia, 5412 Georgia, 5413 Georgia, 5400 Hampshire, 5401 Hampshire, 5406 Hampshire, 5407 Hampshire, 5412 Hampshire and 5413 Hampshire. The City Engineer stated the owners of the properties wished to be rezoned consistent with present use.

No one appeared in opposition.

Moved by Commissioner Elsen and seconded by Commissioner Magnuson to close the public hearing.
Motion carried.

Moved by Commissioner Elsen and seconded by Commissioner Magnuson to recommend to the City Council to approve Application #87-34 as submitted by the Crystal City Council to rezone from B-4 District (community commercial) to R-1 District (single family residential) properties at 5401 Florida, P.I.D. #05-118-21-44-0033; 5401 Georgia, #05-118-21-44-0039; 5406 Georgia, #05-118-21-44-0035; 5407 Georgia, #05-118-21-44-0038; 5412 Georgia, #05-118-21-44-0036; 5413 Georgia, #05-118-21-44-0037; 5400 Hampshire, #05-118-21-44-0040; 5401 Hampshire, #05-118-21-43-0021; 5406 Hampshire, #05-118-21-44-0041; 5407 Hampshire, #05-118-21-43-0020; 5412 Hampshire, #05-118-21-44-0042 and 5413 Hampshire, #05-118-21-43-0019.

The findings of fact are: The properties currently being used as residential and would be the proper zoning.
Motion carried.

June 8, 1987 - Continued

2. Chairperson Feyereisen declared this was the time and the place as advertised for a public hearing to consider Application #87-35 as submitted by Kelley Monroe of C & K Properties to rezone from B-4 District (community commercial) to B-3 District (auto-oriented commercial) property located at 5407 and 5413 Florida Ave. N. The City Engineer explained the original plan had the access coming through the residential neighborhood from the muffler shop, but Mr. Monroe has proposed a new plan which would access through part of Target's parking lot and has asked for a continuance until next month when he will provide a site specific plan.

Moved by Commissioner Magnuson and seconded by Commissioner Barden to recommend to the City Council to continue until July 13 the discussion of Application #87-35 as submitted by Kelley Monroe of C & K Properties to rezone from B-4 District (community commercial) to B-3 District (auto-oriented commercial) property located at 5407 Florida Ave. N., P.I.D. #05-118-21-44-0032, and 5413 Florida Ave. N., P.I.D. #05-118-21-44-0031.

Motion carried.

3. Chairperson Feyereisen declared this was the time and the place as advertised for a public hearing to consider Application #87-36 as submitted by Norman Nafstad to rezone from R-1 District (single family residential) to PUD District (planned unit development); Application #87-37 for a conditional use permit for review of the site plan and Application #87-38 for a conditional use permit for elderly housing at property located between 29th & 32nd Ave. N. and between Douglas Drive and Brunswick Ave. N. City Engineer explained that Norman Nafstad could submit a new proposal sooner than 6 months as zoning was the primary reason and the new plan reduced density. The proponents presented the following: Alan Brixius of Northwest Associated Consultants, Inc. stated their financing agency recommended no fewer units than 280 (286 proposed), reduced length of buildings reduces visual impact, fewer units will reduce traffic, also proposed vacation of Brunswick Avenue with cul-de-sac will force traffic onto Douglas and plan proposes 90 units for elderly housing. Architect Dick Carlson pointed out greater distance from existing residential, screening complied with major concerns, three-story with garages below, gabled roofs and earth berm reduces height of buildings. Engineer Greg Frank showed map giving bad soil conditions and explained developing costs per unit.

128
June 8, 1987 - Continued

Petition in opposition to PUD or any high-density zoning with 497 names was presented.

The following concerns were presented by the opposition: taking a portion of Bassett Creek Park; reaction from Pollution Control Agency, DNR and watershed; traffic; destruction of trees and wildlife; have enough apartments and multiple dwellings with vacancies in area; traffic going west on Hampshire not addressed; against tax increment financing; possible \$67,000 taxes generated by project but wonder how much lost with depreciation of present housing; difficulty of enforcing elderly rental; Park and Recreation Commission be informed regarding closing Brunswick and the impact on the park. The following were heard:

Frank Peters, 2725 Brookridge
Burt Genis, 5941 - 29th Place
Jeff Johnson, 3548 Brunswick
Gene Ness, 1500 - 29th Place
Milton Dunham, 5909 - 29th Place
Ralph Dorweiler, 3208 Hampshire
Shirlie Lundgren, 6307 - 34th Ave N
Nancy Narr, 3520 Zane
Leroy Mude, 3419 Xenia
Bill O'Reilly, 3124 Welcome
Scott Jeffy, 3454 Brunswick
Karon Looft, 3265 Adair
Andy Rusinko, 3418 Brunswick
Tom Hawes, 3100 Welcome
Tom Johnston, 2730 Brookridge
Joel Frary, 3043 Hampshire
Mildred Miller, 3313 Brunswick

Moved by Commissioner Magnuson and seconded by Commissioner Elsen to close the public hearing.

Motion Carried.

- A. Moved by Commissioner Magnuson and seconded by Commissioner Nystrom to recommend to the City Council to deny Application #87-36, as submitted by Norman Nafstad to rezone from R-1 District (single family residential) to PUD District (planned unit development) property located between 29th & 32nd Ave. N. and between Douglas Drive and Brunswick Ave. N., P.I.D. #21-118-21-32-0001, -0002, -0003, -0006, -0004, -0018, -0007, -0009, -0012, -0013, -0010, 21-118-21-33-0001, -0002, -0003.

June 8, 1987 - Continued

The findings of fact are: 1) Do not believe we have a substantial density reduction in this development, 2) financial aspect of the development a concern of the developer, 3) no relation to Comprehensive Plan, 4) could have reduced property value to surrounding area, 5) negative effect on traffic and 6) believe project does not demonstrate a need in the area.

Motion carried.

- B. No action was taken by Commission on Application #87-37, as submitted by Norman Nafstad, for a conditional use permit for review of the site plan at the property as described above since Commission recommended City Council deny application #87-36 for rezoning.
- C. No action was taken by Commission Application #87-38, as submitted by Norman Nafstad, for a conditional use permit for elderly housing at the property as described above since Commission recommended City Council deny application #87-36 for rezoning.

A recess of 5 minutes was taken.

- 4. Charles H. Hubbell appeared regarding Variance Application #87-40 for construction of a house and deck which will encroach in the required 40' rear yard setback at 4707 Perry Ave. N.

Moved by Commissioner Elsen and seconded by Commissioner Halpaus that pursuant to Section 515.55 of the Crystal City Code to recommend to the City Council to vary or modify the strict application of Section 515.13, Subd. 4 a), to grant a variance of 5' in the required 40' rear yard setback for construction of a 28'x40' house and a variance of 15' in the required 40 ft. rear yard setback for construction of a 12'x16' deck at 4707 Perry Ave. N., P.I.D. #09-118-21-41-0017, as requested in Application #87-40 of Charles H. Hubbell.

The findings of fact are: Entire block of lots that are relatively shallow and encroachment will not change character of neighborhood.

Motion carried.

- 5. Harry F. Johnson appeared regarding Variance Application #87-41 for construction of an addition on the existing house which will encroach in the required 40' rear yard setback at 4701 Georgia Ave. N.

130
June 8, 1987 - Continued

Moved by Commissioner Barden and seconded by Commissioner Halpaus that pursuant to Section 515.55 of the Crystal City Code to recommend to the City Council to vary or modify the strict application of Section 515.13, Subd. 4 a) to grant a variance of 14' in the required 40' rear yard setback for construction of a 12'x24' addition on the existing house at 4701 Georgia Ave. N., P.I.D. #08-118-21-41-0012, as requested in Application #87-41 of Harry F. Johnson.

The findings of fact are: Good addition to the house, not a detriment to the neighborhood and over the years had trouble with corner lots that were originally built with large setback in front yard.

Motion carried.

6. Douglas Williams appeared regarding a building permit to construct a storage hangar on Lot 78A Crystal Airport.

Moved by Commissioner Magnuson and seconded by Commissioner Elsen to recommend to the City Council to approve authorization to issue building permit #8333 to Douglas Williams for construction of a 40'x66' storage hangar on Lot 78A Crystal Airport, subject to standard procedure.

Motion carried.

7. Stanley J. Wodziak of the Palace Inn appeared regarding Variance Application #87-42, #87-43 and #87-47 to expand a non-conforming building, said non-conformity being the existing building encroaches 19.8' in the required 22' side street side yard setback, to vary the required number of parking spaces and to vary the side street side yard setback to allow construction of an addition at 5607 West Broadway.

- A. Moved by Commissioner Magnuson and seconded by Commissioner Halpaus that pursuant to Section 515.55 of the Crystal City Code to recommend to the City Council to vary or modify the strict application of Section 515.05, Subd. 2, to expand a non-conforming building to permit a 17'6"x40'3" addition to the existing building at 5607 West Broadway, P.I.D. #05-118-21-42-0071, as requested in Application #87-42 of Stanley J. Wodziak.

The findings of fact are: Adding to non-conformity would be no problem to surrounding properties.

Motion carried.

- B. Moved by Commissioner Elsen and seconded by Commissioner Halpaus that pursuant to Section 515.55 of

June 8, 1987 - Continued

the Crystal City Code to recommend to the City Council to vary or modify the strict application of Section 515.09, Subd. 8 v) and approve a variance of 10 off-street parking spaces of the required 98 parking spaces at the property as described above, as requested in Application #87-43 of Stanley J. Wodziak.

The findings of fact are: Any overflow parking will not be hazard to City, neighboring businesses provide additional parking.

Motion carried.

- C. Moved by Commissioner Barden and seconded by Commissioner Halpaus that pursuant to Section 515.55 of the Crystal City Code to recommend to the City Council to vary or modify the strict application of Section 515.13, Subd. 3 b) 2) to grant a variance of 6' in the required 22' side street side yard setback to permit a 17'6"x40'3" addition to the existing building at the property as described above, as requested in Application #87-47 of Stanley J. Wodziak.

The findings of fact are: No detriment to surrounding properties with addition.

Motion carried.

8. Stanley J. Wodziak of Palace Inn appeared regarding a building permit for construction of an addition to the existing building at 5607 West Broadway.

Moved by Commissioner Magnuson and seconded by Commissioner Anderson to recommend to the City Council to approve authorization to issue building permit #8346 for construction of a 17'6"x40'3" addition to the existing building located at 5607 West Broadway, P.I.D. #05-118-21-42-0071, subject to standard procedure.

Motion carried.

9. Consideration of Application #87-44 for rezoning property from B-3 District and B-4 District to PUD District; Application #87-45 for a conditional use permit for review of the site plan and Application #87-46 for a conditional use permit to allow automotive repair in B-3 at 6918 and 6924 - 56th Avenue North as requested by Jeff Sweet of Midwest Auto Malls, Inc.

Moved by Commissioner Magnuson and seconded by Commissioner Anderson to set a public hearing before the Planning Commission at 7:30 p.m., or as soon thereafter as the matter may be heard, Monday, July 13, 1987, to consider the

132
June 8, 1987 - Continued

request of Jeff Sweet of Midwest Auto Malls, Inc. to rezone from B-3 District (auto-oriented commercial) and B-4 District (community commercial) to PUD (planned unit development); Application #87-45 for a conditional use permit for review of the site plan and Application #87-46 for a conditional use permit to allow automotive repair in B-3 at 6918 and 6924 - 56th Avenue North, P.I.D. #05-118-21-42-0033 and #05-118-21-42-0009.

Motion carried.

Moved by Commissioner Anderson and seconded by Commissioner Elsen to adjourn.

Motion carried.

Chairperson Feyereisen

Secretary Christopher

TO: John T. Irving, City Manager

FROM: Bill Monk, City Engineer

DATE: June 29, 1987

RE: Variances for Palace Inn at 5607 West Broadway

A plan for a building addition has been submitted by the Palace Inn located at the northwest corner of the West Broadway/56th Avenue intersection. The 686 square foot addition along West Broadway requires approval of a 10 stall parking variance (Section 515.09, Subd 8 v), a variance to allow expansion of a non-conforming structure (Section 515.05, Subd. 2), and a 6 foot setback variance (Section 515.13, Subd. 3 b) 2). A site plan will be presented at the meeting to more fully explain the request.



WM:jrs



MINNEAPOLIS – CRYSTAL
Elks Lodge No. 44
Benevolent and Protective Order of Elks

5410 LAKELAND AVENUE • CRYSTAL, MINNESOTA 55429 • (612) 533-8360

June 1, 1987

City of Crystal
4141 Douglas Drive
Crstal, Minn.

To whom it may concern:

We presently hold a liquor license in the city of crystal, and in conjunction with the CRYSTAL FROLICS we will be holding a pig roast in our parking lot. Due to the number of people that we expect we are asking for an extension of our liquor license. We would like the city to let us sell beer in our fenced in parking lot, all liquor sold would be done within the building. You have been kind enough to us in the past to allow us to do this and I hope that you will allow us to continue.

Sincerely,

Ed Thompson
President

APPLICATION FOR LICENSE

4141 Douglas Drive, Crystal, Minnesota 55422

HONORABLE CITY COUNCIL
CRYSTAL, MINNESOTA

GENTLEMEN:

I Ed Thonander for
WE Elk's Lodge #44

5410 Lakeland Avenue North

Crystal, MN 55429

Fee, \$ 13.25/day + ins.

Seasonal

New Renewal.....

Telephone 541-1234

enclose the sum of Request waiver of fee DOLLARS
to the City of Crystal as required by the Ordinances of said City and have complied with all the
requirements of said Ordinances necessary for obtaining this License:

NOW, THEREFORE, I

Ed Thonander for Elk's Lodge #44

.....hereby make application to

operate one 3.2 beer stand in the parking lot at 5410 Lakeland Avenue No.

for the period July 25, 1987 only subject to all
conditions and provisions of said Ordinance.

City Use Only

Ed Thonander

Print Name of Applicant

Edgar

FROM THE
DESK OF

STEVEN WEISMAN

6-29-87

Dear Mr. Irving;

As per our conversation I would
like to have the Pig Roast on August
22 - 1987 Saturday. I would like
to have the same arrangements we
have had the last 6 years.

Wishing you continued
health & happiness in your
well deserved retirement
I remain, sincerely yours

Steve

TO: John A. Olson, Acting City Manager
FROM: Bill Monk, City Engineer
DATE: July 1, 1987
RE: Bids for 1987 Seal Coating Program

Consistent with Council action of May 5, public bids were solicited for the 1987 Seal Coat Program. The tabulation of those bids is as follows:

Allied Blacktop Co.	\$97,719.00
Buffalo Bituminous, Inc.	\$101,058.00
Bituminous Roadways, Inc.	\$110,858.00

All three firms are reputable and have submitted very competitive bids. In fact, the unit prices are so low that the \$2.28 per foot estimate of assessable costs included in the feasibility study should be reduced to well below \$2.00 per foot as the project is completed.

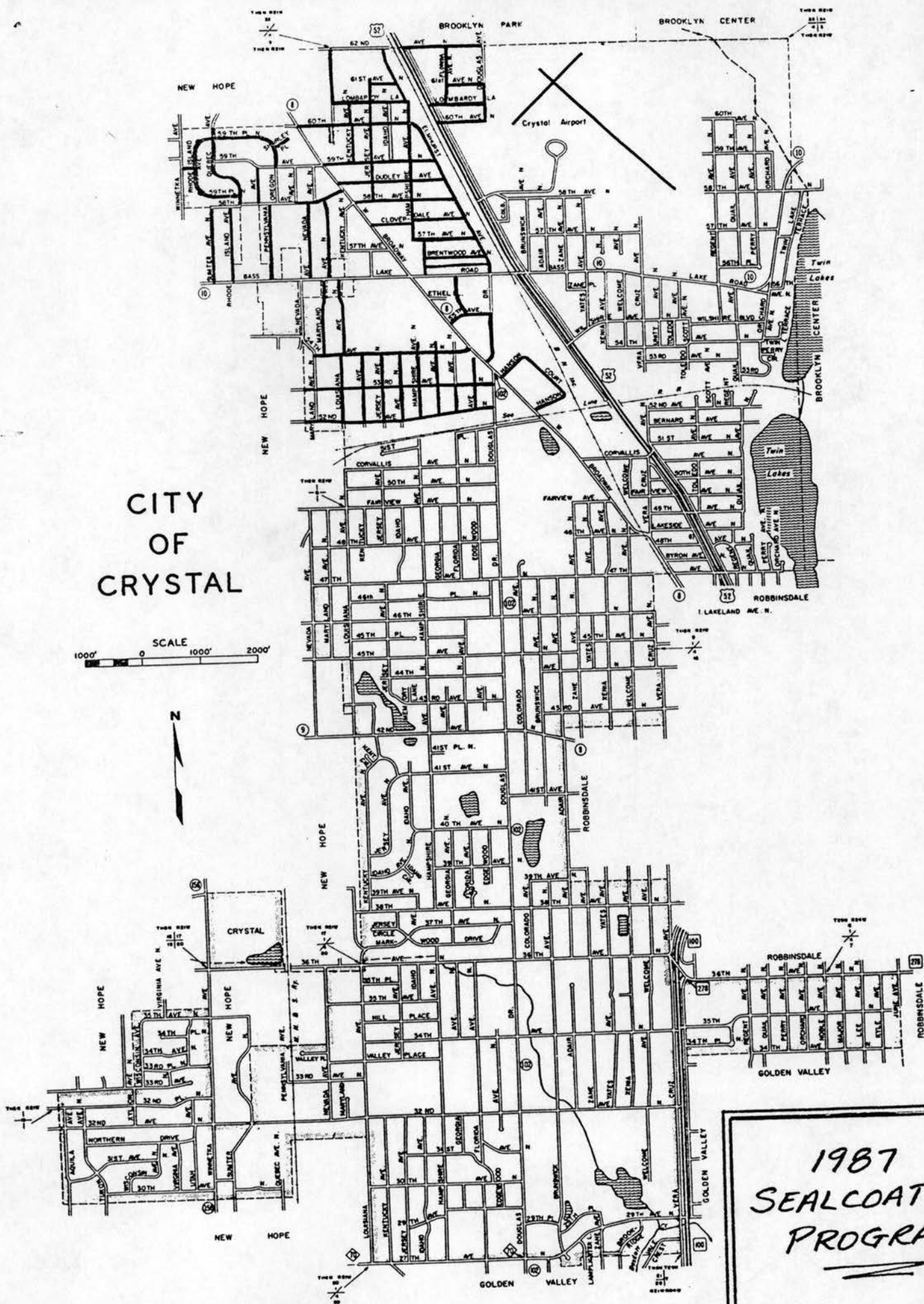
It is the recommendation of this office that the contract for the 1987 Seal Coating Program, Project 87-1, be awarded to Allied Blacktop Company in the amount of \$97,719.00.



WM:jrs

CITY OF CRYSTAL

SCALE
1000' 0 1000' 2000'



1987
SEALCOATING
PROGRAM

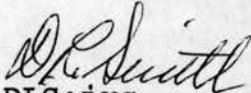
TO: John A. Olson, Acting City Manager
FROM: Dan L. Smith, Asst. City Engineer
DATE: July 1, 1987
RE: Bids - Blacktop Alley Improvement No. 87-2

Per City Council authorization, construction plans were prepared and bids solicited for blacktop alley (including storm sewer installation) between Welcome and Xenia Ave., from 44th to 46th Ave. (see attached map).

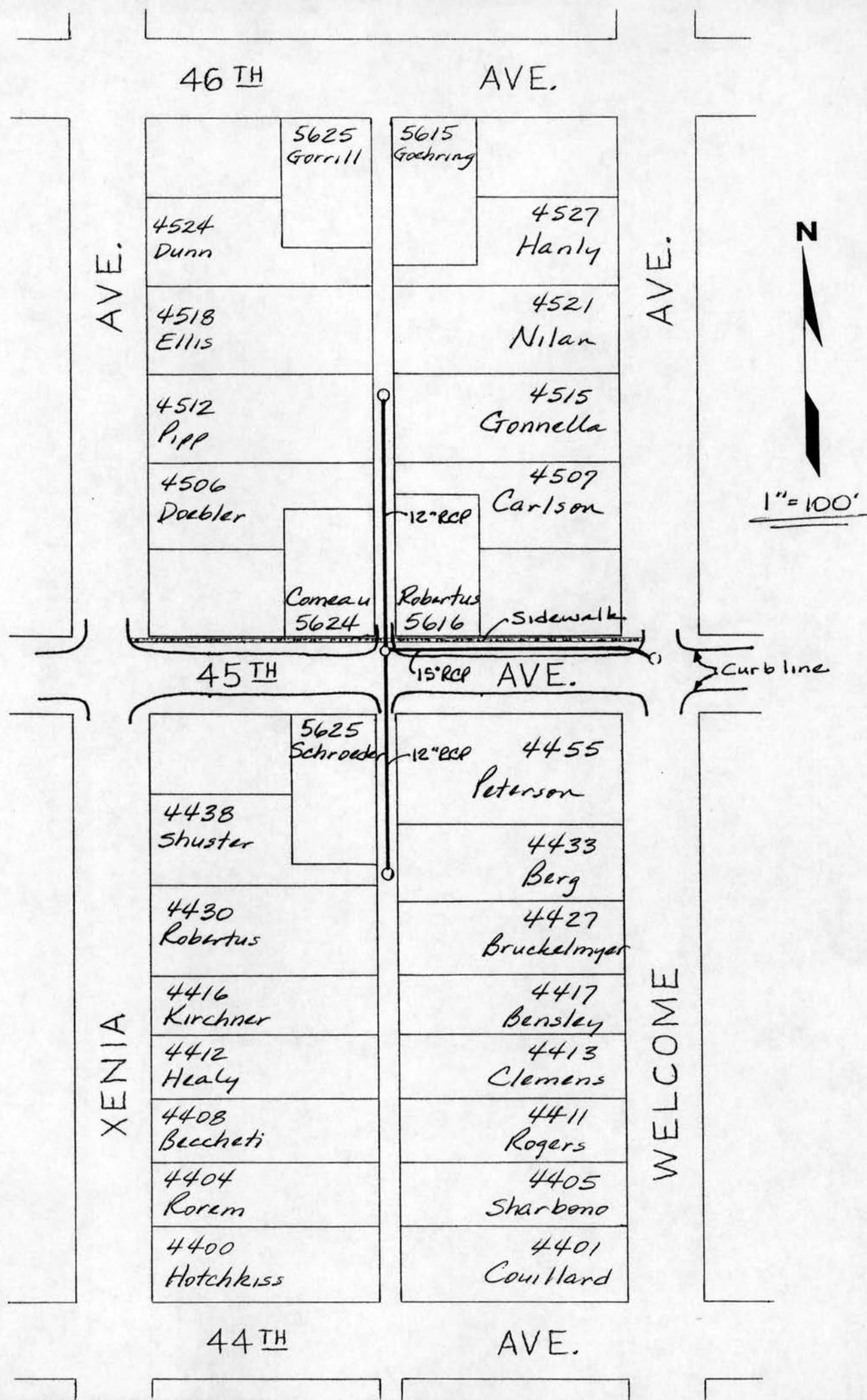
All bids were checked for completeness and accuracy. The tabulation is as follows:

Volk Sewer & Water, Inc.	\$30,829.25
Munn Blacktop, Inc.,	31,501.50
Barber Construction Co., Inc.	38,642.50
H. L. Johnson Co.	38,908.75
Alber Construction, Inc.	40,815.00
Valley Paving, Inc.	40,980.00
B. K. Excavating	42,606.30
Bituminous Roadways, Inc.	44,374.25

Based on the construction estimate of \$41,310 included in the feasibility study, the estimated assessment cost of \$13.10 per abutting foot (grading and surfacing) and \$0.10 per square foot (storm sewer) should be reduced considerably in light of the low bid. It is recommended the contract be awarded to the low bidder Volk Sewer & Water, Inc. in the amount of \$30,829.25.



DLS:jrs

Encl



TO: John A. Olson, Acting City Manager
FROM: Bill Monk, City Engineer
DATE: July 1, 1987
RE: Becker Park Shelter Building

Construction of the Becker Park Shelter Building is complete although the contractor is still working to resolve a leakage problem in the area of the upper windows. It is the recommendation of this office that the Council approve acceptance of the building and release of final payment subject to resolution of the leakage situation. Under such an arrangement, the City would still be in a position to use the retainage to have the leak problem corrected should the contractor fail to resolve the problem in a timely fashion.


WM:jrs

Encl

APPLICATION AND CERTIFICATE FOR PAYMENT AIA DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF 3 PAGES

TO (OWNER): City of Crystal
4141 Douglas Drive
Crystal, MN 55422

PROJECT: Becker Park Shelter

APPLICATION NO: 9

Distribution to:
☒ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐
☐

PERIOD TO: 5-13-87

FROM (CONTRACTOR): W.H. Cates Construction
300 Highway 55
Hamel, MN 55340

VIA (ARCHITECT): Mike Bjornberg/BRW
Thresher Square
700 3rd Street South
Minneapolis, MN

ARCHITECT'S
PROJECT NO:

CONTRACT FOR: General Construction

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL		
Approved this Month		
Number	Date Approved	
1	July 11, 1986	\$6,404.00
2	Aug. 11, 1986	3,519.00
3	Sept. 15, 1986	\$ 194.00
4	Dec. 1, 1986	1,958.00
5	May 5, 1987	1,603.31
TOTALS	\$11,781.00	\$1,797.31
Net change by Change Orders	\$9,983.69	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: W.H. Cates Construction, Inc.

By: Wallace A. Cates Date: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$ 396,536.00
2. Net change by Change Orders	\$ 9,983.69
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 406,519.69
4. TOTAL COMPLETED & STORED TO DATE	\$ 406,519.69
(Column G on G703)	
5. RETAINAGE:	
a. % of Completed Work	\$ _____
(Column D + E on G703)	
b. % of Stored Material	\$ _____
(Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$ _____
6. TOTAL EARNED LESS RETAINAGE	\$ 406,519.69
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 387,716.85
8. CURRENT PAYMENT DUE	\$ _____
9. BALANCE TO FINISH, PLUS RETAINAGE	\$ 18,802.84
(Line 3 less Line 6)	

State of: Minnesota County of: Wright
Subscribed and sworn to before me this 13th day of May, 1987
Notary Public: Robert G. Mattson
My Commission expires: Sept. 13, 1990
ROBERT G. MATTSON
NOTARY PUBLIC MINNESOTA
WRIGHT COUNTY
My Commission Expires Sep. 13, 1990

AMOUNT CERTIFIED: _____
(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT: Michael Bjornberg Date: May 28, 87
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

TO: John T. Irving, City Manager
FROM: Bill Monk, City Engineer
DATE: June 15, 1987
RE: Sunnybrook PUD

On April 13 the Planning Commission reviewed a planned unit development (PUD) for the Sunnybrook site that included 340 rental units. The Commission received considerable input from residents at the public hearing and recommended denial based on the following findings:

- Proposed plan is inconsistent with Comprehensive Plan and
- Development will have a negative impact on existing land uses that surround the site and
- Need for more apartments in the area has not been demonstrated.

The lengthy reports generated by the developer's consultants and City staff for that meeting contain the basic data regarding site development and are included in the attached packet.

Based on the Commission's findings and the resident input, the developer decreased the number of units in the PUD to 284 and resubmitted a revised plan to the Planning Commission on June 8. The Commission again recommended to deny based on the following findings:

- Reduction in number of units from previous proposal is insufficient.
- Developer's financing is not a legitimate planning concern.
- Proposal is not consistent with Comprehensive Plan.
- Proposal could depreciate value of surrounding property.
- Negative impact on area traffic.
- Need for project not demonstrated given existing area development.

The reports by the developer's consultants and City staff concerning the revised plan are again included in this packet. An alternate layout calling for the vacation of Brunswick Ave. adjacent to the site is also discussed in these reports as it was at the public hearing.

At this point the 284-unit planned unit development is being referred to the City Council for final action. In considering this item formal action on the following elements is required:

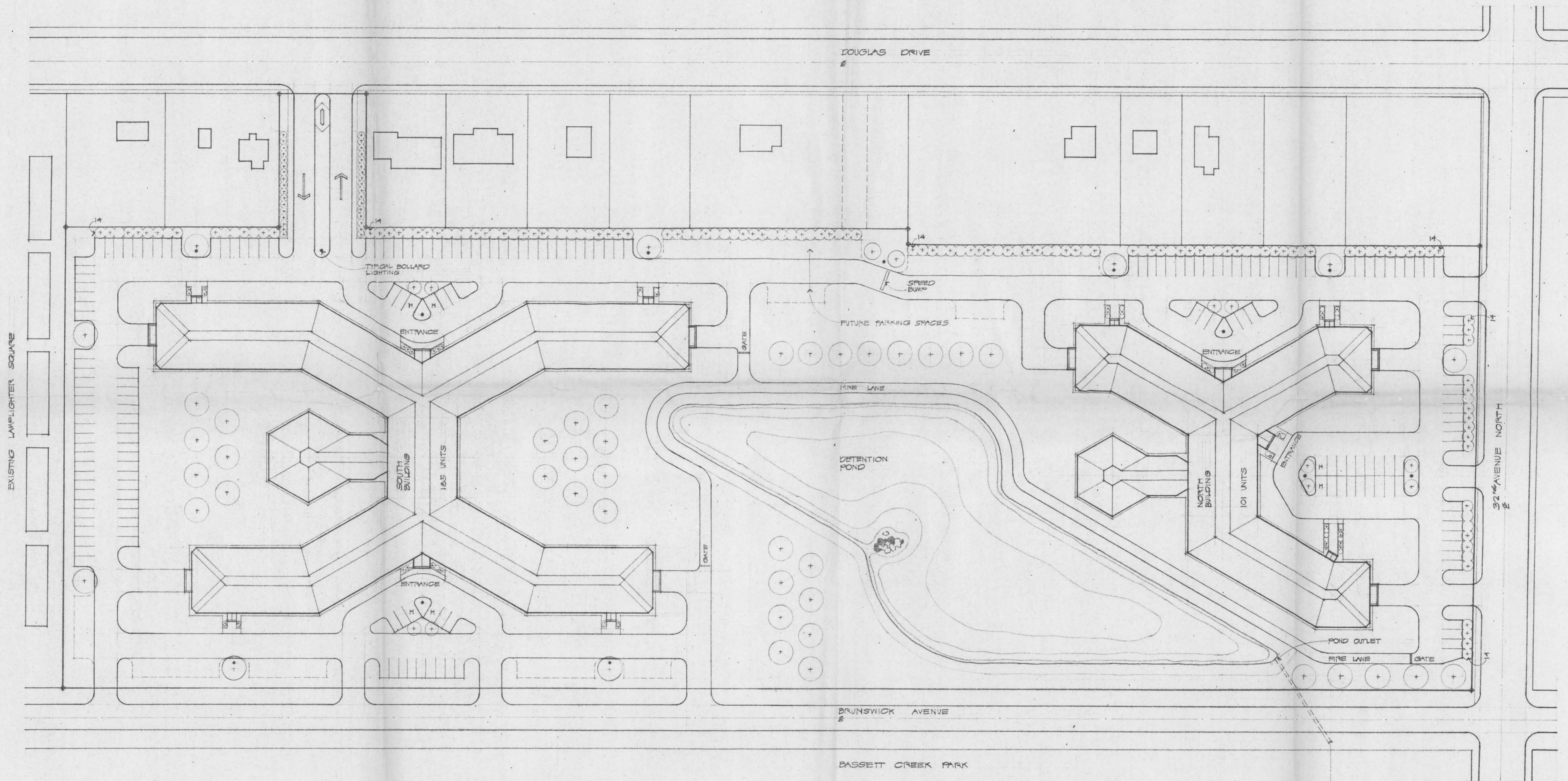
- a) Due to the size of the proposal submittal of an environmental assessment work sheet (EAW) was required and duly distributed. A copy of the worksheet, distribution list and agency responses are included in this packet. Prior to consideration of the site plan, the Council (as the RGU) must make a determination whether an environmental impact statement is needed to fully ascertain the effects of the development.
- b) The property is presently zoned R-1 (single family residential). To accommodate the development proposal, a rezoning to PUD must be approved to allow the combination of R-4 and R-O uses proposed per Section 515.49 of City Code.
- c) As required by Section 515.5, Subd. 2, of the City Code all PUD's must have their site plan approved as a conditional use permit.
- d) The inclusion of 90 units of elderly housing will require approval of a conditional use permit as per Section 515.27, Subd. 4 c), of the Code.
- e) The developer requests use of tax increment revenue to offset costs of site development. To accommodate this use of public funds, a tax increment district must be established as per provisions of State Statute.

In the case of the EAW process noted in a) above, this office recommends the Council make a negative declaration whereby stating that an EIS is not required. Agency responses appear complete and would be finalized through the permit process outlined in those responses.

In terms of the rezoning and site plan, this office continues to recommend the plan not be approved in its present form as it is inconsistent with densities outlined in the City's Comprehensive Plan. This inconsistency is evident in the detrimental impacts of traffic generation and separation of land uses outlined in previous staff reports. If, however, the economics of development represented by the developer are viewed as a sufficiently overriding factor, approval should be granted conditioned upon the developer's acquiring all necessary regulatory agency approvals.


WM:jrs

Encls



SUMMARY

NORTH BUILDING	101 FAMILY UNITS	101 GARAGE PARKING SPACES	76 ADJACENT PARKING SPACES
SOUTH BUILDING	185 FAMILY UNITS	172 GARAGE PARKING SPACES	114 ADJACENT PARKING SPACES
TOTALS	286 FAMILY UNITS	273 GARAGE PARKING SPACES	190 ADJACENT PARKING SPACES = 483 TOTAL PARKING SPACES
			89 FUTURE PARKING SPACES SHOWN DASHED

SITE PLAN

1" = 50'-0"

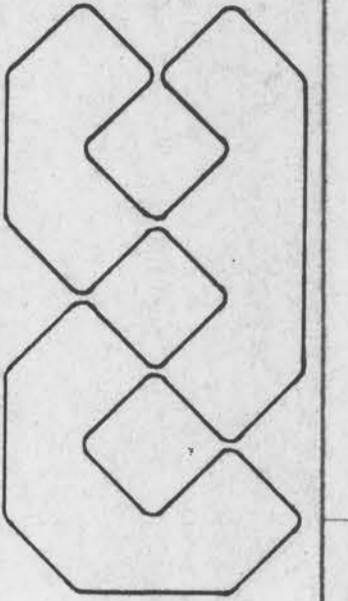


SUNNYBROOK ACRES
CRYSTAL MINNESOTA

H. NORMAN NAFSTAD

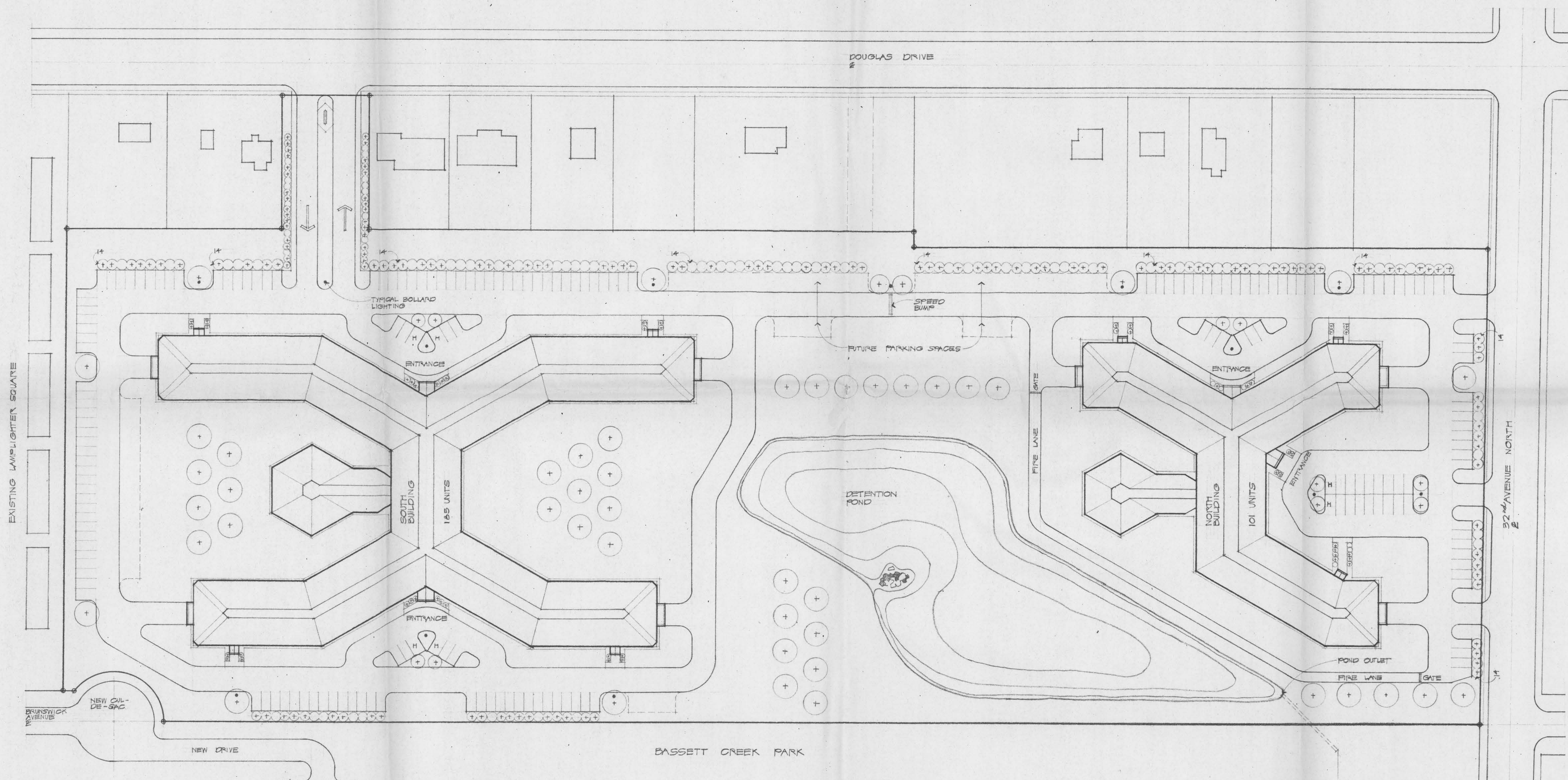
RICHARD J. CARLSON AIA
206 WEST RUSTIC LODGE AVENUE
MINNEAPOLIS MINNESOTA 55409
(612) 825-2624

ARCHITECT



27 APRIL 1987 REVISED
22 MAY 1987 REVISED

1R



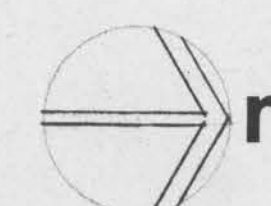
SITE PLAN

1" = 50'-0"

SUMMARY

NORTH BUILDING	101 UNITS	101 GARAGE PARKING SPACES	76 ADJACENT PARKING SPACES
SOUTH BUILDING	185 UNITS	172 GARAGE PARKING SPACES	114 ADJACENT PARKING SPACES
TOTALS	286 UNITS	273 GARAGE PARKING SPACES	190 ADJACENT PARKING SPACES = 463 TOTAL PARKING SPACES

89 FUTURE PARKING SPACES SHOWN DASHED.



SUNNYBROOK ACRES

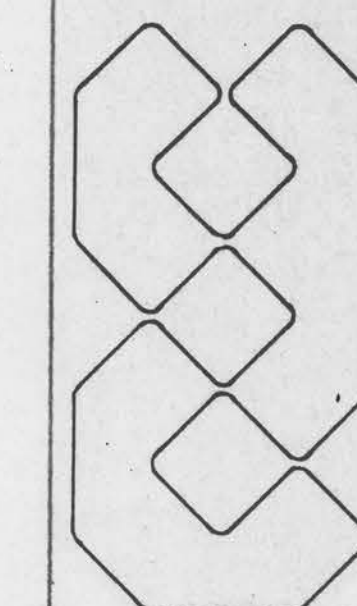
CRYSTAL, MINNESOTA

H. NORMAN NAFSTAD

26 MAY, 1987 REVISED

RICHARD J. CARLSON AIA
206 WEST RUSTIC LODGE AVENUE
MINNEAPOLIS, MINNESOTA 55409
(612) 825 2824

ARCHITECT



Environmental Assessment Worksheet
and Agency Responses.



Minnesota
Environmental Quality Board

100 Capitol Square Building
550 Cedar Street
St. Paul, Minnesota 55101
Phone _____

April 14, 1987

Bill Monk
City Engineer
4141 Douglas Drive N.
Crystal, MN 55422

RE: Environmental Assessment Worksheet (EAW) for Sunnybrooke Acres
P.U.D.

Dear Mr. Monk:

This letter acknowledges receipt of the EAW for the above-named project. The Environmental Review Program rules (at Minnesota Rules, part 4410.1500B.) require that a press release containing notice of the EAW availability be provided to at least one newspaper of general circulation within the area and that copies of the EAW be distributed to all points on the EQB distribution list. We presume that these requirements have been met.

Notice of the EAW availability will be published in the EQB Monitor on April 20, 1987. The 30-day comment period will begin on that day and will expire on May 20, 1987.

Pursuant to Minnesota Rules, part 4410.3100, subpart 1, no final governmental decision to grant a permit or other approval required to commence the project shall be made until a negative declaration or EIS adequacy determination has been made.

Please contact me if any questions arise about the Environmental Review process. My phone number is (612) 296-8253, or you may call toll-free by dialing 1-800-652-9747 and asking for the Environmental Quality Board, Environmental Review Program.

Sincerely,

Gregg M. Downing
Environmental Review Coordinator

cc: H. Norman Nafstad

MINNESOTA ENVIRONMENTAL QUALITY BOARD
ENVIRONMENTAL REVIEW PROGRAM

EAW DISTRIBUTION LIST

NOTE: Approximately 25 copies are needed for distribution. For further information regarding this list, contact EQB (metro: 612-296-8253; non-metro: 1-800-652-9747).

ENERGY AND ECONOMIC DEVELOPMENT

Kathleen Janasz
980 American Center Bldg.
St. Paul, MN 55101 (1 copy)

NATURAL RESOURCES

Don Buckhout
Office of Planning
500 Lafayette Rd., Box 10
St. Paul, MN 55155-4010 (3 copies)

POLLUTION CONTROL AGENCY

Cliff Anderson
520 Lafayette Road
St. Paul, MN 55155 (3 copies)

TRANSPORTATION

Cheryl Heide
Room 704, Transportation Bldg.
John Ireland Blvd.
St. Paul, MN 55155 (2 copies)

HEALTH

Laura Oatman
State Health Bldg.
717 Delaware Street SE
Minneapolis, MN 55440 (1 copy)

AGRICULTURE

Paul Burns
90 West Plato Blvd.
St. Paul, MN 55107 (1 copy)

ENVIRONMENTAL QUALITY BOARD

Environmental Review Program
Room 110, Capitol Square Bldg.
550 Cedar Street
St. Paul, MN 55101 (1 copy)

HISTORICAL SOCIETY

State Historic Preservation Off.
Fort Snelling History Center
St. Paul, MN 55111 (1 copy)

ENVIRONMENTAL CONSERVATION LIBRARY

300 Nicollet Mall
Minneapolis, MN 55401 (2 copies)

LEGISLATIVE REFERENCE LIBRARY

Zona DeWitt
645 State Office Bldg.
St. Paul, MN 55155 (2 copies)

U.S. ARMY CORPS OF ENGINEERS

Ben Wopat, Chief
Regulatory Functions Branch
1135 U.S. P.O. & Custom House
St. Paul, MN 55101-1479 (1 copy)

U.S. ENVIRONMENTAL PROTECTION AGENCY

William D. Frand
Chief of Environmental Review Br.
230 South Dearborn Street
Chicago, IL 60604 (1 copy)

U.S. FISH AND WILDLIFE SERVICE

St. Paul Field Office
50 Park Square Court
400 Sibley Street
St. Paul, MN 55101 (1 copy)

METROPOLITAN COUNCIL (Metro area only)

John Rutford, Referral Coordinator
300 Metro Square Bldg.
7th and Robert Streets
St. Paul, MN 55101 (1 copy)

ALSO DISTRIBUTE COPIES TO:

- Proposer of the project
- Local government unit within which the project will take place
- Regional Development Commission, where applicable, and Regional Development Library for the region of the project site (see accompanying lists and map)
- Representative of any petitioners pursuant to 6 MCAR 3.026
- Any other person upon written request

PRESS RELEASE

A press release must be provided to at least one newspaper of general circulation in the project area within 5 working days of EAW distribution. The release must include the name, location, and a brief description of the project; the location(s) at which EAWs can be reviewed; the comment period deadline (call EQB if unknown); and to whom to submit comments.

ENVIRONMENTAL ASSESSMENT WORKSHEET (EAW)

Community Development Director _____

Mark Appropriate Box: ☒ REGULAR EAW ☐ SCOPING EAW

NOTE TO REVIEWERS: For regular EAW's, written comments should address the accuracy and completeness of the EAW information, potential impacts that may warrant investigation and/or the need for an EIS. For scoping EAWs, written comments should address the accuracy and completeness of the information and suggest issues for investigation in the EIS. Such comments must be submitted to the Responsible Government Unit (RGU) during the 30 day period following notice of the EAW's availability in the EQB Monitor. Contact the EQB (metro: 612/296-8253; non-metro: 1/800/652-9747, ask for environmental review program) or the RGU to find out when the 30-day comment period ends.

1. PROJECT NAME Sunnybrooke Acres P.U.D.
2. PROPOSER H. Norman Nafstad
Contact Person H. Norman Nafstad
Address 460 Old Long Lake Road
Wayzata, MN 55391
Phone 473-1209
3. RGU City of Crystal
Contact Person Bill Monk
and Title City Engineer
Address 4141 Douglas Drive North, Crystal, MN 55422
Phone (612) 537-8421
4. Project Location: NW 1/4 of SW 1/4 Section 21 Township 118 Range 21.
a. County Name Hennepin, City/Township Name Crystal.

b. Attach each of the following to the EAW:

1. a county map showing the general area of the project.
Figure 1. Location Map
2. a copy(ies) of USGS 7-1/2 minute, 1:24,000 scale map.
Figure 2. USGS Map
3. a site plan showing the location of significant features such as proposed structures, roads, extent of flood plain, wetlands, wells, etc.
Figure 3. Site Inventory Plan
Figure 4. Site Plan
Figures 5. Preliminary Plat
Figure 6. Preliminary Grading and Drainage Plan
Figure 7. Preliminary Utility Plan
4. an existing land use map, and a zoning map of the immediate area, if available.
Figure 8. Existing Land Use Plan
Figure 9. Zoning Map

5. Describe the proposed project completely (attach additional sheets if necessary).

The proposed project is a Planned Unit Development (P.U.D.) of approximately 15 acres of idle and vacant land located at the southeast corner of 32nd Avenue and Brunswick Avenue in Crystal, Minnesota. It is proposed to construct an apartment complex that will contain 110 market rate elderly units and 230 family units. The complex will consist of two apartment buildings with three stories each. Underground and outdoor parking will be provided. The project will dedicate street right-of-way along Brunswick Avenue in order to allow the street to be improved to City Standards. The proposed usage of the property is shown on Figures 4, 5, 6 and 7.

6. Reason for EAW preparation: The proposed project is above the threshold limit for the expansion of an existing sewage system by over 50,000 gallons per day and construction of a residential development of over 225 attached units in a 2nd class City.

List all mandatory category rules #'s which apply: 6 MCAR S 3.038 Q.2 and 3.038 R.1.c.

7. Estimated construction cost \$15,000,000
8. Total project area (acres) 15 or length (miles) _____
9. Number of residential units 340 or commercial, industrial, or institutional square footage _____

10. Number of proposed parking spaces 351 underground and 332 outdoor

11. List all known local, state and federal permits/ approvals/funding required:

<u>Level of Government</u>	<u>Type of Application</u>	<u>Status</u>
Federal:	None	
State:	MPCA	Sanitary Sewer Extension (Future
	MDH	Watermain Extension Future
Local:	City	Preliminary Plat (P.U.D.) Approved
		Rezoning P.U.D. Future
	Conditional Use Permit -	
	P.U.D. Site Review	Future
	Conditional Use Permit -	
	Elderly Housing	Future
	Conditional Use Permit -	
	Apartment Density Bonus	Future
	Tax Increment Financing Assis.	Future
	Final Plat	Future
	Building Permit	Future
	Bassett Creek	Storm Water Permit Future
	Water Mgmt.	
	Commission	

12. Is the proposed project inconsistent with the local adopted comprehensive land use plan or any other adopted plans? No X Yes

If yes, explain:

Crystal's land use plan (Figure 8) indicates the property usage will be approximately 50% single family residential and 50% multi-family residential.

The existing site is zoned "R-1", Single Family Residential (See Figure 9). It is proposed to rezone the site as a Planned Unit Development (P.U.D.) District and to use the site for two principal structures, i.e., apartments.

13. Describe current and past land use and development on and near the site.

Currently the land within the proposed project is vacant. Since the majority of the site is low land and has poor soils, it is doubtful that the property has any past significant land use.

The proposed site is bordered on the north and west by single family residential areas. The property to the east is currently a lowland and used as park land. The property to the south is used for an apartment complex. See Figure 8.

19. Describe any physical alternation (e.g. dikes, excavation, fill, stream diversion) of any drainage system, lake, stream, and/or wetland. Describe measures to minimize impairment of the water-related resources. Estimate quantity of material to be dredged and indicate where spoils will be deposited.

As previously identified, a large portion of the site has poor soils which will require extensive soils correction in order to allow construction. The project layout is such that the building placement is in the areas of more favorable soils. A portion of the area with poor soils will be used for parking areas and driveways, with a large area remaining for a detention pond. The detention pond will minimize storm water quantity and quality effects downstream on Bassett Creek. From a preliminary grading estimate, it is anticipated that approximately 145,000 cy of fill will be required to construct the site for its proposed usage. A large portion of the fill material required to construct the site will need to be hauled in with trucks. It is also anticipated that a portion of the poor soils replaced by imported soils will need to be hauled off the site. The lowland on the present site is used as an outlet for some of the City's stormwater and drainage from the back of the existing single family lots to the west. It is proposed to redirect these areas of drainage towards the proposed detention pond in the center of the site. The Minnesota Department of Natural Resources has determined that the lowland is not a protected water of Minnesota and the City of Crystal has indicated that the lowland is not a part of the City's stormwater ponding system.

20. a. Will the project require an appropriation of ground or surface water? ☐ No ☒ Yes

If Yes, explain (indicate quantity and source):

An estimated 93,200 gallons per day of potable water supply from Crystal's water distribution system will ultimately be required. This is estimated as follows:

$$340 \text{ Units} \times 274 \text{ gpd/unit} = 93,200 \text{ gpd}$$

Prior to any construction work on the proposed watermain, all final plans and specifications will be submitted to the City of Crystal and the Minnesota Department of Health for approval and the required permits.

- b. Will the project affect groundwater levels in wells (on or off site)? ☒ No ☐ Yes

If yes, explain:

The City of Crystal supplies water needs by purchasing water from the City of Minneapolis during non-peak hours and utilizing underground storage tanks to maintain volume requirement. Development of the project will not pose a burden on the City's water system.

21. Describe the erosion and sedimentation control measures to be used during and after construction of the project.

Although the final grading and drainage plans for the proposed site have not been completed, the Preliminary Grading and Drainage Plan - Figure 6 shows the general intent of the project.

The water body which would have the most immediate impact by the development of the site would be Bassett Creek and the drainage system in the park property to the east of the site. Presently, storm water drainage enters the site from the west, flows through the lowland and exits eastward towards Bassett Creek via a number of small open ditches. In order to protect the ditches and hence Bassett Creek from degradation by erosion and sedimentation, it is proposed to place haybale dikes or silt fencing along slopes, existing roadways, and storm sewer inlets and outlets. It is proposed to dredge the lowland in the area of the detention pond a minimum of 4 feet. The detention pond will serve to reduce the amount of sediments leaving the site during the construction period and after development is complete. Timely revegetation of areas disturbed by grading and utility construction and maintaining erosion control practices until cover has been established will also reduce the amount of erosion and sedimentation.

Detailed grading, drainage and erosion control plans will be reviewed and approved by the City of Crystal and the Bassett Creek Water Management Commission prior to construction.

22. a. Will the project generate:

1. surface and stormwater runoff?	<u> </u>	No	<u>X</u>	Yes
2. sanitary wastewater?	<u> </u>	No	<u>X</u>	Yes
3. industrial wastewater?	<u>X</u>	No	<u> </u>	Yes
4. cooling water (contact and noncontact)?	<u>X</u>	No	<u> </u>	Yes

If yes, identify sources, volumes, quality (if other than normal domestic sewage), and treatment methods. Give the basis or methodology of estimates.

SURFACE AND STORM WATER RUNOFF

Refer to Figure 6, Preliminary Grading and Drainage Plan. As previously identified, storm water runoff crosses the proposed site from west to east towards Bassett Creek. It is the intention of the proposed development to transform an essentially vacant lowland area to an area that is usable for an apartment complex. Inherent in this change of land usage is an increase of runoff from the increase of impervious surface, i.e., buildings and parking lots. The project proposes a large detention basin in the center of the site to minimize the storm water flowrates and reduce sediments from exiting the development. The majority of the surface water runoff from the developed site and a portion of the property to the west will be collected in a storm sewer system internal to the site and directed to the detention pond. However, along the northern and southern boundaries of the project, storm water runoff will be directed to the City's trunk storm sewer system.

If yes, explain, including as appropriate: distances to sensitive land uses; expected levels and duration of noise; types and quantities of air pollutants from stacks, mobile sources, and fugitive emissions (dust); odor sources; and mitigative measures for any impacts. Give the basis or methodology of estimates.

Air pollution, dust and noise will result from normal site grading, utility and street construction and building construction. These impacts will be of relatively short duration. Mitigative measures will include water sprinkling for dust, maintenance of construction equipment in good operating order, proper muffling of construction equipment and conforming with city codes regarding construction curfews.

After development, the site will be multi-family, residential in character.

24. Describe the type and amount of solid waste and/or hazardous waste including sludges and ashes that will be generated and the method and location of disposal:

No hazardous wastes will be generated in this multi-family development. All solid wastes are expected to be mixed municipal waste in general character. The estimated solid waste generation rate is 2720 pounds per day or 5.5 cubic yards per day. This is estimated as follows:

$340 \text{ units} \times 3.2 \text{ persons/unit} \times 2.5 \text{ lbs solid waste/person/day} = 2720 \text{ pounds/day}$

$2720 \text{ pounds/day} \times 1 \text{ c.y./500 lbs} = 5.5 \text{ c.y./day}$

The solid wastes generated will be collected and disposed of by private waste collection and disposal companies, as is the current practice in the City of Crystal.

25. Will the project affect:

- | | | |
|--|--|---|
| a. fish or wildlife habitat, or movement of animals? | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes |
| b. any native species that are officially listed as state endangered, threatened, or of special concern (animals and/or plants)? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |

If yes, explain (identify species and describe impact):

The proposed project will displace approximately 7.5 acres of Type 2 wetland, although 1.5 acres will be converted to an open water detention pond. The project may cause some movement of nesting waterfowl and the removal of supplemental feeding areas, although the anticipated effects are minimal since there exists wetlands of various types within the park land to the east. The proposed detention pond may serve as feeding and resting areas for waterfowl such as ducks and geese.

26. Do any historical, archaeological or architectural resources exist on or near the project site? X* No ___ Yes

If yes, explain (show resources on a site map and describe impact):

* No known historical, archaeological or architectural resources are known to exist on the site. The Minnesota Historical Society will be provided with a copy of this EAW for review and comment.

27. Will the project cause the impairment or destruction of:

- | | | | | |
|---|----------|----|-----|-----|
| a. designated park or recreation areas? | <u>X</u> | No | ___ | Yes |
| b. prime or unique farmlands? | <u>X</u> | No | ___ | Yes |
| c. ecologically sensitive areas? | <u>X</u> | No | ___ | Yes |
| d. scenic views and vistas? | <u>X</u> | No | ___ | Yes |
| e. other unique resources (specify)? | <u>X</u> | No | ___ | Yes |

If yes, explain:

28. For each affected road indicate the current average daily traffic (ADT), increase in ADT contributed by the project and the directional distributions of traffic.

See Appendix A

29. Are adequate utilities and public services now available ___ No X Yes to service the project? If not, what additional utilities will be required and/or services will be required?

The City of Crystal can provide adequate public services to the proposed development such as schooling and police protection, etc. There also exists utilities such as watermain, sanitary sewer, storm sewer, gas and electric adjacent to the site which can provide adequate services to the development.

SUMMARY OF ISSUES

For regular EAWs, list the issues as identified by "yes" answers above. Discuss alternatives and mitigative measures for these issues. For scoping EAWs, list known issues, alternatives, and mitigative measures to be addressed in EIS.

12. The existing site is zoned as a single family District. It is proposed to rezone the site as a Planned Unit Development (P.U.D.) for use as a multi-family housing.
16. Portions of the site contain peat and poor soils. It is proposed to located structures as to best utilize the competent soils.
- 19.& 21. The proposed project will require extensive Soils correction and fill placement of the site, of which a large portion is lowland. The existing drainage patterns will be maintained and incorporated with an on-site detention pond.

The major environmental issue to be dealt with is the development of the site during grading construction and the reduction of erosion potential and sediment transport off the site. Mitigative measures proposed to reduce adverse effects are as follows:

Development of the site to match existing topography, as much as possible.

Development of the site in stages, rather than a mass grading operation. This will enable the erosion potential to be closely monitored.

Implementation and maintenance of proper erosion control techniques such as haybale dikes, erosion control fence and temporary sedimentation ponds.

Establishing permanent protective ground and vegetative cover before the temporary erosion control measures are removed.

- 20.a.& 22.a. The proposed development will require a potable water supply and adequate system for waste water disposal. As previously identified in this EAW, these services will be provided by the existing Crystal municipal water distribution and sanitary sewer systems.
22. a. Storm water runoff volumes from the site will be increased due to development. The increase will be caused by the increased amount of impermeable surface inherent in a development of this nature. Storm water ponds and flow control structures will be utilized to limit flow rates to existing or acceptable levels and to maintain surface water quality. The receiving waters of Bassett Creek can adequately handle the increase proposed without erosion and flooding.

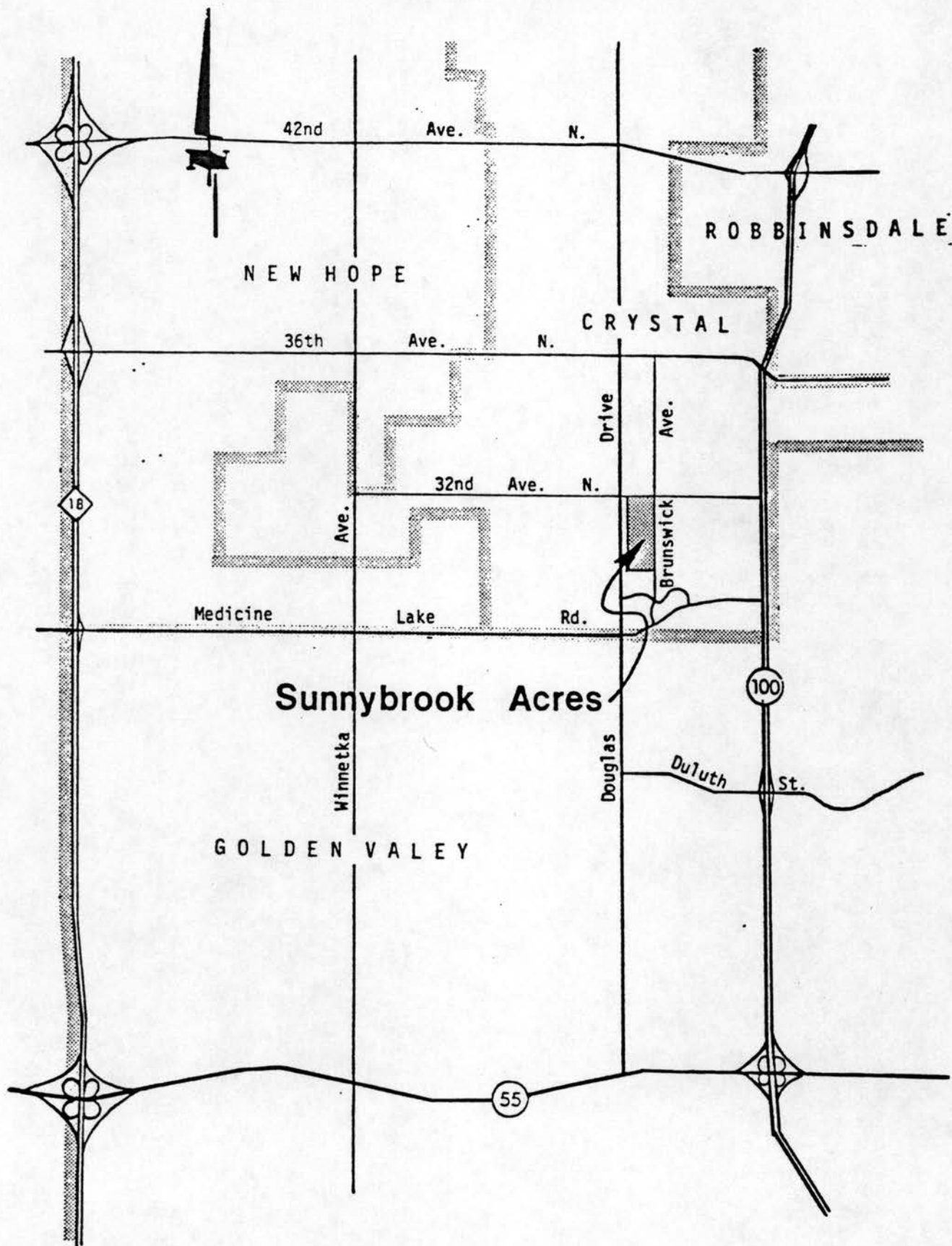
- 23 a.b.c. It is expected that the project site will be subject to temporary generation of air pollution, dust and noises during the construction phase, typical of other multi-family developments. Mitigative measures would include the sprinkling of water for dust control, maintaining construction equipment in good operating order, proper muffling of construction equipment and conforming with city codes regarding curfews and working hours.
- 25 a. There may be some displacement of nesting waterfowl and supplemental feeding areas due to the proposed project. It is anticipated that the effects will be minimal since there are wetland areas remaining to the east of the site.
28. Due to the proposed development, it is expected that the traffic counts will increase within the new development area and the immediate adjoining areas. However, it is anticipated that the roadway system can accommodate this increase.
29. The City of Crystal can provide adequate public services and utilities to the propose of the site.

CERTIFICATION OF RESPONSIBLE GOVERNMENTAL UNIT

I hereby certify that the information contained in this document is true and complete to the best of my knowledge and that copies of the completed EAW have been made available to all points on the official EQB distribution list.

Signature William M. M. M. Date 4/14/87

Title Crystal City Engineer



McCOMBS-KNUTSON ASSOCIATES, INC.
 CONSULTING ENGINEERS ■ LAND SURVEYORS ■ SITE PLANNERS
 PLYMOUTH, MINNESOTA

SCALE	
BOOK	PAGE
FILE NO.	
1094	

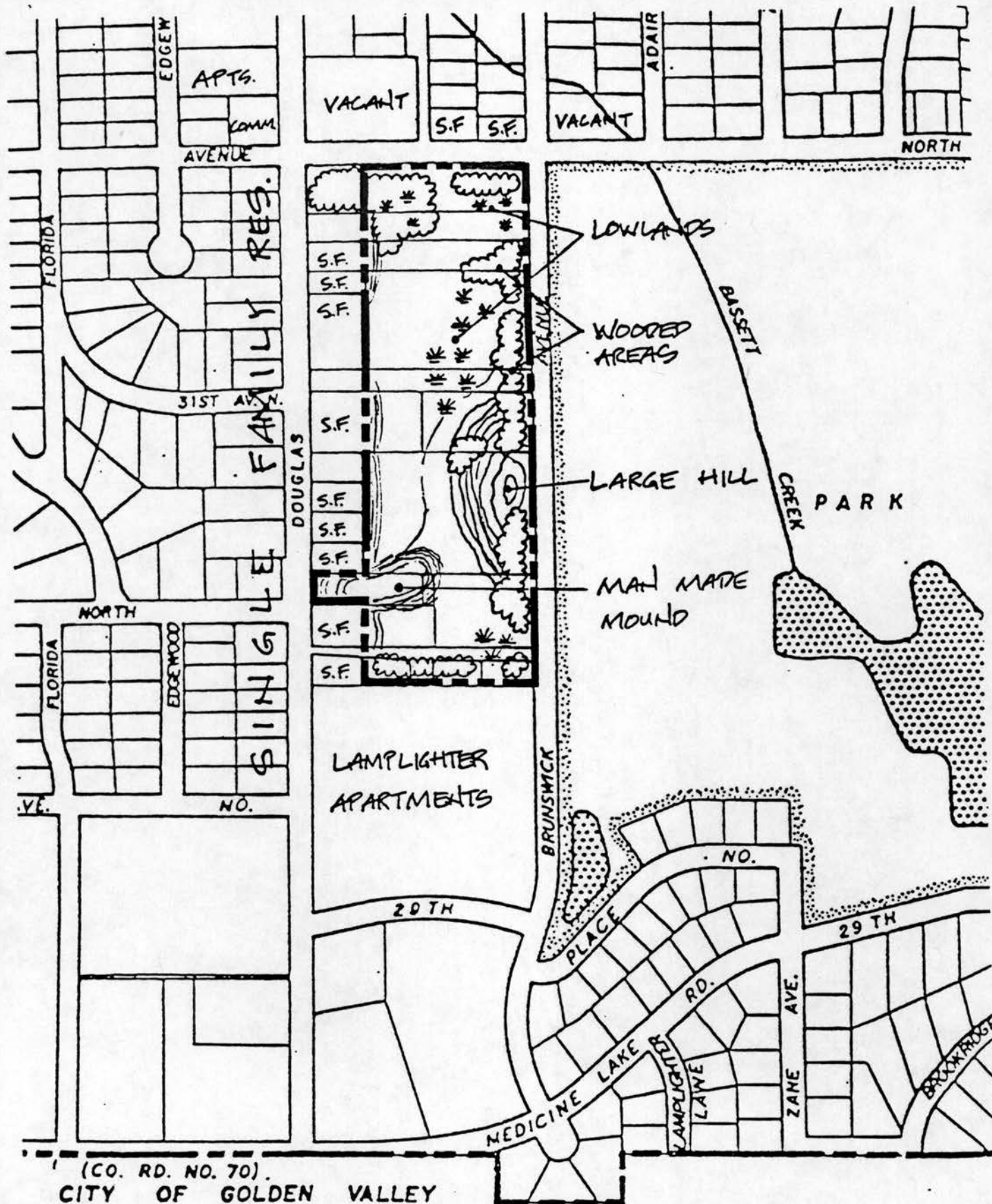
LOCATION MAP
FIGURE 1



McCOMBS-KNUTSON ASSOCIATES, INC.
CONSULTING ENGINEERS ■ LAND SURVEYORS ■ SITE PLANNERS
PLYMOUTH, MINNESOTA

SCALE
1" = 2000'
BOOK PAGE
FILE NO.
1094

USGS MAP
FIGURE 2



McCOMBS-KNUTSON ASSOCIATES, INC.
 CONSULTING ENGINEERS ■ LAND SURVEYORS ■ SITE PLANNERS
 PLYMOUTH, MINNESOTA

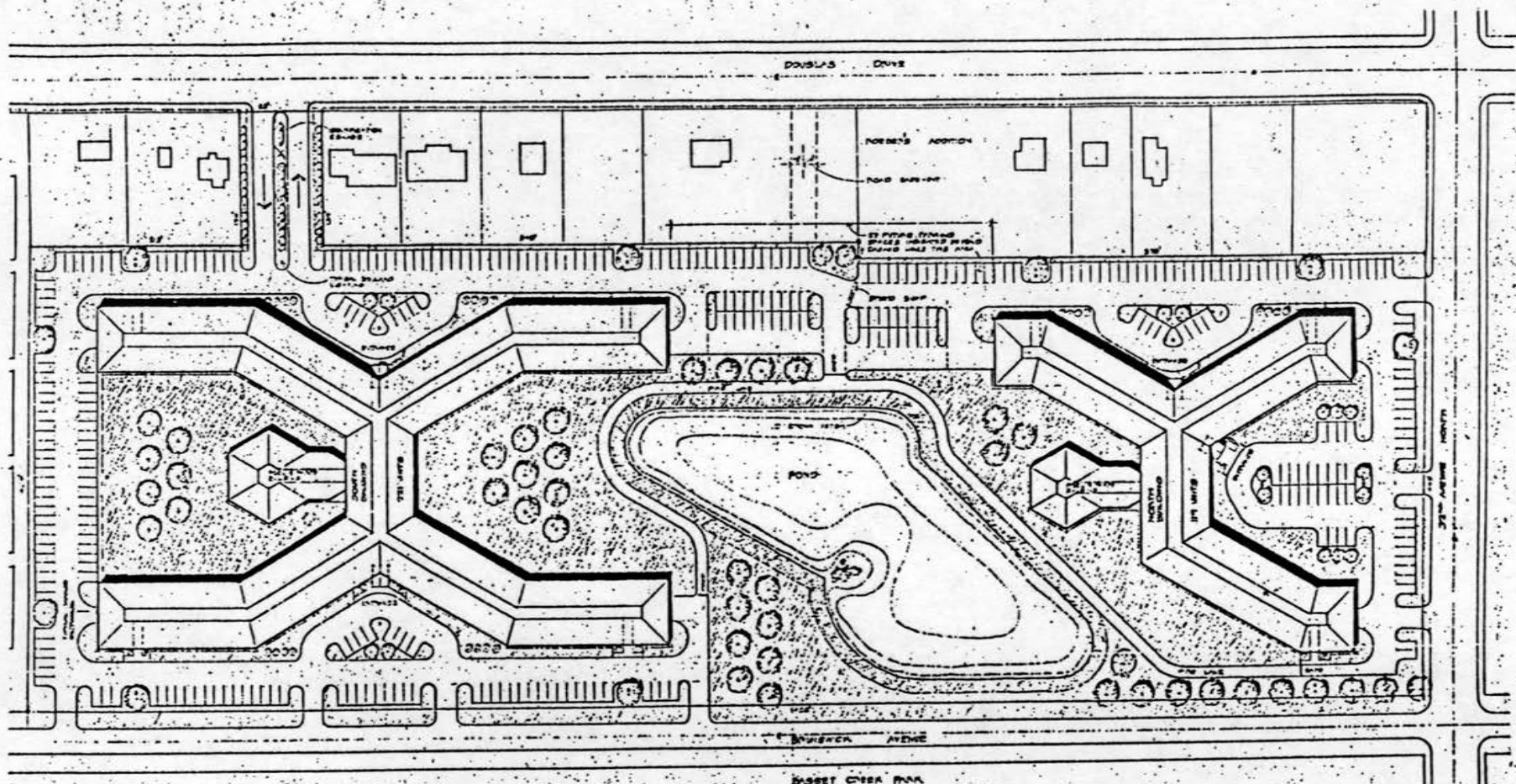
SCALE

BOOK PAGE

FILE NO.
 1094

SITE INVENTORY PLAN

FIGURE 3



SUMMARY

NORTH BUILDING	114 UNIT UNITS	114 DRIVE PARKING SPACES	65 ADJACENT PARKING SPACES	179 ADJACENT PARKING SPACES	653 TOTAL PARKING SPACES
SOUTH BUILDING	22 UNIT UNITS	22 DRIVE PARKING SPACES	11 ADJACENT PARKING SPACES	113 ADJACENT PARKING SPACES	
TOTALS	136 UNIT UNITS	136 DRIVE PARKING SPACES	76 ADJACENT PARKING SPACES	292 ADJACENT PARKING SPACES	

AREA LOT 1, BLOCK 1 - 68,715 SQUARE FEET - 1.515 ACRES

SITE PLAN

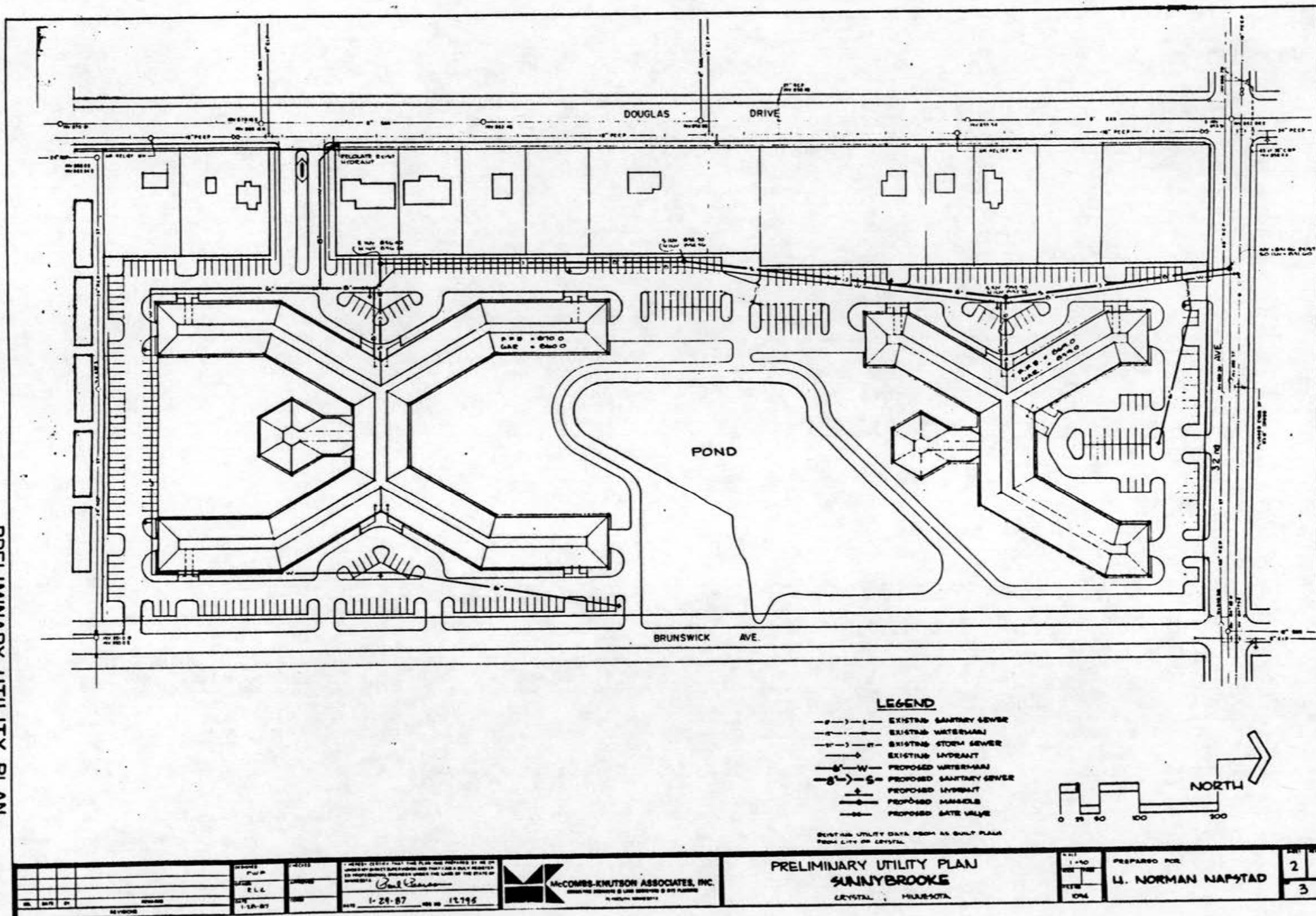


SITE PLAN
FIGURE 4

FIGURE 5



PRELIMINARY UTILITY PLAN
FIGURE 7



Mixed Use Zones.
Redevelopment and
consolidation
encouraged.

- * Single-family Residential
- Multi-family Residential
- Multi-family/Resid.-office
- Parks
- Public and Semi Public
- Industrial
- Commercial

land use plan

crystal
minnesota

This map is for planning purposes
only and should not be used where
precise measurement is required.

PROJECT
LOCATION →

NAC

prepared by:
NORTHWEST
ASSOCIATED
CONSULTANTS INC.



McCOMBS-KNUTSON ASSOCIATES, INC.
CONSULTING ENGINEERS ■ LAND SURVEYORS ■ SITE PLANNERS
PLYMOUTH, MINNESOTA

SCALE

BOOK PAGE

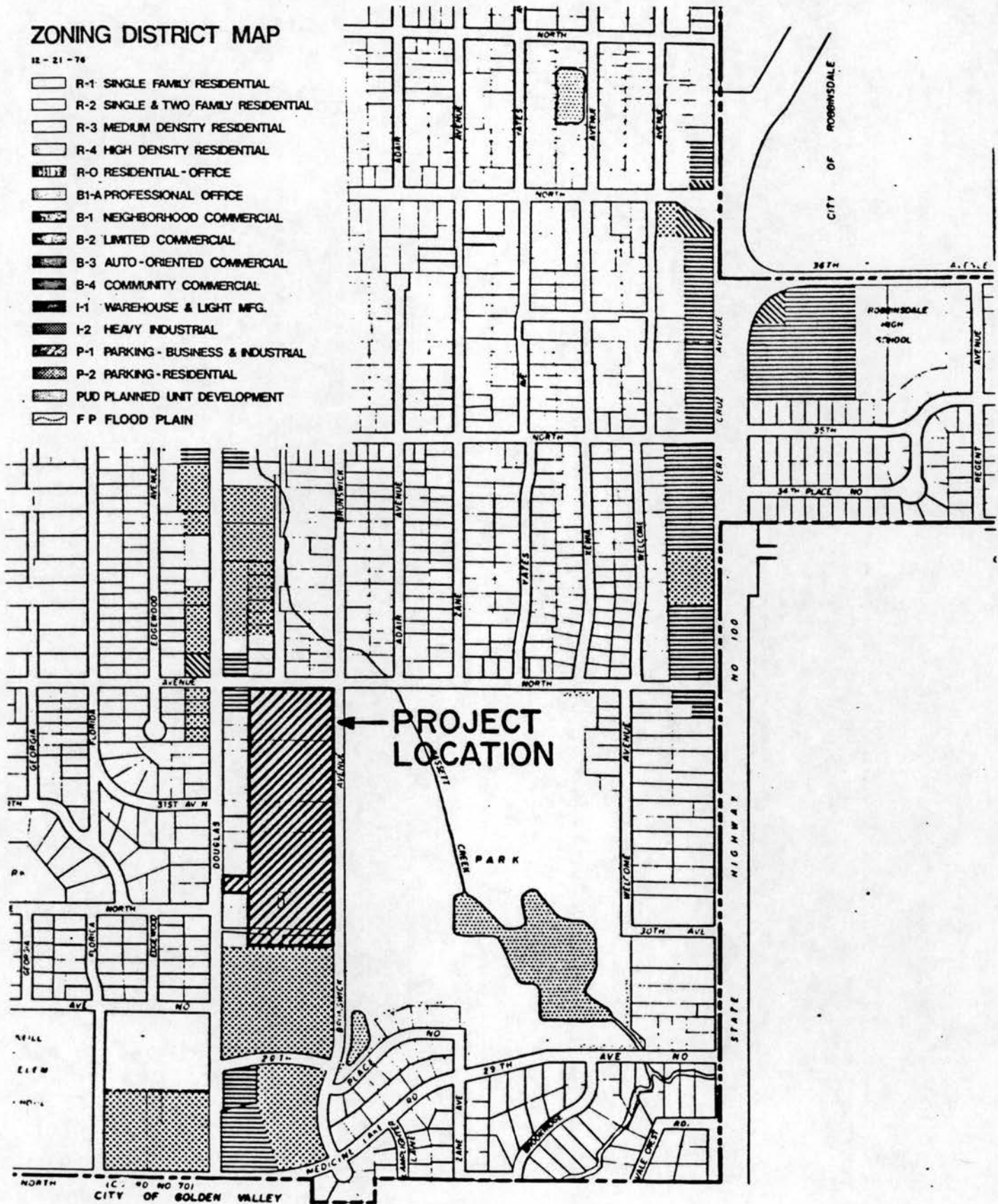
FILE NO.
1094

EXISTING LAND USE PLAN
FIGURE 8

ZONING DISTRICT MAP

12-21-76

-  R-1 SINGLE FAMILY RESIDENTIAL
-  R-2 SINGLE & TWO FAMILY RESIDENTIAL
-  R-3 MEDIUM DENSITY RESIDENTIAL
-  R-4 HIGH DENSITY RESIDENTIAL
-  R-O RESIDENTIAL-OFFICE
-  B1-A PROFESSIONAL OFFICE
-  B-1 NEIGHBORHOOD COMMERCIAL
-  B-2 LIMITED COMMERCIAL
-  B-3 AUTO-ORIENTED COMMERCIAL
-  B-4 COMMUNITY COMMERCIAL
-  I-1 WAREHOUSE & LIGHT MFG.
-  I-2 HEAVY INDUSTRIAL
-  P-1 PARKING-BUSINESS & INDUSTRIAL
-  P-2 PARKING-RESIDENTIAL
-  PUD PLANNED UNIT DEVELOPMENT
-  F P FLOOD PLAIN



McCOMBS-KNUTSON ASSOCIATES, INC.
CONSULTING ENGINEERS ■ LAND SURVEYORS ■ SITE PLANNERS
PLYMOUTH, MINNESOTA

SCALE

BOOK

PAGE

FILE NO.

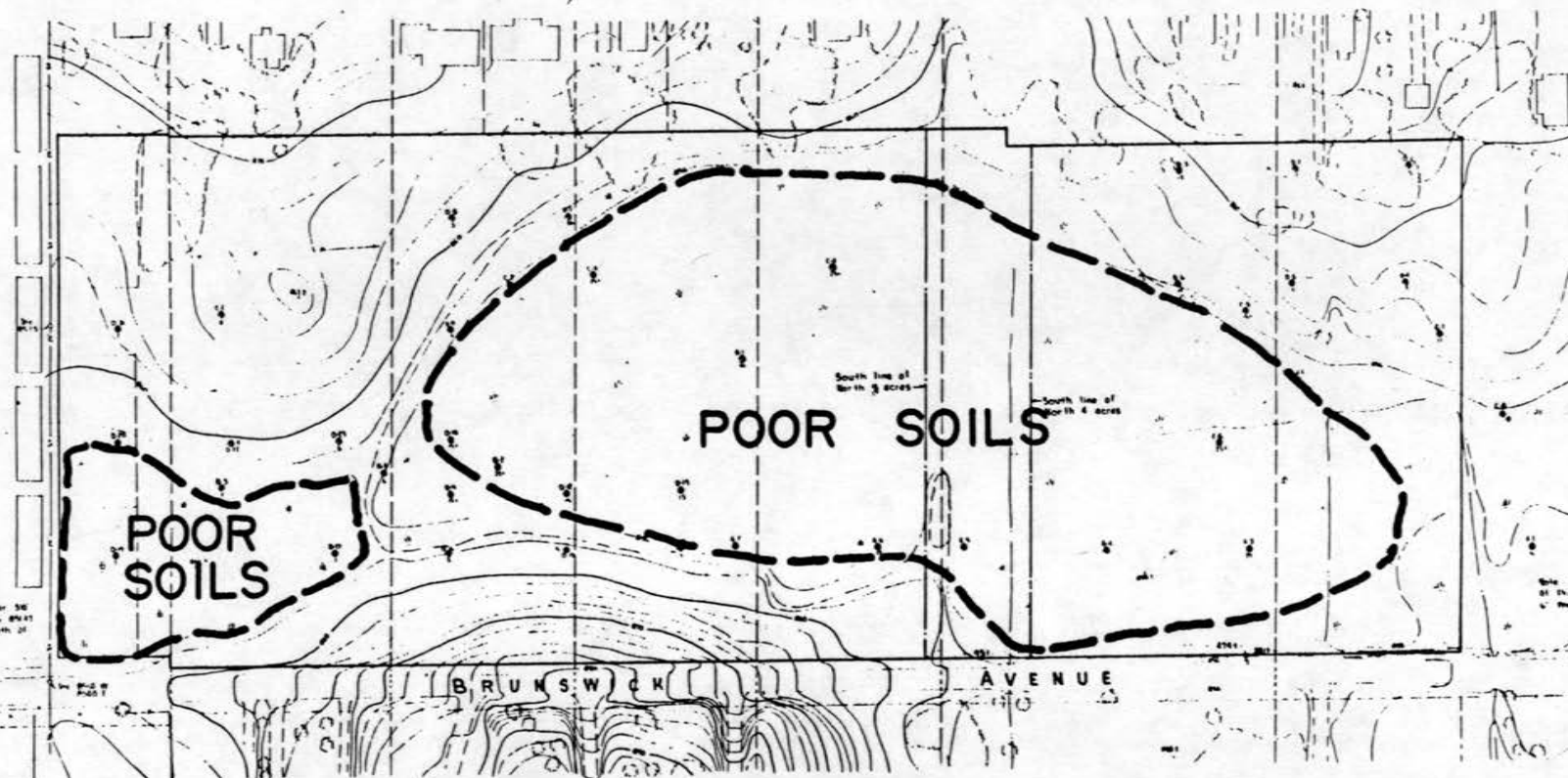
1094

ZONING MAP

FIGURE 9

DESCRIPTION: Part of McKee's Bel
Aire Addition; Part of Sonnybrook
Acres

2



Scale: 1" = 20' (Horizontal) 1" = 40' (Vertical)
North Arrow: 0° = 0° (True North)
1" = 10' (Horizontal) 1" = 20' (Vertical)

Notes: 1. See Survey Map, 1961
2. See Survey Map, 1961
3. See Survey Map, 1961

SOILS MAP
FIGURE 10

01. 0 - 1' Depth Organic layer, silty loam, silty clay: soft
02. 1 - 2' Depth Clay loam, broken of gravel: medium dense
03. 2 - 3' Depth Silty clay (Note: 5 - 6" post and soft clay fill): soft
04. 3 - 4' Depth Sand
05. 4 - 5' Depth Silty clay (Note: 5 - 6" post and soft clay fill): soft
06. 5 - 6' Depth Clay loam, rather stiff, layers of sand
07. 6 - 7' Depth
08. 7 - 8' Depth Very soft clay: soft
09. 8 - 9' Depth Clay loam, layers of sand: medium dense
10. 9 - 10' Depth Post: soft
11. 10 - 11' Depth Clay loam: medium dense
12. 11 - 12' Depth
13. 12 - 13' Depth Post and mulch: soft
14. 13 - 14' Depth Silty organic clay: soft
15. 14 - 15' Depth Silty clay: soft
16. 15 - 16' Depth Clay loam: rather stiff
17. 16 - 17' Depth Silty clay: soft
18. 17 - 18' Depth Silty - medium clay loam with layers of sand: soft - medium
19. 18 - 19' Depth Silty black clay: soft
20. 19 - 20' Depth Rather soft gray clay medium: soft
21. 20 - 21' Depth Gray clay loam medium to rather stiff: rather stiff
22. 21 - 22' Depth Black clay: soft
23. 22 - 23' Depth Brown clay loam: rather soft
24. 23 - 24' Depth Greenish gray clay loam: medium - rather stiff

01. 0 - 1' Depth Dark brown clay loam:
02. 1 - 2' Depth Brown clay loam: rather stiff
03. 2 - 3' Depth Post: soft
04. 3 - 4' Depth Black clay: soft
05. 4 - 5' Depth Brown clay: rather soft
06. 5 - 6' Depth Brown clay loam: rather stiff
07. 6 - 7' Depth Post: soft
08. 7 - 8' Depth Black clay: soft
09. 8 - 9' Depth Gray clay loam: rather soft - medium
10. 9 - 10' Depth Post: soft
11. 10 - 11' Depth Gray clay: soft
12. 11 - 12' Depth Gray clay: rather soft
13. 12 - 13' Depth Clay loam with lenses of sand: rather soft - medium
14. 13 - 14' Depth Post: very soft
15. 14 - 15' Depth Organic clay: very soft
16. 15 - 16' Depth Clay loam with lenses of sand: rather soft - medium
17. 16 - 17' Depth Gray clay: soft
18. 17 - 18' Depth Post: soft
19. 18 - 19' Depth Brown, sandy clay: rather soft
20. 19 - 20' Depth Gray clay loam: rather soft
21. 20 - 21' Depth Coarse silty sand & gravel: compact
22. 21 - 22' Depth Gray clay: rather soft
23. 22 - 23' Depth Gray clay loam with layers of sand and gravel: medium

BORING LOGS

01. 0 - 1' Depth Topsoil
02. 1 - 2' Depth Clay loam: rather soft
03. 2 - 3' Depth Clay loam: rather stiff
04. 3 - 4' Depth Topsoil
05. 4 - 5' Depth Brown & gray clay loam: rather soft
06. 5 - 6' Depth Brown & gray clay loam: rather stiff
07. 6 - 7' Depth Brown sand: compact
08. 7 - 8' Depth Post
09. 8 - 9' Depth Clay: rather soft
10. 9 - 10' Depth Brown sand: compact
11. 10 - 11' Depth Gray clay loam: stiff
12. 11 - 12' Depth Post
13. 12 - 13' Depth Clay loam: rather soft
14. 13 - 14' Depth Clay loam: medium
15. 14 - 15' Depth Gray silty sand: compact
16. 15 - 16' Depth Gray clay loam: stiff
17. 16 - 17' Depth Post
18. 17 - 18' Depth Clay loam: rather soft
19. 18 - 19' Depth Clay loam: medium
20. 19 - 20' Depth Brown sand with layers of clay loam: compact
21. 20 - 21' Depth Post
22. 21 - 22' Depth Gray clay loam: soft
23. 22 - 23' Depth Brown-gray mud
24. 23 - 24' Depth Gray clay loam: medium
25. 24 - 25' Depth Brown clay loam: rather stiff

01. 0 - 1' Depth Post
02. 1 - 2' Depth Black clay
03. 2 - 3' Depth Gray clay: soft
04. 3 - 4' Depth Gray clay: medium
05. 4 - 5' Depth Clay: rather soft
06. 5 - 6' Depth Gray clay loam: medium
07. 6 - 7' Depth Black clay
08. 7 - 8' Depth Brown clay loam: rather stiff
09. 8 - 9' Depth Gray clay loam: rather stiff
10. 9 - 10' Depth Black mud
11. 10 - 11' Depth Gray clay: rather soft
12. 11 - 12' Depth Gray clay loam: rather stiff
13. 12 - 13' Depth Black clay
14. 13 - 14' Depth Gray clay: soft
15. 14 - 15' Depth Gray clay loam: medium
16. 15 - 16' Depth Gray clay: soft
17. 16 - 17' Depth Brown clay: soft
18. 17 - 18' Depth Gray clay loam: medium
19. 18 - 19' Depth Gray clay: soft
20. 19 - 20' Depth Post & mud
21. 20 - 21' Depth Gray clay loam: medium
22. 21 - 22' Depth Gray clay: soft
23. 22 - 23' Depth Black & dark brown clay
24. 23 - 24' Depth Brown clay loam: rather stiff
25. 24 - 25' Depth Gray clay loam: rather stiff

014. 0 - 1' Depth Post & black clay
015. 1 - 2' Depth Gray clay: rather soft
016. 2 - 3' Depth Gray & brown clay loam: rather stiff
017. 3 - 4' Depth Post & black clay
018. 4 - 5' Depth Brown & gray clay loam: rather stiff
019. 5 - 6' Depth Gray clay: rather soft
020. 6 - 7' Depth Black clay
021. 7 - 8' Depth Brown clay loam: rather stiff
022. 8 - 9' Depth Gray clay loam: rather stiff
023. 9 - 10' Depth Black clay
024. 10 - 11' Depth Gray clay: soft
025. 11 - 12' Depth Gray clay loam: medium
026. 12 - 13' Depth Gray clay: soft
027. 13 - 14' Depth Brown clay: soft
028. 14 - 15' Depth Gray clay loam: medium
029. 15 - 16' Depth Gray clay: soft
030. 16 - 17' Depth Black & dark brown clay
031. 17 - 18' Depth Brown clay loam: rather stiff
032. 18 - 19' Depth Gray clay loam: rather stiff
033. 19 - 20' Depth Black clay
034. 20 - 21' Depth Brown clay loam: rather soft
035. 21 - 22' Depth Gray clay loam: rather stiff
036. 22 - 23' Depth Gray clay loam: rather stiff

NOTE: Water level mostly equal to sunny level in 8 borings.

<p>Scale: 1" = 20' (Horizontal) 1" = 40' (Vertical)</p>		<p>Notes: 1. See Survey Map, 1961 2. See Survey Map, 1961 3. See Survey Map, 1961</p>		<p>McCOMBS-KNUTSON ASSOCIATES, INC. 1000 10th Avenue, Suite 100, St. Paul, MN 55102 (612) 221-1111</p>		<p>MISC. TOPOGRAPHY & SOIL BORINGS</p>		<p>PREPARED FOR H. NORLAW NAFSTAD</p>	
NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION	NO.	DATE
1	10-17-75	FD		2				3	

APPENDIX A

Traffic Generation Flows

A traffic analysis has been completed regarding the traffic generation flows that would be created by the project. Total volume and peak hour traffic generations were computed for both the market rate elderly units and the family apartment units. These traffic generations were then distributed to determine the effects they would have on adjacent streets, most notably Douglas Drive. Exhibit F documents the total volume traffic generation and the number of average daily trips (ADT) produced at each access point to the site. Exhibit G identifies the peak hour traffic generation and its distribution on the adjacent streets.

Total Volume Traffic Generation

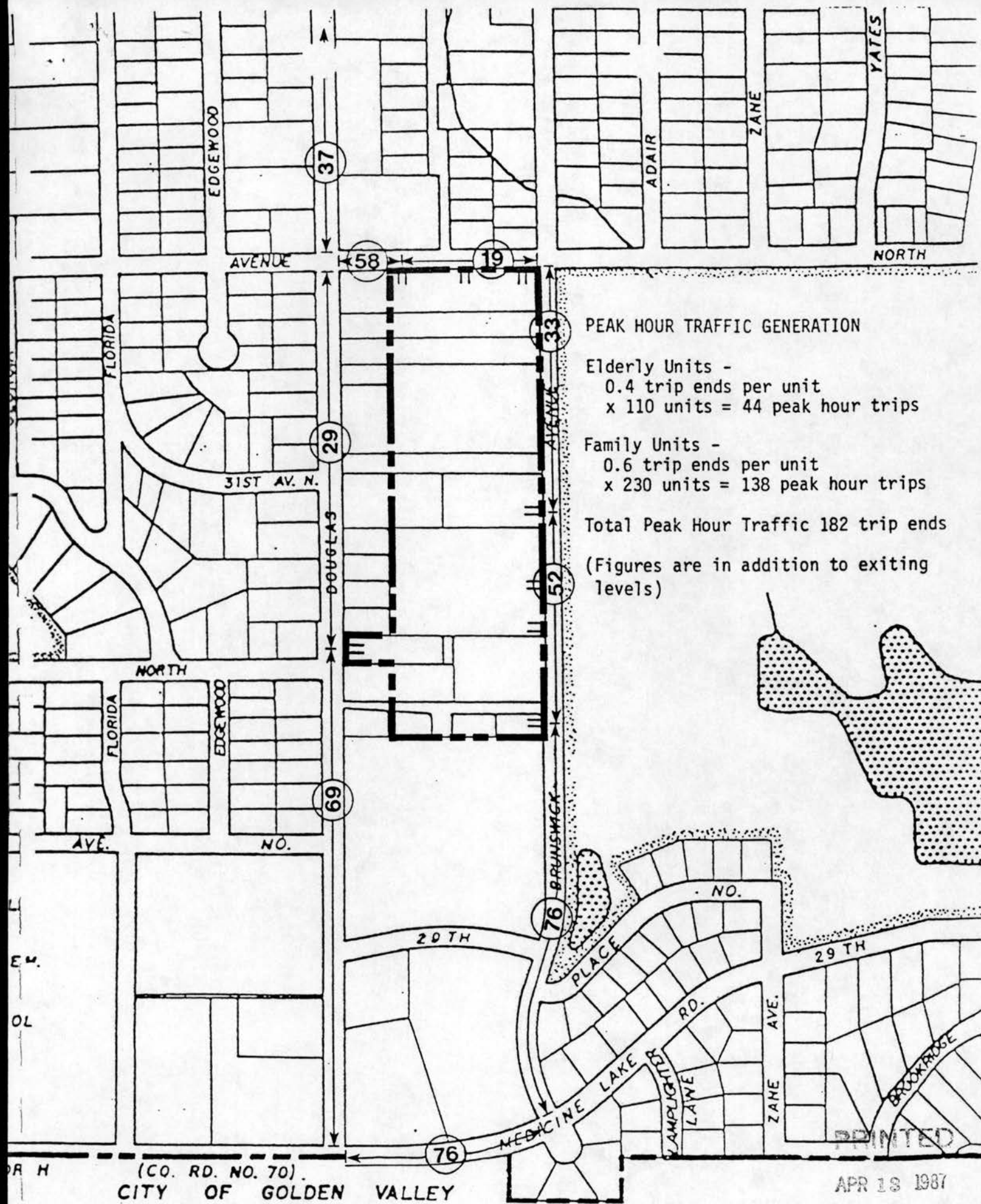
The total volume traffic generation was computed by using an average weekday trip end of 6.1 per unit for the family units and 3.3 trip ends per unit for the elderly housing units (Institute of Traffic Engineers Trip Generation, 1979). This resulted in 1,403 ADT being created by the family units and 363 ADT created by the elderly housing, giving the project a total traffic generation of 1,766 ADT. Exhibit F displays these figures distributed across the eight access drives according to the type and number of units being served by each access and the convenience of the access to the underground parking and adjacent parking lots.

With the vast majority of the project's traffic using Douglas Drive, due to it being the major collector serving the area and lack of destinations east of the site, the concern arises of how the project's traffic generation will affect the existing conditions of Douglas Drive. Currently, Douglas Drive experiences a traffic load of 9,650 ADT between 36th Avenue North and Medicine Lake Road (Hennepin County Department of Transportation). Assuming a majority of the project's traffic generation will use Douglas Drive, it is not anticipated that the County's projected 20 year traffic flow of 13,510 ADT will be increased. With the lack of vacant land available in the surrounding area, it is felt that future increases due to further development of the area will be unlikely and the additional traffic created by the Nafstad project will not cause any adverse problems along Douglas Drive, in view of the County's projected traffic level.

Peak Hour Traffic Generation

Peak hour traffic levels generally occur twice daily. Once in the morning between 7:00 A.M. and 9:00 A.M. and the second peak occurring in the afternoon between 4:00 P.M. and 6:00 P.M. The peak hour traffic generations were determined by using a factor of 0.6 trip ends per family unit and 0.4 trip ends per elderly unit (Institute of Traffic Engineers Trip Generation, 1979). Applied to the total number of units for each housing type resulted in a total peak hour traffic generation of 182 trip ends (138 created by the family units and 44 created by the elderly units). The trips were then distributed according to the percentage of northbound/southbound traffic using Douglas Drive during the peak hours. Douglas Drive was used as it represents general

destination characteristics the total traffic from the site will be using. From traffic data received from the Hennepin County DOT and on-site traffic observations, a traffic distribution of 80% southbound and 20% northbound was found during the morning peak hours and 80% northbound and 20% southbound during the afternoon peak hours. The peak hour traffic created by the site was then distributed according to these percentages to the appropriate access drives which would lead to a northbound or southbound destination. It was assumed that all peak hour traffic would pass through the Douglas Drive/32nd Avenue North intersection, the Douglas Drive/Medicine Lake Road intersection or possibly both as a means of access to and/or from their destination. This assumption stemming again from lack of destinations located east of the site and Douglas Drive acting as the major route for peak hour traffic in the area. Exhibit G illustrates the number of peak hour trips that the site will generate on its adjacent streets. These figures account for both northbound and southbound traffic occurring during the peak hours and represent both the morning peak hour, as well as the afternoon peak hour.



PEAK HOUR TRAFFIC GENERATION

Elderly Units -
 0.4 trip ends per unit
 x 110 units = 44 peak hour trips

Family Units -
 0.6 trip ends per unit
 x 230 units = 138 peak hour trips

Total Peak Hour Traffic 182 trip ends

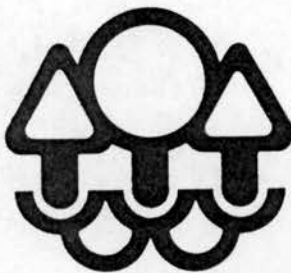
(Figures are in addition to exiting levels)

(CO. RD. NO. 70)
 CITY OF GOLDEN VALLEY

APR 18 1987

MOORE - KNUTSON ASSOC., INC.

EXHIBIT G
 PEAK HOUR GENERATION



Minnesota Pollution Control Agency

May 29, 1987

Mr. William Monk
City Engineer
City of Crystal
4141 Douglas Drive North
Crystal, Minnesota 55422

Dear Mr. Monk:

Re: Sunnybrooke Arces P.U.D. Environmental Assessment Worksheet

The environmental assessment worksheet (EAW) on the referenced project has been reviewed by staff of the Minnesota Pollution Control Agency (MPCA). Based on the information contained in the EAW, it appears that the potential adverse environmental effects of the project have, in general, been identified and will be addressed by appropriate mitigative measures.

However, the staff is concerned the noise due to traffic on nearby roadways, including 32nd Avenue, Brunswick Avenue, and Douglas Avenue, may exceed state noise standards (a daytime L_{10} level of 65 dBA and a nighttime L_{10} level of 55 dBA for land use category NAC-1) at the proposed residential units. The staff recommends that noise impacts be further evaluated to determine if the state noise standards will be exceeded at the closest proposed residences. The total average daily traffic (ADT) derived from the existing traffic and traffic from the proposed development should be considered in this evaluation.

It should be noted, however, that if the proposed buildings are constructed and insulated in such a way as to assure that the exterior-interior sound level attenuation is at least 30 dBA, the building possesses year around indoor climate control and has no facilities intended for outdoor activities that the noise standards of land use category NAC-2 apply. If the state noise standards are to be exceeded due to traffic on the roadways, the city should ensure that the proposer implements noise control measures to come into compliance with the state standards. Possible noise control measures include 1) requiring the construction of noise barriers, e.g., earth berms, wood or concrete walls; 2) adjusting the distance of the residences from the roadways; and/or 3) the planting of vegetation. This last option, however, is not a very effective noise control measure compared to options 1 and 2.

Phone: _____

520 Lafayette Road North, St. Paul, Minnesota 55155
Regional Offices • Duluth/Brainerd/Detroit Lakes/Marshall/Rochester
Equal Opportunity Employer

Mr. Monk
Page Two

Thank you for the opportunity to review the EAW. If you have any questions, please contact Craig N. Affeldt of my staff at 296-7796.

Sincerely,

A handwritten signature in cursive script, appearing to read "Clifford T. Anderson".

Clifford T. Anderson
Director
Office of Planning and Review

CTA:mfl

cc: H. Norman Nafstad

BASSETT CREEK WATER MANAGEMENT COMMISSION

Curtis A. Pearson, Attorney
1100 1st National Bank Place West
Minneapolis, Minnesota 55402
(General Address)
Phone: 612/338-4200

Leonard Kremer, Engineer
Barr Engineering Company
7803 Glenroy Road
Edina, Minnesota 55435
Phone: 612/830-0555

- Crystal
- Golden Valley
- Medicine Lake
- Minneapolis
- Minnetonka
- New Hope
- Plymouth
- Robbinsdale
- St. Louis Park

February 23, 1987

Mr. William Monk
Director of Public Works
4141 North Douglas Drive
Crystal, Minnesota 55422

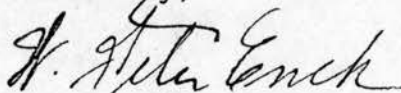
Re: Sunnybrooke Acres

Dear Mr. Monk:

The Bassett Creek Water Management Commission has reviewed preliminary grading and drainage plans for the above-referenced development and have the following comments:

- 1) An erosion control plan must be prepared and submitted to the commission for review. Silt fence installation details should be included on the plan if used for erosion control.
- 2) To meet the Commission's water quality requirements a skimmer must be provided at the pond's outlet to trap floating debris. Details of the skimmer should be submitted to the commission for review.
- 3) The outlet to the pond should be sized to allow for proper detention time for settling of suspended solids.
- 4) The storm drain which discharges near the pond's outlet should be moved further from the outlet to allow for settling of sediment.
- 5) All erosion control features should remain in place and be maintained until the site has been revegetated and the parking lot has been paved.
- 6) A copy of the Commission's erosion and sediment control policy is enclosed for your information.

Sincerely,



Peter Enck, Chairman
Bassett Creek Water
Management Commission

PE/111
Enclosure
c: Alan Brixius
WS/321,10



DEPARTMENT OF TRANSPORTATION
320 Washington Av. South
Hopkins, Minnesota 55343-8468

935-3381
TTY 935-6433

March 20, 1987

Mr. William Monk
City Engineer
City of Crystal
4141 Douglas Drive North
Crystal, MN 55422

Dear Mr. Monk:

RE: Proposed Plat - Sunnybrook
CSAH 102 East side - between 30th Ave. N. and 32nd Ave. N.
Section 21, Township 118, Range 21
Hennepin County Plat No. 1503
Review and Recommendations

Minnesota Statutes 505.02 and 505.03, Plats and Surveys, require County review of proposed plats abutting County roads. We reviewed the above plat and make the following comments:

- No additional right of way required by Hennepin County along CSAH 102 in the area of this plat at this time.
- The location of the single access onto CSAH 102, approximately 255 feet north of the south line of the plat, does not meet minimum sight distance requirement of 440 feet to the driver's left for the posted 35 MPH speed limit. The field observed sight distance to the driver's left from the proposed access is 325 feet. We strongly encourage an alternate location.
- Any new access onto a county road requires an approved Hennepin County entrance permit before beginning any construction. Contact our Maintenance Division for entrance permit forms.
- All proposed construction within County right of way requires an approved utility permit prior to beginning construction. This includes, but is not limited to, drainage and utility construction, trail development, and landscaping. Contact our Maintenance Division for utility permit forms.
- The developer must restore all areas disturbed during construction within County right of way.

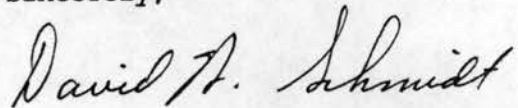
HENNEPIN COUNTY

an equal opportunity employer

W. Monk
March 18, 1987
Page 2

Please direct any response or questions to Les Weigelt.

Sincerely,

A handwritten signature in cursive script that reads "David W. Schmidt". The signature is written in dark ink and is positioned below the word "Sincerely,".

David W. Schmidt, P.E.
Transportation Planning

DWS/LDW:mr



United States Department of the Interior

FISH AND WILDLIFE SERVICE
ST. PAUL FIELD OFFICE, (ES)
50 Park Square Court
400 Sibley Street
St. Paul, Minnesota 55101

IN REPLY REFER TO:

May 1, 1987

Mr. William Monk
City Engineer
4141 Douglas Drive North
Crystal, Minnesota 55422-1696

Dear Mr. Monk:

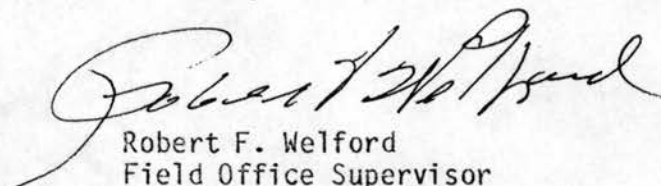
This letter responds to the Environmental Assessment Worksheet (EAW) for the proposed Sunnybrook Acres PUD in the City of Crystal, Hennepin County, Minnesota.

On April 23, 1987, representatives from the U.S. Army Corps of Engineers (COE) and the U.S. Fish and Wildlife Service (FWS) conducted a field review of the project area. From that review it became apparent much of the upland identified at this site originated from previous fill activities in adjacent wetlands. The 7.5-acres of existing wetland are classified as palustrine emergent/scrub-shrub wetlands (formerly Types 2, 3, and 6). These wetlands have a natural drainage outlet to the east and eventually discharge into Bassett Creek. As such, we believe any filling of these wetlands will require a COE Section 404 permit. Should a COE permit be required, the FWS will recommend mitigative measures to compensate for all unavoidable wetland impacts. Depending on the acreage involved, both on/off-site compensation may be recommended.

During the early planning phase for this project, we suggest the project sponsors coordinate this proposal with the COE. Should a COE permit be required, the FWS will provide site specific recommendations at that time.

We appreciate the opportunity to comment on this project and look forward to future coordination between or respective agencies.

Sincerely,


Robert F. Welford
Field Office Supervisor

cc: MN DNR, St. Paul
US Army COE, St. Paul



Metropolitan Council
300 Metro Square Building
Seventh and Robert Streets
St. Paul, Minnesota 55101

Telephone (612) 291-6359

May 5, 1987

Bill Monk
City Engineer
City of Crystal
4141 Douglas Dr. N.
Crystal, MN 55422

RE: EAW
Sunnyside Acres PUD
Metropolitan Council District 10

Dear Mr. Monk:

Council staff has conducted a preliminary review of this environmental assessment worksheet to determine its adequacy and accuracy in addressing regional concerns. The staff review has concluded that the EAW is complete and accurate with respect to regional concerns and raises no major issues of consistency with Council policies. An EIS is not necessary for regional purposes.

This will conclude the Council's review of the EAW. No formal action on the EAW will be taken by the Council. If you have any questions or need further information, please contact Pat Pahl, Council staff at 291-6392.

Sincerely,

A handwritten signature in cursive script that reads "Roger Israel".

Roger Israel, Director

cc: John Evans, Metropolitan Council District 10
John Rutford, Metropolitan Council Staff



DEPARTMENT OF THE ARMY

ST. PAUL DISTRICT, CORPS OF ENGINEERS
1135 U.S. POST OFFICE & CUSTOM HOUSE
ST. PAUL, MINNESOTA 55101-1479

REPLY TO
ATTENTION OF
Construction-Operations
Regulatory Functions
(87-02403-38)

May 11, 1987

Mr. William Monk
City Engineer
4141 Douglas Drive North
Crystal, Minn. 55422-1696

Re: Placement of fill in wetlands
for commercial development -
Sec. 21, T. 118N., R. 21W.,
Hennepin County, Minnesota

Dear Mr. Monk:

We have learned that you are considering conducting the activity referenced above. It appears that you will need a Department of the Army permit for this work. We are enclosing application materials. We can process your application more quickly if you fill out the application completely and specifically. Also include several color photos of the worksite.

Complete the needed information as soon as you can. Because we must obtain recommendations from several agencies, our processing for most projects takes about 60 days.

The temporary placement of fill material into any waterbody/wetland for purposes such as temporary stream crossings, bypass roads, cofferdam construction, or storage sites may require a Department of the Army permit. If your project will, or may, include any temporary placement of fill material, please include that information in your permit application.

Since issuance of your Federal permit depends on State approval, it is important that you promptly provide the State enough information to evaluate your application. You may also need county and/or city permits. It would be advisable to make inquiries early in your planning process. If your project includes placement of dredged or fill material into public waters, you must apply to the responsible State agency for water quality certification.

If you have any questions, call Donna S. Fell at the Corps, (612) 725-7712.

Sincerely,

Timothy J. Fell
for Ben Wopat
Chief, Regulatory Functions Branch
Construction-Operations Division



STATE OF
MINNESOTA
DEPARTMENT OF NATURAL RESOURCES

BOX , 500 LAFAYETTE ROAD • ST. PAUL, MINNESOTA • 55146

DNR INFORMATION
(612) 296-6157

May 21, 1987

Mr. Bill Monk
City of Crystal
4141 Douglas Drive North
Crystal, Minnesota 55422

RE: Sunnybrooke Acres P.U.D.
Environmental Assessment Worksheet (EAW)

Dear Mr. Monk:

The Department of Natural Resources (DNR) has reviewed the above-referenced document and we offer the following comments for your consideration.

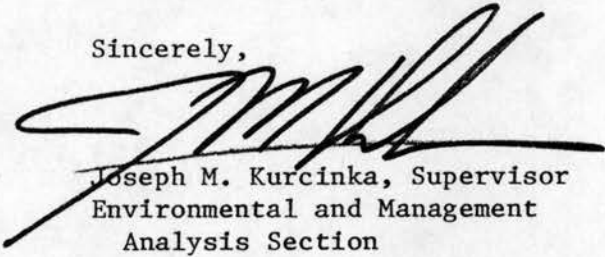
From our perspective, this project does not have the potential for significant adverse environmental effects. Consequently, there is no need for you to prepare an environmental impact statement based on impacts to natural resources.

There will be some loss of wildlife habitat, as noted in the EAW. As partial mitigation for this adverse impact, we recommend that you require the developer to construct the detention pond in a manner that will benefit wildlife. The pond should have shallow (10:1-20:1) slopes along the shoreline and a rolling bottom with water depths ranging from 1-5 feet. The pond bottom should be covered with peat or topsoil excavated from other areas on the site. The wildlife and water treatment values of the pond will be greatly enhanced by retaining a 50-100 foot wide buffer area of unmowed vegetation around the pond.

You should have the developer dispose of excavated materials on an upland, rather than wetland, site to protect off-site resources. The U.S. Army Corps of Engineers may require a permit for disposal of the excavated material in wetland areas.

Thank you for the opportunity to review this project. If you have any questions regarding our comments, please call Don Buckhout of my staff at (612) 296-8212.

Sincerely,



Joseph M. Kurcinka, Supervisor
Environmental and Management
Analysis Section

cc: Kathleen Wallace
Judy Boudreau
Tom Keefe
Jerry Smith - Corps of Engineers
Gregg Downing - EQB
H. Norman Nafstad



Minnesota Department of Transportation

Transportation Building, St. Paul, MN 55155

May 20, 1987

Phone 296-1652

Bill Monk
City Engineer
4141 Douglas Drive North
Crystal, MN 55422

Re: Sunny Brooke Acres P.U.D.
Environmental Assessment Worksheet (EAW)
District 5 (Crystal, Hennepin Co.)

Dear Mr. Monk:

The Minnesota Department of Transportation (Mn/DOT) has completed a review of the above-referenced EAW. We anticipate that the proposed project will cause little adverse impact to our transportation facilities.

If you require additional information from Mn/DOT, please contact Carl Hoffstedt, Transportation Analysis Engineer at our District Office in Golden Valley, phone number (612) 593-8540.

Sincerely,

A handwritten signature in cursive script that reads 'Cheryl Heide'.

Cheryl Heide, Environmental Coordinator
Environmental Services Section

Consultant and Staff Reports
for Revised 284 Unit Proposal

TO: Planning Commission
FROM: Bill Monk, City Engineer
DATE: June 1, 1987
RE: Sunnybrook Planned Unit Development (PUD)

A copy of the revised Sunnybrook PUD is attached. The basic site layout is essentially unchanged except for the reduction in the number of units from 340 to 286. This reduction in units has also allowed for an expansion in parking lot and building setbacks on the east, north and west sides of the site.

The 286 unit proposal includes designation of the westerly half of the southern building complex for elderly housing while the balance of the units is for general rental. To accommodate this mix of uses, the PUD zoning remains most appropriate and requires action on the following items:

- Rezoning of the 15-acre site from R-1 (Single Family) to PUD (Planned Unit Development) as per Section 515.49 of the City Code,
- Conditional use permit for site plan as per Section 515.51, Subd. 2 of the Code,
- Conditional use permit for elderly housing as per Section 515.27, Subd. 4 c) of the Code.


While the 16% reduction in density to 19.1 units per acre has a positive effect on the traffic and setback issues described in the staff report dated March 25, 1987, this office does not feel the changes are significant enough to alter the findings of that previous report.

An alternate site plan has also been submitted (attached) whereby Brunswick Avenue is vacated adjacent to the Sunnybrook site. On this proposal Brunswick Avenue is terminated with a cul-de-sac at the southern edge of the development. This concept is a take off on comments regarding closure of access points on Brunswick Avenue to make traffic generated by the site use more direct access to Douglas Drive.

Lastly, a letter from Edward Padilla of GMAC Mortgage is attached concerning the economics of development of this property. The effect of density on the financial integrity of the development proposal remains a key aspect of the owner's justification for the number of units included in the plan.

Re: Sunnybrook Planned Unit Development (PUD)
June 1, 1987
Page 2

Although the attached site plan represents a new proposal, the earlier reports and handouts remain critical to its overall review. Should any Commission member need copies of those materials, please let me know.



WM:jrs

Encls

GMAC Mortgage Corporation
Income Property Loan Division
8400 Normandale Lake Blvd.
Suite 1050
Bloomington, MN 55437
Tel. 612-921-2131

GMAC
Mortgage

June 1, 1987

Mr. Gary Nafstad
705 Seventh Street South
Delano, MN 55328

RE: Sunnybrook Acres Apartments
Crystal, Minnesota

Dear Gary:

This letter responds to our most recent conversation relating to the financial impact of reducing the number of units to be constructed at your site in the city of Crystal.

First, let me say that my comments are based on GMAC Mortgage's experience as an apartment lender, as well as my own personal experience as a mortgage banker for Norwest Mortgage and GMAC Mortgage. As you know, GMAC is currently the largest mortgage company in the United States, with over \$24 billion in our servicing portfolio. Also, in the Twin Cities area alone, we have completed the financing of over \$200 million of commercial property over the last two years. GMAC's Minneapolis office was also the single largest mortgage banker under the Federal National Mortgage Association's apartment lending program in 1986. Of course, as you know, real estate valuation and analysis is not an exact science and most real estate lenders would agree that analysis tends to be subjective. However, based on our background and experience in the apartment development area, we feel that the number of units which should be constructed on your site should be no less than 280, with the maximum in the area of 350 units. We based this conclusion on the following financial considerations.

As a mortgage lender, we are primarily concerned with asset value in your property and cash flow as projected on a net operating income basis. The net operating income is derived through calculating a reasonable expectation for an income level and deducting from that income level the reasonably expected expense costs related to the property. With this formula in mind, it is of course, of principal importance to consider the most efficient operating plans for an apartment design in order to maintain an expense level which results in an acceptable net operating income. Our value will subsequently be derived almost exclusively through the capitalization of the net operating income. A balance must always be reached between the maximum number of units allowed at a particular site based on maintenance efficiency and

June 1, 1987
page two

architectural appeal versus the minimum number of units allowed at a particular site which will generate sufficient income to support a reasonable return on the market value or cost of the land on which the property is located. For instance, a disproportionately high land value as compared to net operating income will result in an unacceptable return on investment and your loan amount to cost ratio will result in an unusually high equity requirement. Practically speaking, this would force a developer to generate additional equity dollars and, thereby, reduce his internal rate of return on that particular development.

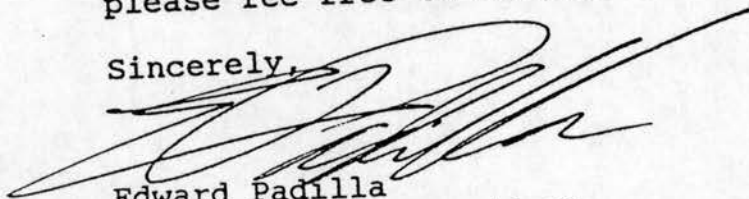
Our experience shows that in the Twin Cities area, the most common ratio of units per acre for new construction is approximately 19-20 units per acre. In our experience, we have found multifamily land in established communities to be typically valued at approximately \$75,000 per acre, or approximately \$4,000 per unit. Should the number of units per acre be reduced beyond this level, the land cost per unit becomes disproportionate.

Further, as you well know, there are some expense efficiencies which can be achieved in larger projects. For instance, the management fee is typically reduced as a percentage of the income to the property as the property becomes larger. As a general rule of thumb, as the expense to income ratio is reduced, the financing efficiencies are increased and the mortgage loan will typically represent a larger amount of the overall project cost.

Based on these general considerations as well as our background in apartment financing, we would recommend that your property contain no less than 280 units or approximately 19 units per acre, and no more than 350 units overall. Within these levels, we are confident that we can provide to you a mortgage loan under the FHA 221(d)4 program which would make your property financially feasible.

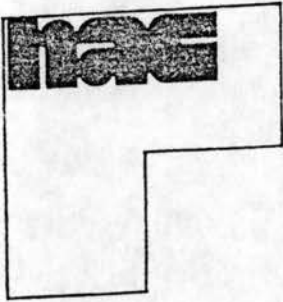
Should you have any questions or require further detail, please feel free to contact me.

Sincerely,



Edward Padilla
Assistant Vice President

EP/jah
2-015



northwest associated consultants, inc.

PLANNING REPORT

TO: Crystal Planning Commission/Crystal City Council
FROM: Alan Brixius
DATE: 4 June 1987
RE: Sunnybrooke Acres PUD
FILE NO: 151.01

BACKGROUND

At the March Crystal Planning Commission meeting the Nafstad Sunnybrooke PUD was presented to the Planning Commission. The PUD concept presented a 340 unit multiple family proposal on a 15 acre parcel at the corner of Brunswick Avenue and 32nd Avenue. Upon hearing public input and reviewing the PUD concept the Planning Commission recommended that the City Council deny the development application for the PUD.

The Planning Commission cited the following items for their recommendation.

1. Traffic volumes and the disbursement of traffic from the site and its impact on adjacent neighborhoods.
2. The compatibility proposed development with the surrounding area. The compatibility concern stems from the project density and the building massing on the site.

Rather than proceeding to the City Council with a negative recommendation, the applicant hopes to present an alternative option that may respond to the aforementioned concerns and that may receive a more positive recommendation from the City Planning Commission.

Due to the existing natural conditions of the site the applicant maintains that high density residential development presents a physically functional and economically feasible land use option for this difficult site. However, the following options present a lesser density than the original 340 unit site plan.

OPTION 1

Option #1 site plan follows the original site plan layout with regard to building placement and parking lot layout. This option does illustrate a significantly lower density from the originally 340 unit concept. This new concept proposes a total

site density of 286 units over the 15 acre site. The applicant proposes to maintain the same proportional breakdown of elderly and non-elderly apartments within the complex. This amounts to 90 elderly apartments and 196 non-elderly apartments.

The impact that the reduced density has on the site plan is as follows:

1. The building lengths along the western property lines have been reduced from 575 feet to 530 feet on the south building and from 360 feet to 300 feet on the north building. The shortened building lengths will serve to reduce the visual mass of these buildings along the western lot line.

2. The reduced density also reduces the number of apartment dwellers for the site. Fewer residents will help to reduce the user impact on community utilities, facilities and services. The original 340 unit concept was projected to produce a population of 610 new Crystal residents. The revised concept is estimated to produce approximately 513 new residents.

3. Traffic Volumes. The density was reduced in order to reduce the traffic volume impact on the adjacent neighborhoods. A comparison of the traffic volume generated with the original concept is shown below.

Traffic Generation ADT			
	# Units	ADT Per Unit	Total ADT
Original Concept	110 Elderly	3.3	363
	330 Non-Elderly	6.1	1403
			1766
Revised Concept	90 Elderly	3.3	297
	196 Non-Elderly	6.1	1195
			1492

The reduction of 54 dwelling units will result in a reduction of 274 trips per day in traffic generation. The reduced traffic volumes provide some relief in the impact that traffic will have on the adjacent neighborhood.

We should note that in Option #1 the traffic distribution to public streets remains similar to the original concept. The distribution impact will be reduced by the lower traffic volumes, however, the travel patterns will remain the same.

OPTION 2

Option #2 proposes the same number of dwelling units as Option #1, however site design changes have also been incorporated by proposing the vacation of Brunswick Avenue along the project site. By expanding the project site several site design modifications were possible, that serve to address several of the City's concerns about the project.

In considering the Brunswick Street vacation the City must evaluate the need for this street. Currently a gravel street, it is not heavily used. Without the project site only Bassett Creek Park, Lamplighter Apartments, and two single family homes have direct lot access onto the street. Only the Park access would be impacted by the street vacation along the project site. We are proposing an alternative drive to maintain access to the Park parking lot.

Both the original site plan and Option #1 propose access points onto an improved Brunswick Avenue. This access point along with the projected traffic volumes raised great concern over the traffic distribution by the neighborhood residents and the Planning Commission. Recommendations by residents and City staff were made that greater traffic orientation toward Douglas was necessary to improve the acceptability of the project. The vacation of Brunswick Avenue provides greater site area to allow a more internalized traffic circulation system.

Option #2 provides a site plan layout for the project site with Brunswick being vacated. The street vacation would add approximately 1.7 acres and 60 additional feet of lot width to the existing 15 acre site.

The vacation of Brunswick Avenue provides a number of circulation and site design advantages. The advantages of the Brunswick Street vacation include.

1. The south building will not have traffic directly accessing Brunswick travelling north or south.
2. The shift of the south building to the east results in a longer driveway approach onto Douglas. This longer approach will assist in reducing the grade of this driveway making it a more attractive, functional and convenient access point onto Douglas Avenue.
3. The circulation system for south building is internalized with two outlets. Douglas is the nearest outlet, and the second outlet is onto 32nd Avenue along the site's western lot line. The second outlet location was selected to separate the traffic from the northern single family neighborhoods to the greatest extent possible. The location of second outlet makes Douglas Ave. the closest north/south street in an attempt to channel traffic in this direction. These two site modifications along with a reduced density should serve to reduce the traffic disbursement in adjacent residential areas.

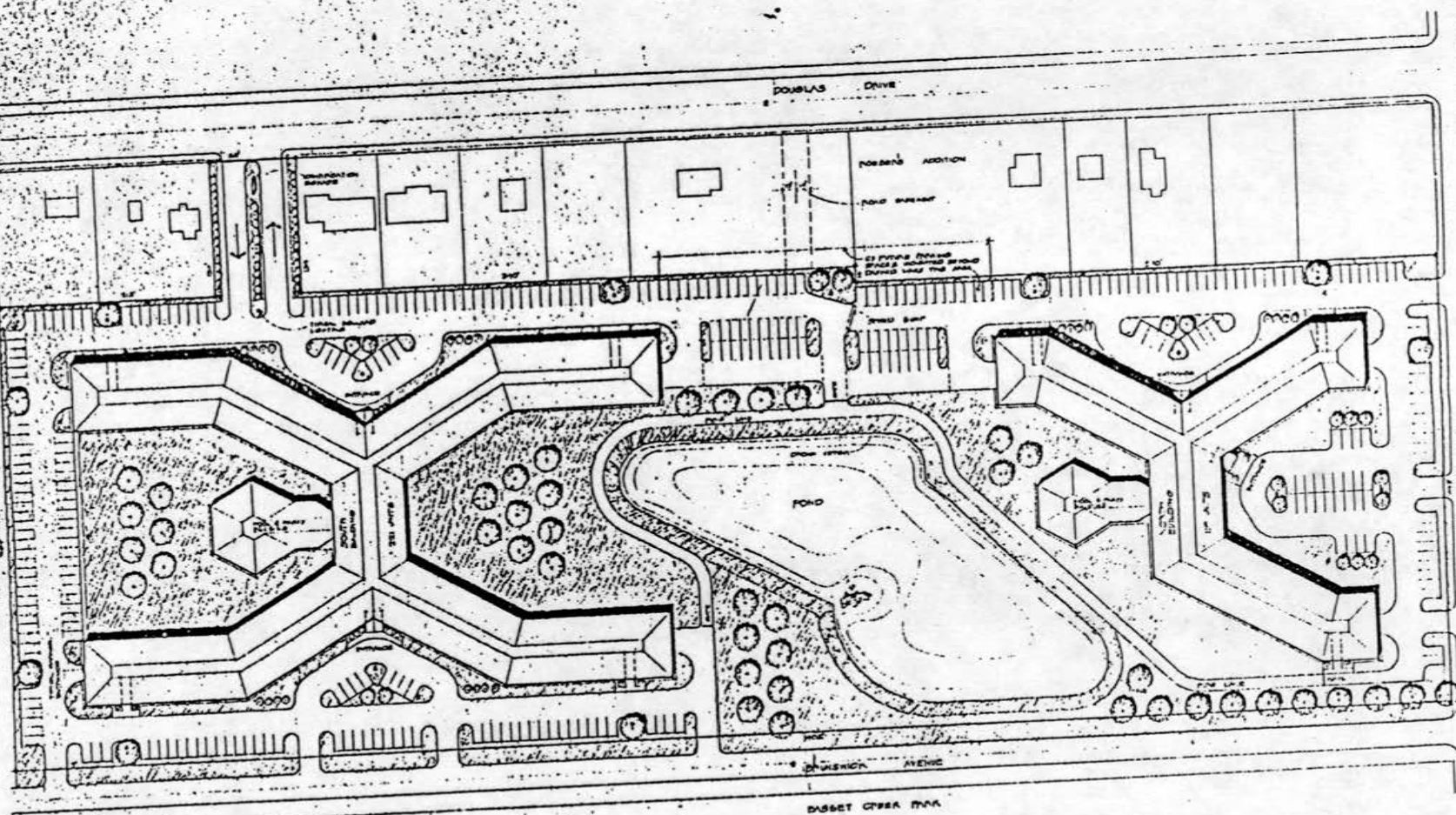
4. With the vacation of Brunswick Ave. the building can utilize areas of better soils.
5. The enlarged site along with the reduction in dwelling units to 286, results in an overall project density of 17.12 units per acre or 2,540 square feet per unit. With the reduced lot area per unit for elderly to 1,250 square feet the remaining 196 non-elderly apartments will have a lot area per unit of 3,130 square feet. This is in excess of the R-6 standards.
6. The enlarged site and shift of buildings to the east provides a greater setback from the properties to the west. The original site plan showed a 60 foot setback from the western property line. Option #2 illustrates a setback of 105 feet. The parking lot setback along the western lot line has been increased from 5 feet to 25 feet at its nearest point. The larger setbacks and smaller building size will serve to lessen the visual impact on the adjacent single family homes.
7. The larger site and reduced density will provide a greater degree of development flexibility and a large amount of open green space. This will serve to enhance the site and reduce the visual impact on adjacent properties.
8. The vacation of Brunswick Avenue removes the street construction costs from the TIF project. Monies earmarked for this improvement could be transferred to other areas such as a traffic signal on the Douglas/32nd Avenue intersection.

CONCLUSIONS

The general layout of the site plan has been dictated by existing soil conditions. With the denial of the original PUD concept the applicant has attempted to prepare development options that attempt to respond to the concerns and comments of the Planning Commission and the area residents. We hope that the options that are being presented raise a more positive acceptance.

CC: Norman Nafstad
Gary Nafstad
Richard Carlson
Greg Frank

EXHIBIT A
ORIGINAL PUD CONCEPT



SUMMARY

NORTH BUILDING
SOUTH BUILDING
TOTALS

114 UNITS
271 UNITS
385 UNITS

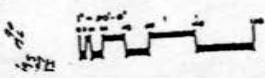
114 GARAGE PARKING SPACES
271 GARAGE PARKING SPACES
385 GARAGE PARKING SPACES

45 ADJACENT PARKING SPACES
14 ADJACENT PARKING SPACES
175 ADJACENT PARKING SPACES
335 ADJACENT PARKING SPACES

643 TOTAL PARKING SPACES

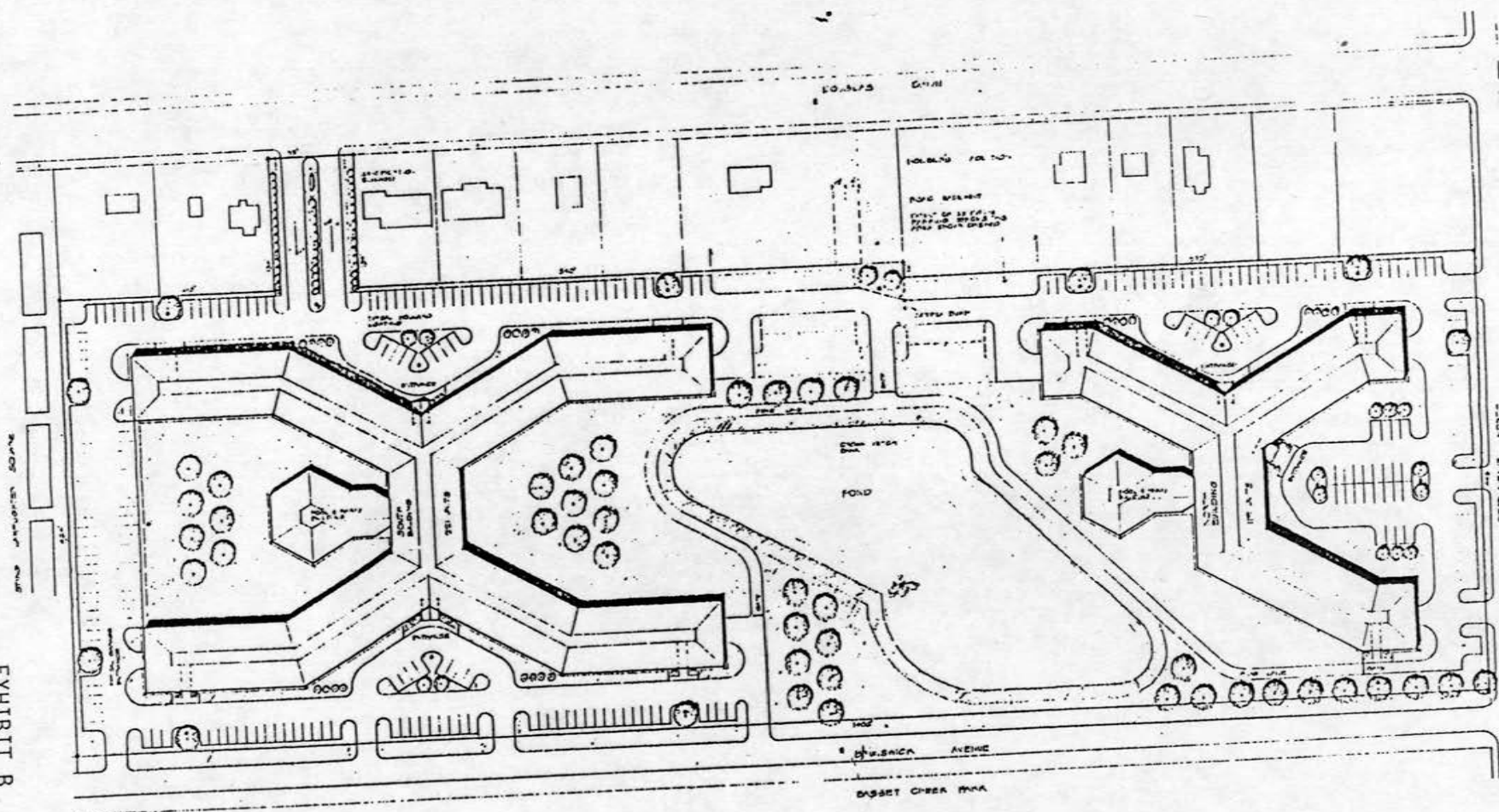
AREA LOT 1, BLOCK 1 - 88,748 SQUARE FEET - 1.99 ACRES

SITE PLAN



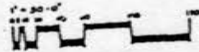
STENNY AND ASSOCIATES

EXHIBIT B
OPTION #1 REVISED CONCE



SUMMARY
 NORTH BALCONY 119 20x10 W/O 119 OFFICE PARKING SPACES 119 FOULGHT PARKING SPACES
 SOUTH BALCONY 22 10x10 213 227 OFFICE PARKING SPACES 227 FOULGHT PARKING SPACES
 TOTALS 141 20x10 432 246 OFFICE PARKING SPACES 246 FUTURE PARKING SPACES
 AREA LOT 1, BLOCK 1 = 831,742 SQ.FT. = 19.76 ACRES
 119 246 FUTURE PARKING SPACES
 432 246 TOTAL PARKING SPACES FUTURE

SITE PLAN

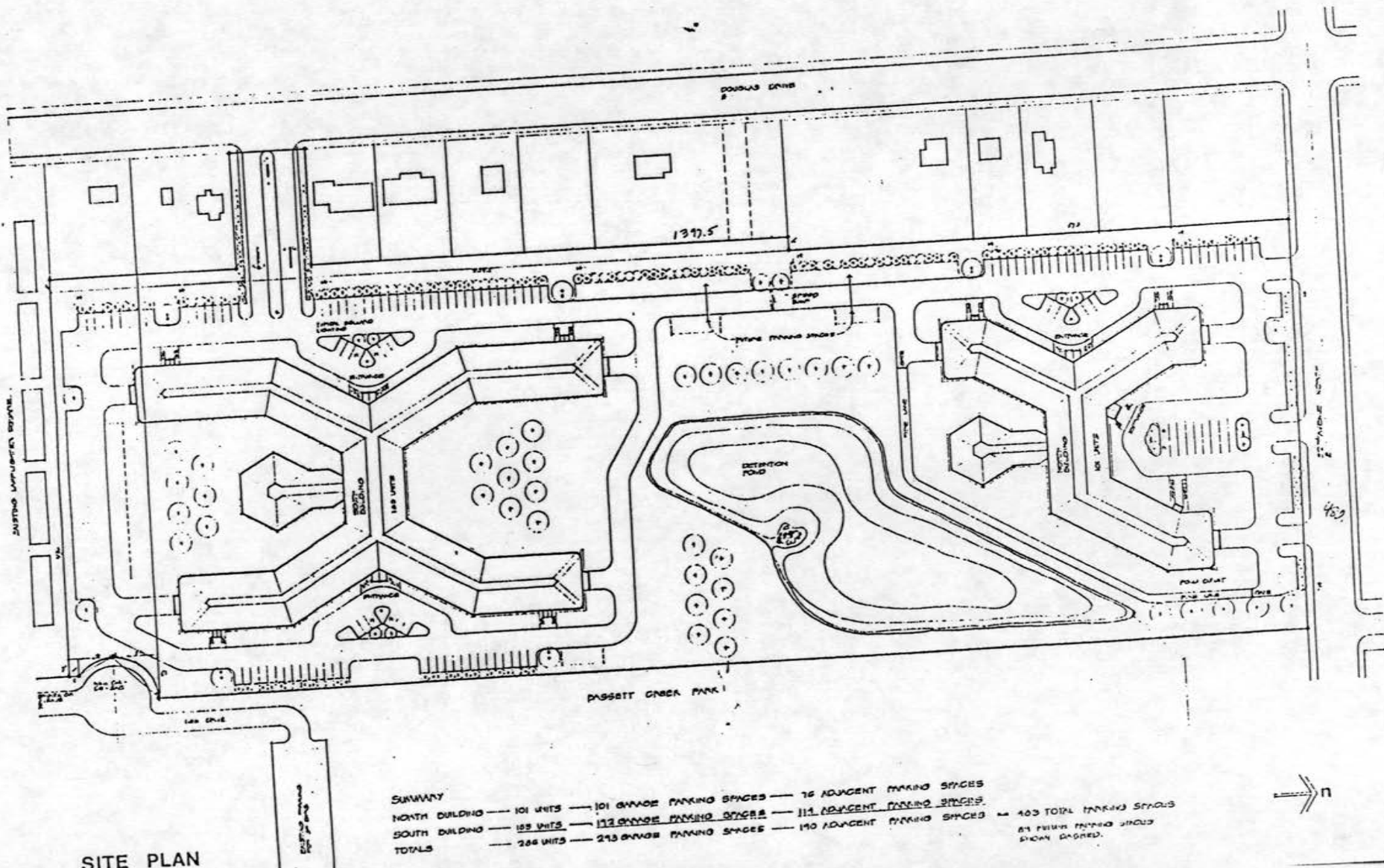
 $\Rightarrow n$

RICHARD J. CARLSON 314
308 WEST RUSTIC LODGE
AVENUE
WINNEAPOLIS MINNESOTA 55409
(612) 838 3834

THE UNIVERSITY OF CHICAGO

EXHIBIT C
OPTION #2 REVISED CONCEPT

SITE PLAN



SUMMARY

NORTH BUILDING	101 UNITS	101 GARAGE PARKING SPACES	76 ADJACENT PARKING SPACES
SOUTH BUILDING	185 UNITS	173 GARAGE PARKING SPACES	111 ADJACENT PARKING SPACES
TOTALS	286 UNITS	274 GARAGE PARKING SPACES	187 ADJACENT PARKING SPACES

403 TOTAL PARKING SPACES
87 PUBLIC PARKING SPACES
SHOWN DASHED.

NOTES:
1. CLARKSON RD.
2. WEST MAPLE LODGE DRIVE
3. WEST MAPLE LODGE DRIVE
4. WEST MAPLE LODGE DRIVE
5. WEST MAPLE LODGE DRIVE

SECTIONS

SECTION 1

Consultant and Staff Reports
for Original 340 Unit proposal