

City Council

REGULAR MEETING AGENDA

Wednesday, October 7, 2020 – 6:30 pm

This meeting will be held via Webex in accordance with the local emergency declaration made by the City under Minn. Stat. § 12.37. The public may monitor this meeting by watching on Comcast cable channel 16, by streaming on CCXmedia.org, or by calling 1-415-655-0001 and entering the meeting code 133 567 7920. The public may participate in this meeting during public comment sections, including the public forum beginning at 6:20 pm, by calling 763-230-7454. Additional information about monitoring electronic meetings is available on the [City website](#). For technical assistance, please contact the City at 763-593-8007 or webexsupport@goldenvalleymn.gov. If you incur costs to call into the meeting, you may submit the costs to the City for reimbursement consideration.

1. Call to Order

- A. Pledge of Allegiance
- B. Roll Call
- C. Presentation – Hennepin County Sheriff Hutchinson

Pages

2. Additions and Corrections to Agenda

3. Consent Agenda

Approval of Consent Agenda - All items listed under this heading are considered to be routine by the City Council and will be enacted by one motion. There will be no discussion of these items unless a Council Member so requests in which event the item will be removed from the general order of business and considered in its normal sequence on the agenda.

- A. Approval of Minutes:
 - 1. Council Manager Meeting – September 8, 2020 3-7
 - 2. City Council Meeting – September 15, 2020 8-12
- B. Approval of City Check Register 13
- C. Approve Resolution Disavowing & Condemning the Use of Discriminatory Covenants in Golden Valley and Approving Participation in Just Deeds Coalition Resolution #20-54 14-42
- D. Approve Livable Communities Act Reenrollment for 2021-2030 Resolution #20-55 43-46
- E. Approval of Election-Related Resolutions: 47
 - 1. Resolution #20-56 - Appointment of Election Judges for November 3 General Election 48-49
 - 2. Resolution #20-57 - Establishment of an Absentee Ballot Board 50
- F. Authorization to Sign School Resource Officer Service Agreement with Independent School District 281 51-57
- G. Approval of Resolution #20-58 Rescinding Resolution #14-37 Appointing City Clerk 58-59
- H. Approve Amended Addendum to the City Manager Employment Agreement Resolution #20-59 60-62



This document is available in alternate formats upon a 72-hour request. Please call 763-593-8006 (TTY: 763-593-3968) to make a request. Examples of alternate formats may include large print, electronic, Braille, audiocassette, etc.



4. Public Hearing

- A. Public Hearing –Zoning Text Amendment – Revising the Density Range of the Medium Density Residential (R-3) Zoning District Ordinance #690 63-80
- B. Public Hearing – Amendments to the Zoning Map – Rezoning Properties to Achieve Conformance with the 2040 Comprehensive Plan Ordinance #691 and #692 81-144
- C. Public Hearing – Approval of Conditional Use Permit 168, Amendment #1 – 145 Jersey Ave S Ordinance #693 145-166
- D. Public Hearing – Special Assessments – 2020 Delinquent Utility Bills Resolution #20-60 167-173
- E. Public Hearing – Special Assessments – 2020 Miscellaneous Charges Resolution #20-61 174-177

5. Old Business

6. New Business

- A. COVID-19 Pandemic Emergency Administrative Actions 178-181
- B. Review of Council Calendar 182-183
- C. Mayor and Council Communications
 - 1. Other Committee/Meeting updates

7. Adjournment

City Council/Manager

September 8, 2020 – 6:30 pm
Virtual WebEx Meeting

REGULAR MEETING MINUTES

The meeting began at 6:30 pm.

Present: Mayor Harris and Council Members; Rosenquist, Fonnest, Sanberg and Harris.

Staff present: City Manager Cruikshank, City Attorney Cisneros, Human Resources Director Santelices, Police Chief Sturgis, Physical Development Director Nevinski, Physical Development Assistant Schwalbe and Finance Director Virnig.

1. Creation of Planning Taskforce for the New Police Commission

City Manager Cruikshank presented the staff report. He said this item is a direct response to the discussion held by Council at its prior Council Manager Meeting in July, where the City Council directed staff to begin studying how the City might replace the existing Civil Service Commission with a new Police Commission. This action step is a strategic planning action meant to make the hiring process for the Golden Valley Police Department (GVPD) more efficient and equitable.

City staff is proposing the City Council create a Task Force to assist with the creation of the new Police Commission. The creation of this commission will benefit from community input through an advisory Task Force. The purpose of the Task Force is to develop a recommendation regarding the name, membership composition, and duties of a new commission on policing. the Task Force would consist of 13 members from various groups. Its mission and responsibilities, membership, meeting, timeframe, reporting and liaisons are detailed in the supporting documents of this packet (the draft resolution and staff report).

The Council discussed hosting public meetings for residents to speak directly to the task force and have their voices heard as a part of the public input process once the task force is created. In the topic of selection process, Council also said they would like to broaden the criteria to include: experience in law enforcement, public safety, criminal justice and social service or related fields. Council stressed on advertising and promoting the development of the Task Force to reach the broader community possible, exploring non-traditional outreach routes to get a diverse pool of candidates. The Council also discussed allowing volunteer members of the Crime Prevention Fund to apply to serve on the Task Force.

Staff explained information on the Task Force will be made available on the next City News Letter, on the City website and social media outlets in the next coming days.

2. Police Policies Discussion

Police Chief Sturgis presented the staff report as part of the City's regular review of department policies to ensure compliance with state and federal laws as well as best practices. The City of Golden Valley Police Department (GVPD) General Policy Manual is organized by Policy No., date (last updated or issued), and type of authority (ordinance, or statute). Sturgis explained there are model policies for cities issued by the state or by the MN Post Board. The Council discussed various items with staff.

Councilmember Fonnest asked to get an overview of the Use of Force and Firearms Policy (GP. 8.09) and about physical restraint of subjects by officers. Sturgis explained officers do not use force unless it is absolutely necessary and, in such cases, only use the minimum amount of force needed. Sturgis explained there are different levels of force. The first level has to do with using hands to control somebody, the second level has to do with utilizing intermediate tools such as: mace, pepper spray, baton, taser, spray, etc. Officers are required to carry these non-lethal tools on their belt or duty gear. Chief Sturgis commented that sanctity of human life is paramount, and when an officer is confronted with circumstances that would permit the use of deadly force, they would give warnings prior to doing so. Fonnest asked if GVPD officers trained in use of force and de-escalation techniques. Sturgis explained that officers do train both of these skills, going through classroom and field training. Among other things, officers have hands-on skills base training on handcuffing escorting and controlling subjects. Officers also go through scenario based training where their skills are tested, as well as their decision making and processing of different scenes. Officers have classroom training where they analyze video footage of different incidents to discuss how the different law enforcement response fit the policies and statutes.

Councilmember Harris asked about an officer's duty to intervene. Councilmember Sanberg asked what happens when an officer does not intervene in one of those situations. Sturgis explained that the duty to intervene is part of the professional conduct of Golden Valley peace officers in accordance with MN Statute and is listed in the GVPD Policy Manual. If an officer, when in a position to do so, does not intervene in an excessive use of force situation, this would be considered as a policy violation as it gets reviewed as a use of force incident. In such case, action would be taken as a policy violation would have occurred and there would be an internal investigation.

Councilmember Sanberg referred to the Body Worn Camera Policy GP. 1.28. She explained how on the definitions section, citizens who while in an encounter demand to be recorded or initiate recording on their own are deemed adversarial. Sanberg expressed her concerns with this consideration, since under the same definition, adversarial also means "a law enforcement encounter with a person that becomes confrontational, during which at least one person expresses anger, resentment, or hostility toward the other, or at least one person directs toward the other verbal conduct consisting of arguing, threatening, challenging, swearing, yelling, or shouting"¹. Sanberg said that considering a person who demands to be recorded or initiates a recording on their own, adversarial, might escalate the encounter.

¹Golden Valley Police Department. General Policies. G.P. 1.28 Body Worn Camera Policy. Definitions: F.

City Manager Cruikshank said that this meeting is a good opportunity to give staff input on changes that could be made. Changes in wording of the policy could be made and brought back to the Council on the next meeting for adoption.

Councilmember Rosenquist asked about current dispatch services and directing calls for service. Sturgis explained that currently, Hennepin County dispatches for Golden Valley. At times, the county does not have sufficient resources to give cities as precise details as it might be needed for certain calls (i.e. medical calls for service). Sturgis explained that switching to a new model would be significantly more expensive than the current model with Hennepin County.

On the topic of recruitment, Mayor Harris asked staff to give an overview of the current recruitment materials, in the context of the current state of affairs and mainstream media portrayal of law enforcement nationwide. Human Resources Director Santelices explained that job advertisements include the expectations that individuals in this position maintain law and order and build relationships and trust with community members. Santelices explained that a large obstacle to recruitment is that individuals need to be Post Board certified and the Post Board has its own requirements. This restricts the candidate pool available to all agencies. The City has certain policies in place that help get candidates interested and explore which barriers they have to be Post Board eligible. For instance, the City offers tuition reimbursement for employees for job related education courses. Also, Community Service Officer's schedules are designed with flexibility so that they are able to attend school.

3. Proposed Budgets and Capital Improvements Program

2021-2022 Other Funds Budget and 2021-2030 Capital Improvement Program

2021-2022 General Fund Budget and Levy

2021 HRA Budget and Levy

Finance Director Virnig presented the staff report which includes the 2021-2022 Proposed Biennial Budget and 2021-2030 Capital Improvement Program and a CARES Act (The Coronavirus Aid, Relief, and Economic Security Act) funding report. Discussion of these items was held.

On the topic of Police Department budget, Mayor Harris directed some resident concerns on what they referred to as shifting Police Department resources towards adding a Community Resource Officer (CRO). Chief Sturgis explained that adding a CRO would help with freeing GVPD sworn officers to do other tasks, by identifying calls which would be appropriate for a CRO to respond to (for instance certain medical or animal complaints). This model would also potentially allow for increased training and maintaining staff levels. Councilmember Fonest asked about the part time social worker position, which would be shared with another city. Finance Director Virnig explained that this part time position would be shared with another city and that Hennepin County would remit monies to help cities pay for wages. Cities would pay \$30,000 each and Hennepin County would add \$40,000 for a total of \$100,000.

Councilmember Sanberg asked about the CRO and Community Health officer positions. Sturgis explained that the Community Health officers are currently sworn GVPD officers from the investigations division. The embedded social worker would potentially replace one Community Health officer and that the CRO would be medically trained and have report writing skills. The CROs and the embedded social worker would come in to replace the Community Health sworn officers, helping to free these officers to do other tasks. Councilmember Fonnest was curious about GVPD being able to meet current policing needs of our City, including adequate response time based on standards in the field. Sturgis said that GVPD does meet the policing needs and adequate standards. Golden Valley's COVID-19 response model includes team shifts, quarantine build-in time for officers after in between their shifts. Sturgis reported that not as many people are driving and that officers' traffic time is currently down.

On the topic of Storm Water Utility, Councilmember Rosenquist asked staff about the process. There are \$250,000 of funds allocated to this program which was created to incentivize people to invest in flood mitigation in their properties.

The Council kept discussing the proposed levy and how to mitigate tax payer impact as much as they could. The Council also discussed the 2021 proposed general fund expenditures, including the addition of critical full time position—like the Housing and Economic Development Manager position, the website redesign and the the compensation study.

Councilmember Fonnest said he believed the City has an obligation to revisit the Street Width standards discussion as a part of the Pavement Management Program (PMP). The City amended its policy and increased its standard residential street width from 26 feet to 28 feet. Staff explained the financial impact of wider streets, comparing costs between the 26- and 28-foot-wide streets. The assessments, which are based on actual bids (rather than projected) show a price increase for 28' over the 26' in both the 2020 PMP Low and Average Bids. Councilmember Rosenquist said it was important to look at the impact of assessments to individual homeowners. Councilmember Sanberg asked about the costs associated to reverting back to 26 foot wide streets. Staff explained that there would be certain costs associated to such change, including adjusting plan sheets to account for the 26' (going from a wider to a slightly narrower street). The consultant can make those adjustments. The offset of decreasing the standard of residential street width back to 26 feet is around \$200,000 saved in construction per year for streets costs only.

Mayor Harris and Councilmember Harris said that they would like to receive more feedback from residents before any formal decision would take place. The Council would like to meet again to discuss the standard residential width policy. Councilmember Harris asked that the public be notified of such discussion ahead of time so that staff can collect feedback ahead of the meeting. The Council agreed to tentatively discuss this issue at its Council/Manager meeting on Tuesday, Oct 13, 2020.

Councilmember Sanberg asked about Tax increases for 2021 on median home. Finance Director Virnig explained that those values are based on the \$ value of each home. She added that houses over \$413,000 do not get homestead credit value.

Council discussed the HRA Levy and the importance of affordable housing initiatives.

**4. Council Review of Future Draft Agendas: Special Housing and Redevelopment Authority
September 15, City Council September 15, City Council October 7, Council/Manager October 13,
City Council October 20, City Council November 4 and Council/Manager November 10, 2020**

No changes were submitted for future draft agendas.

The meeting adjourned at 11:20 pm.

Shepard M. Harris, Mayor

ATTEST:

Tomas Romano, Assistant to the City Manager's Office



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City Council

REGULAR MEETING MINUTES

September 15, 2020 – 6:30 pm

In light of the recently declared COVID-19 health pandemic, the Mayor of the City of Golden Valley declared a local emergency under Minnesota Statute, section 12.37. In accordance with that declaration, beginning on March 16, 2020, all meetings of the City Council held during the emergency were conducted by telephone or other electronic means.

The City used WebEx to conduct this meeting electronically. Members of the public were able to monitor the meetings by watching it on Comcast cable channel 16, by streaming it on CCXmedia.org, and by dialing in to the public call-in line. The public was able to participate in this meeting during public comment sections, including the public forum, by dialing in to the public call-in line.

1. Call to Order

Mayor Harris called the meeting to order at 6:30 pm.

1A. Pledge of Allegiance

1B. Roll Call

Present: Mayor Shep Harris, Council Members Larry Fonnest, Maurice Harris, Gillian Rosenquist and Kimberly Sanberg

Staff present: City Manager Cruikshank, City Attorney Cisneros and Finance Director Sue Virnig, Physical Development Director Marc Nevinski City Planner Jason Zimmerman, Chief of Police Jason Sturgis.

2. Additions and Corrections to Agenda

MOTION made by Council Member Fonnest, seconded by Council Member Rosenquist to approve the agenda of September 15, 2020, as submitted. Upon a vote being taken, the following voted in favor of: Larry Fonnest, Maurice Harris, Shep Harris, Gillian Rosenquist, and Kimberly Sanberg, the following voted against: none and the motion carried.

3. Approval of Consent Agenda

MOTION made by Council Member Sandberg, seconded by Council Member Rosenquist to approve the consent agenda of September 15, 2020, as revised: removal of 3C: Board/Commission Appointments Human Services Commission and 3E: Creation of Planning Taskforce for New Police Commission Upon a vote being taken, the following voted in favor of: Larry Fonnest, Maurice Harris, Shep Harris, Gillian Rosenquist, and Kimberly Sanberg, the following voted against: none and the motion carried.

3A. Approval of Minutes:

3A1. City Council Meeting – August 18, 2020

3A2. City Council Meeting – September 1, 2020

3A3. Council Manager Meeting – August 18, 2020

3. Approval of Consent Agenda - continued

- 3B.** Approve City Check Register and authorize the payments of the bills as submitted.
- ~~**3C.** Board/Commission Appointments Human Services Commission~~
- 3D.** Receive and File Bi-Annual Police Body Cam Audit
- ~~**3E.** Creation of Planning Taskforce for New Police Commission~~
- 3F.** Consider Adopting Police Administrative Policies
- 3G.** Approval of Golden Valley Fire Relief Association By-Law Pension Amount
- 3H.** Set Date for Proposed Property Tax Levy Payable 2021 and 2021-22 Budget

3. Items Removed From the Consent Agenda:

3C. Board/Commission Appointments Human Services Commission

Council Member Rosenquist stated Elizabeth Burwell would be joining the Human Services Commission.

MOTION made by Council Member Rosenquist, seconded by Council Member Sanberg to appoint Elizabeth Burwell to the Human Rights Commission with a term to expire May 2023 . Upon a vote being taken, the following voted in favor of: Larry Fonnest, Maurice Harris, Shep Harris, Gillian Rosenquist, and Kimberly Sanberg, the following voted against: none and the motion carried.

3E. Creation of Planning Taskforce for New Police Commission

Council Member Fonnest reported the City Council directed staff to begin the process of studying the replacement of the existing Civil Service Commission with a new Police Commission.

MOTION made by Council Member Fonnest, seconded by Council Member Harris to create a Planning Task Force for the new Golden Valley Task Police Commission. Upon a vote being taking, the following voted in favor of: Larry Fonnest, Maurice Harris, Shep Harris, Gillian Rosenquist, and Kimberly Sanberg, the following voted against: none and the motion carried.

4. Public Hearing

4A. Public Hearing – Approve Resolution Providing for Issuance of Revenue Bonds by the Colorado Health Facility authority (Covenant Retirement Communities).

Finance Director Sue Virnig reported Covenant Living Communities requested the City conduct a public hearing to approve Resolution #20-51 Issuance of Revenue by the Colorado Health Facility Authority for Covenant Living and Services. This item is required by the IRS Code and by Minnesota Statutes Chapter to hold a hearing for the issuance of these bonds.

Mayor Harris opened the public hearing. No one requested to speak. Mayor Harris closed the public hearing.

There was Council discussion regarding Resolution #20-51.

MOTION made by Council Member Harris, seconded by Council Member Fonnest to adopt Resolution #20-51 Providing for Issuance of Revenue Bonds by the Colorado Health Facilities authority. Upon a vote

being taking, the following voted in favor of: Larry Fonnest, Maurice Harris, Shep Harris, Gillian Rosenquist, and Kimberly Sanberg, the following voted against: none and the motion carried.

4B. Public Hearing – Amendments to the Zoning Map – Rezoning Properties to achieve Conformance with the 2040 Comprehensive Plan

Planning Manager Jason Zimmerman reported 35 properties north of Olson Memorial Highway and west of Douglas Drive be rezoned in order to come into conformance with the future Land Use Map in the 2040 Comprehensive Plan.

There was Council discussion regarding the Amendments to the Zoning Map.

Mayor Harris opened the public hearing. No one requested to speak. Mayor Harris closed the public hearing.

MOTION made by Council Member Rosenquist, seconded by Council Member Harris to Adopt Ordinance #690 Rezoning Certain Properties North of Olson Memorial Highway and West of Douglas Drive in Order to Achieve Alignment with the 2040 Comprehensive Plan. Upon a vote being taking, the following voted in favor of: Larry Fonnest, Maurice Harris, Shep Harris, Gillian Rosenquist, and Kimberly Sanberg, the following voted against: none and the motion carried.

5. Old Business

6. New Business

6A. Adopting Proposed 2021-2022 Budget and Proposed Tax Levies Payable in 2021 Resolution #20-52

Finance Director Sue Virnig reported State Law requires certification of a proposed budget and proposed tax levies no later than September 30, 2020.

Mayor Harris opened the public hearing. No one requested to speak. Mayor Harris closed the public hearing.

MOTION made by Council Member Harris, seconded by Council Member Fonnest to adopt the Proposed 2021-2022 Budget and Proposed Tax Levies Payable in 2021 Resolution #20-52. Upon a vote being taking, the following voted in favor of: Larry Fonnest, Maurice Harris, Shep Harris, Gillian Rosenquist, and Kimberly Sanberg, the following voted against: none and the motion carried.

6B. Approve Granting City Council Consent for Housing and Redevelopment Authority Levy Payable in 2021 Resolution #20-53

Finance Director Sue Virnig presented the staff report and answered questions from Council.

Mayor Harris opened the public hearing. No one requested to speak. Mayor Harris closed the public hearing.

MOTION made by Council Member Fonnest, seconded by Council Member Sanberg to Approve Granting City Council Consent for Housing and Redevelopment Authority Levy Payable in 2021 Resolution #20-53. Upon a vote being taking, the following voted in favor of: Larry Fonnest, Maurice Harris, Shep Harris, Gillian Rosenquist, and Kimberly Sanberg, the following voted against: none and the motion carried.

6C. Approve Purchase Agreement for 1800 Zephyr Place, Golden Valley, Minnesota

Physical Development Director Marc Nevinski presented the staff report and answered questions from Council.

MOTION made by Council Member Harris, seconded by Council Member Rosenquist to Approve the Purchase Agreement for 1800 Zephyr Place, Golden Valley, Minnesota. Upon a vote being taking, the following voted in favor of: Larry Fonnest, Maurice Harris, Shep Harris, Gillian Rosenquist, and Kimberly Sanberg, the following voted against: none and the motion carried.

6D. COVID-19 Pandemic Emergency Administrative Actions

City Attorney Maria Cisneros presented the staff report and answered questions from Council.

MOTION made by Council Member Sanberg, seconded by Council Member Fonnest to Ratify the COVID-19 Pandemic Emergency Administration Actions. Upon a vote being taking, the following voted in favor of: Larry Fonnest, Maurice Harris, Shep Harris, Gillian Rosenquist, and Kimberly Sanberg, the following voted against: none and the motion carried.

6E. Review of Council Calendar

SUE INSET CALENDAR

6F. Mayor and Council Communications

Council Member Fonnest reported the Partners in Energy Task Force met on August 25, 2020 and provided an update. The goal is set a plan of action over the next 18 months for the entire City of Golden Valley to reduce the amount of energy and to reduce the carbon footprint.

Council Member Sanberg stated the second Equity Forum is scheduled for October 8, 2020 at 6:30 pm to be held virtually.

Council Member Harris provided an update on the Twin West Chambers and voted to merge with the Minneapolis regional Chamber.

Council Member Rosenquist provided information on the Bill Hobb's Award deadline on September 30, 2020. Which is a human rights award that recognizes a resident in the community to work to build a fair and equal environment to benefit everyone.

Mayor Harris provided an update on the Blue Line Extension Light Rail proposal. A conversation with the Governor and the Lieutenant Governor, and numerous cities. The Governor made a verbal commitment to push harder for the Blue Line Extension.

Council Member Rosenquist stated October 5, 2020 is the deadline for applications for the Facilities Study Task Force.

Council Member Harris stated early voting beings on September 18, 2020.

City Manager Tim Cruikshank stated at the last Council/Manager Meeting there was discussion regarding a policy change to the Pavement Management Program from the current 28 feet width to 26 feet. Staff is suggesting to have this discussion at the October 13, 2020 Council/Manager Meeting. This will allow staff time to mail a notification of this policy change to the effected properties. Also, this mailing will encourage the community to share their thoughts with the Council before the October 13, 2020 meeting.

7. Adjourn

MOTION made by Council Member Harris, seconded by Council Member Rosenquist to adjourn the meeting at 8:45 pm. Upon a vote being taken, the following voted in favor of: Larry Fonnest, Maurice Harris, Shep Harris, Gillian Rosenquist, and Kimberly Sanberg, the following voted against: none and the motion carried.

Shepard M. Harris, Mayor

ATTEST:

Kristine A. Luedke, City Clerk



EXECUTIVE SUMMARY

Administrative Services

763-593-8013 / 763-593-3969 (fax)

Golden Valley City Council Meeting

October 7, 2020

Agenda Item

3. B. Approval of City Check Register

Prepared By

Sue Virnig, Finance Director

Summary

Approval of the check register for various vendor claims against the City of Golden Valley.

Financial Or Budget Considerations

The check register has a general ledger code as to where the claim is charged. At the end of the register is a total amount paid by fund.

Recommended Action

Motion to authorize the payment of the bills as submitted.

Supporting Documents

Document is located on city website at the following location:

<http://weblink.ci.golden-valley.mn.us/WebLink/Browse.aspx?id=832914&dbid=2&repo=GoldenValley>

The check register for approval:

- 09/18/20 Check Register



EXECUTIVE SUMMARY

City Administration

763-593-8006 / 763-593-8109 (fax)

Golden Valley City Council Meeting

October 7, 2020

Agenda Item

3C. Resolution condemning the use of discriminatory covenants, discharging discriminatory covenants on City-owned property, and approving participation in the Just Deeds Coalition

Prepared By

Kirsten Santelices, Human Resources Director/Human Rights Commission Liaison

Kiarra Zackery, Equity and Inclusion Manager

Maria Cisneros, City Attorney

Summary

Overview

Staff recommends that the City Council pass a resolution to:

- Condemn the past use of discriminatory covenants in Golden Valley and prohibit their future use;
- Investigate and identify any real property owned or leased by the City that contains discriminatory covenants and to discharge those covenants in the Hennepin County land records; and
- Participate in the Just Deeds Coalition, a group of community stakeholders committed to acknowledging and addressing systemic racism in housing in Minnesota.

What is Just Deeds?

Just Deeds is the name of a project launched by the Golden Valley Human Rights Commission (the "HRC") to provide free legal assistance to homeowners who want to research and discharge discriminatory covenants from their property titles. The City has partnered with local law firms and title companies, including Hoff Barry, Dorsey and Whitney, Edina Realty Title, and Guaranty Title to accomplish this work.

Just Deeds also shares the name with a coalition of cross-disciplinary organizations whose goal is to acknowledge the harm caused by discriminatory covenants and actively work to dismantle structural and institutional racism through education and action. Coalition participants include Mapping Prejudice, the Minnesota Association of City Attorneys, Edina Realty Title, the Minneapolis Area Association of Realtors, and the St. Paul Area Association of Realtors. Additionally, Golden Valley staff is working with staff members from Hennepin County, Robbinsdale, St. Louis Park, Edina, and other cities to further the work of the Just Deeds Coalition.

Project Timeline

In 2019, the Minnesota Legislature passed a law to allow property owners to renounce discriminatory covenants on their properties. In response, the HRC requested that the City Council approve an

amendment to its 2019 work plan, adding the topic of discriminatory covenants. In the spring of 2020, the City launched the Just Deeds project and began working with Just Deeds Coalition member organizations. The Coalition is actively working to educate Minnesotans about: (1) historically racist practices; (2) the deliberate, pervasive damage discriminatory covenants have caused to communities of color and other traditionally marginalized groups of people; and (3) how these systems directly benefited white persons. Additionally, the Coalition aims to take an active role in identifying discriminatory systems and devote resources toward creating equity for all persons. See Just Deeds Coalition Mission Statement (attachment 1). As of the date of this summary, the City has received approximately 112 requests from homeowners to research and discharge discriminatory covenants on their property titles.

Discriminatory Covenants in Golden Valley

Governments, including the City of Golden Valley, played a significant role in the use of discriminatory covenants. For example, the federal government required discriminatory covenants to secure FHA mortgage financing. In some cases, cities required developers to impose covenants as a condition of subdivision approvals.

Records show that Golden Valley leaders knew that developers were using discriminatory covenants in the City and either sanctioned or required the practice. For example, in 1938 the Planning Commission and the City Council required the developer of the West Tyrol Hills subdivision to impose discriminatory covenants on all lots in the development as a condition of granting the required land use approvals. See February 10, 1938 Planning Commission meeting minutes (attachment 2) and March 1, 1938 City Council meeting minutes (attachment 3).

There are 1,604 discriminatory covenants in Golden Valley. *Figure 1* below shows where these covenants are located. *Figure 2* is an example of the language used in discriminatory covenants. This particular covenant can be found in the Tralee Addition (Meander and Paisley Road area).

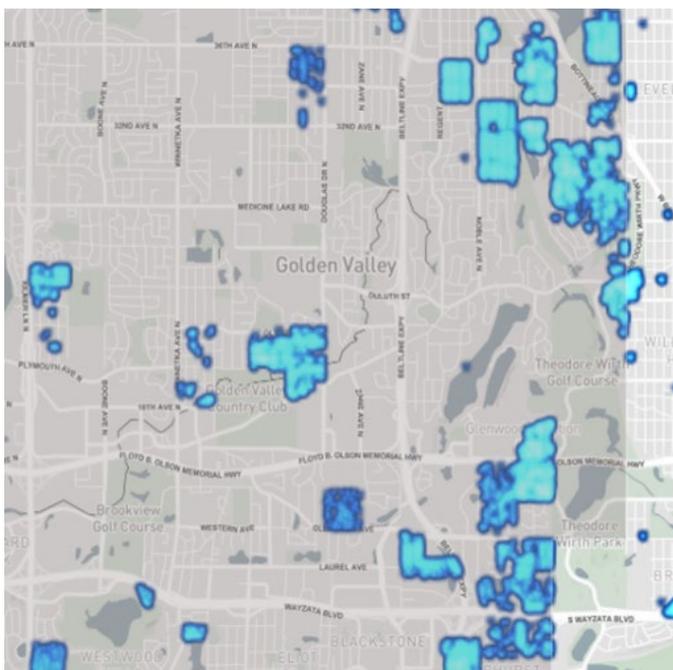


Figure 1.

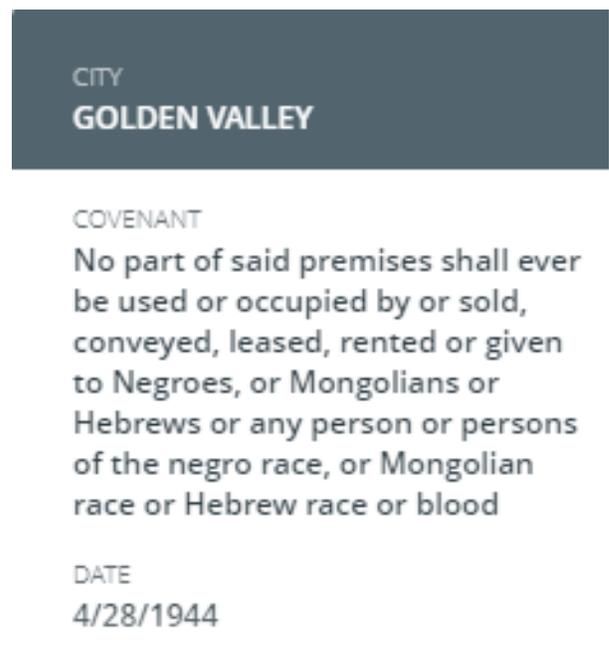


Figure 2.

Another example of discriminatory covenant language found in Golden Valley stated “No persons of any race other than the Caucasian race should use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.” This covenants was found in the Spring Green neighborhood.

While completing title research, the City Attorney and the City’s GIS Specialist identified 61 City-owned parcels with discriminatory covenants in places such as the Golden Ridge Nature Area, Lakeview Park, Seeman Park, North Tyrol Park, and South Tyrol Park. See map of affected City-owned parcels (attachment 4). Further research is required to determine whether the City knew about the covenants at the time these properties were acquired. The City can discharge these covenants under state law and the proposed resolution contains a provision authorizing the City Attorney to prepare and record the necessary forms to complete the discharge process. While this action will discharge the covenants and affirm that they are no longer enforceable, it will not delete them from the property records.

Discriminatory covenants in Golden Valley created long-lasting consequences and a legacy of inequity between White persons and Black, Indigenous, and Persons of Color (BIPOC). Discriminatory Covenants promoted and established residential racial segregation, which continues to prevent access to property ownership, accumulation of wealth, property transfers, mortgage eligibility, rental eligibility, property values, property tax base, education, transportation, medical care, home ownership, internet access, environmentally healthy spaces, and more. Data shows that homes that were racially covenanted are still predominantly owned by White people and are worth approximately 15% more today than non-covenanted properties. Additionally, in part due to discriminatory covenants, the City of Golden Valley’s population is less racial diversity than surrounding cities.

Dismantling the Legacy of Discriminatory Covenants

By starting the Just Deeds project and joining the Coalition, the City of Golden Valley is taking the first step to mitigate its role in systemic racism in housing. The Just Deeds project acknowledges that discriminatory covenants are one part of a racist system that intentionally excluded Black, Indigenous and People of Color from social, economic, and political benefits associated with homeownership generally and living in Golden Valley specifically. In order to address all matters of racial inequity, the lasting impacts of racial segregation must be addressed through the public denouncement of this historical practice. The City must establish new systems to replace the old.

The City of Golden Valley can become a model for racial restitution for all groups harmed by the institutional practice of discriminatory covenants by intentionally and deliberately taking the following steps: discharging the discriminatory covenants on City-owned property, continuing to actively participate in the Just Deeds Coalition, educating the community about discriminatory covenants, and identifying and overturning all policies influenced by the use of discriminatory covenants.

Financial Or Budget Considerations

Not applicable

Recommended Action

Motion to pass Resolution 20-54 condemning the use of discriminatory covenants, discharging discriminatory covenants on City-owned property, and approving participation in the Just Deeds Coalition

Supporting Documents

- Resolution No. 20-54 Condemning the Use of Discriminatory Covenants, Discharging Discriminatory Covenants on City-owned property, and Approving participation in the Just Deeds Coalition
- Attachment 1: Just Deeds Coalition Mission Statement (1 page)
- Attachment 2: February 10, 1938 Planning Commission Meeting Minutes (2 pages)
- Attachment 3: March 1, 1938 City Council Meeting Minutes (2 pages)
- Attachment 4: Map of City-Owned Parcels with Discriminatory Covenants (1 page)
- Just Deeds Coalition PowerPoint Presentation

RESOLUTION NO. 20 – 54

RESOLUTION CONDEMNING THE USE OF DISCRIMINATORY COVENANTS, DISCHARGING DISCRIMINATORY COVENANTS ON CITY-OWNED PROPERTY, AND APPROVING PARTICIPATION IN THE JUST DEEDS COALITION

WHEREAS, discriminatory covenants were tools used by real estate developers to prevent BIPOC and non-Christian individuals from buying or occupying property in certain areas, and they were common throughout the United States from the early 1900s to the 1960s; and

WHEREAS, the purpose of discriminatory covenants was to racially and religiously homogenize communities by excluding BIPOC and non-Christian individuals from Golden Valley. These tools segregated the metro area and built a hidden system of apartheid; and

WHEREAS, in 2016, the University of Minnesota founded Mapping Prejudice to expose the racist practices that shaped the landscape of the metro area. Mapping Prejudice researched restrictive covenants in Hennepin County and created the first-ever comprehensive map of racial covenants in an American city. The project mapped 24,131 covenants in Hennepin County, including 1,604 covenants in Golden Valley; and

WHEREAS, an example of a common covenant in Golden Valley declared that “No part of said premises shall ever be used or occupied by or sold, conveyed, leased, rented or given to Negroes, or Mongolians or Hebrews or any person or persons of the negro race, or Mongolian race or Hebrew race or blood; and

WHEREAS, the discriminatory covenants in Golden Valley are concentrated along its borders with Minneapolis and Robbinsdale, and in other desirable areas in the City, such as near downtown, around parks and open spaces, and near the private golf course; and

WHEREAS, the City of Golden Valley owns sixty-one parcels of land that contain a discriminatory covenant, including parcels located in the Golden Ridge Nature Area, Lakeview Park, Seeman Park, North Tyrol Park, and South Tyrol Park; and

WHEREAS, City leaders knew about the use of discriminatory covenants and sanctioned their use. For example, meeting minutes show that in 1938 the Planning Commission and City Council required the developer of the West Tyrol Hills subdivision to impose discriminatory covenants on all lots in the development as a condition of granting the required land use approvals; and

WHEREAS, restrictive covenants are no longer enforceable. Legal efforts to eliminate Discriminatory Covenants include *Shelley v. Kraemer*, 334 U.S. 1 (1948), in which the United States Supreme Court prohibited courts from enforcing Discriminatory Covenants and the Minnesota legislature in 1953 enacted statutes that prohibited new covenants, but existing covenants were still legal in Minnesota until 1962; and

WHEREAS, as a result of these judicial and legislative actions, today, Minnesota law and federal law prohibit discrimination in the sale or lease of housing based on race, color, creed, religion, national

origin, sex, marital status, status with regard to public assistance, disability, sexual orientation, or familial status and those state and federal prohibitions extend to the refusal to sell or to circulate, post or cause to be printed, circulated, or posted, any limitation, specification, or discrimination as to race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, disability, sexual orientation, or familial status; and

WHEREAS, in 2019, the Minnesota Legislature passed a law authorizing property owners to individually discharge or renounce discriminatory covenants by recording a discharge form in the county property records; and

WHEREAS, discriminatory covenants promoted and established residential racial segregation, which historically and currently has impacted property ownership, accumulation of wealth, property transfers, mortgage eligibility, rental eligibility, property values, property tax base, internet access, and more. Discriminatory covenants fortified systemic racism and compounded economic divestment in specific communities within Hennepin County; and

WHEREAS, discriminatory covenants benefitted White communities. For example, homes that were racially covenanted are still predominantly owned by White people and are worth approximately 15% more today than non-covenanted properties; and

WHEREAS, discriminatory covenants created demographic patterns that remain in place today. Due in part to this historical practice, the population of the City of Golden Valley is less racially diverse than the populations of all of its neighboring communities and has a lower percentage of minority owned businesses than many neighboring communities; and

WHEREAS, in 2019, the City Council directed the Human Rights Commission to begin work on the Just Deeds Project, which connects residents to pro bono attorneys who can help remove discriminatory covenants from property titles in Golden Valley; and

WHEREAS, the State of Minnesota, including the City of Golden Valley, recognizes the harm that Discriminatory Covenants—and the racial, religious, and other discriminatory practices that they represent—cause to society in general and to the individuals who are adversely affected by racial, religious, and other discrimination through the presence of discriminatory covenants in the public land records.

BE IT RESOLVED by the City Council of the City of Golden Valley that:

1. The City of Golden Valley disavows and condemns the past use of discriminatory covenants and prohibits discriminatory covenants from being used in the future.
2. The City Attorney is directed to investigate and to identify any real property owned or leased by the City that contains discriminatory covenants and to prepare and record an affidavit or request an examiner's directive discharging such discriminatory covenants pursuant to Minnesota Statute § 507.18, subd. 5.
3. City staff is directed to participate in the work of the Just Deeds Coalition to educate the community about this and other historically discriminatory practices; to identify contemporary

discriminatory systems, policies, and practices; and to take action to dismantling racist systems, practices, and policies in the City of Golden Valley to create equity for all.

Adopted by the City Council of Golden Valley, Minnesota this 7th day of October 2020.

Shepard M. Harris, Mayor

ATTEST:

Theresa J. Schyma, City Clerk



Mission Statement

Just Deeds is a coalition of community stakeholders committed to acknowledging and addressing systemic racism in housing in Minnesota. Coalition members provide free legal and title services to help property owners find discriminatory covenants and remove them from their property titles and will provide the foundation of education and acknowledgement necessary to pursue reconciliation and anti-racist solutions. We represent organizations and entities who share responsibility for creating and correcting systemic racism in housing. We acknowledge the racist systems created and perpetuated within communities, and we will work toward dismantling these systems. Members of the Just Deeds coalition are committed to working toward meaningful and lasting change in Minnesota. Coalition members will achieve this goal by:

1. Educating Minnesotans about the racist practices perpetrated by developers, real estate agents, lawyers, and local, state and federal governments to establish segregated housing and keep wealth and opportunity away from communities of color.
2. Educating Minnesotans so that they understand who has directly and indirectly benefitted from historically racist practices and how those practices have shaped access to property, homeownership and wealth over time.
3. Taking action to dismantle the racist systems that perpetuate inequality and devoting resources to create equity for communities of color.

All members of the Just Deeds Coalition recognize the following truths and principles:

- Systemic racism in housing occurs today. Black, Indigenous, and other communities of color continue to face discrimination and lack of access to affordable housing and home ownership.
- Continued denial of opportunities to build general wealth through home ownership perpetuates inequity within our communities.
- We will not erase or deny history. We will acknowledge it and learn from it.
- We are dedicated to honesty about institutional roles (public and private) in building and perpetuating systemic racism.
- We commit to begin and participate in hard conversations within our communities and institutions about our shared history of discrimination and systemic racism.
- We pledge to examine the current policies and practices of our institutions to prevent future racist actions.
- When we identify racism in our institutions and processes, we will actively work to remove it.

MINUTES OF MEETING
GOLDEN VALLEY PLANNING COMMISSION
Village of Golden Valley
Hennepin County, Minnesota

Minutes of meeting of Planning Commission of the Village of Golden Valley, Hennepin County, Minnesota held February 10, 1938 in the Village Hall. Members present were:

Dr. Sylvester Koontz	Clarence Tolg
John E. Johnson	Robert B. Buzzelle
Ben Stewart	John Gafney
H. H. Held	Otto Wickstrom
Gertrude Lamm	Jean H. Elver
J. Donald Fruen	

Minutes of last meeting read and accepted.

H. W. McNamara, James E. Springer, officers of West Tyrol Hills, Inc., Paul Enghauser and Mr. Nowak of Egan Field & Nowak, civil engineers, were present in connection with action on proposed plat of West Tyrol Hills submitted to Planning Commission, and letter to Village Council dated February 10, 1938 as follows:

"The Honorable Village Council
Village of Golden Valley

Gentlemen:

The undersigned as officers of West Tyrol Hills Incorporated, a corporation having filed a plat with your body for its consideration and approval and authorized on behalf of their corporation to advise:

1. That this corporation, upon approval of its plat, will immediately spend the sum of One Thousand dollars (\$1,000.00) on road construction in this subdivision. The balance of the roads necessary will be completed as necessity demands, but in no event later than five years from date. A satisfactory bond will be posted with you to insure completion of the roads within the prescribed time. All roads to consist of a 60 foot easment with 25 ft. graded surface, 5 ft. shoulders and graveled top.
2. An easment will be given you to permit the extension of the Minneapolis water mains to West Tyrol Hills thru Lots eight (8) and nine (9) of Block eight (8). It being understood that the property will be placed back in its original condition after excavation.
3. The following restrictions will be placed upon the property which will govern building, etc.:
 - a. No dwelling to be built at a cost of less than \$7,500.00.
 - b. Garages must be under the same roof or attached to the house.
 - c. All lots restricted to one family dwellings.
 - d. No excavation dirt shall be moved from the subdivision without permission of the corporation.
 - e. All building owners must contribute equal shares on fire bond posted with the Minneapolis Fire Department.

- f. All buildings erected on these premises shall be completed within six months after starting and tar paper or building paper shall not constitute outside finish.
- g. That the premises conveyed shall not at any time be sold, mortgaged or leased to any person or persons of Chinese, Japanese, Moorish, Mongolian or African blood or descent.
- h. All buildings to be true to their particular style of architecture.
- i. All buildings to be constructed in accordance with the Mpls. Building Code.
- j. Combination of cess-pool and septic tank will be used.

Yours truly, (signed)

H. W. McNamara, Pres.
 5625-42 Av. N, Robbinsdale, Minn.
 Hy. 2610 or Ge. 6761

James E. Springer, Sec-Treas.
 221 Sherican Av. S, Mpls, Minn.
 Kenwood 7058."

William S. Johnson, V.Pres.
 2556 Upton Av. S, Mpls, Minn.
 Br. 2231

Motion duly made and seconded that the Commission recommend to the Village Council that the plat submitted of the development known as West Tyrol Hills, also known as the SE 1/4 of the NE 1/4, Section 30, Township 29, Range 24, Village of Golden Valley, Hennepin County, Minnesota, be approved subject to the following restrictions to qualifications 1, 2 and 3.

1. Recommend that the owners of this plat post a bond in the sum of Four Thousand Dollars (\$4,000), guarantying the completion of the streets in this addition within five years from date, and that a premium be prepaid for the five year period, such streets to be constructed in a manner satisfactory to the Hennepin County Road Engineering Department as to general construction, drainage, etc.

Paragraph #1 of their letter to the Village Council be amended to read that all streets to consist of a 60 ft. easment with 35 ft. graded and graveled surface, and 5 ft. shoulders.

2. Recommend the acceptance of the plat of West Tyrol Hills subject to the granting of an easment for water mains, gas mains, sewer, and other public improvements along the north 15 ft. of Lot #8 in Block #8, and along the south 15 ft. of Lot #9 in Block #8.

3. Restrictions as provided for in paragraph #3 to be embodied in the general deed.

In view of the fact that a number of building projects are contemplated on this plat the Commission request prompt action on these recommendations.

Motion made by Mr. Tolg and seconded by Mrs. Lamm that the Village Council grant the petition for the vacating of Anna Avenue, with the provision that the petitioners assume the cost of legal proceedings.

Officers were elected - Paul A. Seeman unanimously elected president, Clarence Tolg was elected Vice Pres. and Jean H. Elver Secretary-Treasurer.

Motion made and seconded that meeting adjourn.

Attest:

Paul A. Seeman
 President

Jean H. Elver
 Sec'y-Treas.

Meeting called to order by the Chariman (Paul A. Seeman).

Members present: Frandsen, Seeman, Engelbretson ,Reiss and Johnson.

Minutes of the previous meeting read, There being no corrections or objections, minutes declared accepted as read.

Motion by Johnson seconded by Reiss to accept recommendation of the Planning Commission for the vacating of Anna Avenue in the Massolt Gardens plat.
Frandsen, Reiss, Seeman, Engelbretson and Johnson (yes).

Motion by Engelbretson seconded by Johnson to accept the recommendation of the Planning Commission for the acceptance of the plat for West Tyrol Hills.
Seeman, Reiss, Frandsen, Engelbretson and Johnson (yes).

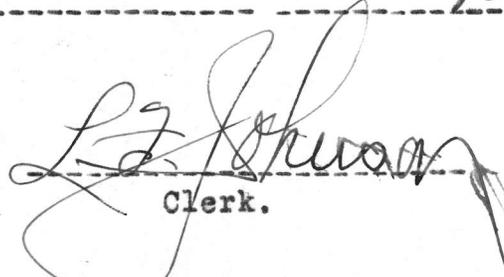
Motion by Johnson seconded by Reiss that the proper officers of the village be authorized to sign the plat for the register of deeds office and that the village seal be affixed .
Seeman, Reiss, Frandsen, Engelbretson and Johnson (yes).

Motion by Engelbretson seconded by Johnson that the application by the Minneapolis Northfield and Southern Railroad for building permit be referred to the Planning commission for consideration and report to the council.
Frandsen, Seeman, Reiss, Engelbretson and Johnson (yes).

Motion by Engelbretson seconded by Johnson that Chairman Seeman be authorized to hire two trucks for the WPA road project.
Seeman, Reiss, Ebgelbretson and Johnson (yes).
Frandsen (no).

Motion by Ebgelbretson seconded by Johnson to adjourn was so ordered.

Expenditures-----	210.21
Receipts-----	90.00


 Clerk.

Minutes of Mar.I meeting continued on page30 to include conditions of acceptance of the plat of West Tyrol Hills addition.

Conditions of acceptance of West Tyrol Hills Plat. Also known as the s.e. 1/4 of the n. e. 1/4 section 30, Township 29, Range 24, Village of Golden Valley, Minnesota.

That the owners of this plat post a bond in the sum of four thousand dollars (\$4000.00) guarantying the completion of the streets in this addition within five years from date, and that a premium be prepaid for the five year period, such streets to be constructed in a manner satisfactory to the Hennepin County Road Engineering Department as to general construction, drainage, etc. All roads to consist of a sixty foot easment with 35 foot graded and graveled surface and five foot shoulders.

An easment will be given The Village of Golden Valley Minnesota to permit the extension of the Minneapolis watermain to West Tyrol Hills thru Lots Eight (8) and Nine (9) of Block Eight (8). It being understood that the property will be placed back in its original condition after excavation. It is also understood that easments will also be given for gas mains, sewer and other public improvements. The above easments are to be granted along the North 15 foot of Lot Eight (8) in Block Eight (8) and along the South 15 foot of Lot Nine (9) in Block Eight (8).

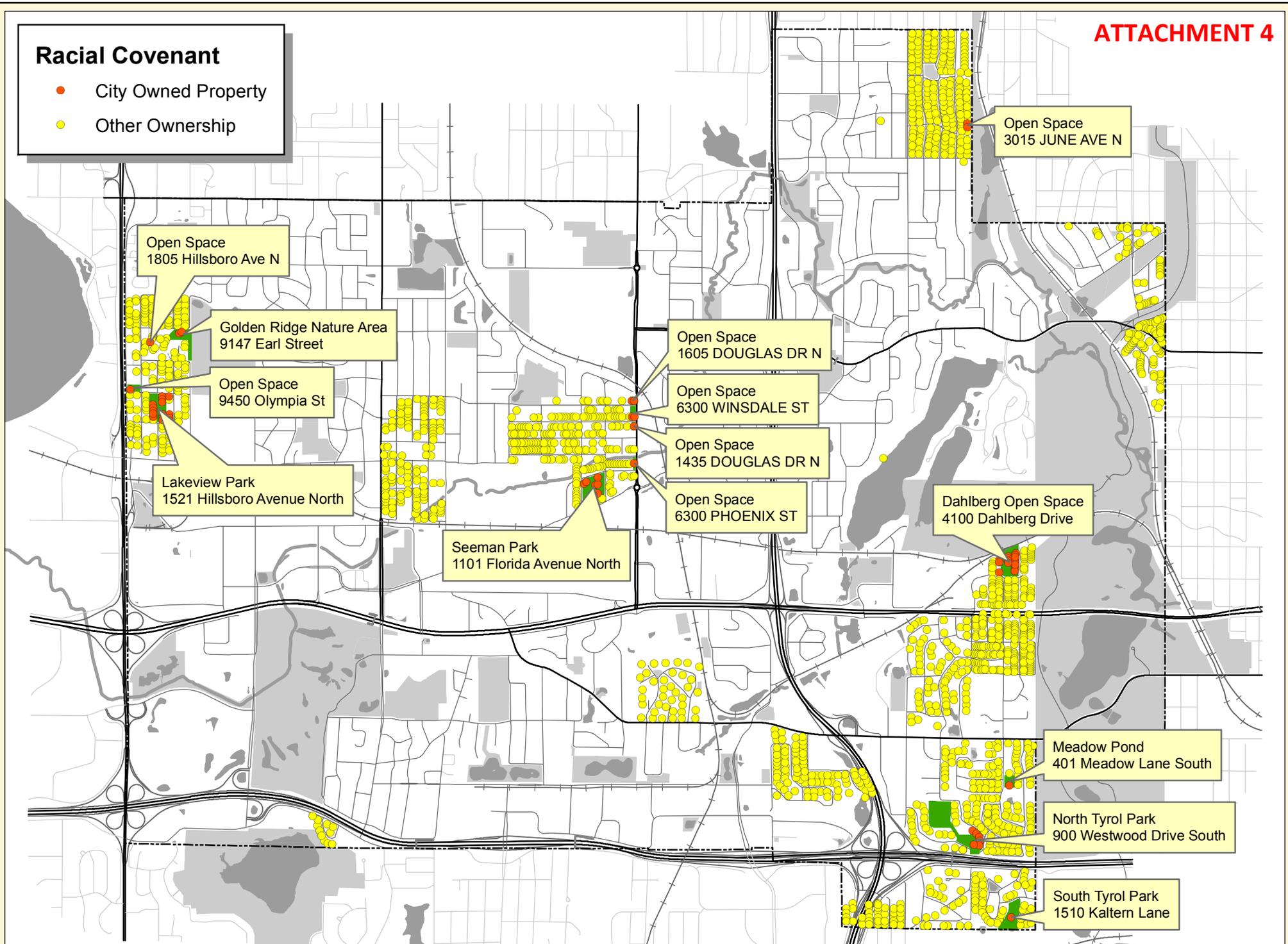
The following restrictions will be placed upon the property which will govern building etc,

- a. No dwelling to be constructed at a cost of less than \$7,500.00.
- b. Garages must be under the same roof or attached to the house.
- c. All lots restricted to one family dwellings.
- d. No excavation dirt will be moved from the subdivision without the consent of the owners.
- e. All building owners must contribute equal shares on fire bond posted with the Minneapolis Fire Dept.
- f. All buildings erected on these premises shall be completed within six months after starting and tar paper or building paper shall not constitute outside finish.
- g. That the premises conveyed shall not at any time be sold, mortgaged, mortgaged or leased to any person or persons of Chinese, Japanese, Moorish, Mongolian or African blood or descent.
- h. All buildings to be true to their particular style of architecture.
- i. All buildings to be constructed in accordance with the Minneapolis Building code.
- j. Combination of cess-pool and septic tank will be used.

It is understood that the above restrictions are to be embodied in the general deed and filed in the Register of Deeds Office for Hennepin County.

Racial Covenant

- City Owned Property
- Other Ownership





Golden Valley
City Council Meeting

October 7, 2020

WHAT IS JUST DEEDS?

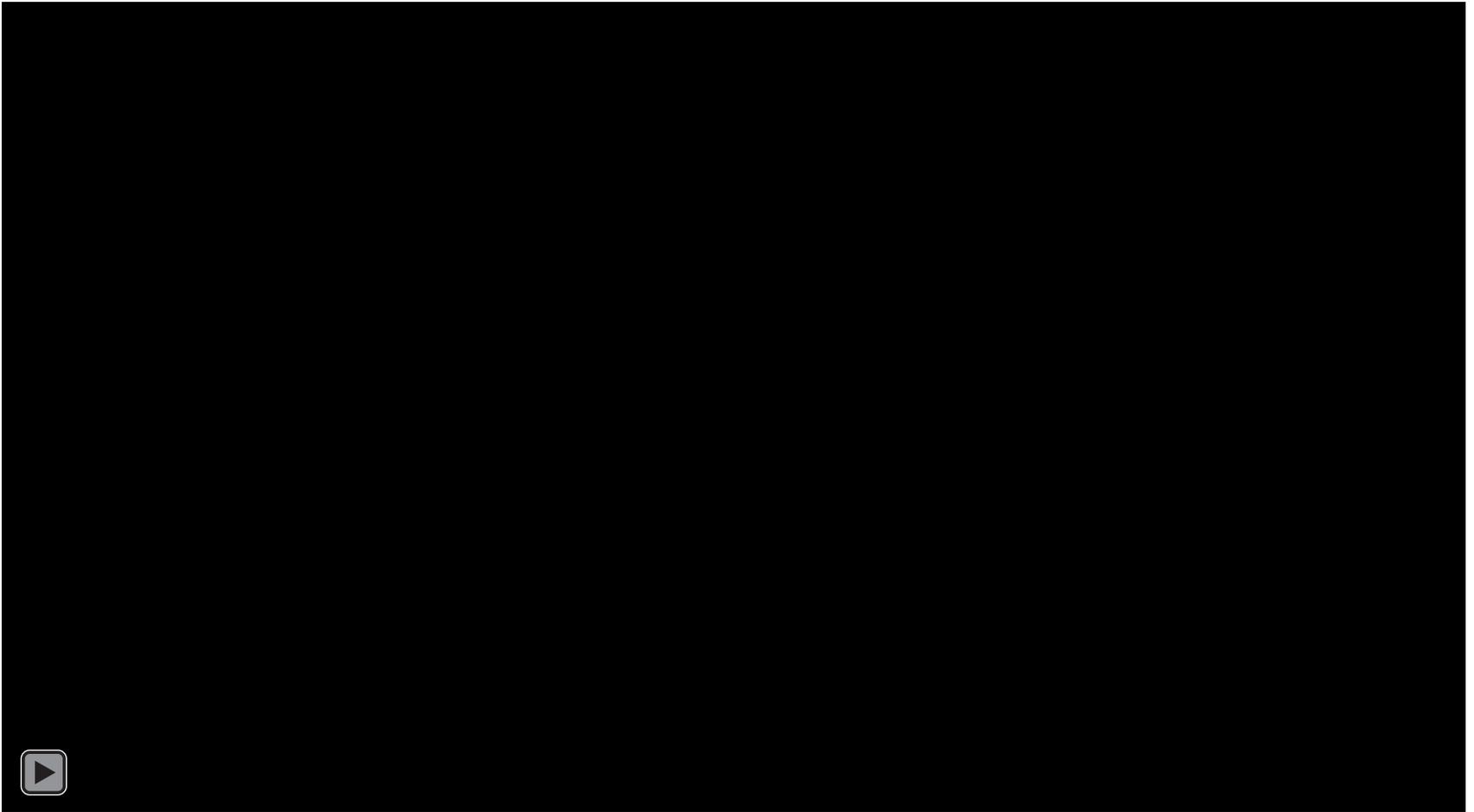
- **Just Deeds** is the name of the project launched by the HRC to help property owners renounce discriminatory covenants on their property titles.
- **Just Deeds** also describes a coalition of community groups that are interested in working together to dismantle the legacy of discriminatory covenants.

WHAT ARE DISCRIMINATORY COVENANTS?

- **Discriminatory covenants (also known as racially restrictive covenants)** refer to contractual agreements that prohibit the purchase, lease, or occupation of a piece of property by a particular group of people.

F. - No persons of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

WHAT ARE DISCRIMINATORY COVENANTS?



WHY COVENANTS MATTER TODAY

- Covenants divided our community by race. These residential segregation patterns persist today. This physical segregation is the foundation of our contemporary racial disparities.
- Restrictive covenants erected barriers that limit access to housing, credit, education, and wealth.

WHY COVENANTS MATTER TODAY

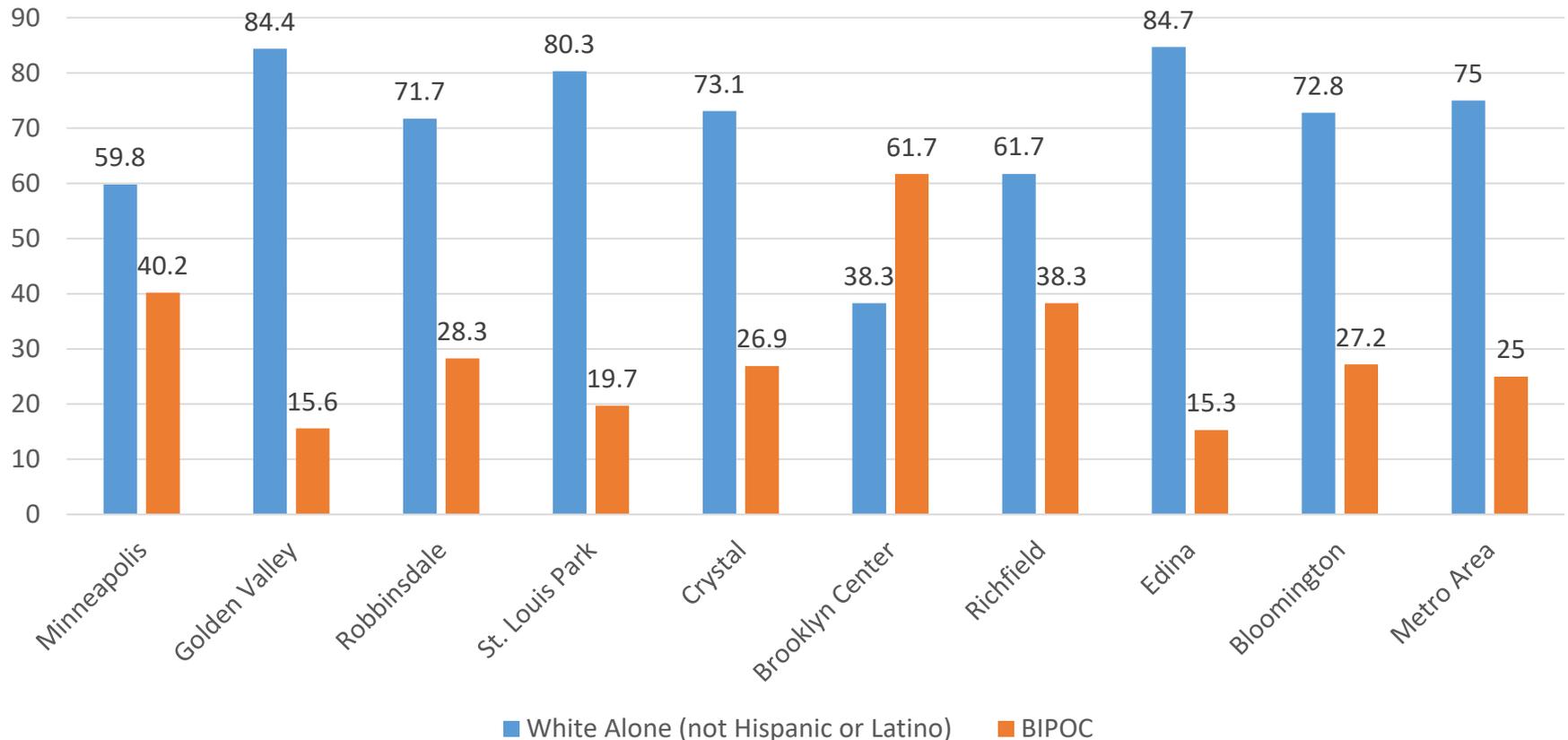
- BIPOC community members who could have established themselves in Golden Valley are instead living in resource deprived areas of the metro.

- BIPOC community members who have established themselves in other parts of the metro have limited access to Golden Valley opportunities, for example:
 - Access to well-funded, quality educational
 - Wealth accumulation through homeownership and real estate appreciation
 - Wealth accumulation business opportunities
 - Access to stable, well-paying employment
 - Access to quality health care
 - Access to environmental healthy space

WHY COVENANTS MATTER TODAY

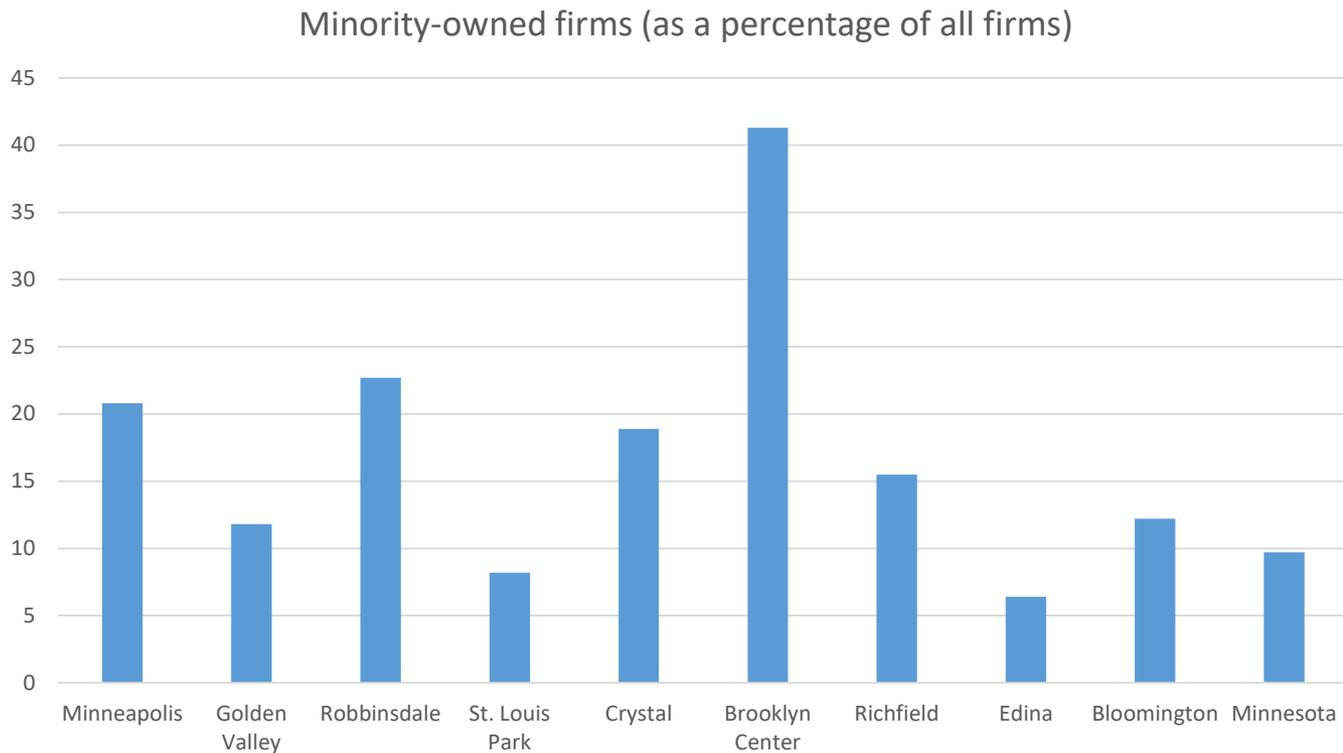
BIPOC communities are underrepresented in Golden Valley as compared to surrounding communities.

City Population by Race (Summary)



WHY COVENANTS MATTER TODAY

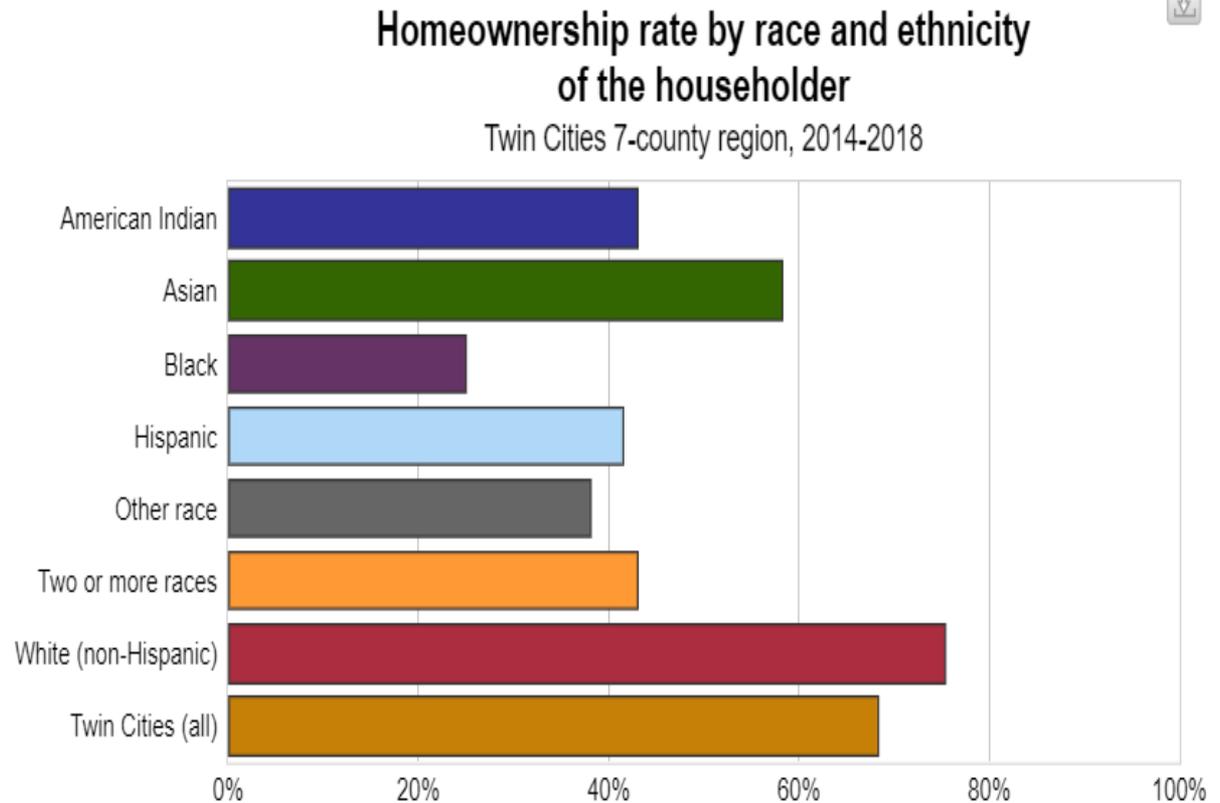
Neighboring cities attract more minority owned businesses than Golden Valley.



WHY COVENANTS MATTER TODAY

Minnesota ranks 48th of 50 states for homeownership disparity by race.

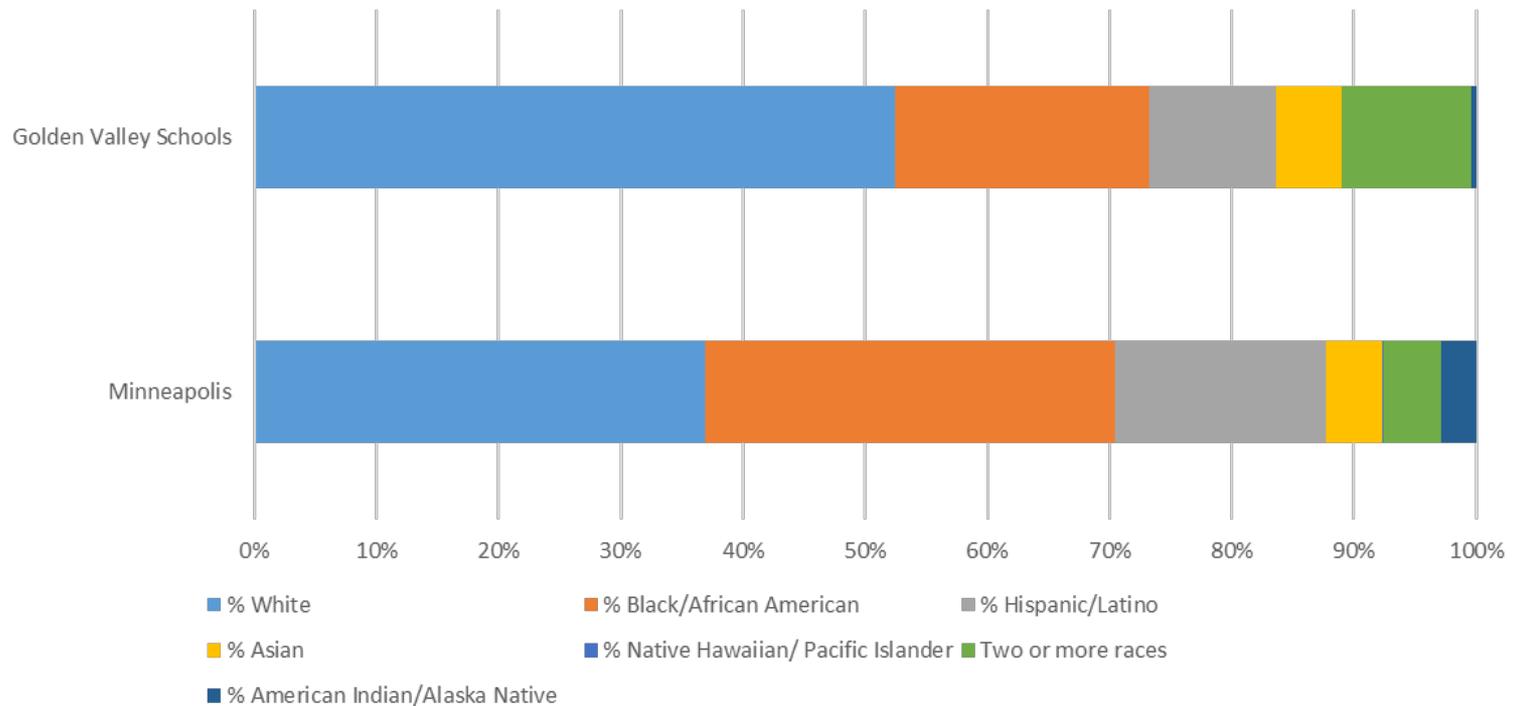
The Twin Cities ranks 24th of 25 Metro areas nationwide for homeownership disparity by race.



WHY COVENANTS MATTER TODAY

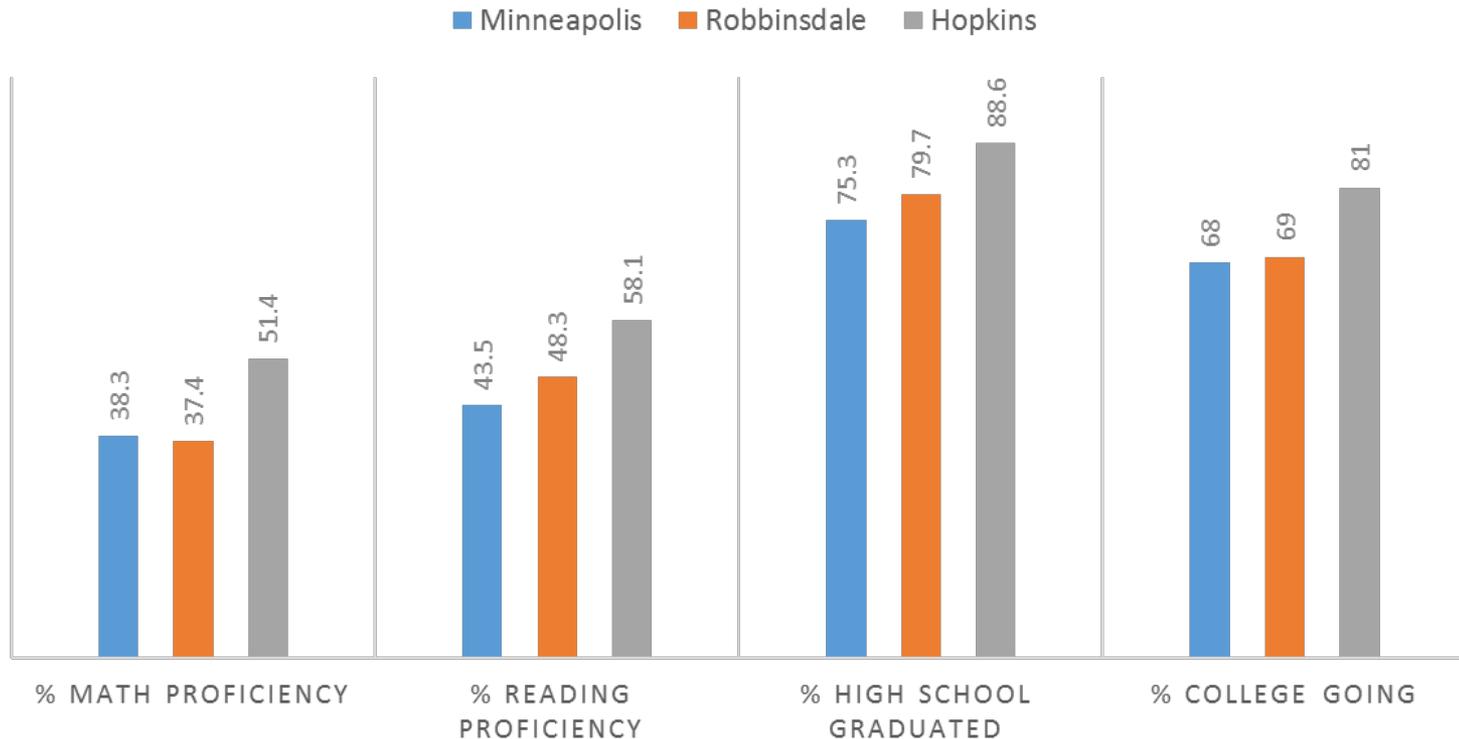
Minnesota ranks 49th of 50 for largest education achievement gap by race.

Racial Make-Up by Geography



WHY COVENANTS MATTER TODAY

Educational Outcomes By District





The City's Role in Discriminatory Covenants



Conditions of acceptance of West Tyrol Hills Plat. Also known as the s.e. 1/4 of the n. e. 1/4 section 30, Township 29, Range 24, Village of Golden Valley, Minnesota.

That the owners of this plat post a bond in the sum of four thousand dollars (\$4000.00) guarantying the completion of the streets in this addition within five years from date, and for the five year period, such streets to be satisfactory to the Hennepin County Road Commission for general construction, drainage, etc. All foot easment with 35 foot graded and graveled surface and five foot shoulders.

Golden Valley City Council Minutes
March 1, 1938

An easment will be given The Village of Golden Valley Minnesota to permit the extension of the Minneapolis watermains to West Tyrol Hills thru Lots Eight (8) and Nine (9) of Block Eight (8). It being understood that the property will be placed back in its original condition after excavation. It is also understood that easments will also be given for gas mains, sewer and other public improvements. The above easments are to be granted along the North 15 foot of Lot Eight (8) in Block Eight (8) and along the South 15 foot of Lot Nine (9) in Block Eight (8).

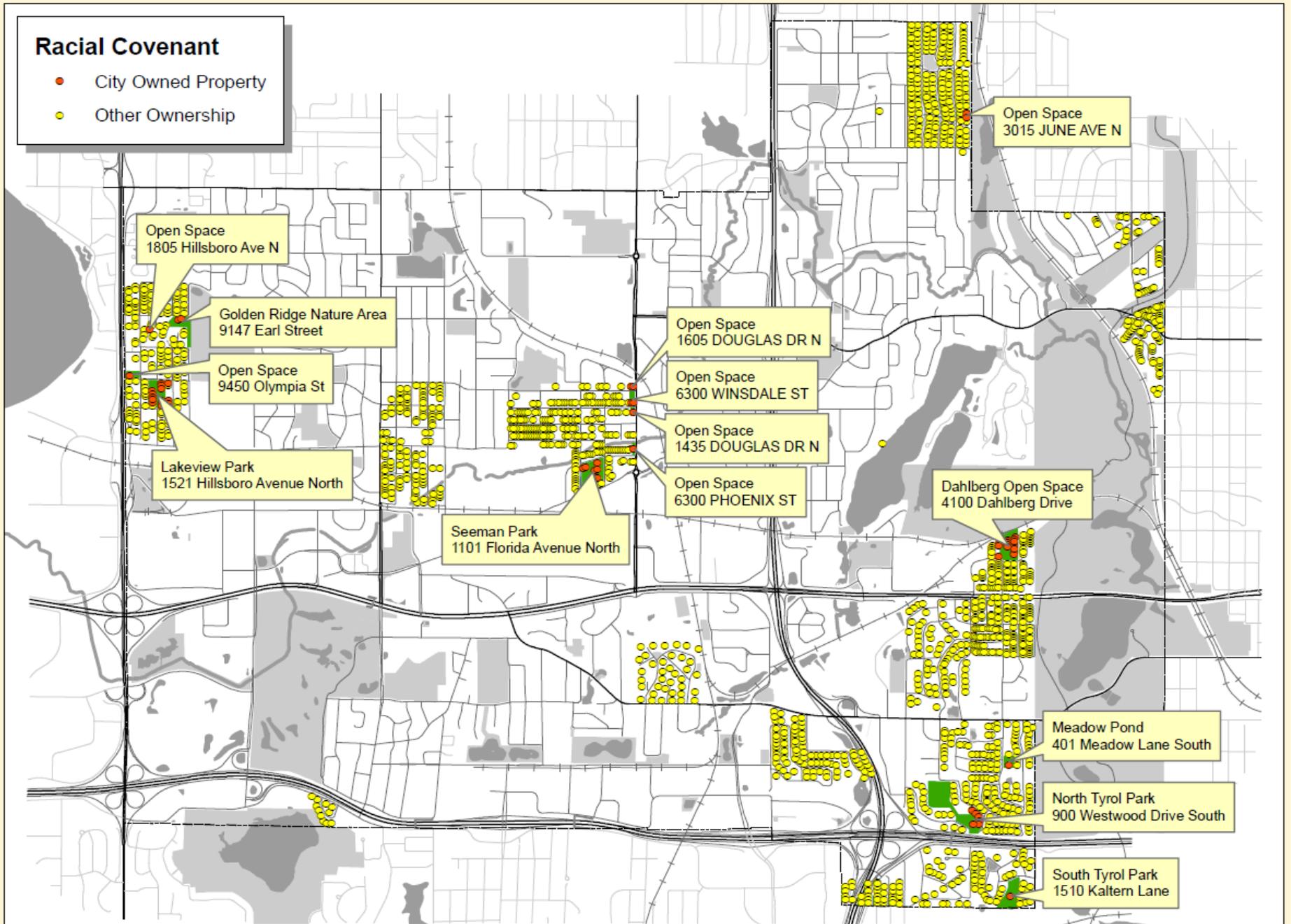
The following restrictions will be placed upon the property which will govern building etc,

- a. No dwelling to be constructed at a cost of less than \$7,500.00.
- b. Garages must be under the same roof or attached to the house.
- c. All lots restricted to one family dwellings.
- d. No excavation dirt will be moved from the subdivision without the consent of the owners.
- e. All building owners must contribute equal shares on fire bond posted with the Minneapolis Fire Dept.
- f. All buildings erected on these premises shall be completed within six months after starting and tar paper or building paper shall not constitute outside finish.
- g. That the premises conveyed shall not at any time be sold, mortgaged, mortgaged or leased to any person or persons of Chinese, Japanese, Moorish, Mongolian or African blood or descent.
- h. All buildings to be true to their particular style of architecture.
- i. All buildings to be constructed in accordance with the Minneapolis Building code.
- j. Combination of cess-pool and septic tank will be used.

It is understood that the above restrictions are to be embodied in the general deed and filed in the Register of Deeds Office for Hennepin County.

Racial Covenant

- City Owned Property
- Other Ownership



HOW TO DISCHARGE A COVENANT

(Top 3 inches reserved for recording data)

DISCHARGE OF RESTRICTIVE COVENANT AFFECTING PROTECTED CLASSES
Minn. Stat 507.18

Minnesota Uniform Conveyancing Blank Form 40.10.1 (2019)

Pursuant to Minnesota Statutes, section 507.18, any restrictive covenant affecting a protected class, including covenants which were placed on the real property with the intent of restricting the use, occupancy, ownership, or financing because of a person's race, color, creed, national origin, or religious beliefs, is discharged and released from the land described herein.

State of Minnesota, County of _____

I/we _____ having an ownership or other
(insert name(s) of Owner(s))

interest in all or part of the real property described herein, solemnly swear that the contents of this form are true to the best of my/our knowledge, except as to those matters stated on information and belief, and that as to those matters I/we believe them to be true.

Name and address of Owner(s):

The real property owned by Owner(s) is located in _____ County, Minnesota, and is legally described as follows:

Owner(s) _____ swear(s) and affirm(s) that
(insert name(s) of Owner(s))

Owner(s) is/are 18 years of age or older and is/are not under any legal incapacity and that the information provided in this form is true and correct based on the information available and based on reasonable information and belief:

(1) a restrictive covenant which had the intent to restrict the use, occupancy, ownership, or financing of this property based on a protected class, including race, color, creed, national origin, or religion, existed at one time related to the property described in this form;

Page 2 of 2

Minnesota Uniform Conveyancing Blanks **Form 40.10.1**

- (2) the restrictive covenant is contained in an instrument dated _____, and recorded as Document Number _____ (or in Book _____ of _____, Page _____) in the Office of the County Recorder of _____ County, Minnesota;
- (3) restrictive covenants relating to or affecting protected classes are unenforceable and void pursuant to Minnesota Statutes, sections 507.18 and 363A.09, the United States Constitution, and the Minnesota Constitution;
- (4) Minnesota Statutes, section 507.18, provides for the discharge of a restrictive covenant of the nature described herein through the use of this statutory form to permanently discharge such covenants from the land described herein and release the current and future landowner(s) from any such restrictive covenant related to or affecting protected classes;
- (5) the instrument containing such restrictive covenants shall have full force in all other respects and shall be construed as if no such restrictive covenant was contained therein; and
- (6) the filing of this form does not alter or change the duration or expiration of covenants, conditions, or restrictions under Minnesota Statutes, section 500.20.

The affiant(s) know(s) the matters herein stated are true and make(s) this affidavit for the purpose of documenting the discharge of the illegal and unenforceable restrictive covenants affecting protected classes.

Affiant (Owner's signature)

Affiant (Owner's signature)

Signed and sworn to before me on _____, by _____
(month/day/year)

(insert name(s) of Affiant(s)/Owner(s))

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

WHAT CAN THE CITY DO?



- Discharge the 61 discriminatory covenants on City-owned property and encourage residents and businesses to do the same.
- Participate in the Just Deeds coalition and educate the community about discriminatory covenants and their legacy in Golden Valley.
- Determine which City policies perpetuate the legacy of discriminatory covenants in Golden Valley and change those policies.



EXECUTIVE SUMMARY

Physical Development

763-593-8030 / 763-593-8109 (fax)

Golden Valley City Council Meeting

October 7, 2020

Agenda Item

3. D. Livable Communities Act Reenrollment for 2021-2030

Prepared By

Jason Zimmerman, Planning Manager

Summary

In order to continue to be eligible for grants associated with the Metropolitan Council's Livable Communities Act (LCA), the City must formally adopt the affordable and life-cycle housing goals provided by Met Council housing staff and commit to spending its required Affordable and Life-Cycle Housing Opportunities Amount (ALHOA) each year.

Background

The Met Council forecasts future affordable housing needs using a regional economic model, then allocates a share of the overall need to each community. Golden Valley's 2040 Comprehensive Plan included an acknowledgment of the number of affordable housing units allocated to the City for the 2021-2030 time frame, and the Land Use and Housing chapters of the Comp Plan were written to provide enough capacity to absorb these units.

However, the Met Council acknowledges that a lack of funding may make meeting this need difficult to achieve. Therefore, they have also set goals for each community that encompass a range of units that should be reasonable. Their formula assumes funding would be provided for 45 percent of the units needed and then adds in an additional 10 percent as an aspirational target that could be reached through local actions and other funding sources. Therefore, the goal numbers are range of 55 to 100 percent of the determined need.

For Golden Valley, the need for affordable units between 2021 and 2030 has been set at 222. The numbers of affordable units put forward as a reasonable goal for the City covers a range of 122 to 222 units.

Similarly, the Met Council reviews each City's plan to determine its capacity to provide multifamily units based on the adopted land use plan. It tempers the amount that could be provided given the maximum residential densities allowed by calculating the number that might reasonably be provided if average densities were used instead. This number then becomes the life-cycle housing goal for 2021-2030. For Golden Valley, the life-cycle housing goal is 643 units.

Two other requirements must be met for continued eligibility in the Local Housing Incentives Account Program which distributes LCA grant dollars. First, the City must adopt a Housing Action Plan consistent with the Met Council's housing policy. For now, the City's Housing chapter of the 2040 Comp Plan serves as the action plan, though additional details may be developed over the next few years. Secondly, the City must commit to spending its assigned ALHOA contribution each year on affordable housing-related initiatives. This amount is determined annually based on a community's activities around new affordable or mixed-income housing, affordable housing preservation or rehabilitation, adopted housing policies and ordinances, and characteristics of the of existing housing stock.

Expenditures that "create affordable or life-cycle housing opportunities" are eligible to count towards the ALHOA contribution. This includes direct affordable housing assistance and development, rehabilitation activities, and staff time administering programs that create affordable housing opportunities.

Financial Or Budget Considerations

By reenrolling in the LCA, the City is committing to spending its assigned ALHOA contribution each year it participates in the program.

Recommended Action

Motion to adopt Resolution 20-54, Electing to Participate in the Local Housing Incentives Account Program under the Metropolitan Livable Communities Act, Calendar Years 2021 through 2030.

Supporting Documents

- Resolution 20-55, Electing to Participate in the Local Housing Incentives Account Program under the Metropolitan Livable Communities Act, Calendar Years 2021 through 2030 (2 pages)

RESOLUTION 20-55

RESOLUTION ELECTING TO PARTICIPATE IN
THE LOCAL HOUSING INCENTIVES ACCOUNT PROGRAM
UNDER THE METROPOLITAN LIVABLE COMMUNITIES ACT

CALENDAR YEARS 2021 THROUGH 2030

WHEREAS, the Metropolitan Livable Communities Act (Minnesota Statutes sections 473.25 to 473.255) establishes a Metropolitan Livable Communities Fund which is intended to address housing and other development issues facing the metropolitan area defined by Minnesota Statutes section 473.121; and

WHEREAS, the Metropolitan Livable Communities Fund, comprising the Tax Base Revitalization Account, the Livable Communities Demonstration Account, the Local Housing Incentive Account and the Inclusionary Housing Account, is intended to provide certain funding and other assistance to metropolitan-area municipalities; and

WHEREAS, a metropolitan-area municipality is not eligible to receive grants or loans under the Metropolitan Livable Communities Fund or eligible to receive certain polluted sites cleanup funding from the Minnesota Department of Employment and Economic Development unless the municipality is participating in the Local Housing Incentives Account Program under Minnesota Statutes section 473.254; and

WHEREAS, the Metropolitan Livable Communities Act requires that each municipality establish affordable and life-cycle housing goals for that municipality that are consistent with and promote the policies of the Metropolitan Council as provided in the adopted Metropolitan Development Guide; and

WHEREAS, a metropolitan-area municipality can participate in the Local Housing Incentives Account Program under Minnesota Statutes section 473.254 if: (a) the municipality elects to participate in the Local Housing Incentives Program; (b) the Metropolitan Council and the municipality successfully negotiate new affordable and life-cycle housing goals for the municipality; (c) the Metropolitan Council adopts by resolution the new negotiated affordable and life-cycle housing goals for the municipality; and (d) the municipality establishes it has spent or will spend or distribute to the Local Housing Incentives Account the required Affordable and Life-Cycle Housing Opportunities Amount (ALHOA) for each year the municipality participates in the Local Housing Incentives Account Program.

NOW, THEREFORE, BE IT RESOLVED THAT the City of Golden Valley:

1. Elects to participate in the Local Housing Incentives Program under the Metropolitan Livable Communities Act for calendar years 2021 through 2030.
2. Agrees to the following affordable and life-cycle housing goals for calendar years 2021 through 2030:

Affordable Housing Goals Range	Life-Cycle Housing Goal
122-222	643

3. Will prepare and submit to the Metropolitan Council a plan identifying the actions it plans to take to meet its established housing goals.

Adopted by the City Council of Golden Valley, Minnesota, this 7th day of October, 2020.

Shepard M. Harris, Mayor

ATTEST:

Theresa J. Schyma, City Clerk



EXECUTIVE SUMMARY

City Administration

763-593-8006 / 763-593-8109 (fax)

Golden Valley City Council Meeting

October 7, 2020

Agenda Item

3. E. 1. Appointment of Election Judges for the November 3 General Election
3. E. 2. Establishment of an Absentee Ballot Board for the November 3 General Election

Prepared By

Theresa Schyma, City Clerk

Summary

As required per Minnesota Statute 204B.21, the governing body of a municipality must appoint election judges at least 25 days before an election. The attached list of qualified individuals have expressed an interest in serving as election judges in Golden Valley for the November 3 General Election. All election judges will attend required training so they are able to assist the voters of Golden Valley.

Additionally, Minnesota Statutes states that an absentee ballot board must be established by ordinance or resolution. Absentee ballot boards examine the envelopes of returned absentee ballots and accept or reject these envelopes in a manner provided by Minnesota Statutes Section 203B.121. By establishing an absentee ballot board, absentee voters have an opportunity to correct any errors or omissions that caused their absentee ballot envelope to be rejected. Furthermore, Hennepin County will also appoint Absentee Ballot Board judges that will be responsible for accepting/rejecting all mail-in absentee ballots received at the Hennepin County Government Center.

Financial Or Budget Considerations

Staff did anticipate the need for additional election judges in 2020; therefore, the cost was already factored into this year's projected election budget.

Recommended Action

Motion to adopt resolutions approving the appointment of the Election Judges and the establishment of an Absentee Ballot Board for the General Election to be held on November 3, 2020.

Attachments

- Resolution 20-56 approving the appointment of Election Judges for the November 3 General Election
- Resolution 20-57 establishing an Absentee Ballot Board for the November 3 General Election

RESOLUTION 20-56

RESOLUTION APPROVING THE APPOINTMENT OF ELECTION
JUDGES FOR THE GENERAL ELECTION ON NOVEMBER 3, 2020

WHEREAS, Minnesota Election Law 204B.21 requires that persons serving as election judges be appointed by the City Council at least 25 days before the election; and

WHEREAS, the City Clerk has submitted for approval a list of Election Judges (Exhibit A) to officiate at the General Election on November 3, 2020; and

WHEREAS, said list includes those individuals who are qualified and have agreed to serve as an Election Judge; and

WHEREAS, the City Clerk has the authority to add additional Election Judges and make substitutions as necessary to maintain the required minimum staffing levels while conducting the 2020 General Election.

NOW, THEREFORE, BE IT RESOLVED by the Golden Valley City Council that the individuals named on Exhibit A, and on file in the office of the City Clerk be appointed as the City of Golden Valley Election Judges for the November 3, 2020 General Election.

BE IT FURTHER RESOLVED that the City Clerk is with this, authorized to make any substitutions or additions as deemed necessary.

Adopted by the City Council of Golden Valley, Minnesota on the 7th day of October, 2020.

Shepard M. Harris, Mayor

ATTEST:

Theresa J. Schyma, City Clerk

Exhibit A**2020 Election Judges**

The following individuals are appointed to serve at the November 3 General Election:

Chuck Anderson	Christopher Harwood	Tomas Romano
Tracy Anderson	Jennifer Haskett	Gary Rowland
Omar Ansari	Cyndi Hasselbusch	Barb Ruud
Rebecca Ansari	Daniel Hedlund	Clare Sanford
Britt Marea Bakke	Heather Hegi	Kirsten Santelices
Kirk Ballard	Laura Hermer	Janet Schultz
Colin Bartol	Angela Higgins	William Schultz
Roger Bergman	Diane Hoffstedt	Sue Schwable
Pamela Blackamoore	Richard Holcomb	Mary Sellke
Karen Boehne	Claire Huisman	Carl Selness
Alison Bucklin	Antoinette Ihrke	Richard Sienko
Elizabeth Burgy	Maria Johnson	Greg Simmons
Kathleen Burke-Scheffler	Martha Johnson	Louise Simons
Julia Calstrom	Gwen Jorgens	Dean Smith
Cristin Capron White	Betty Kampen	Linda Stein
Maria Cisneros	Marilyn Kilner	Teresa Stephens
Gary Cohen	Michael Knisely	Karla Stone
Tim Cruikshank	Tracy Koski	Don Taylor
Carol Cummins	Deborah Kotcher	Mindy Thompson
James Curme	Barbara Krenn	Penny Thompson-Burke
Kathleen Day	Rebecca Kress	Marie Tiffin
Daniel Decker	Rob Kueny	Barbara Tillman
Kay Decker	Robert Lang	Molly Tomczak
Kari Delap	Julia L'Enfant	Hilary Toren
Paula Deziel	Beth Lilja	John Toren
Beth Doughty	Margaret Macneale	Barbara Van Heel
Cheryl Dragotis	Theodora Blattner Prill Mason	Mary Van Hook
Caitlin Ekegren	Abby McDonald	Sheila Van Sloun
Brian Erickson	Sandra Mendivil	Sue Virnig
Erica Fair	Steve Merriman	Helen (Toots) Vodovoz
John Farrell	Christensen Michelle	Connie Waffensmith
Tom Farrell	Norman Mitchell	Walter Waffensmith
Marcia Fluer	Analeigh Moser	Sue Watson
Celeste Gaspard	Kay Myers	Cheryl Weiler
Dani Gates	Kit Nisam	Jackie Wells
Janet George	Donna Ostdieck	Andrea Wiley
Teresa George	Bruce Osvold	Georgeann Wobschall
Dale Gerber	Dianne Osvold	Carrie Yeager
Emily Gilmore	Jane Pagenkopf	
Pierre Girard	Thomas Parker	
Norma Glagus	Mark Pirkl	
Beth Glommen	John Polta	
Cheryl Gustafson	Lisa Powell	
Susan Hagen	Robin Preble	
Susan Haggberg-Miller	Laura Pugh	
Nathan Haines	Beverly Robinson	

RESOLUTION 20-57

RESOLUTION ESTABLISHING AN ABSENTEE BALLOT BOARD FOR THE
GENERAL ELECTION ON NOVEMBER 3, 2020

WHEREAS, State Statute Section 203B.121 states that an Absentee Ballot Board must be established by the City Council to facilitate the absentee ballot process for an upcoming election; and

WHEREAS, the absentee ballot board is authorized to examine absentee ballot envelopes and accept or reject absentee ballots in the manner provided by Minnesota Statute; and

WHEREAS, Golden Valley City Hall serves as an in-person absentee ballot center for the residents of Golden Valley; and

WHEREAS, the Hennepin County Elections Office serves as both a mail and in-person absentee ballot center for the residents of Golden Valley.

NOW, THEREFORE BE IT RESOLVED, the Golden Valley City Council does hereby approve guidelines establishing an absentee ballot board as authorized under Minn. Stat. 204B.21, subd. 2 and authorizes the City Clerk/Elections Manager to oversee the appointment and procedural processes.

Adopted by the City Council of Golden Valley, Minnesota on the 7th day of October, 2020.

Shepard M. Harris, Mayor

ATTEST:

Theresa J. Schyma, City Clerk



EXECUTIVE SUMMARY

Police

763-593-8079 / 763-593-8098 (fax)

Golden Valley City Council Meeting

October 7, 2020

Agenda Item

3. F. Authorization to Sign School Resource Officer Service Agreement with Independent School District 281

Prepared By

Steve Johnson, Police Commander

Summary

Independent School District 281 and the Police Department desire to participate in providing specialized security services at the facility located at 2400 Sandburg Lane. A school resource officer program is needed to improve understanding and promote mutual respect between police, school, staff, counselors, parents and students.

An agreement has been drafted, stating the City will provide the services of one full-time police officer and related support services and supplies for the term of July 1, 2020 through June 30, 2021. The related costs for these services will be billed to School District 281 in an amount not to exceed \$62,150 depending on the number of student school days covered. All training, supervision and records will be the responsibility of the City.

Financial Or Budget Considerations

This contract pays for approximately 2/3rds of the SRO salary. * During COVID and until school is back in full operation, the SRO will not be at the school and the amount billed will be prorated monthly once school has resumed.

Recommended Action

Motion to authorize the City Manager and Mayor to sign the School Resource Officer Service Agreement with Independent School District 281.

Supporting Documents

- School Resource Officer Services Agreement for District #281 (7 pages)

**SCHOOL RESOURCE OFFICER AGREEMENT BY AND BETWEEN THE
INDEPENDENT SCHOOL DISTRICT 281 AND THE CITY OF GOLDEN VALLEY**

THIS SCHOOL RESOURCE OFFICER AGREEMENT (“**Agreement**”) is made by and between the INDEPENDENT SCHOOL DISTRICT 281, a Minnesota school district, (“**School District**”) and the CITY OF GOLDEN VALLEY a Minnesota municipal corporation (“**City**”). The District and City may be identified individually as a “Party” or collectively as the “Parties.”

Recitals

- A. Independent School District 281 and the City desire the creation of a high-quality learning environment for students, staff and families. As such, we are entering into this agreement to engage the services of a school resource officer (“**SRO**”) from the City’s police department. While this Agreement refers to a single SRO, more than one SRO may be provided and the terms of this Agreement shall apply to each such SRO.
- B. The Safe Schools Levy provides monetary funds to school districts to hire school resource officers to help address safety related issues within schools.
- C. To that end, the School District desires to obtain the services of, and the City agrees to provide, SRO(s) in accordance with the terms and conditions of this Agreement.

Agreement

In consideration of the terms and conditions contained herein, the Parties hereby agree as follows:

- 1. SRO SERVICES.** The City agrees to provide the School District a SRO to provide services at the school identified herein, and the School District agrees to provide funding for the SRO, in accordance with the terms and conditions of this Agreement.
- 2. TERM.** The Term of this Agreement shall be for a twelve (12) month period from July 1, 2020 to June 30, 2021.
- 3. TERMINATION.** Either Party may terminate this Agreement upon a sixty (60) days written notice to the other of such termination. In the event of a termination, any payments due to the City shall be prorated based on the period of SRO services provided.
- 4. LEVY.** The School District will levy the maximum amount permitted by law to the property tax payers in the School District to help fund the SRO position.
- 5. PROGRAM FUNDING.** The School District will meet with the Chief Law Enforcement Officer, or designee, of the City to discuss the allocation of available funds to support the SRO services. The City will invoice the School District for the first half of the payment on January 1 and for the second half of the payment on June 30. The funding the School District shall provide to the City for the 2020-21 school year will be \$62,150 per full time

equivalent (“**FTE**”) SRO provided by the City (“**FTE Funding**”). Pursuant to paragraph 7, the City will document all days the SRO is not on site and discount the first or second half payment at a rate of \$372.16 per day. Notwithstanding the termination provision contained herein, the City may terminate this Agreement upon ten (10) days written notice of termination to the School District if the City determines the School District does not have sufficient funds to pay the FTE Funding.

6. **SCHOOLS SERVED.** Sandburg Middle School, 2400 Sandburg Lane, Golden Valley, MN 55427 (“**School**”) will receive SRO services under this Agreement.
7. **NUMBER OF SROs.** The City will assign one (1) FTE police officer to serve as the SRO at the School during the regular school year. The City will work collaboratively with the school district to determine which of its police officers to assign to serve as the SRO under this Agreement. The number of police officers serving in the SRO position at the School may be modified at any time upon the written agreement of the City and the School District. The provision of all such SROs shall be subject to the terms and conditions of this Agreement. The School District agrees to pay the City the FTE Funding amount for each FTE SRO provided at the School. There will be no SRO(s) when the school district is in distance learning at any of the schools. There will be only one (1) officer at the high schools during the hybrid sessions(s) unless the District requests additional SROs. There will be no SROs at the middle schools during the hybrid session(s) unless the District requests them. No payments will be made to the cities when SROs are not on site.
8. **RELATIONSHIP OF THE PARTIES.** The SRO assigned to the School District is an employee of the City and will not be considered an employee of the School District. The SRO will be subject to the control, supervision, policies, procedures, and general orders of the City and its Police Department as well as the policies and procedures of Independent School District 281. At all times, the SRO will be considered law enforcement for the purposes where the law requires school districts to make referrals to law enforcement. It is agreed that nothing contained in this Agreement is intended or should be construed in any manner as creating or establishing a partnership or joint venture between the Parties. Neither party agrees to accept responsibility for the acts of the other Party or of the other Party’s officers, personnel, employees, agents, contractors, or servants. Any claims arising out of the employment or alleged employment, including without limitation claims of discrimination, by or against a Party’s officers, personnel, employees, agents, contractors, or servants will in no way be the responsibility of the other Party. Neither Party will have any authority to bind the other by or with any contract or agreement, nor to impose any liability upon the other. All acts and contracts of each Party will be in its own name and not in the name of the other, unless otherwise provided herein.
9. **COMPENSATION TO SRO.** The City will be responsible for all payments regarding compensation, benefits, pension plans and withholdings for its officer serving as the SRO at the School. The Parties will, except as provided herein, act in their individual capacities and not as agents, employees, partners, joint ventures or associates of the other. Neither of the Parties, nor its personnel, employees, agents, contractors, or servants, shall be entitled to any benefits of the other. The Parties will not provide any insurance coverage to the other or

their employees including, but not limited to, workers' compensation insurance. Each Party will pay all wages, salaries and other amounts due its employees and will be responsible for all reports, obligations, and payments pertaining to social security taxation, income tax withholding, workers' compensation, unemployment compensation, group insurance coverage, collective bargaining agreements or any other such similar matters.

10. DUTIES AND EVALUATION OF THE OFFICER. The law enforcement services provided to the School District by the SRO will be at the sole discretion of the City. Officer standards of performance, conduct and discipline of the officer, performance reviews and other internal matters related to the SRO services shall be under the authority of the City. Time spent by the SRO in excess of eight (8) hours in a day in the performance of SRO duties at the School will be on a specific, case-by-case basis requiring the advance approval of the City and the School District. The City retains the authority to recall the SRO if the person is needed to respond to an emergency occurring off of School grounds.

11. DESCRIPTION OF SERVICES. The SRO will provide the followings services at the School:

- a. Promote the safety and welfare of students by working with the administrators and staff of the School by building relationships with students in the prevention of delinquency and the investigation of criminal or delinquent conduct.
- b. The SRO will encourage positive attitudes and supportive behaviors toward school district policies and procedures as well as the law, and responsible exercise of authority.
- c. Actively support school district policy and procedures. When requested, assist School administration in gathering information as they determine the proper course of action when physical violence, or similar problems involving the School population arise.
- d. Maintain awareness of all criminal or delinquency investigations or criminal interrogations being done at the School and, when necessary, assist other police officers in the performance of their duties.
- e. Perform investigations of criminal incidents occurring at the School and make proper referrals of petitions to court as serious matters may require.
- f. Advise School administration on matters relating to School building security and occupant safety.
- g. Participate in community and School efforts to promote positive youth development.
- h. Participate in appropriate training opportunities provided to School District staff.
- i. To the extent possible and consistent with other responsibilities, the SRO will wear appropriate civilian attire while working at the School.

- j. Provide speakers on age appropriate subjects to present to School students as requested by School administration.
 - k. Perform other duties and assume other responsibilities as may be agreed to between the City's Chief Law Enforcement Officer and School administration.
 - l. It is expected of Independent School District 281 to have any School Resource Officer participate in school diversion efforts, which are in alignment with our District Discipline Policy.
- 12. STUDENT DISCIPLINE.** The SRO will not recommend, determine or provide input on student discipline by the School. Unless requested by School administration or other personnel, the SRO is not responsible for responding to any situation that other school personnel can adequately handle. The Parties understand and agree incidents such as disorderly conduct, bullying, cyberbullying, disruption of school assembly or activities, profanity, dress code, and fighting that does not involve physical injury or a weapon, shall be considered School discipline issues to be handled by other School officials, unless the presence of the SRO is necessary to protect the physical safety of students, school personnel, or public. Nothing in this Agreement prevents or limits the authority of the SRO to exercise his or her duties as a law enforcement officer regardless of whether the exercise of those duties occurs on or off School grounds.
- 13. ACCESS TO EDUCATIONAL DATA.** The Parties are subject to the Minnesota Government Data Practices Act, Minnesota Statutes, chapter 13, and the School District is subject to the Family Educational Rights and Privacy Act, 20 U.S.C. § 1232g (“**FERPA**”). The SRO position is a designated “school official” with regard to the FERPA while under contract and providing SRO services to the School District. The City agrees to comply with the requirements of FERPA to the extent its police officer serving as the SRO obtains data from the School District subject to FERPA.
- 14. PUBLIC DATA.** School District officials will allow the SRO to inspect and copy any public records maintained by the School District to the extent allowed by law.
- 15. PRIVATE EDUCATIONAL DATA.** If information in a student's record is needed in an emergency in order to protect the health or safety of the student or other individuals, School District officials will disclose to the SRO the information needed to respond to the emergency situation based upon the seriousness of the threat to someone's health or safety, the need of the information in order to meet the emergency situation, and the extent to which time is of the essence. If student record information is needed by an SRO, but no emergency situation exists, the information may be released only as allowed by law.
- 16. ADDITIONAL OFFICER DUTIES.** The SRO will respond to emergency calls, attend police training, and any other special duties as assigned by the City while fulfilling the SRO requirements under this Agreement.

- 17. TRAINING.** The School District agrees to provide the following training at its own cost.
- a. **Role of the SRO.** The School District will provide training to School personnel regarding the appropriate role of the SRO and when personnel may request help from the SRO. The training will also emphasize that personnel are not to refer students to law enforcement because of conduct in the classroom unless the presence of the SRO is necessary to protect the physical safety of students, school personnel, or public is jeopardized.
 - b. **Bias and Appropriate Responses to Behavior.** The School District will provide the SRO training on bias-free policing, implicit racial bias, cultural competence, working with youth, de-escalation techniques, conflict resolution, child and adolescent development, and age-appropriate responses to behavior. The School District agrees to make a good faith effort to have the training approved by the POST Board for continuing education credit for the SRO.
- 18. OFFICER SUPPLIES AND EQUIPMENT.** The School shall not be required to provide the SRO any clothing, uniforms, vehicles, or other equipment necessary to perform the required duties under this Agreement.
- 19. INDEMNIFICATION.** Each Party shall be responsible for its own acts and omissions and the results thereof to the greatest extent authorized by law. Neither Party agrees to accept the liability of the other. Each Party agrees to defend, indemnify and hold the other harmless from any and all liability, claims, causes of action, judgments, damages, losses, costs, or expenses, including reasonable attorney's fees, directly resulting from the indemnifying Party's own negligent actions or inactions, or the negligent actions or inactions of the indemnifying Party's employees and officers. The Party seeking to be indemnified and defended shall provide timely notice to the others when the claim is brought. The Party undertaking the defense shall retain all rights and defenses available to the indemnified Party and no immunities or limitations on liability are hereby waived that are otherwise available to either Party.
- 20. NONDISCRIMINATION.** Both Parties agree they will not discriminate against any employee or applicant for employment to be employed in the performance of this Agreement with respect to hire, tenure, terms, conditions, or privileges of employment because of the race, color, religion, sex, disability, or national origin or similarly protected statuses of the employee or applicant. Neither Party will, in the performance of this Agreement, discriminate or permit discrimination in violation of federal or state laws or local ordinances.
- 21. NOTICE.** Any notice, demand, request or other communication that may or will be given or served by the Parties, will be deemed to have been given or served on the date the same is deposited in the United States mail, registered or certified postage prepaid and addressed as follows:

If to the City:	If to the School District:
Jason Sturgis, Chief Golden Valley Police Department 7800 Golden Valley Road Golden Valley, MN 55427	Lowell Holtz Director of Operations and Safety 4148 Winnetka Avenue North New Hope, MN 55427

22. APPLICABLE LAW. The Parties to this Agreement will comply with all applicable federal, state, and local laws, rules, regulations, and ordinances in the performance of their respective obligations under this Agreement. Minnesota law will govern the terms and the performance under this Agreement.

23. ENTIRE AGREEMENT; AMENDMENTS. This Agreement, including the recitals which are incorporated herein, constitutes the entire agreement between the Parties and no other agreement prior to this Agreement or contemporaneous to this Agreement will be effective except as expressly set forth or incorporated in this Agreement. Any purported amendment to this Agreement will not be effective unless it is set forth in writing and executed by both Parties.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized officers effective as of the date indicated above.

CITY OF GOLDEN VALLEY

INDEPENDENT SCHOOL DISTRICT 281

By _____
Mayor

By _____
Board Chair

By _____
City Manager

By _____
Superintendent



EXECUTIVE SUMMARY

City Administration

763-593-8006 / 763-593-8109 (fax)

Golden Valley City Council Meeting

October 7, 2020

Agenda Item

3. G. Approval of Resolution #20-58 Rescinding Resolution #14-37 Appointing City Clerk

Prepared By

Maria Cisneros, City Attorney

Summary

Former City Clerk, Kris Luedke, resigned as of September 11, 2020. When Ms. Luedke was appointed, the City Council passed a resolution appointing Ms. Luedke as Clerk and Ms. Sue Virnig (Finance Director) as Deputy City Clerk. Under Minnesota law, in Plan B cities the City Manager appoints the City Clerk, not the City Council. Given Ms. Luedke's resignation and the applicable Plan B laws, the City Council should rescind Resolution No. 14-37. No resolution appointing a City Clerk or Deputy City Clerk is required. The City Manager has already appointed Ms. Theresa Schyma as the new City Clerk and Ms. Sue Schwalbe as the Deputy City Clerk.

Financial Or Budget Considerations

None

Recommended Action

Motion to adopt Resolution #20-58 rescinding Resolution #14-37.

Supporting Documents

- Resolution #20-58 Rescinding Resolution #14-37 Appointing City Clerk (1 page)

RESOLUTION RESCINDING RESOLUTION NO. 14-37

WHEREAS, the City of Golden Valley, Minnesota (the "City") is a statutory Plan B City organized pursuant to Minnesota Statutes, sections 412.601 to 751, and

WHEREAS, pursuant to Minnesota Statutes, section 471.651, the responsibility of appointing the City Clerk resides with the City Manager; and

WHEREAS, as of September 11, 2020, the former City Clerk resigned and the City Manager has since appointed a new City Clerk; and

WHEREAS, pursuant to Minnesota Statutes, sections 471.651, 471.151, and Minnesota Attorney General Opinion 469b (Apr. 12, 1967), the Deputy Clerk is appointed by the City Clerk and City Manager;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Golden Valley that the City Council hereby rescinds Resolution No. 14-37.

Shepard M. Harris, Mayor

ATTEST:

Theresa J. Schyma, City Clerk



EXECUTIVE SUMMARY

City Administration

763-593-8006 / 763-593-8109 (fax)

Golden Valley City Council Meeting

October 7, 2020

Agenda Item

3. H. Approve Amended Addendum to the City Manager Employment Agreement

Prepared By

Kirsten Santelices, Human Resources Director/Human Rights Commission Liaison

Summary

Upon approval of the preliminary 2021 budget, a 1% increase has been approved for all staff members. As such, the City Manager's previously approved 2% increase shall instead be a 1% salary increase. The increase will be backdated to September 9, 2020.

Financial Or Budget Considerations

The adopted Resolution would result in reverting the previously adopted 2% salary increase for the City Manager to a 1% increase.

Recommended Action

Motion to adopt Resolution 20-58 amending the City Manager's Employment Agreement.

Supporting Documents

- Resolution #20-59 amending the City Manager's Employment Agreement (1 page)
- Addendum to City Manager's Agreement (1 page)

RESOLUTION NO. 20-59

RESOLUTION UPDATING THE
CITY MANAGER EMPLOYMENT
AGREEMENT

BE IT RESOLVED by the City Council of the City of Golden Valley that it hereby adopts the attached Addendum to the City Manager Employment Agreement. This Agreement is effective September 9, 2020.

Adopted by the City Council of Golden Valley, Minnesota this 7th day in October, 2020.

Shepard M. Harris, Mayor

ATTEST:

Theresa J. Schyma, City Clerk

**ADDENDUM TO
CITY OF GOLDEN VALLEY
CITY MANAGER EMPLOYMENT AGREEMENT
DATED: October 7, 2020**

Salary:* \$164,359.84

Auto Allowance: \$400 / month

This Addendum was approved by the City Council on October 7, 2020, effective September 9, 2020.

CITY OF GOLDEN VALLEY, MINNESOTA

Timothy J. Cruikshank, Employee

By:

Shepard M. Harris, Mayor

Theresa J. Schyma, City Clerk

* Maximum 2020 compensation under Minn. Stat. § 43A.17, subd. 9 is \$178,782.



EXECUTIVE SUMMARY

Physical Development

763-593-8030 / 763-593-8109 (fax)

Golden Valley City Council Meeting

October 7, 2020

Agenda Item

4. A. Public Hearing –Zoning Text Amendment – Revising the Density Range of the Medium Density Residential (R-3) Zoning District

Prepared By

Jason Zimmerman, Planning Manager

Summary

With the adoption of the City’s 2040 Comprehensive Plan in February of 2020, Golden Valley committed to considering certain zoning text amendments in order to fulfill policy objectives included in the document. One such revision is to the density range allowed within the existing Medium Density Residential (R-3) Zoning District.

The Planning Commission held public hearings on July 13, July 27, and August 24 and voted to recommend **approval** to the text amendment (5-1).

Background

As part of the required analysis of the City’s land use map in the 2040 Comprehensive Plan, the Metropolitan Council reviewed the density ranges for each residential land use within the community. The amount of land assigned to each residential land use, coupled with the maximum densities allowed, must sum to demonstrate that there is the capacity for growth forecasted by the Met Council to take place by 2040.

The table below shows the density ranges of the land uses included in Golden Valley’s 2040 Plan as well as for the corresponding Zoning Districts.

2040 Comprehensive Plan	Zoning Code (existing)
<i>Low Density Residential</i> Up to 5 units per acre	<i>Single Family (R-1)</i> 1 unit on a minimum 10,000 square feet lot or about 4 units per acre
<i>Moderate Density Residential</i> 5 to 8 units per acre	<i>Moderate Density (R-2)</i> Up to 8 units per acre
<i>Medium Density Residential</i> 8 to 30 units per acre	<i>Medium Density (R-3)</i> Maximum of 10 units per acre or 12 units per acre with a density bonus

	Maximum of 20 units per acre for senior/disability housing with a CUP
<i>High Density Residential</i> 20 to 100 units per acre	<i>High Density (R-4)</i> Maximum of 50 units per acre or 70 units per acre for senior/disability housing Maximum of 100 units per acre with a CUP

The upper end of the density allowed in the R-3 Zoning District is currently below that which has been adopted in the Comp Plan. Staff is recommending the City adjust the density range to bring the zoning regulations into alignment.

Over the course of three meetings, Commissioners expressed concerns that a “by-right” increase of the density range could have negative impacts for some properties near those zoned R-3 that are currently at the low end of this range, as they would have the biggest potential to increase in intensity. In response, staff recommended that higher densities be approved via a Conditional Use Permit, which would provide for more oversight and mitigation of potential impacts.

Commissioners also expressed an interest in retaining incentives associated with density bonuses. The current zoning code offers these but the triggers for additional units/acre are no longer as relevant to the priorities of the City as they once were. In place of the current regulations for increased density, Commissioners asked staff to explore new triggers that align with the priorities of the 2040 Comprehensive Plan – specifically with the City’s sustainability and energy efficiency goals.

Of the priorities considered, those seemingly best suited as incentives for the R-3 zoning district include:

- Green building certification
- Construction of private renewable energy systems or infrastructure
- Incorporation of a microgrid for back-up power
- Inclusion of electric vehicle charging stations
- Construction of above-ground green stormwater facilities

In addition, Commissioners asked to keep an incentive to provide underground parking as an acceptable density bonus.

Analysis

In order to meet the requirements of the Met Council, staff is recommending modifying the density ranges in the R-3 zoning district to allow by-right development of multi-family buildings up to 12 units per acre and up to 17 units per acre through a CUP. Senior and disability housing would be allowed by-right up to 20 units per acre and up 25 units per acre through a CUP. Density bonuses would be available for up to 3 units per acre for multi-family buildings and 5 units per acre for senior and disability housing, bringing the maximum density levels up to 20 units per acre for multi-family buildings and 30 units per acre for senior and disability housing, thereby meeting the targets included in the 2040 Comprehensive Plan (see table below).

2040 Comprehensive Plan	Zoning Code (proposed)
<i>Low Density Residential</i> Up to 5 units per acre	<i>Single Family (R-1)</i> 1 unit on a minimum 10,000 square feet lot or about 4 units per acre
<i>Moderate Density Residential</i> 5 to 8 units per acre	<i>Moderate Density (R-2)</i> Up to 8 units per acre
<i>Medium Density Residential</i> 8 to 30 units per acre	<i>Medium Density (R-3)</i> Maximum of 12 units per acre or 17 units per acre with a CUP (up to 3 additional units per acre available through density bonuses) For senior/disability housing, maximum of 20 units per acre or 25 units per acre with a CUP (up to 5 additional units per acre available through density bonuses)
<i>High Density Residential</i> 20 to 100 units per acre	<i>High Density (R-4)</i> Maximum of 50 units per acre or 70 units per acre for senior/disability housing Maximum of 100 units per acres with a CUP

The details regarding the density bonuses referenced above – both the specifics of the standards that must be met as well as the additional units/acre that would be allowed under them – would be provided in a Residential Density Bonus Policy document outside of the City Code. This approach would allow for changes or updates to be made more easily and flexibly as technology advances in these fields. The Environmental Commission is working with Engineering staff to draft this policy and it will be brought back to the City Council for consideration later in the year.

Financial Or Budget Considerations

None

Recommended Action

Motion to adopt Ordinance #690, Amending Section 113-90: Medium Density Residential (R-3) Zoning District to revise the allowed density range.

Supporting Documents

- Memo to the Planning Commission dated August 24, 2020 (4 pages)
- Planning Commission minutes of July 13, July 27, and August 24, 2020 (11 pages)
- Underlined/Overstruck Code Language (2 pages)
- Ordinance #690, Rezoning Certain Properties North at Harold Avenue and Winnetka Avenue in Order to Achieve Alignment with the 2040 Comprehensive Plan (3 pages)

Planning Commission

July 13, 2020 – 7 pm

REGULAR MEETING MINUTES

This meeting was held via Webex in accordance with the local emergency declaration made by the City under Minn. Stat. § 12.37. In accordance with that declaration, beginning on March 16, 2020, all Planning Commission meetings held during the emergency were conducted electronically. The City used Webex to conduct this meeting and members of the public were able to monitor the meetings by watching it on Comcast cable channel 16, by streaming it on CCXmedia.org, or by dialing in to the public call-in line. The public was able to participate in this meeting during public comment sections, by dialing the public call-in line.

1. Call to Order

The meeting was called to order at 7:00 by **Chair Blum**.

Roll Call

Commissioners present: Rich Baker, Ron Blum, Adam Brookins, Andy Johnson, Lauren Pockl, Chuck Segelbaum,

Commissioners absent: Ryan Sadeghi

Staff present: Jason Zimmerman – Planning Manager, Myles Campbell – Planner

Council Liaison present: Gillian Rosenquist

2. Approval of Agenda

Chair Blum asked for a motion to approve the agenda.

MOTION made by **Commissioner Brookins**, seconded by **Commissioner Johnson** to approve the agenda of July 13, 2020. Staff called a roll call vote and the motion carried unanimously.

3. Approval of Minutes

Chair Blum asked for a motion to approve the minutes from June 22, 2020.

MOTION made by **Commissioner Brookins**, seconded by **Commissioner Pockl** to approve the June 22, 2020 meeting minutes. Staff called a roll call vote and the motion carried unanimously.

4. Informal Public Hearing – Zoning Text Amendment

Revising the Density Range of the Medium Density Residential (R-3) Zoning District

Applicant: City of Golden Valley

Jason Zimmerman, Planning Manager, introduced this item as a required follow-up from the approved 2040 Comprehensive Plan. When Met Council approves the Comp Plan, the future land use map needs to show development patterns at certain density thresholds. This showing, ensures each community in the metro area can accommodate its share of projected growth. Once the plans are adopted, the zoning maps and text must be updated to come into alignment. **Zimmerman** displayed



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a chart for the Commissioners comparing the current zoning code to the language in the 2040 Comprehensive Plan. Most of the items align but the current R-3 code language needs updating in order to align with the 2040 Plan. **Zimmerman** expanded in greater detail and listed all the multi-family buildings to see how they matched the zoning designation; during this process, staff discovered 14 buildings that were non-conforming. After more research, staff discovered older zoning policies that lead to this non-conformity but once the R-3 language is updated, this will be remedied and the buildings would match their zoning designation. The exiting R-3 language has Density Bonuses which included underground parking, a building being near public transit, and offering a private recreation facility for its residents. Most of these items were in place when Golden Valley was developing, now that the City is built out so staff believes the density bonuses should be removed so the R-3 district will align with the other zoning districts.

Staff Recommendation

Amend the text of the Medium Density Residential (R-3) Zoning District to revise the allowed density range and strike the density bonus provisions.

Commissioner Segelbaum asked if the buildings listed were rezoned, could they be re-developed into 20 units per acre. Staff confirmed and added that they could be up to 20 units or if they were a senior building, they could be 30 units. **Chair Blum** asked staff what extent does the current PUD on any of the properties create another step in the process if there's a change in zoning. **Zimmerman** responded that if there are existing PUDs, that reigns over the zoning designation. The conversation continued into the possibilities of negotiating re-development with PUDs and PUD amendments. The discussion evolved into requirements and process for new or re-developments after re-designating the zoning.

Chair Blum opened the Public Hearing at 7:30pm

Rick Gripentrog
7533 Harold Ave

I'm curious about the area we're talking about, this area is south of Highway 55, east of Winnetka, north of Harold Ave, and west of Rhode Island Ave.

Zimmerman responded to the caller and informed him that this call is referring to the second item on the agenda; the caller continued with his comments.

I understand that you can have up to 20-30 units per acre and is this area 6 acres?

Zimmerman wasn't certain as the details were not in front of him.

I'm concerned about the density, doing this development imposes livability issues and traffic issues. This proposal was brought up before and there were similar concerns about livability and traffic then. I don't want to see 2 story apartments with underground parking, it's not conducive to good livability.

The **Chair** opened the discussion on this item and stated underground parking doesn't need to be tied to density and it can be a nice amenity; it also may leave room for green space. This led the conversation into developing properties with the largest density and the least cost. Incentives can be useful as it leads to a more livable building for longer. **Segelbaum** expressed his concern over making

a such a large decision without a deeper dive in repercussions. The discussion moved in to projected population growth and city development as well as the Comp Plan and what that means with the approval from Met Council. **Commissioner Johnson** recalled conversations around the comprehensive plan and growth of the city outpacing the projections of the Met Council. He added that growth has been sustained and managed, specifically through PUDs, and doesn't understand how aligning with Met Council's projections will improve Golden Valley's current plan. **Commissioner Baker** asked staff to expand; **Zimmerman** clarified that this wasn't an alignment with another plan but rather ensuring Golden Valley's zoning and land use will meet the density projections in Golden Valley's comp plan. Without that action, the City won't have the correct zoning to match its density projections.

Paula Pentel

941 Angelo Drive

Calling about the new R-3 density, this is a wonderful for the city to consider doing. It brings conformity and I don't think we need to worry about current units because they aren't going anywhere or changing. Being consistent about what we want to see moving forward, is a very good idea. I was on the Council when the area across 55 was rezoned, the various neighbors riled up and the existing Council backed down. We sit just to the west of Minneapolis and we have a great obligation to provide good density of housing.

Commissioner Pockl cited attachment language on section of code 113-90, "within the principle uses under the medium density residential zoning district that 1,2,3,4 are required to be consistent with the City's mixed income housing policy" and asked how the City would be inconsistent with the mixed income housing policy. **Zimmerman** responded that the phrase was added when the policy was passed and wanted to be clear that new multi-family units were required to have a certain number of affordable units.

Edward Chesen

7507 Harold Ave

This proposal to rezone came up 10 years ago and I was president of our townhome association and had been a member of the board of building review, I was also a caller that was riled up, but for good reason. The reasons stand today, I don't know if the Commission has considered what has happened in that area since the proposal was turned down. The developers that wanted to develop the area backed out and some smaller developers came in and developed a number of units into single family housing. There's a lot more to this than the serenity of the neighborhood. I wonder if the property owners in light of the rezoning turn down would have legal recourse to have their property zone changed again.

Zimmerman added that the latest call is related to the second public hearing.

The **Chair** added that he doesn't like the idea of the City losing its leverage to make the kind of development happen that it wants to see happen, including amenities or tweaks to specific properties. **Zimmerman** said a number of Commissioners have agreed that there needs to be a way that this complies with the Comp Plan but this may not be the best approach. He added that if

Commissioners are open, this item be tabled so they can find a way to comply per Met Council but create a broader list of checks and balances. **Brookins** stated his support for what’s presented and believes it’ll benefit Golden Valley in the long-term. He added that he’d hate to see this item go through another 10-year cycle before it’s addressed again. **Commissioner Baker** stated his support for tabling the item in order to collect additional information. **Segelbaum** and **Pockl** echoed Baker’s statement.

MOTION made by **Commissioner Baker**, seconded by **Commissioner Brookins** to table this agenda item and discuss at a later meeting with additional information. A roll call vote was made and passed unanimously.

5. Informal Public Hearing – Zoning Map Amendments

Rezoning Properties to Achieve Conformance with the 2040 Comprehensive Plan

Applicant: City of Golden Valley

Jason Zimmerman, Planning Manager, stated the request to continue rezoning properties in order to conform with the Future Land Use Map in the 2040 Comp Plan. Staff reminded Commissioners that this started with the rezoning of the I-394 Mixed Use properties. A map was then displayed of the existing zoning map and the future land use map, in order to illustrate how rezoning will take place as the City comes into conformity with the comp plan.

Zimmerman expressed that there are NO active development proposals for any properties that are currently under consideration for rezoning, this item is strictly administrative.

There are six groups being addressed in this rezoning and includes 18 properties. Majority of them are being rezoned to match what is currently on the ground. A few are being rezoned in anticipation of future plans.

Group 1

9201 Olson Memorial Highway 8900 Betty Crocker Drive	Rezoning Office to Institutional Subdistrict I-4
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Group 2

1 General Mills Boulevard	Rezoning Industrial District to Office District
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Group 3

7831 Olson Memorial Hwy 7830 Harold Ave 440 Winnetka Ave N 7732 Harold Ave 424 Winnetka Ave N	7724 Harold Ave 400 Winnetka Ave N 7720 Harold Ave 7840 Harold Ave 411 Rhode Island Ave N	Rezoning Single-Family Residential (R-1) Medium Density Residential (R-3)
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Any development proposals in this area would require a traffic study.

Jason Zimmerman, Planning Manager, stated that he did not have a presentation as that portion of the discussion occurred at the previous meeting. He reminded Commissioners that in 2019, the City adopted architectural and material standards for new developments in the R-3, R-4, Commercial, Office, Institutional, Light Industrial, and Industrial zoning districts. These regulations addressed many aspects of building façades, opening, entrances, and screening, as well as the types of materials allowed in construction.

At that time, the Mixed Use zoning district had not been finalized or adopted, so standards were not included for that district. With the adoption of the Mixed Use district early in 2020, it is now necessary to amend the architectural and material standards section of code in order to address buildings that may be developed in those areas.

Zimmerman reminded Commissioners about the material standards classification and what is prohibited. He reviewed the standards set for each zoning district and that staff believes the Mixed Use is most comparable to the Commercial, Office, and Institutional zoning districts and therefore recommends similar standards.

Commissioner Brookins asked why concrete brick was prohibited. **Zimmerman** responded that there was concern about plain concrete walls as the exposed face of the building. This is a prohibited use across zoning districts.

Vice-Chair Pockl opened the public hearing at 7:12 pm.

Commissioner Johnson stated consistency across zoning districts is important and a good idea, and added his support of this item. **Brookins** echoed this statement and added that concrete brick can be classified as a specialty concrete block, class II material; and it can be a tasteful finished product.

Brookins added it could be struck from this item and the language may be cleaned up in the other zones at a later date. The conversation continued on to specifics about concrete brick versus block and if this material is generally residential or commercial. **Zimmerman** asked if the prohibition on concrete brick should be removed and specialty concrete block stay listed as a class II. Through discussion, the Commissioners agreed that was a reasonable change to make, across districts.

Vice-Chair Pockl closed the public hearing at 7:21 pm.

MOTION made by **Commissioner Brookins** and seconded by **Commissioner Sadeghi** to modify City Code Section 113-157: Architectural and Material Standards list by striking concrete brick from the list of prohibited materials. Staff took a roll call vote and the motion carried unanimously.

5. **Informal Public Hearing** – Zoning Map Amendments

Revising the Density Range of the Medium Density Residential (R-3) Zoning District

Applicant: City of Golden Valley

Jason Zimmerman, Planning Manager, started with a presentation and reminded Commissioners that the conversation began at the last meeting and was tabled in an attempt to gather more

information. He reiterated that when the City adopted the 2040 Comprehensive Plan, they committed to considering certain text amendments in order to fulfill policy objectives included in the plan; this is part of that required process.

Based on Commissioner feedback from the last meeting, staff is proposing a slightly different plan with more oversight from the city:

- Up to 15 units per acre
- Increase to 20 units per acre with a Conditional Use Permit
- Senior/disability housing up to 20 units per acre
- Increase to 30 units per acres with a Conditional Use Permit

These items will also bring all R-3 zoned properties into conformance.

Zimmerman displayed a list of properties to illustrate their current zoning and their proposed zoning, he expanded on units per acre, density, as well as if the property had an existing PUD-as that requires a separate process to add units.

Staff recommendation:

Amend the text of the Medium Density Residential (R-3) Zoning District to revise the allowed density range and strike the density bonus provisions, as detailed in the attached document (Underline/Overstruck language for Sec. 113-90 of the City Code).

Commissioner Baker asked if there was a correlation between density and affordability. **Zimmerman** responded there isn't a single answer to that question, Golden Valley has seen a very dense units built that are also considered luxury apartments. That's generally not the main goal however, with more units in place, the average cost of rent can come down because of the sheer number of units. The conversation evolved into density ranges, and accommodating Met Council's predictions for density growth. **Baker** asked why the concept of density bonuses was eliminated with the 2040 Comp Plan. **Zimmerman** stated that the bonuses were so specific, that there wasn't flexibility, they were also limited to certain areas, limited to certain types, and limited to structured parking. **Baker** added that other city priorities should be included as incentives as opposed to striking bonuses all together. **Zimmerman** responded that it's a good idea and should be worked on in collaboration with other departments and then applied to multiple zoning districts. **Commissioner Johnson** asked if Golden Valley has a lot of PUDs comparatively and what rezoning to an R-3 solves if so many already are PUDs. **Zimmerman** stated that cities use PUDs differently, many of the R-3 properties are PUDs because they were developed to almost resembled campuses, 3-4 buildings with parking. By-right is one building so using a PUD, in those situations, made more sense. Additionally, Met Council realizes that PUDs create unknowns for what density they actually create.

Vice-Chair Pockl opened the public hearing at 7:56 pm.

Segelbaum said he liked the incentives to help provide added density and would like to lower the by-right number and then apply new incentives across zoning districts. The old incentives aren't as

applicable so finding new ones may help improve developments in Golden Valley. **Baker** echoed this statement. **Johnson** added that a CUP is pretty straightforward and he doesn't support that. The city has a good level of growth and there seems to be a challenge with this central plan. Adding that if the density increased to 15 units per acre that it seems to be in a landlord's best interest to sell a property and potential displace those living in the complex. **Johnson** reiterated that he struggles to understand why the City needs to rezone to meet Met Council's expectations when it appears the City does a good job managing density already. **Commissioner Sadeghi** asked how the by-right number was raised to 15 and **Zimmerman** responded that it's higher than the current number with room to increase more with a CUP or PUD and then requires an extra city review. **Sadeghi** stated his support for 15 units and 20 for senior housing. The conversation continued on whether or not to keep the proposed number of units per acre or to drop it down and come back to discuss incentives. The conversation then moved on to Met Council's expectations and the growth projections for Golden Valley.

Vice-Chair Pockl closed the public hearing at 8:25 pm.

Brookins stated he's not in favor of density bonuses. Adding that trying to predict what the community needs is difficult and while may provide comfort isn't generally successful. **Pockl** asked staff how they determine what the community needs, in order to create incentives. **Zimmerman** said he would go back to the Comp Plan and review goals in the plan. **Baker** added that the City has a responsibility to incent the things they want to see happen, and would strengthen the incentives.

MOTION made by **Commissioner Baker** and seconded by **Commissioner Brookins** to table this item so staff may prepare suggestions on incentives. Staff took a roll call vote and it passed unanimously.

6. Discussion – Fences, Screening, and Garden Structures

Myles Campbell, Planner, stated that this was a continued conversation from last meeting and reminded Commissioners this discussion will be to introduce the proposed revisions as well as the initial draft language for each.

There are three items for discussion and the first two were discussed at length at the previous meeting:

- Should lots indirectly adjacent to principal arterials have a front yard fence height exception?
- What is the best method to administer an exception to commercial/industrial screening requirements as requested by GV Police?
- Do the rules and definition of garden structures need to be refined to prevent their use as screening extensions?

Arterial Road Fence Height Exception

Under the existing code, residential properties can have a fence up to a maximum of 4 feet in their front yard.

Planning Commission

August 24, 2020 – 7 pm

REGULAR MEETING MINUTES

This meeting was held via Webex in accordance with the local emergency declaration made by the City under Minn. Stat. § 12.37. In accordance with that declaration, beginning on March 16, 2020, all Planning Commission meetings held during the emergency were conducted electronically. The City used Webex to conduct this meeting and members of the public were able to monitor the meetings by watching it on Comcast cable channel 16, by streaming it on CCXmedia.org, or by dialing in to the public call-in line.

The public was able to participate in this meeting during public comment sections, by dialing the public call-in line.

1. Call to Order

The meeting was called to order at 7:00 by **Chair Blum**.

Roll Call

Commissioners present: Rich Baker, Ron Blum, Adam Brookins, Andy Johnson, Noah Orloff, Ryan Sadeghi, Chuck Segelbaum

Commissioners absent: Lauren Pockl

Staff present: Jason Zimmerman – Planning Manager, Myles Campbell – Planner

Council Liaison absent: Gillian Rosenquist

2. Approval of Agenda

Chair Blum asked for a motion to approve the agenda.

MOTION made by **Commissioner Johnson**, seconded by **Commissioner Brookins** to approve the agenda of August 24, 2020. Staff called a roll call vote and the motion carried unanimously.

3. Approval of Minutes

Chair Blum asked for a motion to approve the minutes from August 10, 2020.

MOTION made by **Commissioner Brookins**, seconded by **Commissioner Segelbaum** to approve the August 10, 2020 meeting minutes.

Staff called a roll call vote and the motion carried unanimously.

4. Informal Public Hearing – Zoning Text Amendment – Section 113-90: Medium Density Residential (R-3) Zoning District

Applicant: City of Golden Valley

Jason Zimmerman, Planning Manager, reiterated this item is required follow up from adoption of the 2040 Comp Plan.



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Zimmerman explained that R-3 is considered medium density and showed this diagram to illustrate the differences between the designation in the 2040 Comp Plan and the existing R-3 zoning.

2040 Comprehensive Plan	Zoning Code (existing)
<i>Medium Density Residential</i> 8 to 30 units per acre	<i>Medium Density (R-3)</i> Maximum of 10 units per acre or 12 units per acre with a density bonus Maximum of 20 units per acre for senior/disability housing with a CUP

The main reason this item was tabled was to address density bonuses. The old bonuses were based on another era and on a developing community. It was asked if new bonuses could be reflective of a redeveloping community and of current City priorities. There was a desire to reduce “by-right” densities and provide bonuses to get up to the maximums allowed.

Staff reviewed these bonuses, using the Comp Plan for guidance this is staff’s proposal:

Medium Density (R-3)

Maximum of 12 units per acre or 17 units per acre with a CUP (up to 3 additional units per acre available through density bonuses).

For senior/disability housing, maximum of 20 units per acre or 25 with a CUP (up to 5 additional units per acre available through density bonuses).

Zimmerman added that approving the proposed zoning district revision would bring all current R-3 properties into conformance.

Staff reviewed possible topics for density bonuses: Affordable Housing, Energy Efficiency, Renewable Energy, and Stormwater Management.

The two main criteria listed for creating density bonuses are:

1. Is the trigger concrete and non-subjective? Can it be easily quantified and monitored?
2. Does it involve a substantial investment that would be difficult or unwieldy to reverse once the bonus has been awarded?

Recommended Density Bonus Topics

- Green building certification
- Construction of private renewable energy systems or infrastructure
- Incorporation of microgrid for back-up power
- Inclusion of electric vehicle charging stations
- Construction of above-ground stormwater facilities

Recommended Criteria

Density bonuses would be available for an additional 2 units per acre for:

- Green building certification at the Platinum level

- Construction of private renewable energy systems or infrastructure
- Incorporation of microgrid for back-up power

Density bonuses would be available for an addition 1 unit per acre for:

- Green building certification at the Gold level
- Inclusion of electric vehicle charging stations
- Construction of above-ground green stormwater facilities

Recommendation

Amend the text of the Medium Density Residential (R-3) Zoning District to revise the allowed density ranges and update the density bonus provisions, as detailed in the attached document (Underline/Overstruck language for Sec. 113-90 of the City Code).

Staff and Commissioners reviewed specific text language and asked questions.

Chair Blum opened the public hearing at 7:22pm.

There were no callers at the time of opening the hearing. Commissioners continued to ask staff questions regarding language in the ordinance versus in the policy. The conversation continued into a potential point system and levels of bonuses.

Dianne Hofstead

2450 Valders Ave N

Caller stated that she submitted a letter to Commissioners and she opposes the R-3 re-zoning. Medium density is not appropriate for the area as the increase in building heights, traffic, and noise would be disastrous for the area.

Hannah Fotsch

8445 Patsy Lane

Caller asked about the industrial zoning changes and if there will be changes to the nature preserve.

Chair Blum told the caller she didn't need to call back but that her comment would be addressed during the next agenda item.

Zimmerman chimed in to reiterate there are two public hearings during this meeting and if folks are calling about re-zonings in the NW portion of Golden Valley, to please wait for the next agenda item.

The conversation moved on to specifics about density bonuses and the permanence of some options that will lead to bonuses. The conversation circled back to the density bonus categories being in the ordinance and then adding details in a policy document at a later date.

Matthew Faber

2325 Winnetka Ave N

Caller's main concerns are that the Commission states they're for housing for all people but they're mostly concerned for energy efficiency. Rain gardens etc for water displacement is important but the caller is concerned that there isn't actual affordable housing being created. The caller suggested R-1 housing on concrete slabs with unattached garages that the average person can afford. The caller asked why his feed while watching his phone went down and asked if the meeting was actually pre-recorded and not live. **Chair Blum** responded and told the caller that he was participating in a live meeting and that staff responds to questions at the end of the hearing. The caller asked the Commission how much the average electric car costs and how many people own them that are looking for housing. The **Chair** reiterated the public hearing process and the caller continued to ask for immediate responses to his questions.

Zimmerman added that affordable housing is one of the goals emphasized through density bonuses. This is incentivized through the mixed-income housing policy. This particular hearing is about density bonuses in an R-3 zoning district, that does not include single family homes. This conversation should continue when the R-1 district conversation occurs.

The Commissioners continued the discussion around density bonuses and its relation to affordability. The conversation evolved into housing types as well as that building rules were not followed at some point and modifying R-3 zoning text brings the areas into conformance without increasing to an R-4.

Chair Blum closed the public hearing at 8:15pm.

MOTION made by **Commissioner Segelbaum**, and seconded by **Commissioner Brookins** to approve the density bonus list, subject to Planning staff and City Attorney review of the language.

Staff took a roll call vote.

Aye: Baker, Blum, Brookins, Sadeghi, Segelbaum

Nay: Johnson

Motion passes, 5:1

5. Informal Public Hearing – Zoning Map Amendment – Rezoning of Properties to Achieve Conformance with the 2040 Comprehensive Plan (Group 3)

Applicant: City of Golden Valley

Jason Zimmerman, Planning Manager, started by addressing the original notification letters that went out to resident. These letters included rezoning of three properties owned by General Mills owns. Once the letters went out, GM requested the properties not be included in this hearing as they would like more clarification with the City. As such, those items will not be discussed tonight.

Zimmerman revisited the 2040 Comp Plan schedule that started in November 2018. The Future Land Use map was displayed for reference with the three quadrants of neighborhoods, tonight's hearing is regarding the third quadrant. **Zimmerman** continued and broke down the ten groups within this quadrant that are proposed for rezoning. They each had an associated map and explanation from staff.

Sec. 113-90. - Medium Density Residential (R-3) Zoning District.

(a) *Purpose.* The purpose of the Medium Density Residential (R-3) Zoning District is to provide for medium density housing (up to 12-10 units per acre for multifamily dwellings and up to 17 units per acre with a conditional use permit ~~with potential for 12 units per acre with density bonuses~~) along with directly related and complementary uses. Senior and disability housing is permitted to a density of 20 units per acre and up to 25 units per acre ~~or up to five stories or 60 feet in height~~ with a conditional use permit.

[...]

(c) *Principal Uses.* The following principal uses shall be permitted in the R-3 Zoning District:

- (1) Townhouses, consistent with the City's Mixed-Income Housing Policy
- (2) Two-family dwellings, consistent with the City's Mixed-Income Housing Policy
- (3) ~~Multiple-family dwellings of up to 12-10 units or less per acre with the potential of 12 units per acre with density bonuses~~, consistent with the City's Mixed-Income Housing Policy
- (4) Senior and disability housing up to 20-10 units per acre ~~with the potential for 12 units per acre with density bonuses~~, consistent with the City's Mixed-Income Housing Policy
- (5) Foster family homes
- (6) Group foster family homes
- (7) Residential facilities serving up to 25 persons; and
- (8) Essential services, Class I.

[...]

(e) *Conditional Uses.* The following conditional uses may be allowed after review by the Planning Commission and approval by the City Council in accordance with the standards and procedures set forth in this chapter:

- (1) Multi-family dwellings to a density of 17 units per acre, consistent with the City's Mixed-income Housing Policy
- (2) Senior and physical disability housing to a density of 25-20 units per acre, consistent with the City's Mixed-Income Housing Policy ~~or~~
- (3) Senior and physical disability housing up to five stories or 60 feet in height
- (4) Residential facilities serving more than 25 persons; and
- (5) Retail sales, Class I and II restaurants, and professional offices within principal structures containing at least 20 dwelling units when located upon any minor arterial or major collector street. Any such sales, restaurant, or office shall be located only on the ground floor and have direct access to the street.

(f) *Density Bonus.* Multifamily buildings shall be eligible for a density bonus of up to an additional three units per acre and senior and physical disability housing shall be

eligible for a density bonus of up to an additional five units per acre, pursuant to the City's Residential Density Bonus Policy. ~~Multifamily dwellings that provide City-required sidewalks shall be granted one of the following density bonuses provided the corresponding conditions are met:~~

- ~~(1) *Underground Parking.* The provision of one or more underground parking stall per dwelling unit shall increase the maximum allowable density by two units per acre.~~
- ~~(2) *Public Transit.* Scheduled public transit route within 1,000 feet of the primary entrance accessed by public sidewalk shall result in an increase in the maximum allowable density by one unit per acre.~~
- ~~(3) *Recreation.* Indoor or outdoor recreation facilities such as swimming pools, porches, tennis courts, or other facilities requiring a substantial investment equaling at minimum five percent of the construction cost of the principal structure shall increase the maximum allowable density by two units per acre.~~

ORDINANCE NO. 690
AN ORDINANCE AMENDING THE CITY CODE
Amending Section 113-90: Medium Density Residential (R-3) Zoning District

The City Council for the City of Golden Valley hereby ordains as follows:

Section 1. City Code Section 113-90, Article III, Division 2, Subdivision (a) is amended to read as follows:

- (a) *Purpose.* The purpose of the Medium Density Residential (R-3) Zoning District is to provide for medium density housing (up to 12 units per acre for multifamily dwellings and up to 17 units per acre with a conditional use permit) along with directly related and complementary uses. Senior and disability housing is permitted to a density of 20 units per acre and up to 25 units per acre with a conditional use permit.

Section 2. City Code Section 113-90, Article III, Division 2, Subdivision (c)(3) is amended to read as follows:

- (3) Multifamily dwellings of up to 12 units per acre, consistent with the City's Mixed-Income Housing Policy

Section 3. City Code Section 113-90, Article III, Division 2, Subdivision (c)(4) is amended to read as follows:

- (4) Senior and disability housing up to 20 units per acre, consistent with the City's Mixed-Income Housing Policy

Section 4. City Code Section 113-90, Article III, Division 2, Subdivision (e)(1) is amended to read as follows:

- (1) Multifamily dwellings to a density of 17 units per acre, consistent with the City's Mixed-income Housing Policy

Section 5. City Code Section 113-90, Article III, Division 2, Subdivision (e)(2) is amended to read as follows:

- (2) Senior and physical disability housing to a density of 25 units per acre, consistent with the City's Mixed-Income Housing Policy

Section 6. City Code Section 113-90, Article III, Division 2, Subdivision (e)(3) is amended to read as follows:

- (3) Senior and physical disability housing up to five stories or 60 feet in height

Section 7. City Code Section 113-90, Article III, Division 2, Subdivision (e)(5) is amended to read as follows:

- (5) Retail sales, Class I and II restaurants, and professional offices within principal structures containing at least 20 dwelling units when located upon any minor arterial or major collector street. Any such sales, restaurant, or office shall be located only on the ground floor and have direct access to the street.

Section 8. City Code Section 113-90, Article III, Division 2, Subdivision (f) is amended to read as follows:

- (f) Density Bonus. Multifamily buildings shall be eligible for a density bonus of up to an additional three units per acre and senior and physical disability housing shall be eligible for a density bonus of up to an additional five units per acre, pursuant to the City's Residential Density Bonus Policy.

Section 9. This ordinance shall take effect from and after its passage and publication as required by law.

Adopted by the City Council this 7th day of October, 2020.

/s/Shepard M. Harris
Shepard M. Harris, Mayor

ATTEST:

/s/ Theresa J. Schyma
Theresa J. Schyma, City Clerk



EXECUTIVE SUMMARY

Physical Development

763-593-8030 / 763-593-8109 (fax)

Golden Valley City Council Meeting

October 7, 2020

Agenda Item

4. B. Public Hearing – Amendments to the Zoning Map – Rezoning Properties to Achieve Conformance with the 2040 Comprehensive Plan

Prepared By

Jason Zimmerman, Planning Manager

Summary

Staff is requesting that 16 properties be considered for rezoning in order to come into conformance with the Future Land Use Map in the 2040 Comprehensive Plan.

The Planning Commission held a public hearing on September 14 and voted to recommend **denial** for the ten properties at the corner of Hwy 55, Winnetka Ave S, and Harold Ave (5-1) and voted to recommend **approval** for the six properties at the intersection of Golden Valley Road and Douglas Drive (6-0).

Background

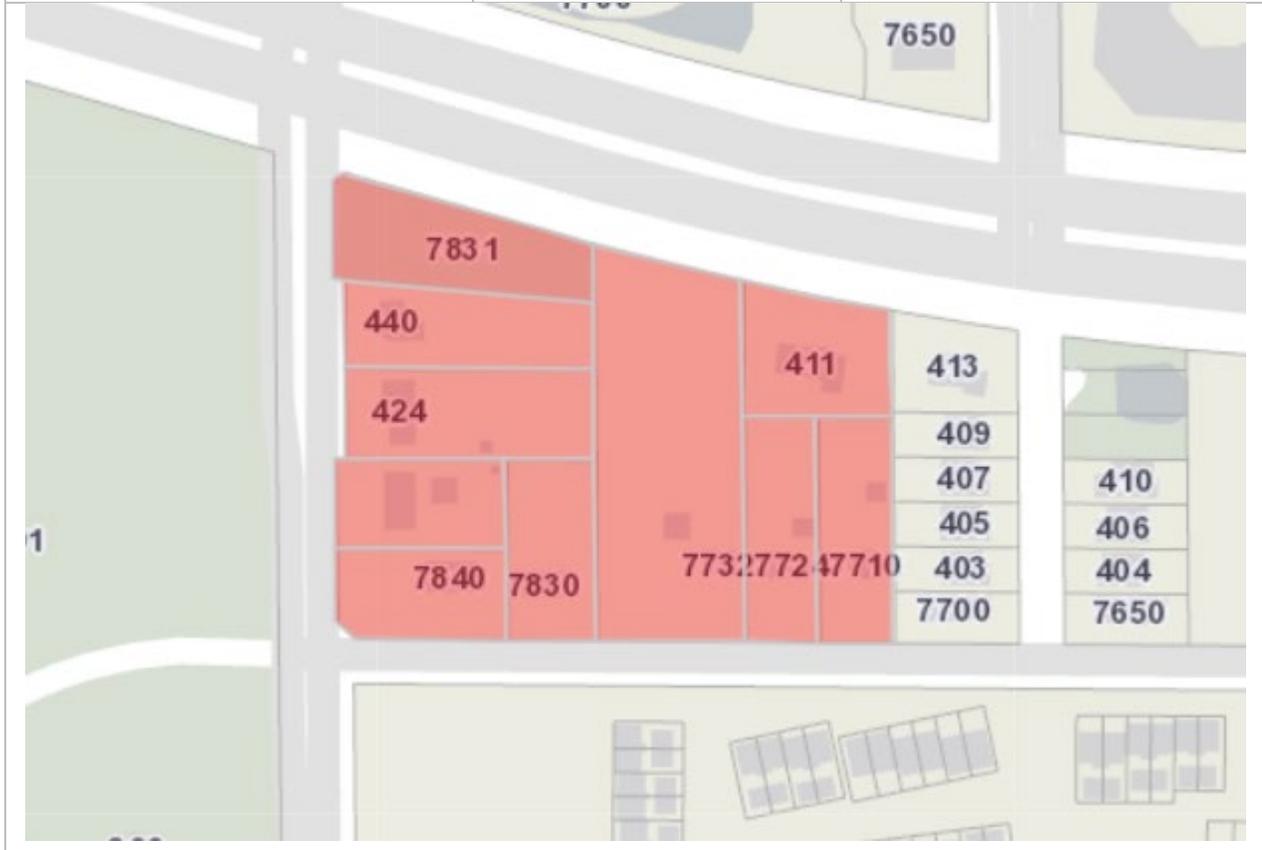
State statute requires that all zoning designations be updated to be consistent with the land uses identified in the Comprehensive Plan within nine months of adoption. A number of properties have already been rezoned. The two areas currently being discussed were initially tabled by the Planning Commission to allow for additional investigation and community feedback and are now being brought forward for action.

Analysis

The 16 properties under consideration represent two different areas within the city. They both demonstrate a fulfillment of previous land use changes by the City that were not followed by zoning changes. The 2040 Comprehensive Plan put forward these land use designations again as part of the Future Land Use Map.

No development proposals are pending with the City at either of these locations.

Address	Current Zoning	Proposed Zoning
Group 1		
<i>This group of residential properties in the southeast corner of Winnetka Ave and Hwy 55 was guided for higher density use in the 2030 Comprehensive Plan (adopted in 2010), but ultimately was not rezoned. As part of the land use analysis leading up to the adoption of the 2040 Comp Plan, the Planning Commission felt strongly that guiding these properties for medium density use would provide opportunities for the development of housing that would complement the efforts to strengthen the city's downtown.</i>		
7831 Olson Memorial Highway	R-1	R-3
440 Winnetka Ave N	R-1	R-3
424 Winnetka Ave N	R-1	R-3
400 Winnetka Ave N	R-1	R-3
7840 Harold Ave	R-1	R-3
7830 Harold Ave	R-1	R-3
7732 Harold Ave	R-1	R-3
7724 Harold Ave	R-1	R-3
7710 Harold Ave	R-1	R-3
411 Rhode Island Ave N	R-1	R-3



At its regular meeting on July 13, the Planning Commission discussed the proposed rezoning of this area and eventually tabled the item to allow for additional analysis, including the pending changes associated with a revised R-3 zoning district.

History

This corner (bounded by Highway 55, Winnetka Ave, and Harold Ave) was the subject of a rezoning proposal in 2011 from R-1 to R-3. This would have aligned the zoning map with the land use designation included in the adopted 2030 Comprehensive Plan. At a Planning Commission meeting in August of 2011, residents expressed concerns regarding building height, traffic congestion at the Winnetka/Hwy 55 intersection, cut through and speeding traffic on Harold Ave, and pedestrian safety (meeting minutes attached).

In anticipation of the rezoning, SEH conducted a traffic study based on the proposed land uses. It found that a senior development, as opposed to a typical multifamily project, would generate fewer trips in the AM and PM peak hours, even with a greater number of units. Potential improvements to Winnetka Ave south of Hwy 55 (additional turn lanes to clear the intersection more quickly) were recommended as a way to mitigate congestion. These changes were implemented in 2015, even without any new development occurring in the area.

At the conclusion of that public hearing, the Planning Commission recorded a split vote (3-3) regarding the rezoning. The City Council, however, denied the rezoning with the findings that traffic would not be supported by local streets and that the potential development would not be in keeping with the character of the community. Subsequently, the land use map in the 2030 Comprehensive Plan was amended and the area once more guided for Low Density Residential development.

In July of 2018, the Planning Commission examined the area while preparing the draft Future Land Use map for the 2040 Comprehensive Plan. At that time, staff recommended guiding the properties for Medium Density Residential, but the Commissioners debated guiding it for an even greater intensity as High Density Residential due to the location adjacent to the downtown and the likely future development of mass transit on Hwy 55 (meeting minutes attached).

At the Planning Commission meeting on September 14, eight residents called in to provide testimony and one sent an email to staff. The majority of those commenting opposed the rezoning and expressed concerns over the potential for increased traffic, cut through traffic on local streets, the height of a new building, and pedestrian safety. Based on these comments, the Planning Commission found that while increased density through redevelopment was favorable, concerns about traffic congestion and infrastructure should be addressed first in order to preemptively study and identify a potential solution. The Commissioners then voted to recommend **denial** of the rezoning (5-1).

Although the Planning Commission recommended denial, staff continues to recommend that the properties be rezoned to R-3 in order to conform to the guided land use approved by the City and the Met Council. The proximity to the downtown and Brookview would encourage greater bicycle and pedestrian activity, especially if a new bridge over Hwy 55 and Winnetka Ave were to be constructed. Pending changes to the R-3 zoning district would encourage sustainable amenities such as energy

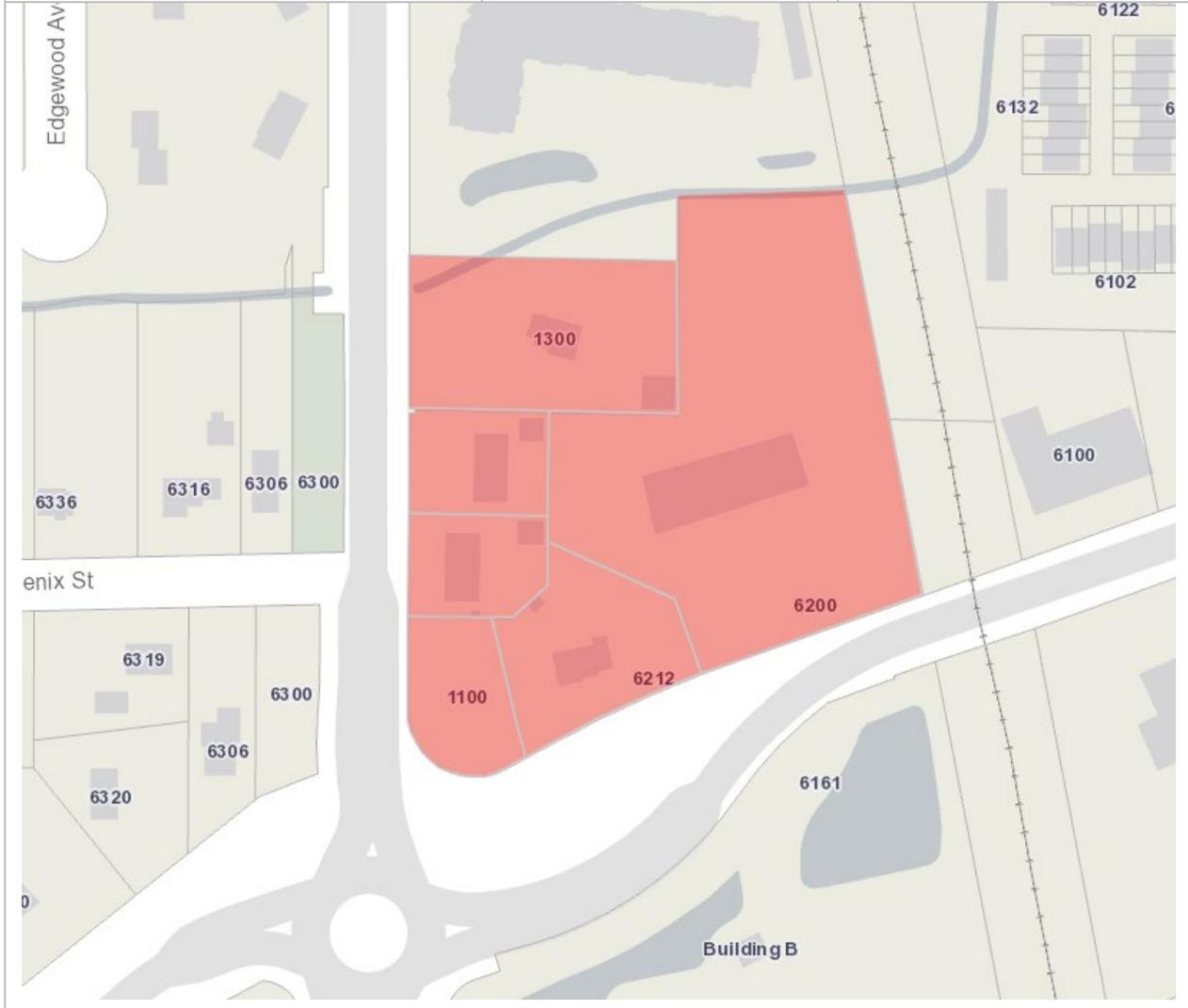
efficient buildings, renewable energy sources, support for electric vehicles, and innovative above-ground stormwater management facilities.

With any redevelopment in the City, a detailed traffic analysis is typically left to be conducted once a proposal has been brought forward by a developer. This would be the case with respect to traffic in the Harold and Winnetka area – if and when a proposal for redevelopment were to be submitted to the City, a traffic study would be required to demonstrate the impacts of the development and outline mitigation actions to be taken prior to permitting. Approval of a proposal would hinge on identified issues being adequately addressed.

Any potential redevelopment of this area would likely result in the removal of direct access to Winnetka Ave and the use of a shared access point onto Harold Ave to the south. A potential improvement that would likely be required should redevelopment occur could include the construction of a right turn lane on westbound Harold Ave (potentially paired with a stoplight) in order to better facilitate the movement of vehicles onto Winnetka Ave and then to Hwy 55.

Since the vote at the Planning Commission, staff as received three additional emails (attached) – one in support of the rezoning and two others opposed.

Address	Current Zoning	Proposed Zoning
Group 2		
<i>The northeast quadrant of Douglas Drive and Golden Valley Road has been guided for High Density Residential Use since the adoption of the 2020 Comprehensive Plan in 2000. Rezoning these properties for more intense residential use would encourage new development along a recently reconstructed corridor. Existing uses include a vacant property, a single-family property, two duplexes, and a medium density apartment.</i>		
1300 Douglas Drive North	R-3	R-4
1200 Douglas Drive North	R-3	R-4
1170 Douglas Drive North	R-3	R-4
1100 Douglas Drive North	R-3	R-4
6212 Golden Valley Road	R-3	R-4
6200 Golden Valley Road	R-3	R-4



At its regular meeting on August 10, the Planning Commission asked staff to conduct additional research on the history of these properties and previous considerations of zoning changes.

History

The 2020 Comprehensive Plan (adopted in 2000) designated the northeast quadrant of Douglas Drive and Golden Valley Road as High Density Residential. In 2008, the same area was targeted for a large senior development called Applewood Pointe. As a part of the Planned Unit Development (PUD), these parcels were petitioned for rezoning from R-1 and R-2 to R-4 (High Density Residential). This rezoning would have matched the guided land use and brought the two maps into conformance.

The Planning Commission recommended approval of the PUD and the rezoning to R-4, but the City Council voted to deny the Preliminary PUD Plan and the project was withdrawn. Accordingly, the rezoning did not move forward. Minutes from the Planning Commission in 2008 where the rezoning was discussed are attached. Residents expressed concern regarding building height, impacts to traffic, and the loss of trees.

Three years later, in 2011, staff brought forward a new proposal to rezone the same properties to R-3. Although this was an upzoning, it did not fully comply with the guided land use of the Comprehensive Plan. The Planning Commission recommended approval and the City Council rezoned those properties shortly afterwards. The minutes of the Planning Commission meeting from 2011 are also attached; only one resident spoke at the public hearing.

In 2020, the preceding actions have left a Future Land Use map that continues to guide this corner for High Density Residential use but with a zoning designation of Medium Density Residential (R-3). A change of one of the two maps is necessary to finally bring the two into alignment.

At a Planning Commission meeting in 2018, where a draft Future Land Use map was being discussed in advance of submission to the Metropolitan Council, Commissioners examined this area and agreed to leave it guided for High Density Residential use (meeting minutes attached). This guidance was then approved by the Met Council and adopted by the City Council along with the rest of the 2040 Comprehensive Plan.

Commissioners have since asked for clarification around potential traffic generated by a multi-family building. A traffic study conducted as part of the review of the Applewood Pointe proposal in 2008 found no concerns regarding the number of trips that would be generated by the use – an increase from 178 daily trips to 524 daily trips. Due to the residential nature, these trips would have been spread throughout the day instead of concentrated in an AM or PM peak period. It was determined there was sufficient capacity on Golden Valley Road and Douglas Drive to accommodate the additional trips.

Since that time, Douglas Drive has been reconstructed and a roundabout has been added to the intersection with Golden Valley Road. The City Engineer has confirmed that the traffic flow associated with a roundabout should move more smoothly and efficiently, with fewer opportunities for serious crashes, as compared to the signalized intersection that was there previously. In addition, any proposal for future development in the NE quadrant would be subject to an updated traffic study to examine

trip counts and access to either of the adjacent rights-of-way. When Hennepin County designed the new Douglas Drive, they planned for a full redevelopment scenario with the land uses shown in the Comprehensive Plan, so accounted for the possibility of High Density Residential development at this location.

At the Planning Commission meeting on September 14, there were no calls related to this group. One email in opposition to the rezoning was submitted to staff. In their deliberations, Commissioners commented on the fact that infrastructure in the area had been designed and constructed to handle increased levels of traffic associated with multifamily housing

The majority of those commenting opposed the rezoning and expressed concerns over the potential for increased traffic, cut through traffic on local streets, the height of a new building, and pedestrian safety. Based on these comments, the Planning Commission found that while increased density through redevelopment was favorable, the concerns about traffic congestion should be addressed first in order to preemptively study and identify a potential solution.

The Commissioners then voted to recommend **approval** of the rezoning (6-0).

Zoning Requirements

The key aspects of the two zoning designations being considered are listed below:

Medium Density Residential (R-3) Zoning District (as proposed)	
Permitted Uses	<ul style="list-style-type: none"> • Duplexes • Townhouses • Multifamily buildings • Senior and physical disability housing
Conditional Uses	<ul style="list-style-type: none"> • Retail sales, restaurants, and professional offices on a ground floor with direct access to the street
Density Range	<ul style="list-style-type: none"> • 12 units per acre or 17 units per acre with a CUP (up to three additional units per acre available through density bonuses) • Senior/physical disability housing – 20 units per acre or 25 units per acre with a CUP (up to five additional units per acre available through density bonuses)
Height	<ul style="list-style-type: none"> • Four stories or 48 feet • Five stories or 60 feet for senior/physical disability housing with a CUP
High Density Residential (R-4) Zoning District	
Permitted Uses	<ul style="list-style-type: none"> • Multifamily buildings • Senior and physical disability housing
Conditional Uses	<ul style="list-style-type: none"> • Retail sales, restaurants, and professional offices on a ground floor with direct access to the street
Density Range	<ul style="list-style-type: none"> • 50 units per acre or 70 units per acre for senior/physical disability housing • 100 units per acre with a CUP

Height	<ul style="list-style-type: none">• Five stories or 60 feet• In excess of five stories or 60 feet with a CUP
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Should the City chose not to rezone any of these properties, an amendment to the Future Land Use Map would then be required with the Met Council – modifying the recently-adopted 2040 Comprehensive Plan – in order to maintain consistency between guided land use and zoning.

Financial Or Budget Considerations

None

Recommended Action

Motion to adopt Ordinance #691, Rezoning Certain Properties at Harold Avenue and Winnetka Avenue in Order to Achieve Alignment with the 2040 Comprehensive Plan.

Motion to adopt Ordinance #692, Rezoning Certain Properties at Douglas Drive and Golden Valley Road in Order to Achieve Alignment with the 2040 Comprehensive Plan.

Supporting Documents

- Planning Commission minutes of July 23, 2018 (3 pages)
- Memo to the Planning Commission dated September 14, 2020 (8 pages)
- Planning Commission minutes dated September 14, 2020 (6 pages)
- Group 1 – Harold and Winnetka:
 - Planning Commission minutes (13 pages)
 - August 22, 2011
 - July 13, 2020
 - Emails from residents (5 pages)
 - July 19, 2020
 - September 14, 2020
 - September 18, 2020
 - September 24, 2020
- Group 2 – Douglas Drive and Golden Valley Road:
 - Planning Commission minutes (17 pages)
 - August 11, 2008
 - November 14, 2011
 - August 10, 2020
 - Email from resident dated September 9, 2020 (1 page)
- List of Affected Properties (1 page)
- Maps of Affected Properties (1 page)
- Ordinance #691, Rezoning Certain Properties North at Harold Avenue and Winnetka Avenue in Order to Achieve Alignment with the 2040 Comprehensive Plan (1 page)
- Ordinance #692, Rezoning Certain Properties North at Douglas Drive and Golden Valley Road in Order to Achieve Alignment with the 2040 Comprehensive Plan (1 page)

Regular Meeting of the Golden Valley Planning Commission

July 23, 2018

A regular meeting of the Planning Commission was held at the Golden Valley City Hall, Council Chambers, 7800 Golden Valley Road, Golden Valley, Minnesota, on Monday, July 23, 2018. Chair Baker called the meeting to order at 7:03 pm.

Those present were Planning Commissioners Baker, Black, Blum, Brookins, and Pockl. Also present were Planning Manager Jason Zimmerman, Planning Intern Amy Morgan, and Administrative Assistant Lisa Wittman. Commissioners Angell, Johnson, and Segelbaum were absent.

1. Approval of Minutes

July 9, 2018, Regular Planning Commission Meeting

Black noted that the date was missing from the first paragraph.

MOVED by Brookins, seconded by Blum and motion carried unanimously to approve the July 9, 2018, minutes with the above noted correction.

2. Discussion – Future Land Use Map

Zimmerman stated that the City Manager would like the Planning Commission to review the proposed Future Land Use Map again to make sure they are comfortable with it going forward. He referred to the Map and said there are five areas that he would like the Commission to focus on.

The first area Zimmerman discussed is the MnDOT and State Highway Patrol site at Duluth Street and Highway 100. He stated that the proposed Future Land Use Map has this property guided for mixed use. He explained that the property owners are preparing a master plan to improve the site and have said they are not intending on leaving so staff is proposing to re-guide the property to match the current use instead of guiding it Mixed Use.

Baker questioned the access to the green area on the southwest corner of the site. Zimmerman stated that there is an office building located on that corner, but that there is an existing trail and public access to the green space.

Blum stated that he has been in this facility and that it is used mostly for storage for vehicles. He said he agrees that there is a lot of potential for this site and is happy they are preparing a master plan to improve it.

Brookins asked what uses could occur at this site based on the current zoning. Zimmerman stated that it would probably be zoned for a civic use and that a PUD could be needed as a part of their master plan.

Baker asked if a PUD would constrain them from selling off part of the property. Zimmerman said no, but there would need to be a PUD amendment done if that happened.

The next area Zimmerman discussed is the corner of Golden Valley Road and Lilac Drive. He stated that there is still an applicant considering a senior living facility for these properties and added that the applicant's proposal will be amended to include fewer units and less height/massing.

Black asked if the recommendation is to guide these properties Low Density Residential. Zimmerman said yes, staff is recommending that the properties remain Low Density.

The next area Zimmerman discussed is the northeast corner of Golden Valley Road and Douglas Drive. He stated that staff is not suggesting a change for this corner and that the vision for the area is the same, he is just looking for confirmation that it should remain guided for high density residential and if that is the right use of this corner. Baker asked if anyone has expressed concerns about this corner being designated for high density residential. Zimmerman stated that during the last Comp Plan update it was guided and rezoned to High Density Residential and some residents were opposed to that so the properties were rezoned to Medium Density.

Blum asked about the properties to the north of these. Zimmerman stated that the apartments and condos are staying.

Baker asked if High Density Residential fits with the Douglas Drive Study. Zimmerman said yes, it is consistent with the Douglas Drive Study to guide these properties High Density Residential.

Baker asked if public access along the creek is something that could be included with these properties. Zimmerman said yes because any development done here would probably require a PUD so there could be opportunities to include access along the creek.

Brookins said he is concerned that the parcels might not get developed if they are guided High Density Residential. Zimmerman noted the Medium Density might not work, but higher density encourages development in some ways.

The next area Zimmerman discussed is the southeast corner of Winnetka Avenue and Highway 55. He stated that the area is currently guided Low Density Residential and that the proposed Future Land Use Map guides it Medium Density Residential. He stated that there is the challenge of many separate property owners and there is concern about traffic among other things. He added that Medium Density would allow for a senior living facility and that a higher density use might be too much for some neighbors, but leaving it R-1, Low Density would be a disservice.

Baker asked how to go about building consensus about something being developed here. Zimmerman stated that a developer would build the narrative because the City isn't

proposing a project, but rather saying what the appropriate land use would be and helping address concerns.

Blum asked if the HRA could engage in buying the parcels to make a larger development and market it that way. Zimmerman noted that the City owns one of the lots, but the Golden Valley HRA does not have a levy like some other cities do. Baker said he thinks the City needs to be more active with this development. He asked if the parcels involved are owner occupied or if they are rentals. Zimmerman said there are some rental properties, but most of them are owner occupied.

Zimmerman asked the Commissioners how they feel about guiding these properties Medium Density and added that he'd rather be more conservative about the density rather than allowing for higher density right away. Brookins said he sees High Density as a better option. Baker said starting with Medium Density and going to High Density might seem incremental and he doesn't want it to look like the City is playing games. Zimmerman added that if these properties are rezoned to R-4 a developer could build an apartment building without any affordable housing because they wouldn't need to apply for a rezoning which would trigger the affordable housing requirements.

Brookins reiterated that he thinks this area should be high density especially with the amenities across Highway 55. Blum agreed and noted that when high density development has been discussed in the past they've talked about putting it on busier streets, highways, or major road intersections. Baker agreed that there are a lot of good reasons to zone these properties R-4. Zimmerman noted that if the intersection can't handle the traffic of a high density development that might bring the density of a development down and naturally solve some of issues.

Blum referred to the area by Wally Street to the west and said that is another island of single family homes surrounded by more industrial type uses and questioned if that area should also be designated for higher density. Zimmerman stated that one of the big challenges in that area is that there is only one entrance into the neighborhood off of General Mills Blvd.

Baker said he is supportive of higher density at the corner of Winnetka and Highway 55. Black asked if the City envisions higher density at this location. Zimmerman said yes, the City envisions some sort of higher density, but a traffic study will show better what type of use would work here. Pockl said she agrees with High Density Residential in this area and asked if there is a way to envelope the homes to the east across the street to Rhode Island Avenue. Zimmerman stated that the homes on Rhode Island Avenue are all brand new.

The last area Zimmerman discussed was the properties on the west side of Winnetka Avenue south of Medicine Lake Road. He stated that the properties he is referring to are currently an office and a single family home. He said that there is not a demand for office in this area and the owner thinks a commercial use might be better. The neighborhood did not like the idea of a commercial use in this area and staff thinks Medium Density Residential might work here.



MEMORANDUM

Planning Department

763-593-8095 / 763-593-8109 (fax)

Date: September 14, 2020
To: Golden Valley Planning Commission
From: Jason Zimmerman, Planning Manager
Subject: Informal Public Hearing – Rezone Properties to Achieve Conformance with the 2040 Comprehensive Plan

Summary

Staff is requesting that 16 properties be considered for rezoning in order to come into conformance with the Future Land Use Map in the 2040 Comprehensive Plan.

Background

State statute requires that all zoning designations be updated to be consistent with the land uses identified in the Comprehensive Plan within nine months of adoption. A number of properties have already been rezoned, or are awaiting a City Council vote at the September 15 meeting. The two areas currently being discussed were initially tabled by the Planning Commission and are now being revisited.

Below is a summary of the timeline of the approval and adoption of the 2040 Comprehensive Plan and the subsequent zoning changes:

Meeting Date	Action
November 13, 2018	Planning Commission reviewed the final draft of the City's proposed 2040 Comprehensive Plan and unanimously recommended it be approved
December 4, 2018	City Council held a public hearing and voted to approve the plan
January 2, 2019	City Council directed staff to submit the plan to the Metropolitan Council for final review
January 22, 2020	Metropolitan Council approved Golden Valley's plan
February 4, 2020	City Council adopted the 2040 Comprehensive Plan and approved the rezoning of the I-394 Mixed Use properties

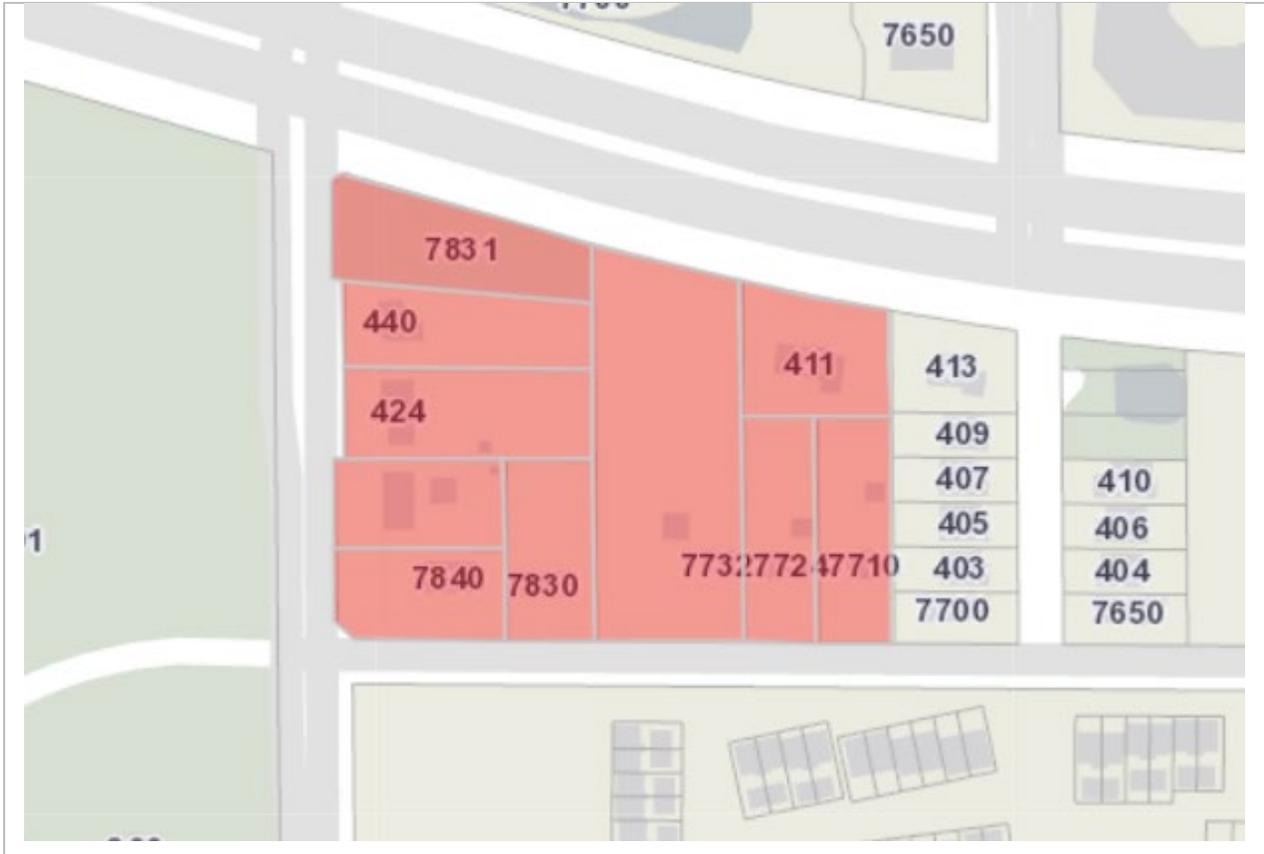
August 4, 2020	City Council approved the rezoning of properties south of Olson Memorial Highway
September 1, 2020	City Council to approved the rezoning of properties north of Olson Memorial Highway and east of Douglas Drive
September 15, 2020	City Council to consider the rezoning of properties north of Olson Memorial Highway and west of Douglas Drive

Analysis

The 16 properties under consideration represent two different areas within the city. They both demonstrate a fulfillment of previous land use changes by the City that were not followed by zoning changes. The 2040 Comprehensive Plan put forward these land use designations again as part of the Future Land Use Map.

No development proposals are pending with the City at either of these locations:

Address	Current Zoning	Proposed Zoning
Group 1		
<i>This group of residential properties in the southeast corner of Winnetka Ave and Hwy 55 was guided for higher density use in the 2030 Comprehensive Plan (adopted in 2010), but ultimately was not rezoned. As part of the land use analysis leading up to the adoption of the 2040 Comp Plan, the Planning Commission felt strongly that guiding these properties for medium density use would provide opportunities for the development of housing that would complement the efforts to strengthen the city's downtown.</i>		
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7724 Harold Ave	R-1	R-3
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411 Rhode Island Ave N	R-1	R-3



At its regular meeting on July 13, the Planning Commission discussed the proposed rezoning of this area and eventually tabled the item to allow for additional analysis, including the pending changes associated with a revised R-3 zoning district.

This corner (bounded by Highway 55, Winnetka Ave, and Harold Ave) was the subject of a rezoning proposal in 2011 from R-1 to R-3. This would have aligned the zoning map with the land use designation included in the adopted 2030 Comprehensive Plan. At a Planning Commission meeting in August of 2008, residents expressed concerns regarding building height, traffic congestion at the Winnetka/Hwy 55 intersection, cut through and speeding traffic on Harold Ave, and pedestrian safety (meeting minutes attached).

In anticipation of the rezoning, SEH conducted a traffic study based on the proposed land uses. It found that a senior development, as opposed to a typical multifamily project, would generate fewer trips in the AM and PM peak hours, even with a greater number of units. Potential improvements to Winnetka Ave south of Hwy 55 (additional turn lanes to clear the intersection more quickly) were recommended as a way to mitigate congestion. These changes were implemented in 2015, even without any new development occurring in the area.

At the conclusion of the public hearing, the Planning Commission recorded a split vote (3-3) regarding the rezoning. The City Council, however, denied the rezoning with the findings that traffic would not be supported by local streets and that the potential development would not be

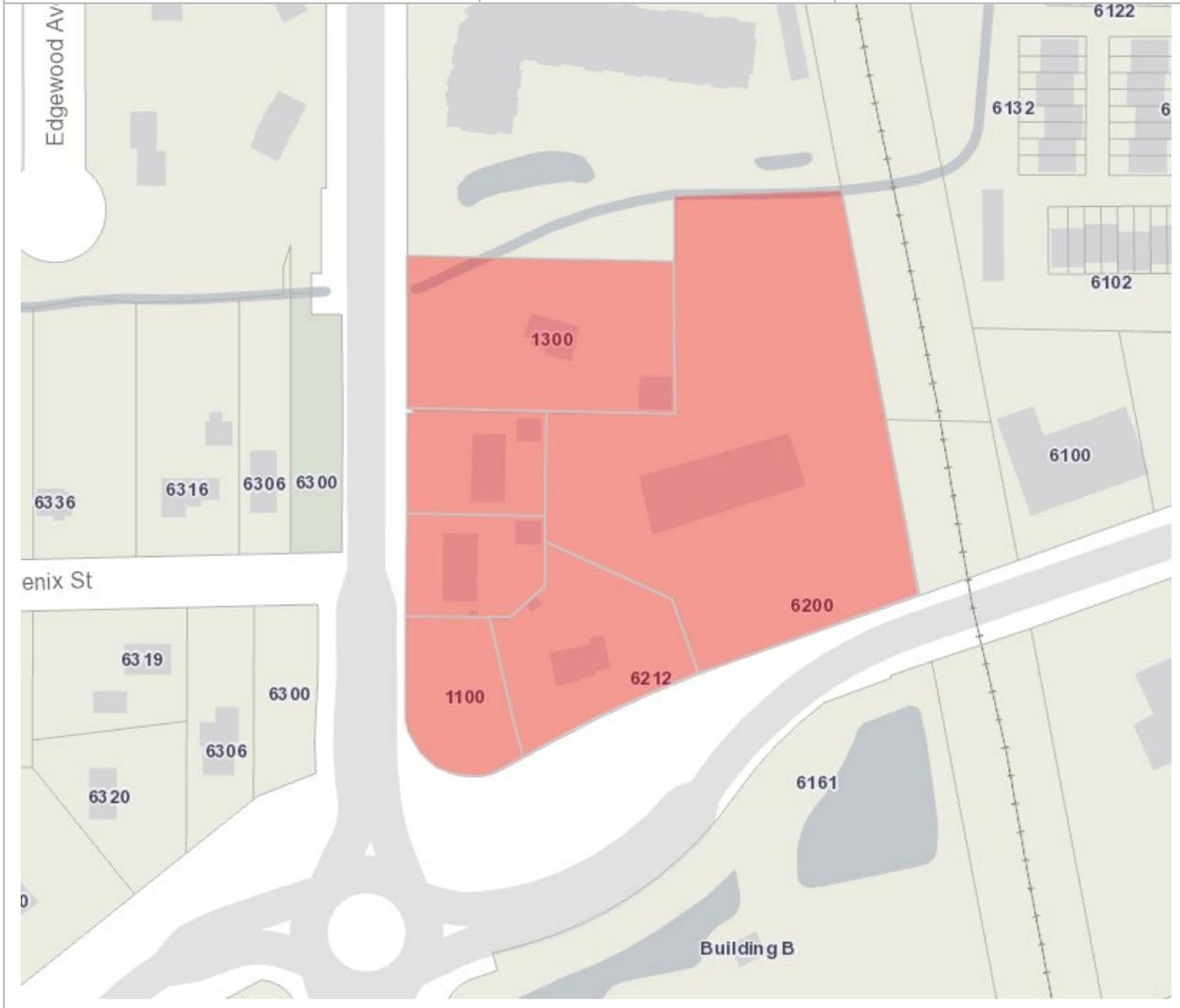
in keeping with the character of the community. Subsequently, the land use map in the 2030 Comprehensive Plan was amended and the area once more guided for Low Density Residential development.

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Staff continues to recommend that the properties be rezoned to R-3 in order to conform to the guided land use approved by the City and the Met Council. The proximity to the downtown and Brookview would encourage greater bicycle and pedestrian activity, especially if a new bridge over Hwy 55 and Winnetka Ave were to be constructed. Pending changes to the R-3 zoning district would encourage sustainable amenities such as energy efficient buildings, renewable energy sources, support for electric vehicles, and innovative above-ground stormwater management facilities.

Any potential redevelopment of this area would likely result in the removal of direct access to Winnetka Ave and the use of a shared access point onto Harold Ave to the south. An additional improvement that would likely be required should redevelopment occur would be the construction of a right turn lane on westbound Harold Ave (potentially paired with a stoplight) in order to better facilitate the movement of vehicles onto Winnetka Ave and then to Hwy 55.

Address	Current Zoning	Proposed Zoning
Group 2		
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At its regular meeting on August 10, the Planning Commission asked staff to conduct additional research on the history of these properties and previous considerations of zoning changes.

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The Planning Commission recommended approval of the PUD and the rezoning to R-4, but the City Council voted to deny the Preliminary PUD Plan and the project was withdrawn. Accordingly, the rezoning did not move forward. Minutes from the Planning Commission in 2008 where the rezoning was discussed are attached. Residents expressed concern regarding building height, impacts to traffic, and the loss of trees.

Three years later, in 2011, staff brought forward a new proposal to rezone the same properties to R-3. Although this was an upzoning, it did not fully comply with the guided land use of the Comprehensive Plan. The Planning Commission recommended approval and the City Council rezoned those properties shortly afterwards. The minutes of the Planning Commission meeting from 2011 are also attached; only one resident spoke at the public hearing.

In 2020, the preceding actions have left a Future Land Use map that continues to guide this corner for High Density Residential use but with a zoning designation of Medium Density Residential (R-3). A change of one of the two maps is necessary to finally bring the two into alignment.

At a Planning Commission meeting in 2018, where a draft Future Land Use map was being discussed in advance of submission to the Metropolitan Council, Commissioners examined this area and agreed to leave it guided for High Density Residential use (meeting minutes attached). This guidance was then approved by the Met Council and adopted by the City Council along with the rest of the 2040 Comprehensive Plan.

Commissioners have since asked for clarification around potential traffic generated by a multi-family building. A traffic study conducted as part of the review of the Applewood Pointe proposal in 2008 found no concerns regarding the number of trips that would be generated by the use – an increase from 178 daily trips to 524 daily trips. Due to the residential nature, these trips would have been spread throughout the day instead of concentrated in an AM or PM peak period. It was determined there was sufficient capacity on Golden Valley Road and Douglas Drive to accommodate the additional trips.

Since that time, Douglas Drive has been reconstructed and a roundabout has been added to the intersection with Golden Valley Road. The City Engineer has confirmed that the traffic flow

associated with a roundabout should move more smoothly and efficiently, with fewer opportunities for serious crashes, as compared to the signalized intersection that was there previously. In addition, any proposal for future development in the NE quadrant would be subject to an updated traffic study to examine trip counts and access to either of the adjacent rights-of-way. When Hennepin County designed the new Douglas Drive, they planned for a full redevelopment scenario with the land uses shown in the Comprehensive Plan, so accounted for the possibility of High Density Residential development at this location.

Staff continues to recommend that the properties be rezoned to R-4 in order to conform to the guided land use approved by the City and the Met Council.

Zoning Requirements

The key aspects of the two zoning designations being considered are listed below:

Medium Density Residential (R-3) Zoning District (as proposed)	
Permitted Uses	<ul style="list-style-type: none"> • Duplexes • Townhouses • Multifamily buildings • Senior and physical disability housing
Conditional Uses	<ul style="list-style-type: none"> • Retail sales, restaurants, and professional offices on a ground floor with direct access to the street
Density Range	<ul style="list-style-type: none"> • 12 units per acre or 17 units per acre with a CUP (up to three additional units per acre available through density bonuses) • Senior/physical disability housing – 20 units per acre or 25 units per acre with a CUP (up to five additional units per acre available through density bonuses)
Height	<ul style="list-style-type: none"> • Four stories or 48 feet • Five stories or 60 feet for senior/physical disability housing with a CUP
High Density Residential (R-4) Zoning District	
Permitted Uses	<ul style="list-style-type: none"> • Multifamily buildings • Senior and physical disability housing
Conditional Uses	<ul style="list-style-type: none"> • Retail sales, restaurants, and professional offices on a ground floor with direct access to the street
Density Range	<ul style="list-style-type: none"> • 50 units per acre or 70 units per acre for senior/physical disability housing • 100 units per acre with a CUP
Height	<ul style="list-style-type: none"> • Five stories or 60 feet • In excess of five stories or 60 feet with a CUP

Should the City chose not to rezone any of these properties, an amendment to the Future Land Use Map would then be required with the Met Council – modifying the recently-adopted 2040 Comprehensive Plan – in order to maintain consistency between guided land use and zoning.

Recommended Action

Staff recommends approval of an amendment to the Zoning Map to rezone the 10 properties in Group 1 from Single-Family Residential (R-1) to Medium Density Residential (R-3).

Staff recommends approval of an amendment to the Zoning Map to rezone the six properties in Group 2 from Medium Density Residential (R-3) to High Density Residential (R-4).

Attachments

List of Affected Properties (1 page)

Maps of Future Land Use and Existing Zoning Designations (4 pages)

Planning Commission minutes of July 23, 2018 (3 pages)

Planning Commission minutes of August 22, 2011 – Harold and Winnetka (9 pages)

Email from Resident dated July 19, 2020 (2 pages)

Planning Commission minutes of August 11, 2008 – Douglas Drive and Golden Valley Road (8 pages)

Planning Commission minutes of November 4, 2011 – Douglas Drive and Golden Valley Road (3 pages)

Email from Resident dated September 9, 2020 (1 page)

Planning Commission

September 14, 2020 – 7 pm

REGULAR MEETING MINUTES

This meeting was held via Webex in accordance with the local emergency declaration made by the City under Minn. Stat. § 12.37. In accordance with that declaration, beginning on March 16, 2020, all Planning Commission meetings held during the emergency were conducted electronically. The City used Webex to conduct this meeting and members of the public were able to monitor the meetings by watching it on Comcast cable channel 16, by streaming it on CCXmedia.org, or by dialing in to the public call-in line.

The public was able to participate in this meeting during public comment sections, by dialing the public call-in line.

1. Call to Order

The meeting was called to order at 7:00 by **Chair Blum**.

Roll Call

Commissioners present: Rich Baker, Ron Blum, Adam Brookins, Andy Johnson, Lauren Pockl, Noah Orloff, Chuck Segelbaum

Commissioners absent: Ryan Sadeghi

Staff present: Jason Zimmerman – Planning Manager, Myles Campbell – Planner

Council Liaison present: Gillian Rosenquist

2. Approval of Agenda

Chair Blum asked for a motion to approve the agenda.

MOTION made by **Commissioner Segelbaum**, seconded by **Commissioner Pockl** to approve the agenda of September 14, 2020. Staff called a roll call vote and the motion carried unanimously.

3. Approval of Minutes

Chair Blum asked for a motion to approve the minutes from August 24, 2020.

Chair Blum noted a repletion of text in the minutes.

MOTION made by **Commissioner Baker**, seconded by **Commissioner Brookins** to approve the August 24, 2020 meeting minutes after edits were made.

Staff called a roll call vote, **Pockl** abstained due to absence and the motion carried.

4. Informal Public Hearing – Zoning Map Amendment – Rezoning of Properties to Achieve Conformance with eh 2040 Comprehensive Plan (Group 4)

Applicant: City of Golden Valley



This document is available in alternate formats upon a 72-hour request. Please call 763-593-8006 (TTY: 763-593-3968) to make a request. Examples of alternate formats may include large print, electronic, Braille, audiocassette, etc.



Jason Zimmerman, Planning Manager, stated this item is follow up from a previous conversation regarding the need to rezone for conformity of the 2040 Comprehensive Plan. Two groups are the focus today: Group 1 was tabled on July 13 and Group 2 was tabled on August 10.

Group 1 includes 10 properties:

7831 Olson Memorial Highway	7830 Harold Ave
440 Winnetka Ave N	7732 Harold Ave
424 Winnetka Ave N	7724 Harold Ave
400 Winnetka Ave N	7720 Harold Ave
7840 Harold Ave	411 Rhode Island Ave N

Zimmerman gave a history of the rezonings per the Commission's request in July. In 2010, these same properties were guided for the same Medium Density Residential use; then in 2011 the city moved to rezone them from R-1 to R-3. A traffic study was part of the item when presented to the Planning Commission and the study recommended ROW improvements to mitigate potential increases in congestion. A number of these ROW improvements have occurred and a few more will if development occurs. At the time, the Planning Commission did not make a recommendation to the City Council and then Council denied the rezoning and the Comp Plan at the time was amended to reflect Low Density Residential use again.

Group 2:

1300 Douglas Drive	1100 Douglas Drive
1200 Douglas Drive	6212 Golden Valley Road
1170 Douglas Drive	6200 Golden Valley Road

Zimmerman gave a history of this group also as requested by the Commission. In 2000 these properties were guided for High Density Residential Use as part of the 2020 Comp. Plan. There was a development proposal for a Senior development in 2008, part of that PUD proposal required a rezoning from R-3 to R-4. In 2008 the Planning Commission recommended approval but City Council denied the PUD so the rezoning request was withdrawn. Three years later, the City proposed rezoning to R-3 and that was approved by City Council. Since then, Douglas Drive has been reconstructed with a round about and the road itself has had improvements. The City Engineer stated that all the Douglas Drive plans were based on that future land use map and includes that high-density residential use.

Zimmerman displayed a table defining the proposed Medium Density Residential (R-3) Zoning District with permitted uses, conditional uses, density ranges, and height restrictions. This was displayed next to the same table defining current High Density Residential (R-4) Zoning District.

State statute requires all zoning designations to be consistent with the land uses identified in the Comp Plan within nine months of adoption.

Should the City choose not to rezone any of these properties, the Future Land Use Map would need to be amended with the Met Council.

Recommendation

Following the provisions of State statute (sec. 473.858, subd. 1) and the requirements of the Metropolitan Council with respect to comprehensive planning, staff recommends:

- Rezoning the 10 identified properties in Group 1 from R-1 to R-3
- Rezoning the 6 identified properties in Group 2 from R-3 to R-4

Commissioners asked clarifying questions and asked staff to expand on the potential R-3 zoning designation, the Land Use Map, and repercussions from not complying with Met Council's recommendation on the 2040 Comprehensive Plan.

Chair Blum opened the public hearing at 7:38pm.

Martha Johnson

7647 Harold Ave

Calling about Group 1, the rezoning seems out of character with the green space initiative by the City. Additionally, that corner is prone to flooding and where would that go if the building was changed? I would like point out Pockl's comments about revisiting the Comprehensive Plan, just because something was agreed on several years ago, doesn't mean it can't be revisited and opened for further discussion.

Christopher Robinson

7650 Harold Ave

Calling about Group 1, our house is a new development in the area. Winnetka/55 intersection is easily one of the busiest intersections regardless of if you're entering or leaving the neighborhood. Our street is one of the streets that cars use to bypass this intersection, speeding down Harold and Winnetka is super common. This is after some of the traffic changes made. Rezoning will exacerbate an already terrible traffic issue and will push more cars on roads near parks. Harold has a lot of pedestrian traffic and an increase in zoning will increase traffic and be a danger to all of us. The size of complex, this zoning would allow, doesn't match this area of the city. I support adding people to the community, I want people to enjoy our neighborhoods and it makes sense to embrace changes in housing. I am happy to be part of the solution but rezoning this area from R-1 to R-3 doesn't make sense; rezoning to R-2 makes more sense to me.

Dale Berg

7435 Ridgeway Road

I've lived in this area for 14 years. Finding a home that can meet the needs of families who live, work, play, and vacation at home is challenging and who knows how long this will continue. Due to the rezoning for R-3 being denied in 2011, nine new homes were built and the original owners seem to still be there. I encourage the Commission to keep this area as R-1/R-2 as voiced by the neighborhood, traffic challenges were noted earlier. There are a lot of speeders. Maintaining the

current zoning will encourage people to sell their homes to other single families or to a developer who will keep the character of the area. Golden Valley should focus on housing for growing families at all price points and apartment living doesn't provide them with room to entertain or yards.

Mustafa Siddiqui

411 Rhode Island Ave North

I will be very disappointed with the density of R-3. I am a senior citizen and this is my final home. I have 8 grandchildren that visit and I think I would be very affected. I border a lot of houses behind that if they go to R-3, my privacy will be disturbed and my home value will decrease. I ask that you reconsider and look in to R-2; R-3 will ruin my quality of life. The properties erected on Rhode Island, even though they're for higher density, they are very nice.

Eric Pederson

130 Louisiana Ave N

I called during the July meeting and was one of the organizers in 2011. It's unfortunate that when the Comp Plan was looking at this area for increased density they didn't address this R-1 to R-3 dilemma. The eastern part of Harold was zoned R-2 and there are so it does work. The Rhode Island cul-de-sac was also redeveloped. I believe if we rezone to R-2, this area will be in line and possibly redeveloped in 5-10 years. I also don't think this should be done prior to any zoning changes of R-3. You're asking a group that doesn't even want to be R-3 to potentially sign up for even more; it's not the responsible decision. I would appreciate if this is voted down and a recommendation goes to City Council to go back to Met Council and rezone this to R-1 or R-2, I think you'll meet less resistance and find something that can match the neighborhood. I echo everything the other callers said about traffic, not matching the area, and the removal of trees.

Commissioner Johnson said a lot of work went into the Comp Plan and took at least a year of constant effort. The last caller did a great job illustrating how potentially out of place a large building could be. The potential, with a CUP, is for a five-story building to be built where there isn't another five-story building for at least a quarter-mile. Would this become a building we end up wishing isn't there, especially with the removal of so many trees? What about the bridge idea? It's not built yet but do we think elderly people will really use that in inclement weather? I think it needs to be thought out more. I also don't think we should be building roads based on things that may happen, it presumes a lot and doesn't sit well with me.

Commissioner Baker said what was done in the Comp Plan process was to take the big picture and apply the larger view to the City, deliberately not thinking about detailed implication. He added feeling torn between a good big picture decision and the nuance of knowing every detail and implication of that decision; thinking then that a decision would never be made. There is value in being cautious about reversing big picture decisions.

Commissioner Pockl asked the zoning of the area across the street, on Harold. **Zimmerman** responded that it is R-2 and there's a PUD.

Chair Blum started addressing caller comments and addressed potential flooding concerns. Staff responded that the planning department isn't aware of flooding but acknowledges the area to the south being a wetland and does have floodplain, none of that floodplain extends north, across Harold. That's not to say flooding doesn't happen but it's not something the planning department is aware of. **Chair** asked staff had recollection of a road closure due to water. **Zimmerman** responded it may have happened but planning wasn't in the loop.

Chair addressed traffic concerns from callers and asked how that intersection has changed.

Zimmerman addressed this question and went into detail on lanes, direction, turns, and capacity.

Chair asked about expanding another portion of the road to mitigate traffic and the intersection he's referring to expanding is in a floodplain. **Baker** asked if there was evidence to suggest the changes in traffic was due to west end developments. Staff isn't aware of studies that would have that information.

Curtis Smith

7405 Ridgeway Road

Regarding Group 1, there's been a lot of great discussion from callers and Commissioners. There's another safety issue, morning and afternoon commuters from 55 and 394 cut through the neighborhoods at high speeds. I see kids waiting for busses and they're going 55mph, this has increased with the development along Laurel. I see this activity on Ridgeway, Louisiana, Pennsylvania, and Jersey makes for a dangerous situation. Second, what will the impact on the wetlands be? Last, there's concern about traffic that leads past Meadowbrook to Glenwood.

Jason O'Shea

7701 Ewald Terrace

Before Covid, it was normal for Winnetka, south of 55, to back up all to and past Western. In order to skip traffic, people cut through on Rhode Island, Laurel, and Sumter. There are a lot of kids in these roads and the whole area has now become more congested, primarily in the evening. If we talk about changing Group 1 from R-1 to R-3, increased density will add to this traffic issue. The area to the south is R-2 and that would be more consistent than R-3.

Brian Lee

406 Rhode Island Ave

We have a lot of children in this cul-de-sac, my family walks every day and crossing the street is already dangerous, even to get to the sidewalk. I'm concerned about the lack of research done before these recommendations were made, specifically about flooding. There are a few homes, north of Harold that flood every spring. Northbound Winnetka backs up to Laurel and drivers often cut through on Western to avoid traffic. My family is on board with development in this area and can appreciate R-2 zoning but we don't support R-3.

Chair Blum asked staff to what extent the traffic concerns could be mitigated between highway 394 and 55. **Zimmerman** stated that if the area were to be redeveloped, a traffic study would likely be required. That would look at the added density, likely added traffic, and allow a traffic consultant to make targeted predictions of use and address mitigation. These are questions city engineers can

really answer. **Baker** asked about flooding since numerous callers insisted it occurs and asked staff about the dates on the most current floodplain map. **Zimmerman** wasn't sure of dates but pointed out that the floodplain map doesn't consider where water floods and pools in resident yards.

Segelbaum asked about the size of Group 1 and if it meets the 2-acre minimum for a PUD. **Zimmerman** responded that it's a 6-acre site if all the properties were combined. The discussion moved on to setbacks and building height as well as pedestrian traffic.

Being that the conversation was dominated by Group 1, **Zimmerman** asked if anyone had comments on Group 2. **Segelbaum** stated that while a lot of feedback has come up from Group 1, it's interesting there hasn't been more feedback on Group 2. The density change in Group 2 makes sense to spur development. **Pockl** echoed this statement and added that traffic mitigation measures have taken place in this area.

Dale Berg

7435 Ridgeway Road

Asked Adam Brookins to state who his employer is.

Commissioners encouraged Brookins not to answer that question as no Commissioner is required to do so. Positions on the Commission are volunteer and members stated anecdotally that members are upright, honest, and have the City's best interest at heart.

Brookins asked staff if there were future development plans for Winnetka as the Douglas Drive project was a county project. **Zimmerman** affirmed the county construction project and doesn't see the City engaging on a large-scale study in the near future.

Chair Blum closed the public hearing at 8:58pm.

MOTION made by **Commissioner Baker**, and seconded by **Commissioner Pockl** to deny staff recommendation to rezone Group 1 from R-1 to an R-3 and encourage the City to look at ways to enhance infrastructure surrounding this area and/or other zoning of the properties.

Staff took a roll call vote.

Aye: Baker, Blum, Johnson, Pockl, Segelbaum

Nay: Brookins,

Motion passes, 5:1

MOTION made by **Commissioner Brookins**, and seconded by **Commissioner Segelbaum** to approve staff recommendation and rezone Group 2 from R-3 to R-4.

Staff took a roll call vote and the motion passed unanimously.

5. **Informal Public Hearing** – Amendment to Conditional Use Permit No. 145

Applicant: Good Shepherd Church and School

Location: 145 Jersey Ave S

8. Site layout shall be as indicated on the site sketch filed in the City Planning Office. The four-foot wide strip shown on the site sketch as running along the perimeter of the main building and extending into the setback area on the property's west side shall be a sidewalk only. In addition, there may be an overhanging roof line extending no more than 30 inches into the setback area.
9. The station is allowed to be open for public business 24 hours per day.
10. The dumpster area shall be fully shielded from view.
11. The site shall meet all other City and State requirements.
12. Failure to comply with any of the terms of this permit shall constitute grounds for revocation.

The Planning Commission bases its recommendation on the following findings:

- The significant neighborhood contributions that SuperAmerica is making
 - Agreement to the 12 conditions of approval especially the improvement in lighting and noise issues
- 3. Informal Public Hearing – Property Rezoning – Properties located north of Harold Avenue, south of Highway 55, west of Glenwood Avenue and east of Winnetka Avenue. The properties west of the Spirit of Hope United Methodist Church are proposed to be rezoned to “*Medium Density (R-3) Residential*” and the properties to the east of the Spirit of Hope United Methodist Church are proposed to be rezoned to “*Moderate Density (R-2) Residential*.”**

Applicant: City of Golden Valley

Addresses: Properties located north of Harold Avenue, south of Highway 55, west of Glenwood Avenue and east of Winnetka Avenue

Purpose: To bring the properties into conformance with the recently updated General Land Use Plan Map

Hogeboom explained that the City's updated Comprehensive Plan was adopted in 2010. As part of that process the City is required by the State to make sure the General Land Use Plan Map, which is part of the Comprehensive Plan, is compatible with the Zoning map.

He referred to a map of the subject properties and explained that area A is the property north of Harold Avenue, south of Highway 55, east of Winnetka Avenue and west of the Spirit of Hope Methodist Church. These properties are proposed to be rezoned to Medium Density (R-3) Residential. Area B on the map includes the properties located north of Harold Avenue, south of Highway 55, west of Glenwood Avenue and east of the Spirit of Hope Methodist Church and are proposed to be rezoned to Moderate Density (R-2) Residential. He added that the R-3 zoning district would allow a development with up to 4 stories and 12 units per acre if it is non-senior housing. Senior housing would be allowed by Conditional Use with no specific density and height up to 5 stories. The R-2 zoning district would allow development with up to 8 units per acre for single family homes, duplexes, twin homes or small townhouse developments.

Hogeboom stated that the City has been contacted by different developers regarding this property throughout the years but that no developer has ownership of all of the parcels in question.

Hogeboom noted that the City held an open house in June and some of the comments from people who attended the open house included concerns about the potential height of buildings, tree preservation and rising levels of traffic. He stated that Harold Avenue is planned to be reconstructed in 2012 and the zoning of these properties will help guide the design of Harold Avenue. Hogeboom reiterated that action must be taken by the City to either rezone the properties to match the General Land Use Plan Map or re-designate the General Land Use Plan Map to match the Zoning Map.

Waldhauser asked Kotila to explain proposed plans for Winnetka Avenue. Kotila explained that there is an existing operational issue on Winnetka as well as concern about increases in traffic demand as a result of future development, enough that the City has applied to MnDOT for some cost participation to improve Winnetka Avenue at the Highway 55 intersection. He referred to a map of the area and discussed the proposed intersection design and how it would help the intersection operate more safely and efficiently.

Cera asked if the proposed intersection changes are planned regardless of what happens to the future development of these properties. Kotila said the need for the improvements currently exist but parts of the plan could change depending on what type of development occurs.

Larry Kueny, 7303 Ridgeway Road, referred to a section in the Comprehensive Plan that states all owners shall jointly petition for rezoning. He asked how many people have asked for this rezoning and how the City knows what is best for these people and for property values.

Lee Brant, 7631 Harold Avenue, stated that she understood that the south bound lane on Winnetka would stop at the entrance of Brookview; now the lane seems to go south of the entrance of Brookview. She is also concerned about the removal of park land and trees. She asked if the properties were rezoned to R-3 how residents would know if something else, such as apartments or something other than senior housing would go there instead.

Kathy Welander, 440 Idaho Avenue N, asked if there is any definition of what level of housing would be built from luxury to low income. If there is low income housing she questioned the level of crime and said she doesn't want people to come into their area that might raise crime.

Gerry Deters, 7710 Harold Avenue, said he is concerned with how property taxes will be affected if the properties are rezoned. He added that most of the neighbors have no desire to move. He said he is under the impression that the proposed rezoning shouldn't affect their property values but he doesn't want his taxes to skyrocket as a result of this rezoning. He asked if there is a plan B or C if no developer comes in.

Brian Hillins, 340 Louisiana Avenue N, said that what the City is not telling property owners is that when the properties are rezoned, owners will not be allowed to make changes or additions to their homes and are being forced out. He asked about the definition of non-compatible and urged the Commission to think about the amount of traffic with the proposed lane expansion and the safety of pedestrians. He stated that there is currently a lot of inventory of medium and high density properties and asked why there is a need for more and what the purpose is for adding more. He asked who is asking for this rezoning and read from the City's vision guide and asked if this proposed rezoning matches the vision guide and if it is really the right thing to do.

Sally Levens, 7811 Ewald Terrace, said something needs to be done about the traffic that backs up on Winnetka and the people who don't stop. She said there are lilies in the boulevard area that she is supposed to maintain but she is unwilling to risk her life in the traffic. She said that Winnetka Avenue doesn't need to be enhanced to make Highway 55 better and asked how many units of housing could be built. She added that she doesn't think it is safe or responsible to have higher density at this corner.

Ed Chesen, 7507 Harold Avenue, said he agrees with his neighbors that rezoning these properties would be a big mistake. He said he didn't get a clear report on the comments from the June open house and there is no reference to what happens to property values and the whole make-up of the neighborhood. He said rezoning these properties is going to destroy a neighborhood and he gets the impression that no one is interested in hearing them.

Dale Berg, 7040 Western Avenue, said he agrees with everything that has been said. He said he has heard little from the City regarding the reasons for doing this. He said he is concerned about mass transit and that there is already enough traffic on Louisiana due to Lion's Park. There is also not enough parking at Lion's Park and he hasn't heard anything about any type of environmental assessments regarding flooding. He said there is a natural barrier and you can't see or hear Highway 55 from his neighborhood and now he is going to feel like he is living in downtown Minneapolis with multi-level housing. He suggested the City buy the properties and give low interest home loans to young families with kids.

Alan Ingber, 7360 Half Moon Drive, said he agrees with what has already been said. His concern is that Ridgeway Road will become more of a freeway with higher levels of traffic trying to get to I-394 and Laurel.

Les Heller, 7525 Harold Avenue, said there has been no talk about traffic on Harold Avenue. If these properties are developed the traffic will be like a funnel because there are constant problems at the corner of Harold and Winnetka. He asked if this rezoning is being done because of a developer. He added that the traffic really needs to be thought about because there are going to be massive problems. He said he thinks this is a really bad idea and maybe the City can work on getting the area fixed up and the homes occupied instead.

Erik Pedersen, 130 Louisiana Avenue N, said he did not buy his house with the intention of seeing a well-established neighborhood be overdeveloped with townhomes. He asked what City need this proposal serves and who asked for it because if there are actual people

involved who have asked for this, he deserves to know or if it is just a corporation pushing their agenda he deserves to know that too. He said if Winnetka is made wider it will only encourage more traffic on Winnetka because it is a thoroughfare and was made to be thoroughfare. He said the City is going in the wrong direction with these proposals and should be putting stop signs at every intersection to make it possible for families to cross the road and get into the park because cars don't stop. He added that everyone who is not a resident should be deterred from driving through this area and this proposal should not even be considered because it goes against everything in the vision guide for Golden Valley.

Fred Gross, who lives in Burnsville, and owns the property at 7200 Harold Avenue, asked if it was true that if the properties are rezoned homes can't be improved. He said somewhere, somebody thinks this is a good idea but he is not sure that it is. He asked if the City has considered ignoring what the non-elected Metropolitan Council has said or has considered changing the City's vision to match the current zoning instead. He added that no one is "chomping at the bit" to have more traffic on Harold, Ridgeway or Winnetka. He asked if the City would consider condemning these properties if the owners decide not to sell.

Julie Johnson, 300 Edgewood Avenue N, said she hasn't heard anything about the impact to Glenwood Avenue. She said she doesn't think this will only impact this small area it will impact the whole southern part of Golden Valley. She said she agrees with everything that has been said and she is totally against this proposal.

Beverly Weinberg, 7523 Harold Avenue, said she has a major concern about the left hand turn from Harold onto Winnetka. She said at this time it is difficult and dangerous and if the traffic is heavier it will be almost impossible and will be asking for accidents.

Schara Jesse, 743 Winnetka, said Ridgeway is a cut through thoroughfare and this development will escalate the problem. She said this issue comes up every decade and petitions have put a stop to it. She said the residents should get together and get a petition going. She suggested people call the City Council to find out who is asking for this and questioned if it is United Properties. She said she doesn't like this proposal.

Kluchka said he categorized the questions into traffic, property and legal and asked Grimes to talk about his experience on how values and taxes are impacted by rezoning and by redevelopment. Grimes explained that taxes are set by Hennepin County based on the value of the property and its use. He referred to Area A and stated that if that area is rezoned to R-3 the existing properties will become non-conforming which means the homes can remain and be maintained and improved but they can't be expanded. In Area B the existing homes would be considered a permitted use in the R-2 zoning district so they could be expanded. He said he doesn't feel that rezoning these properties would decrease their value because it would be in effect "up zoning" which means they could have a higher value.

Kluchka said the next issue is why there is a need for this rezoning. He said he is thinking about trends and how cities need to be responsible in meeting needs in appropriate ways such as providing senior housing. Grimes agreed there is a large aging population in

Golden Valley. He stated that the Planning Commission and City Council provided for additional types of housing opportunities during the Comprehensive Plan Amendment process. He added that Golden Valley is an attractive location as an inner ring suburb and unfortunately the Comprehensive Plan Amendment meetings and open houses don't draw large audiences because the entire City is being reviewed, not just certain areas.

Waldhauser stated that the vision for the City, including this area did come from the City's residents with direction from the Metropolitan Council. She agreed that Golden Valley is a changing community and the Comprehensive Plan update sought to find a balance between good change and preserving what's best of Golden Valley.

Grimes referred to the question regarding the General Land Use Plan Map being required to be compatible with the Zoning Map and explained that the City Attorney's opinion is that the two maps should be compatible. He stated that the City could re-designate the properties back to single family residential but the Metropolitan Council looks at the metropolitan area as a whole in regard to transit, sewer, highways, etc. so Golden Valley likes to work together with the Metropolitan Council because not working with them may affect things like grants. Kluchka added that the City and the broader community get a benefit from meeting Metropolitan Council's goals and objectives. Grimes explained that according to Metropolitan Council projections there needs to be room in the metro area for another million people and it saves taxpayer money to develop or redevelop property already served by sewer, water and transportation.

Kluchka asked if there is another plan in place for these properties if a development doesn't occur. Grimes stated that the development community is waiting to hear a decision from the City regarding the zoning of these properties. He added that the City Council has stated they will not use condemnation to develop these properties. It will have to be done by developers purchasing the properties at market rate. Waldhauser agreed that the City is not in the position to buy these properties.

Kluchka asked if the City can control the type of development on these properties. Grimes stated that more than likely the properties will be a senior housing type of development. He explained that the traffic patterns for senior housing could work well in this location and that the City has latitude in approving things like landscaping plans and traffic plans as part of the Conditional Use Permit or Planned Unit Development process.

Waldhauser said she appreciates that people who live in the area see things she doesn't, but it seems like there are some long-term traffic issues in this area that this particular rezoning may or may not impact.

Grimes referred to the question asked regarding environmental issues such as flooding and noted that those types of issues will be addressed at the time of development.

Kotila referred to the safety issues that have been discussed and explained that he recognizes the need for pedestrian improvements at Winnetka and Harold. He discussed how traffic backing-up on Highway 55 makes every movement more difficult so fixing those issues should help alleviate some of the concerns. Kisch asked if increasing capacity would

also increase demand. He also asked about implementing other safety and speed control measures. Kotila explained the approach is to try and serve the existing traffic demand and that he realizes some of the traffic will be dispersed to other locations. He stated that part of the Harold Avenue reconstruction project includes constructing a fairly narrow two-lane roadway which should help moderate the speed at which people drive.

Grimes referred to the question regarding what type housing could be built this location. He stated that the City has no control over housing being low-income versus market rate. Waldhauser noted that the City tries to disperse its housing types.

Ed Chesen, 7507 Harold Avenue, asked why both areas couldn't be rezoned to R-2. Waldhauser stated that that Area A is at an intersection that faces a commercial district and a highway which provides a better opportunity for additional housing. She said her opinion is that Golden Valley is a fairly urban community and is a part of the City and in order to be a vibrant community and attract people who want to live here there needs to be community services, convenience, walkability and transit. Chesen said the way the properties are going to be developed isn't going to attract those types of people because senior housing is what has been proposed. Hogeboom showed a map illustrating the ownership of each parcel in Area A. Chesen stated that United Properties has attended meetings and questioned why they have been allowed to speak if the issue really is whether or not to rezone the properties. He said it sounds to him like a deal has already been done. Kluchka stated that developers are a part of the community and are welcome to attend City meetings. He said he wants it made clear that there is no malfeasance or arrangement happening outside the law. Chesen said he has stated nothing but the facts. Hogeboom stated that United Properties has made no official application submittal to the City.

Fred Gross, 7200 Harold Avenue, asked if the City has considered selling part or all of Brookview Park to satisfy the Metropolitan Council and to meet its vision. Kluchka said it has been discussed in the past. Grimes added that a large portion of Brookview is in a flood plain.

Brian Hillins, 340 Louisiana Avenue N, said the Commission still needs to answer the question of who is asking for this rezoning. He said he hasn't heard anything discussed but trends and told the Commission not to believe everything they read. He asked if these properties are bank owned why there aren't for sale signs on them. He said he thinks there is opportunity for developers and personal homeowners, himself included, to consider doing a "flip" and asked why that opportunity is only available to the private community and not the public community. He stated there are currently 190 homes, condos, townhomes and twin homes for sale in Golden Valley and told the Commission to think about the tax revenue of those 190 homes versus throwing somebody into an 800 square foot apartment. The "bigger bang" would be to encourage people to buy these properties, increase the value and get more property taxes rather than building a 5-story building with minimal property taxes which would drive everybody else's values down. Grimes referred to the question of who is asking for this and reiterated that the Planning Commission and City Council chose to re-designate this area on the General Land Use Plan Map.

Diane Stelow, 7335 Ridgeway Road, asked if these properties could have driveways entering and exiting on Highway 55 to get the traffic out of the neighborhood. Grimes said that MnDOT has said no.

Kluchka said it is not hearsay that the population is changing so when they are asked who is asking for this rezoning the City Council has to look long-term at the broader needs of the community. McCarty added that the Metropolitan Council is asking for it because there needs to be more room to accommodate additional people so the Planning Commission's charge was to figure out the best way to utilize the property the City has.

Erik Pedersen, 130 Louisiana Avenue N, asked if Golden Valley has any 5-story buildings next to residential property. Grimes said yes and mentioned Calvary, Covenant Manor and Laurel Terrace Apartments as examples. He asked how many empty buildings there are downtown and asked the Commission if they really believe it is in Golden Valley's best interest to solve the senior housing problem. He said Golden Valley is a small suburb in a big metro area and people will go where the housing opportunities are. He said he doesn't hear a single tax payer/voter asking for this. He added that if the City goes ahead and does this they are doing it without any regard to what the people who live in the neighborhood think.

Fred Gross, 7200 Harold Avenue, asked if it is possible that Central Bank does not have these properties marketed for sale because it is in their best interest to hold onto them for a developer interested in buying them. He asked why there are not any developers at this meeting and why there aren't any neighbors in attendance saying that this is a wonderful idea. Grimes agreed that Central Bank is more than likely waiting for the outcome of this rezoning proposal before they put the properties on the market.

Les Heller, 7525 Harold Avenue, said people don't come to public hearings because they feel they don't have a voice in their government. That what they say goes in one ear and out the other. He said if something is this important it should be front page news and every resident should get a letter.

Seeing and hearing no one else wishing to comment. Waldhauser closed the public hearing.

Cera proposed to split the areas into two votes. Waldhauser started with Area B. She stated that having worked on the Comprehensive Plan update process she really does feel that the Plan was aired in many ways. She feels the City is changing and people need to change with it. She said that for commercial development to survive there needs to be density around it. She feels this area is a great place for a more dense development that will help get better transit and will help get some of the traffic off the local streets. She said she thinks there has been forward thinking and this proposed rezoning has the best interest of the community at heart.

Kisch said he is concerned about the rights of home owners being able to improve their properties in Area A. He said that rezoning Area B to R-2 doesn't change property owners' rights at all and won't impact what is there right now and will only be changed as the

market dictates. He added that the traffic concerns are valid and need to be addressed. Cera agreed.

Schmidgall said he is in favor of recommending approval of the proposed rezoning for both areas. He said this is all long term planning and the homes in Area A could stay forever. He said they've talked a long time about providing a variety of housing types in Golden Valley including higher density for an aging population and there could be a very attractive development built in this area. He said he really tries to sort out the concerns he hears during public hearing and thinks the traffic issues are a legitimate concern but people worry about change and prefer the evil they know to the evil they don't. He said he really doesn't think there is an incentive for a developer to build something undesirable at this location.

Kluchka said this meeting was a great opportunity to hear from the residents in the area. He said he is conflicted on how he feels about rezoning these properties and he wants the traffic concerns further studied before he can support the rezoning.

McCarty agreed that traffic does need further study. He said there is a problem with houses sitting vacant and people shouldn't be pushed into single family homes because that is part of the reason the economy is how it is today. He said he also agrees with the need for increased density and even though it's difficult to hear from the neighbors, rezoning this property is for the overall good of the City so he is inclined to support the proposal.

Kluchka asked about the opportunity to hear more about the traffic and safety concerns before the rezoning is considered by the City Council. Grimes stated that when the Comprehensive Plan was updated and re-designated to a higher density category, the traffic was studied using various development scenarios. Kotila noted that the City Council has received the forecasting report and specifics related to the proposed density. Grimes added that the transportation section of the updated Comprehensive Plan was done after the land use section so the City could be sure that traffic issues were managed.

MOVED by Cera, seconded by Kisch and motion carried 5 to 1 to recommend approval of rezoning Area B from Single Family (R-1) Residential to Moderate Density (R-2) Residential. Cera, Kisch, McCarty and Waldhauser voted yes. Kluchka voted no.

Kisch said the issue in Area A lies in the rights of the property owners' ability to make changes and add value to their homes and rezoning to R-3 limits what can be done. He said he agrees that the City needs a diverse group of housing choices because it makes for a more solid and vibrant community, but he also needs to see what the traffic impacts are really going to be. McCarty noted that until it is decided what kind of development is going to be built, the traffic impacts are unknown. He added that he doesn't see these properties being used long-term for single family housing.

Kluchka said his concerns are also about the traffic. He said he would like to look at rezoning the properties to Mixed Use instead of R-3 because he wants this area to contribute more to the neighborhood. Cera agreed that the idea of Mixed Use is intriguing in this area. He said properties zoned R-3 could sit for a while and go downhill. He said R-2 might be a better choice. He added that there is a roomful of citizens who have concerns

that should be listened to and he can't support R-3 at this location. He could support R-2 or discussing Mixed Use. Kisch said a Mixed Use zoning designation would cause a bigger issue with traffic. He said this is a stab at planning for the future and it can be rezoned or re-designated in the future if needed.

Waldhauser said she is torn between rezoning Area A to R-3 or R-2 because R-2 doesn't provide the opportunity for potential senior housing. She said she is not optimistic that a developer will want to develop these properties as single family or two-family homes. Grimes suggested studying the possibility of allowing senior housing in an R-2 zoning district with a Conditional Use Permit. Kisch asked if the City could issue a Conditional Use Permit to allow a non-conforming use to be expanded. Grimes said he would talk to the City Attorney.

MOVED by Schmidgall, seconded by McCarty and motion tied to recommend rezoning Area A from Single Family (R-1) Residential to Medium Density (R-3). Commissioners McCarty, Schmidgall and Waldhauser voted yes. Commissioners Cera, Kisch and Kluchka voted no.

--Short Recess--

4. Reports on Meetings of the Housing and Redevelopment Authority, City Council, Board of Zoning Appeals and other Meetings

Waldhauser stated that the Board of Zoning Appeals would like to Planning Commission to address the issue of covered and uncovered porches and landings. Hogeboom said he would discuss the issue with the Board at their next meeting.

5. Other Business

No other business was discussed.

6. Adjournment

The meeting was adjourned at 10:03 pm.



David A. Cera, Secretary

Commissioners are open, this item be tabled so they can find a way to comply per Met Council but create a broader list of checks and balances. **Brookins** stated his support for what’s presented and believes it’ll benefit Golden Valley in the long-term. He added that he’d hate to see this item go through another 10-year cycle before it’s addressed again. **Commissioner Baker** stated his support for tabling the item in order to collect additional information. **Segelbaum** and **Pockl** echoed Baker’s statement.

MOTION made by **Commissioner Baker**, seconded by **Commissioner Brookins** to table this agenda item and discuss at a later meeting with additional information. A roll call vote was made and passed unanimously.

5. Informal Public Hearing – Zoning Map Amendments

Rezoning Properties to Achieve Conformance with the 2040 Comprehensive Plan

Applicant: City of Golden Valley

Jason Zimmerman, Planning Manager, stated the request to continue rezoning properties in order to conform with the Future Land Use Map in the 2040 Comp Plan. Staff reminded Commissioners that this started with the rezoning of the I-394 Mixed Use properties. A map was then displayed of the existing zoning map and the future land use map, in order to illustrate how rezoning will take place as the City comes into conformity with the comp plan.

Zimmerman expressed that there are NO active development proposals for any properties that are currently under consideration for rezoning, this item is strictly administrative.

There are six groups being addressed in this rezoning and includes 18 properties. Majority of them are being rezoned to match what is currently on the ground. A few are being rezoned in anticipation of future plans.

Group 1

9201 Olson Memorial Highway 8900 Betty Crocker Drive	Rezoning Office to Institutional Subdistrict I-4
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Group 2

1 General Mills Boulevard	Rezoning Industrial District to Office District
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Group 3

7831 Olson Memorial Hwy 7830 Harold Ave 440 Winnetka Ave N 7732 Harold Ave 424 Winnetka Ave N	7724 Harold Ave 400 Winnetka Ave N 7720 Harold Ave 7840 Harold Ave 411 Rhode Island Ave N	Rezoning Single-Family Residential (R-1) Medium Density Residential (R-3)
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Any development proposals in this area would require a traffic study.

Group 4

5635 Glenwood Ave 5701 Glenwood Ave	Rezoning Single-Family Residential (R-1) to Medium Density Residential (R-3)
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Group 5

501 Theodore Wirth Parkway	Rezoning High Density Residential (R-4) to Medium Density Residential (R-3)
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Group 6

5073 Wayzata Boulevard	Office to Commercial
1513 Utica Ave S	Office to High Density Residential (R-4)

Zimmerman closed his presentation by stating State statute requires all zoning designations to be consistent with the land uses identified in the Comp Plan within nine months of adoption. If the City chooses not to rezone any of these properties, the Future Land Use Map would need to be amended with the Met Council.

Staff Recommendation

Following the provisions of State statute (sec. 473.858, subd. 1) and the requirements of the Metropolitan Council with respect to comprehensive planning, staff recommends the 18 identified properties be rezoned as indicated.

Commissioner Pockl asked if some of the groups could be approved and others tabled, considering the previous agenda item was tabled. Staff said each group could be looked at separately and approved or tabled.

Chair Blum opened the public hearing at 8:24pm.

Tina Prokosch

7601 Harold Ave

I'm calling about group three, was this considered to be rezoned to an R-2? That would align with the other areas around here are an R-2 zoning and I'm concerned what an R-3 zoning will do to this area.

Martha Johnson

7647 Harold Ave

Why does Golden Valley seem to think rezoning group three is beneficial? The answer cannot be to increase density as I believe Golden Valley has met our density requirement. It would appear rezoning this area is out of character with surrounding areas.

Colin

7511 Harold

Calling in general support of the rezoning movement across the city and specifically related to the Winnetka and 55 intersection. I think there are a lot of city infrastructure that can support that type of development. If we're going to be a sustainable and economically viable city, we need to be progressive see these types of changes as good.

The **Chair** asked staff if the area was considered for R-2 designation. **Zimmerman** showed a map and said that during Planning Commission meetings, the lots addressed were not considered for R-2 as those are small single-family lots or duplexes. The discussion moved into the number of units per acre, building size limits, storm water regulations, and open space requirements.

Eric Pederson

130 Louisiana Ave N

A giant building on the intersection of Harold and Winnetka would make an already busy traffic area, a disaster when Covid ends. Not to mention I think we've done a good job building high density housing, including the monstrosity on Xenia that seems to be taking 5 years to build. My point is that we had an organized group 9 years ago, we gathered hundreds of signatures against a 5-story building in our neighborhood when nothing is taller than really 2 stories. I would ask you to see notes from this time and we were told no developments on Rhode Island and this neighborhood would occur and it had to be re-zoned to be re-developed. The area stayed as R-1 and R-2 and houses were built there. This area should remain R-2 to stay consistent with the neighborhood. We will organize again to prevent this re-zoning.

Tara Fini

7517 Harold Ave

I support the ordinance, we live in very nice area; the city has a lot to offer in terms of multi-family housing that isn't an eyesore. Maybe the city should do work to help residents understand what the project is and what it isn't. Doesn't seem like there's enough understanding of what this will look like.

Commissioners discussed this item and the history of it as it was brought up by callers. **Commissioner Segelbaum** stated he'd approve the groups but wants to look closer at group three before deciding. **Commissioner Pockl** echoed this and wants to discuss more details around group three. **Commissioner Brookins** stated his support of all the groups but would leave group 5 as a R-4, he doesn't see a change occurring. The Chair asked staff what their direction is. **Zimmerman** stated the Council would like a recommendation but group three can be tabled for further discussion. **Commissioner Johnson** made final comments regarding the potential inability to preserve trees and green space with building 4-5 story buildings. As well as assuming people will utilize land bridges just because of their existence.

MOTION made by **Commissioner Segelbaum** and seconded by **Commissioner Pockl** to approve the rezoning designations for groups 1,2,4,5,6. A roll call vote was made and passed unanimously.

MOTION made by **Commissioner Segelbaum** and seconded by **Commissioner Brookins** to table the designations relative to group 3 for further discussion. A roll call vote was made and passed unanimously.

6. Discussion – Architectural and Material Standards for Mixed Use Properties

Jason Zimmerman, Planning Manager, reminded the group that when the City adopted architectural and material standards for new developments in the R-3, R-4, Commercial, Office, Institutional, Light Industrial, and Industrial zoning districts; the Mixed-Use district had not been finalized or adopted. This discussion will be to revisit the regulations that were adopted previously and to begin to outline the parameters for standards in the Mixed-Use zoning district. Details regarding the elements are in the memo. **Chair Blum** stated he recalls the conversation, likes the list, and supports the need for consistency. **Commissioners Brookins, Segelbaum, and Pockl** echoed the Chair's statement.

7. Discussion – Fences, Screening, and Garden Structures

Myles Campbell, Planner, stated that last year staff identified a number of areas in which the existing code language regarding screening, and specifically fencing, could be improved upon. **Campbell** expanded that the revisions are largely based on resident feedback and observed patterns in how properties are utilizing fences and garden structures. The three items addressed surround arterial road fence height exceptions, garden structures, and public safety screening exceptions.

Arterial Road Fence Height Exception

Current zoning code for residential properties limits the height of fences to 4 feet in the front yard of homes. Fences up to 6 feet in height are allowed in rear and side yards, this allows for some privacy between properties and to mitigate the carrying of noise. There is an existing exception for front yard fences to extend beyond 4 feet in height and is based upon the property's proximity to a major roadway. A large number of variance requests have come before the BZA for properties that do not adjoin a minor arterial, but which are separated by a frontage road from a large principal arterial roadway. These properties experience similar or greater noise impacts and still need to pursue variances. Calculating the number of variance requests, and that these requests are almost unanimously found to be reasonable, staff feels a new exception should be included in the code for homes that are adjacent to or directly across a frontage road from a principal arterial. Specific language to follow.

Chair Blum asked if ROW plantings could be put in place instead of taller fences. **Campbell** recalled a variance that utilized fencing and plantings but a greater conversation could occur. However, many plantings won't create enough mitigation for residents. Most of these examples are facing highways or frontage roads, the fences generally won't face neighbors or other houses.

Garden Structures

In both the R-1 and R-2, garden structures are required to be no less than 5 feet from any property line, including the front property line, and the garden structure shall not exceed 10 feet in height.

July 19, 2020

Hi,

I attended the Planning Commissions Informal Hearing regarding the Amendments to Zoning Map. As it became apparent during the meeting there are concerns over the rezoning of Group 3 (aka area between Hwy 55 and Harold Ave + Winnetka and close to Rhode Island).

I was the party that had asked about if R-2 Zoning had been considered. After the discussion by the parties on the commission on my question, I had some additional thoughts/questions on the Zoning change:

1. One commission member had advised R-2 was no considered as this zoning allows for Duplex's. Why would a duplex be worse than a 4-5 story building with 100+ units? Couldn't a Homeowners Association build duplexes (twin homes) where the exterior would be maintained, as I have seen in many other suburb's? Plus there is already on twin-home/duplex in the area of consideration.
2. Why was R-3 zoning considered for this area, as there is no other zoning of this type along Hwy 55 from Brookview Park to Hwy 100? There is only a small R-3 condo complex (older apartments turned condo?) from Brookview to Hwy 169. This does not seem to be in line with the area's current ascetics. The closest R-3 is much closer to 394 and in an area much more aligned with easy access to the freeway system and larger concentration of public transportation.
3. Would an R-3 zoning realistically bring in an age group that would be interested in using the city's downtown? This area seems to be much more family or couple orientated, while the R-3 would likely bring units for younger singles or senior residents. The young single person would likely want to live were there is walking to groceries, night life, and close to major public transportation line. Other than the night life, these are what senior residents would want too. Currently there is minimal public transportation on Winnetka.
4. Based on use I have seen in the GV downtown, wouldn't an R-2 bring in more of the demographic that actually has interest in utilizing our Downtown and a larger portion of Brookview?
5. R-2 would retain more green space and be more in line with the immediate neighborhood (Vallee D'Or and Rhode Island single family homes)? The remainder of the neighborhood, until close to 394, is R-1 single family homes.
6. If R-3 zoning increased to larger proposed density (20 units per acre or 30 units per acre – senior):
 - a. Would this area be able to reasonably support this? As the corners of Winnetka/Hwy 55 and Glenwood/Hwy 55 are already backed up during rush hours (in a "regular" world).
 - b. Would the units for an R-3 zoning be of a size that would bring in people that would be interested in living in this area?

7. Is there a Developer interested in building a Senior Residence? As this area was repeatedly referenced as being used for this purpose. Advising a walk bridge over Hwy 55 would be created to aid Seniors in utilizing the Senior Center and Downtown GV.
 - a. If there is a developer: Could a rendering of the proposed development be provided?
 - b. If there is not a developer, why was there discussion assuming the area of discussion would be developed into a Senior Residence? As R-3 allows for Apartments, Condos, townhouses, etc. to be built.
8. Would Seniors actually use a walkway over Hwy 55 to GV downtown?
9. Another thought on R-3 density adjustments: As R-3 density has increased, has there been any discussion on adjusting R-2 density? Should R-2 be adjusted to allow for 10 or 12 units per acre (I believe I read this is currently 8 units per acre) and, maybe, townhomes that would align with this density? Then R-3 could have a density starting at 11 or 13 units to 20 units per acre density allowing for larger density townhomes, condos, apartments, and senior residences.

Thank you for your time,
Tina Prokosch (7601 Harold Ave)

September 14, 2020

I am writing to provide feedback on the proposed rezoning of the corner of Winnetka Ave. and Highway 55. I live about 2 ½ blocks away from this area and drive by it often. I have lived here for almost a decade now and I have always felt that this area was not zoned properly. This corner is not a good place for single family housing due to the traffic on both roads. I feel increasing the density would help to reinforce the corner as part of downtown. Increasing the density would serve as a transitional buffer to the residential areas beyond. Multifamily or senior housing would be great here especially given the proximity of Brookview park, Brookview Community Center and Lions Park. Any number of scenarios for the lot would work well and be a good use of the space. This was also be good from a sustainable standpoint by adding density and mitigating sprawl. This is definitely the right thing to do for the city's future from an urban design standpoint, from a sustainability standpoint, and from a general diversity of housing standpoint.

Sincerely,
Jeremiah Battles
7403 Ridgeway Rd.
Golden Valley, MN 55427

September 18, 2020

Mayor and City Council-

I have copied my letter below from 2011 when this rezoning was first brought up and caused an uprising in a residential area. I believe these points are all still valid and while we have accepted R-2 rezoning along Harold and Rhode Island we do NOT need R-3 in a R1 and light R2 neighborhood that already lacks parking and has far too much cut through traffic when people return to working in offices and rush hour returns.

I would also like to point out that we believed the redevelopment would happen once the city council voted down the high density and removed the incentive for the banks to sit on property. Turns out the community was correct and you have 9 new developments on the RI cul-de-sac that sold for very nice amounts for the city tax base. I believe we need to move this to R-2 at most to allow redevelopment that matches its surrounding in a residential neighborhood.

I did not get involved at the 2040 comp plan because I believed this issue was dead and I happen to miss a very small shaded color on the map. We feel it's not too late to ensure the city council is aware that we do not want R-3 zoning or a 5-story building smashed into this space.

Best,
Erik Pederson
130 Louisiana Ave N
[REDACTED]-[REDACTED]-[REDACTED]

From 2011:

To the Golden Valley Mayor and City Council-

I have left voicemails for each of you this afternoon and wanted to follow-up with you over email. Over the past 2 weeks a group of concerned citizens has been raising awareness about the potential rezoning of the Winnetka/Harold/55/Glenwood area to R2 and R3 housing. We all met one another at the City planning meeting where we all voiced our disapproval of this rezoning. While this became heated at times there are 3-4 of us trying to lead the group and keep it a calm respectful meeting on the 20th.

We have been working on a petition for the neighborhood to sign (both paper and electronic versions) to show the city council the displeasure a large majority of us have with this rezoning. To be frank, I don't believe I have heard of more than 1-2 people that are actually in favor of this rezoning. We have at this time limited the door to door conversations to the Brookview and Lions Club neighborhoods from the golf course to Edgewood on the East. We hope these directly impacted home owners and residents will a loud enough voice to be heard and change this rezoning plan.

A brief summary of why the surrounding neighborhoods do NOT want this area rezoned.

1. Traffic- Harold, Winnetka, and Glenwood already have TOO MUCH TRAFFIC. There are times you can't turn from Harold onto either Glenwood or Winnetka. Go South instead? Welcome to the Ridgeway cut through that the neighbors to the South get fed up with. There is already not enough parking at the park to support its current use. Additional traffic would only drive parking and traffic further into the neighborhoods.

2. We do NOT support increasing traffic on these roads, widening the Winnetka/55 intersection, or widening Harold Ave. This is a neighborhood that should have lower traffic flow than current levels. If you make this intersection larger it will become a better cutthrough and further increase traffic. Cars already go dangerously fast on this road and do not yield to pedestrians. The city has not done a good job of controlling this. If you do not live in this neighborhood I invite you to try and cross Winnetka within 2 hours of rush hour. It is not safe for families to do this even with the traffic signs to try and slow people down.

3. This has primarily been a R1 single family neighborhood for 50+ years. We bought here and live here because it is a suburban neighborhood closer to the city. We do not want an urban development. We want to keep the trees and green space along Hwy 55 and not cut them down to build apartments and town homes. These have been overdeveloped in the last 10 years and we do not need these in our neighborhood. Just because a developer can get financing does not mean it belongs in our neighborhood. Please keep the higher density redevelopment to the urban corridor north of 55 and on the 394 corridor where the businesses already reside.

The resolution we are looking for is a NO vote on this rezoning which would keep the properties R1. The banks would then be motivated to sell the properties they own to people who could develop them into R1 housing. This area can be redeveloped as it is currently zones. We will then also request that the comp plan be changed to reflect the current zoning.

I look forward to a conversation with each of you prior to the meeting on the 20th.

<http://norezoneqv.blogspot.com/>

*Sincerely,
Erik Pederson
130 Louisiana Ave N
612.716.0458*

September 24, 2020

Hi Jason,

My name is Adam Peterson and I live at 7643 Harold Ave in Golden Valley. I've lived in GV for 9 years or so now.

I just want to share quickly that I oppose the rezoning proposed for the lots on the other side of Harold from our home. For many reasons.

That tall of a building would be harmful to our community.

There are many beautiful, old, irreplaceable trees on those blocks that must be preserved.

The increase in traffic would be bothersome to the neighborhood, especially the many children that bike to the nearby Brookview and Lions parks.

I do not believe that an apartment building or senior living home would fit with the character of the neighborhood.

I'm worried about the additional unplanned for effect to our infrastructure. As well as water drainage.

I do not believe that the benefits outweigh the downsides nearly enough to even consider it for this location. I hope you will consider my input.

Thank you,

Adam Peterson

**Regular Meeting of the
Golden Valley Planning Commission**

August 11, 2008

A regular meeting of the Planning Commission was held at the Golden Valley City Hall, Council Chambers, 7800 Golden Valley Road, Golden Valley, Minnesota, on Monday, August 11, 2008. Chair Keysser called the meeting to order at 7 pm.

Those present were Planning Commissioners Cera, Eck, Keysser, Kluchka, McCarty, Schmidgall and Waldhauser. Also present was Director of Planning and Development Mark Grimes, City Planner Joe Hogeboom and Administrative Assistant Lisa Wittman.

1. Approval of Minutes

June 23, 2008 Regular Planning Commission Meeting

MOVED by Eck, seconded by Cera and motion carried unanimously to approve the June 23, 2008 minutes as submitted.

2. Informal Public Hearing – Property Rezoning – ZO12-16

Applicant: City of Golden Valley

Address: Northeast Corner of Douglas Drive and Golden Valley Road

Purpose: To make the zoning designation consistent with the General Land Use Plan map designation

Grimes referred to a location map and explained that this is a proposal to rezone 5.6 acres on the northeast corner of Douglas Drive and Golden Valley Road to the R-4 High Density Residential zoning district in order to make it consistent with the current General Land Use Plan map. He stated that the properties are currently zoned R-1 Single Family Residential and R-3 Medium Density Residential.

Grimes explained that in 1999 the City adopted the current General Land Use Plan which designated these properties high density. Since that time staff has not recommended rezoning the properties even though state statute requires that zoning maps and general land use plan maps be consistent. He explained that staff is now recommending these properties be rezoned because there has been a request to construct 175 units of housing which is approximately 30 units per acre. He stated that staff is recommending approval of this rezoning because it is consistent with the General Land Use Plan map dating back to 1999.

Kluchka asked why the City is proposing this rezoning now. Grimes stated that the City is proposing this rezoning now because United Properties is proposing to build 175 units of senior housing and the City's General Land Use Plan map and Zoning map have to match. He stated that this rezoning probably should have been done sooner.

Schmidgall asked if it would be an option to make the General Land Use Plan map match the Zoning map instead of the other way around. Grimes stated that the City Council has the right to change the General Land Use Plan map how they want. The current policy of the City as shown on the General Land Use Plan map is high density residential. Within the past year, the Planning Commission has suggested as part of the Comprehensive Plan update that these properties remain designated high density because this is a logical location for higher density development in Golden Valley.

Keysser opened the public hearing.

Eleanore Kolar, 6186 Golden Valley Road, said she is appalled and angry that she is even at this meeting. She said she is amazed that the Planning Commission hasn't heard of global warming because removing the trees from these properties amounts to deforestation. She said this shows the ignorance of governing bodies and asked what the sense is in using this property for someone's monetary gain.

Jamie Fitzgerald, 1400 Florida Avenue North, said the notification process for this meeting was very lax and the only way she found out about it was from a neighbor who said this proposal was already a done deal. She referred to the housing stock in the area and said "the GV Ghetto" is at the top of the hill and the rest of the area is small starter family homes with the majority being long time, highly-educated residents. She expressed concern over the size of the proposed buildings because four-story buildings will tower over the neighborhood. She said her other concerns include ambulances constantly driving by and the loss of green space and trees located on these properties. She said she is worried that this area will change too much and the City needs to consider the impact on the neighborhood because she is afraid it won't be community friendly. She said she would like the proposal to include a park or an area open to the public. She questioned the impacts to the creek and questioned what type of residents the proposed senior housing would have including violent people or people with dementia. She said she would be happy if a smaller assisted living home were built but the City needs to consider the impact to the smaller single family homes in the area.

Dale Bates, 6140 Golden Valley Road, said he is concerned that a four-story building will be aesthetically displeasing. He is also concerned about what the building will look like and how higher density will affect the traffic. He said this proposal will cause a lot of change and it may be difficult getting on and off Golden Valley Road during the construction.

Patty Burrets, 6414 Golden Valley Road, said she did not receive a hearing notice for this meeting or for the meeting held by the applicant last Wednesday. She said at the applicant's meeting they were told that the Comprehensive Plan is calling for high density on these properties and that is what the City wants. She said she doesn't see how the City can pre-approve things without getting citizen input. She said she was also told by the applicant that they will not make any money from the 74-unit co-op building. She said that the proposed buildings will be too dense and questioned how many acres the project includes. Keysser stated that the project will be on 4.7 acres. Burrets expressed concern about how many people would be allowed to live on an acre.

Grimes explained that the R-4 zoning district allows housing in buildings up to 8 stories or 96 feet in height before requiring a Conditional Use Permit. He said in terms of density generally 30 to 35 units per acre is considered to be pretty high density. He referred to the Calvary apartments and co-op property and stated that that has approximately 35 to 40 units per acre and is 10 or 11 stories in height and is the tallest development in Golden Valley.

Burrets questioned why the applicant wouldn't just build a little bit bigger assisted living building and forget about the co-op building if they are not going to make any money from it anyway. She stated people are very unhappy and this is disturbing their lives. She added that it isn't that people don't want this type of use it's the size, scope, height and design that are the issues. She said the City should be looking for something other than assisted living buildings. They should be providing affordable housing for young people to move into this neighborhood.

Stacy Hoschka, 6400 Golden Valley Road, said she agreed that there is a problem with the notification process and she spent hours distributing literature up and down Golden Valley Road. She said she doesn't object to the proposed use and she would prefer assisted living or senior housing versus another apartment building. She said this is going to be the highest density area in Golden Valley and questioned how the City wanted the area to look. She said it sounds to her like the Planning Commissioners don't even agree on the amount of density that should be in this area. She stated that the City has made promises with the *Envision* study, adopting the "Kyoto Protocol" and the new Douglas Drive Corridor Study and she is going to hold the City to these promises. She said she is nervous that this property will become low income housing 10 years from now if this project doesn't succeed. She questioned if other senior housing properties are at capacity and stated that the design of the proposed new buildings looks very institutional and they will tower over the neighborhood. She asked that the applicant work with the neighborhood regarding landscaping and open space and said there are a lot of opportunities to be creative and unique. She said residential properties have a big impact on the environment and she is concerned about storm water issues and landscape maintenance and fertilizers being used so close to the creek. She said she is also concerned about the traffic and hearing loud ambulance sirens all day long. She urged the City to listen to both sides.

Roxanne Sienko, 5800 Golden Valley Road, said she is opposed to rezoning this area. She stated that 14 years ago Covenant Manor approached her because they wanted to expand. She said they were not interested in her family, they only wanted money. She suggested building nice single family homes and stated that the proposed project will change the neighborhood and the tall buildings won't fit in with the rest of the area.

Janice Laulainen, 6040 Golden Valley Road, said she loves this area and what the City is doing is uncalled for. She said the gorgeous trees will be gone and she can't understand with all of the senior housing in the area why they need more. She asked why this project isn't being built where the Douglas Drive Apartments or the Copacabana Apartments are located because there is a lot of crime in those areas. She said she's been told that the older people who would be living in the proposed new buildings won't

drive and that is "baloney". She said the City is really asking for problems and referred to all the buildings that are for currently for lease. She said the proposed buildings are too high and will block the sun and wreck the view. She asked why this corner and why this is a "cut and dry" deal. She added that if the Planning Commission wants to beautify Golden Valley they should do it with something else.

Jeanne Nyatz, 1350 Douglas Drive, said she lives in the condominium building to the north and will look directly at the proposed buildings. She said she thinks the project is well planned and will be meticulously maintained and beautifully landscaped. She stated that she has never had a problem getting in and out her driveway on Douglas Drive and she doesn't think that the density of the proposed new buildings will be a problem.

Fredric Lager, 6306 Golden Valley Road, suggested that people in the neighborhood sit through another presentation by United Properties because everyone that has spoken at this meeting has been misinformed and is misrepresenting the proposal. He stated that United Properties is a local company which has been around for 89 years and this is their sixth or seventh similar proposal. They are not coming from out of town and pillaging Golden Valley. He said they will be a good neighbor and a good addition to the area and he is in support of this proposal if they follow all of the City's guidelines. He questioned if rezoning these properties is just fixing a technicality on the zoning map.

Keysser explained that the City's General Land Use Plan map has been designated high density for at least the last nine years. In order to make the Zoning map consistent with the existing General Land Use Plan map these properties need to be rezoned to the High Density Residential R-4 zoning district.

Lager asked about the current Comprehensive Plan update. Grimes explained that the Planning Commission has recommended, as part of the Comprehensive Plan update process, keeping these properties designated high density.

Jamie Fitzgerald, 1400 Florida Avenue North, said she wants to reiterate that she is not against the proposal and suggested that a mass mailing be done to a 10-block radius and that the Planning Commission consider tabling this proposal.

Patty Burrets, 6414 Golden Valley Road, referred to Mr. Lager's comment that there has been a lot of misunderstanding regarding this proposal and said she wants to know what has been misunderstood or misrepresented.

Fredric Lager, 6306 Golden Valley Road, stated that he assumes the notification process followed all of the requirements. Grimes explained that the City of Golden Valley mails hearing notices to all property owners within 500 feet. He added that the state statute requires hearing notices be mailed to property owners within 250 feet.

Eleanore Kolar, 6186 Golden Valley Road, said she doesn't believe there has been any misrepresentation; people are just expressing their opinions.

Mary Carson, 1601 Kelly Drive, said she drives by this area constantly and if something is going to be done it should be done tastefully because it impacts a lot of people in Golden Valley. She said from what she has heard this project is not well planned. They are going to come in, build, then leave because it is business to them. She said she is concerned about the loss of trees and added that there has to be a way to fit the architecture into the land.

Dale Bates, 6140 Golden Valley Road suggested the developers build green roofs in order to release oxygen and save money on heating costs.

Seeing and hearing no one else wishing to comment, Keysser closed the public hearing.

Keysser clarified that this proposed project is not a "done deal" until the City Council makes their decision. He also clarified that the City is not the developer of this proposed project so it is not up to the City to tell the developer to build single family homes versus the proposed senior housing.

Kluchka stated that the zoning map says the property is zoned R-3, but Grimes' memo says R-4 and asked for clarification. Grimes stated that the properties are currently zoned R-1 and R-3, and the proposal is to rezone them to R-4.

Kluchka said he is concerned about going from R-3 to R-4. Grimes explained that the R-3 zoning district allows for townhomes and multi-family buildings if they are 12 units or less per acre. The R-4 zoning district is for multi-family buildings with 12 or more units per acre. He stated that the City needed to create a zoning district to match the density requirements on the General Land Use Plan map because the two maps were not consistent.

Keysser asked if the property is rezoned to R-4 High Density Residential and the proposed project doesn't happen if the property would remain R-4. Grimes reiterated that the General Land Use Plan map shows these properties should be high density housing. He explained that if the Planning Commission and the City Council believe that the properties should not be used for high density then the General Land Use Plan map needs to be changed because the High Density designation is the current policy of the City.

Waldhauser asked about the density of the condominiums to the north. Grimes said there are approximately 50 units in the condominium which is approximately 25 to 30 units per acre in density.

Schmidgall stated that the City wasn't thinking when it designated these properties high density on the General Land Use Plan map because he can't imagine a 96-foot tall building in this location. He said he thinks medium density would be better in this location particularly because the zoning to the west is R-1 Single Family. He said it looks like this proposal is being squeezed on to these properties and he thinks the General Land Use Plan map needs to be corrected not the Zoning map.

McCarty said he is concerned that if this property is rezoned to R-4 and this project doesn't go through then someone could build a 96-foot tall building. He suggested reconsidering the General Land Use Plan map designation.

Eck said the issue to consider is if R-4 is appropriate in this location because if the land use is changed to R-3 it would shoot this project down.

Kluchka questioned if rezoning the properties to R-3 would make the apartments "not developable".

Eck stated that if the property is rezoned to R-4 it doesn't necessarily mean that a much taller or higher density project would be approved. Keysser questioned how a project could be denied if it were to meet all the zoning code requirements. Grimes explained that a PUD Permit requires a developer to stick to an approved plan.

Cera asked if the PUD stays with the land. Grimes said yes and explained that if a developer in the future wanted to change an approved PUD Permit the City would have to rescind or amend the existing PUD Permit. Keysser asked for clarification that if someone in the future wanted to build something higher or something different they would have to amend the PUD. Grimes said yes.

Schmidgall noted that the properties north of the creek are in the same situation. Grimes agreed and stated that the properties north of the creek are considered non-conforming and if the apartments to the north are re-developed they will more than likely be higher density because of the facts of the economy.

Cera asked if the City could approve the rezoning request, but deny the PUD request. Grimes reiterated that the City Council has designated this area high density. If the Planning Commission doesn't agree that this area should be high density they could table the rezoning request and ask the City Council to reconsider the comprehensive plan designation. He stated that Golden Valley is currently 70% single family homes. The City has looked far and wide in Golden Valley for areas that could be designated higher density because the Planning Commission and City Council felt there needed to be areas designated for higher density uses and it was felt that this was a good area for higher density development.

Waldhauser said they need to look at the City and see if there is a better location for this type of development and she doesn't think there is.

Keysser said he is comfortable with rezoning the property knowing the City has the PUD process for protection.

McCarty said he is curious as to what the Douglas Drive Corridor study will find because this project will set the tone for the rest of the corridor if this project goes forward.

Keysser stated that the Douglas Drive Corridor study committee has looked at maps to see if change was wanted or not. Hogeboom added that the consensus of the Douglas Drive Corridor study committee was to change these properties to high density.

Kluchka said this is one of the better places the City has to do this type of development and he is inclined to support the rezoning. However, he is concerned about traffic because nobody yields at the corner of Golden Valley Road and Douglas Drive, which needs to be thought about as a part of the Douglas Drive Corridor study. He said they also need to address traffic and impacts to the area.

Cera said he agrees that there is a need for higher density housing.

Eck said this is a NIMBY issue and it is fair to say that higher density housing like this is never desirable for the neighbors living in the area. He said he wants to be sensitive to the neighbor's feelings but if the City was totally sensitive there would never be any change.

Waldhauser said she supports the rezoning request with some reservations. She said Golden Valley needs more senior housing opportunities and this project is an attractive option for seniors.

McCarty said he understands that Golden Valley needs higher density but he is concerned that if these properties were rezoned, someone could propose a 96-foot tall building and if it meets all of the zoning code requirements they wouldn't need a PUD.

Kluchka asked if there is any way to place some type of overlay or control on future development. Grimes said he doesn't think so. He explained that if the concern is the height of the structures then the Planning Commission could consider changing the Zoning Code requirements. He added that if the City holds off on the rezoning of the properties until the Final PUD procedure it would hold the zoning of the land in the state it is in currently. Kluchka said he doesn't want to play a procedural game he would like something more like an overlay.

Schmidgall said he would like to rezone the properties to R-3 Medium Density Residential, not R-4 High Density Residential. He said he would rather have a developer beg the City to be allowed to build taller than have the City beg a developer to build something shorter.

McCarty asked if the rezoning and PUD are approved and the developer decides not to build this project what the limitations are to the next developer. Grimes stated that the City Council can eliminate or rescind a PUD and go back to what the property is zoned and a future developer would probably have to replat the properties or a PUD can be amended to allow for something else. He reiterated that the PUD takes the plans submitted and holds the developer to them. He stated that from a staff perspective this proposal is consistent with what the City is calling for. He referred to the City's housing plan and noted that it also calls for providing an alternate form of housing. He stated that

other cities have built this type of product and have proved that this type of housing causes turnover and frees up single family homes for younger families to purchase.

Waldhauser said he thinks the City should be looking at all the properties at the same time and needs to be thinking about the whole area. Grimes reiterated that state law requires that General Land Use Plan maps and Zoning maps are consistent with each other.

MOVED by Waldhauser, seconded by Cera and motion carried 6 to 1 to recommend rezoning the following properties from their current zoning designation to the R-4 High Density Residential Zoning District. Commissioner Schmidgall voted no.

- 1100, 1170, 1200 and 1300 Douglas Drive North from R-1 Single Family Zoning District to R-4 High Density Residential Zoning District
- 6200 and 6212 Golden Valley Road from R-3 Medium Density Residential Zoning District to R-4 High Density Residential Zoning District.

3. Informal Public Hearing – Preliminary Plan Review – Planned Unit Development – Applewood Pointe – PUD 106

Applicant: United Properties

Address: Northeast Corner of Douglas Drive and Golden Valley Road

Purpose: To allow for the construction of a 4-story, 74-unit senior cooperative building and 4-story, 105-unit assisted living building.

Grimes referred to a location map and stated that the properties involved in this request are located at the northeast corner of Douglas Drive and Golden Valley Road and are the same properties involved in the previous rezoning request. He stated that United Properties is proposing to build two buildings on these properties and create one lot for each building. One will be a 74-unit senior cooperative housing building and the other will be a 105-unit assisted living building. The proposed buildings will be three and four stories in height. He stated that the City Engineer and Hennepin County have reviewed this proposal extensively and Hennepin County has said they do not want access to the site from Douglas Drive. Therefore there will only be one access located on Golden Valley Road. He said he feels comfortable with only one access because of the population of the buildings. He stated that both buildings will have underground and surface parking and that the amount of parking provided exceeds the City's parking requirements.

He stated that one of staff's concerns was the additional 17 feet of right-of-way along Douglas Drive that the County is requesting to accommodate future road changes, turn lanes or sidewalks. He stated that United Properties is providing additional sidewalks and is improving sidewalk connections as a part of their proposal. He referred to the

Schmidgall said he is in favor of the proposed PUD amendment because it will be an improvement to the area. However, he would like to see more green space on the site. Kisch agreed and stated that he would like to add as a condition of approval that the area between the handicap parking stalls and the front area be striped. Segelbaum also agreed and said he thinks the proposal meets the criteria in the PUD ordinance.

MOVED by Cera, seconded by Segelbaum and motion carried unanimously to recommend approval of PUD #66, Amendment #4 to allow for the expansion of the showroom and entry of the Infiniti dealership plus a car wash addition to the north end of the building subject to the following conditions:

1. The plans submitted with the application shall become a part of this approval. These plans were prepared for Lupient Automotive Group and include the following: existing and demolition site plan, proposed site plan, existing floor plans, orientation plans floor plans – building A, floor plans – building B and exterior elevations.
2. All recommendations and requirements outlined in the memorandum from Deputy Fire Marshal Ed Anderson to Mark Grimes, Director of Planning and Development dated September 27, 2011 shall become a part of this approval.
3. A landscape plan showing some restored green space shall be submitted before the Preliminary Plan goes to the City Council for consideration.
4. The walkway between the handicap parking stalls and the front entry shall be striped.
5. Staff will review the condition of the private roadway along the south property line to determine if any maintenance is required.
6. All signs on the property must meet the requirements of the City's Sign Code.
7. This approval is subject to all other state, federal, and local ordinances, regulations, or laws with authority over this development.

3. Informal Public Hearing – Property Rezoning – 1100, 1170, 1200 and 1300 Douglas Drive North – Rezoning from Single Family (R-1) Residential to Medium Density (R-3) Residential - ZO12-17

Applicant: City of Golden Valley

Address: 1100, 1170, 1200 and 1300 Douglas Drive North

Purpose: To consider rezoning the properties from Single Family (R-1) Residential to Medium Density (R-3) Residential in order to bring the Zoning Map into conformance with the General Land Use Plan Map.

Hogeboom referred to a map of the properties and explained the proposal to rezone them to Medium Density (R-3) Residential in order to bring the Zoning Map into Conformance with the General Land Use Plan Map. The land use designation on the General Land Use Plan Map for these properties is High Density Residential.

Kluchka asked about the mailing list for the public hearing notifications. Hogeboom stated that the property owners received individual letters and property owners within 500 feet of the subject properties received notification for this public hearing.

Segelbaum asked about the impact to the existing homes and if their use would be restricted. Hogeboom said the properties, if rezoned, would be considered to be non-conforming due to either the zoning or setback requirements. He explained that the homes can be maintained and improved but they could not expand.

Kisch clarified the Zoning Map designations that would work in each the General Land Use Plan Map categories as follows: properties zoned R-1 and R-2 would be allowed in the Low Density land use category, properties zoned R-2 and R-3 would be allowed in the Medium-Low Density land use category, properties zoned R-3 & R-4 would be allowed in the Medium-High Density land use category and properties zoned R-3 and R-4 would be allowed in the High Density land use category.

Kisch asked about the rationale in not allowing single family homes in the R-3 Zoning District. Grimes explained that allowing single family homes in the R-3 Zoning District would make long-term development more difficult. Hogeboom added that zoning districts help define where long-term higher density can be located versus long-term lower density.

Waldhauser opened the public hearing.

Mark Schulte, 6336 Phoenix Street, stated he would like to know how this proposed rezoning impacts his neighborhood and his property value. He said there are a lot of neighbors who are concerned about how close they will be to high density housing and how property values will be affected.

Seeing and hearing no one else wishing to comment, Waldhauser closed the public hearing.

Kluchka asked which properties have been acquired for the Douglas Drive Corridor Project. Hogeboom said there will be some properties acquired north of Golden Valley Road.

Kisch referred to the Metropolitan Council's demographics regarding the rise in population and asked if this proposed rezoning with help the City plan for higher density especially since the corner of Harold Avenue and Winnetka Avenue is no longer being proposed for higher density. Hogeboom said the Metropolitan Council gives estimates based on regional levels and each City has to plan long-term for the increased population.

Grimes stated that he feels a well-maintained and landscaped higher density development would fit in well in this area. McCarty asked why it is being limited to such low density. Hogeboom stated that a developer could petition the City in the future to rezone it to a higher density zoning category.

Schmidgall said he is in favor of the proposed rezoning to R-3 residential, but he would not support a 60-foot high, vinyl sided building like what was proposed previously for this area.

Kluchka asked what uses would be considered Conditional Uses are in the R-3 Zoning District. Grimes read the following list of Conditional Uses found in the R-3 Zoning District in the City Code: Residential facilities serving 25 or more persons, Group Foster Homes, Senior and physical disability housing to a density in excess of 12 units per acre or up to 5 stories or 60 feet in height and retail sales, Class I and II restaurant establishments, and professional offices within principal structures containing 20 or more dwelling units when located upon any minor or major arterial street. Any such sales establishment or office shall be located only on the ground floor and have direct access to the street.

MOVED by Segelbaum, seconded by Schmidgall and motion carried unanimously to recommend approval of rezoning the properties located at 1100, 1170, 1200 and 1300 Douglas Drive North from Single Family (R-1) Residential to Medium Density (R-3) Residential in order to bring the Zoning Map into conformance with the General Land Use Plan Map.

--Short Recess--

4. Reports on Meetings of the Housing and Redevelopment Authority, City Council, Board of Zoning Appeals and other Meetings

No reports were given.

5. Other Business

The Commission discussed possible dates for the annual holiday party. The consensus was to have the party on December 7 at the Brookview Grill.

6. Adjournment

The meeting was adjourned at 8:15 pm.



David A. Cera, Secretary

Planning Commission

August 10, 2020 – 7 pm

REGULAR MEETING MINUTES

This meeting was held via Webex in accordance with the local emergency declaration made by the City under Minn. Stat. § 12.37. In accordance with that declaration, beginning on March 16, 2020, all Planning Commission meetings held during the emergency were conducted electronically. The City used Webex to conduct this meeting and members of the public were able to monitor the meetings by watching it on Comcast cable channel 16, by streaming it on CCXmedia.org, or by dialing in to the public call-in line.

The public was able to participate in this meeting during public comment sections, by dialing the public call-in line.

1. Call to Order

The meeting was called to order at 7:00 by **Chair Blum**.

Roll Call

Commissioners present: Rich Baker, Ron Blum, Adam Brookins, Andy Johnson, Noah Orloff, Lauren Pockl, Ryan Sadeghi, Chuck Segelbaum

Commissioners absent:

Staff present: Jason Zimmerman – Planning Manager, Myles Campbell – Planner

Council Liaison present: Gillian Rosenquist

2. Approval of Agenda

Chair Blum asked for a motion to approve the agenda.

MOTION made by **Commissioner Johnson**, seconded by **Commissioner Brookins** to approve the agenda of August 10, 2020. Staff called a roll call vote and the motion carried unanimously.

3. Approval of Minutes

Chair Blum asked for a motion to approve the minutes from July 27, 2020.

MOTION made by **Commissioner Pockl**, seconded by **Commissioner Brookins** to approve the July 27, 2020 meeting minutes, after edits were made. Staff called a roll call vote and the motion carried with the **Chair** abstaining as he was not present.

4. Informal Public Hearing – Zoning Text Amendment

Rezoning of Properties to Achieve Conformance with the 2040 Comprehensive Plan

Applicant: City of Golden Valley

Jason Zimmerman, Planning Manager, started with a presentation and reminded the group of the re-zonings taking place as part of complying with the 2040 Comprehensive Plan. This group is a second round of rezoning requests and this current request includes 47 properties. One location in



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this group being considered for a new multifamily development; the project is dependent on the rezoning taking place in order to move forward.

Zimmerman went on to break down the groups by neighborhoods, there are 7 groups in total. Each group had specific details, group-specific resident comments, all conveyed to the Commissioners by staff.

As a key reminder, **Zimmerman** added that state statute requires all zoning designations to be consistent with the land uses identified in the Comp Plan within nine months of adoption. Businesses would be allowed to continue with current uses and site layouts under a legally non-conforming status. PUD regulations take precedence. Should the City choose *not* to rezone any of these properties, the Future Land Use Map would need to be amended with the Met Council.

Recommendation

Following the provisions of State statute (sec. 473.858, subd. 1) and the requirements of the Metropolitan Council with respect to comprehensive planning, staff recommends the 47 identified properties be rezoned as indicated.

Commissioner Baker asked what the notification process to neighbors is. **Zimmerman** responded that homes within a 500-foot buffer from the property are sent a notice 10 days prior to the informal public hearing and then another for the formal hearing with City Council.

Discussion around the proposed zoning changes occurred, by right changes, CUP, and PUDs.

Commissioner Pockl asked if there was objection to any rezoning groups, staff stated that there were two in advance regarding group 4's rezoning from R-3 to R-4.

Chair Blum opened the public hearing at 7:30 pm.

Amy

3211 St Margaret Drive

My question was, why are the properties here being rezoned when the light rail likely won't go through. However, this was addressed because the rezoning is being set aside. Watching the meeting, I see my question has been addressed. Is that correct that you're not currently rezoning the St Margaret Church property.

Leann Moss

2020 Douglass Drive

I heard we were already rezoned and have now been approached to sell our house. When will this rezoning be happening. How long will it take to happen?

Zimmerman chimed in, this is one of the properties being considered for multi-family development. It is being considered for rezoning but has not occurred yet. Assuming the rezoning passes the Planning Commission meeting, it will move on to City Council, and once it's approved by the Council, the rezoning will take effect the following week.

Anonymous

Golden Valley Road and Douglas Drive Intersection

What is the status of the property on 1111 Douglas Drive, the tenant office building. Depending on that, how does that effect the potential rezoning of properties on Golden Valley Road and Douglas Drive?

Zimmerman responded that there was interest in 1111 Douglas Drive since the Tennant headquarters is moving to Eden Prairie. The City is of the understanding that when that transition takes place, the property will be placed for sale. The comp plan guides that property as Mixed-Use, it could be residential, commercial, institutional-they're all options under Mixed-Use designation. If there were concerns about traffic, then maybe an evaluation of that area would be done.

Calvin Artimus

1950 Douglas Drive N

Is the property you're talking about that has interest from developers, going to be low-income housing?

Zimmerman stated the idea is multi-family housing but the level of income being targeted has not been shared with the City. The City has interest in affordable housing but until a proposal comes to the City, it's unclear. The caller responded that if the developer wants to put multi-level housing where houses are located, that may be what's right for the City but what about what's right for the neighbors? The developers came already and asked to buy my property, they then said if I don't sell to them, that my property will be worth nothing. **Zimmerman** responded that tonight's vote is not to vote on if a multi-family unit will be developed. Tonight, the Planning Commission will decide on whether or not to move the rezoning forward with a mixed-use zoning to support any number of uses. It's up to the current property owners and future property owners to decide what they would like to do; if they want to sell or develop. The caller responded, he believes his property is zoned Institutional, and would like to zone it residential; however, if a developer comes in and builds a multi-family housing unit, he doesn't see a future for himself in this location.

Chair Blum left the call-in line open while Commissioners had discussion.

Commissioner Johnson asked what the City's position is on low-income renters being displaced by re-zonings. **Zimmerman** responded that he doesn't speak for the City Council but that he feels the goal is not to see affordable housing reduced in the City. The overall Comprehensive Plan goal is to see the numbers increase over 10-20 years.

Discussion continued around specific groups and group 4 rezoning from R-3 to R-4 and area's ability to handle the increased traffic. It was mentioned that this proposed rezoning occurred in the past and staff offered to table group 4 and do some more research into what occurred to prevent the rezoning. The roads have since changed from a four way stop to a roundabout. A couple Commissioners stated their support of tabling group four and waiting for more analysis.

Commissioner Johnson asked about group 6 – removing the institutional zoning for the religious building, is there a concern around legislation? **Zimmerman** stated the City is allowed to rezone as Mixed-Use because that allows for Institutional as well as a number of other uses. **Johnson** continued by asking if businesses could continue to exist but have limitations by new zoning. **Zimmerman** responded that City Code addresses non-conforming uses; anything that was legally constructed in a previous zoning, is allowed to continue on. These businesses can remodel or even rebuild in the event of catastrophe, they cannot expand, however. The conversation continued on to roadways and creating safe/legal access to properties.

Chair Blum said he was wondering about group 7, and the R-1 area being rezoned to an R-2 and how it compares to the intersection of Medicine Lake Road and Winnetka. Chair added that it seems that area was more conducive to R-2 and wasn't sure he felt the same about group 7. **Zimmerman** added that currently R-2 doesn't allow for row-houses but adding them to the zoning designation has been discussed.

The conversation continued on about R-2 vs R-3, duplexes and row houses.

Chair suggested tabling group 7 for more analysis.

Chair Blum closed the public hearing at 8:20pm.

MOTION made by **Commissioner Brookins**, and seconded by **Commissioner Segelbaum** to approve Groups, 1, 2, 3, 5, 6 and to table Groups 4, 7.

Staff took a roll call vote and the motion passes unanimously.

5. Informal Public Hearing – Zoning Map Amendments

Section 113-152: Screening and Outdoor Storage

Applicant: City of Golden Valley

Myles Campbell, Planner, did not have a PowerPoint presentation for Commissioners as this was a continuation of a presentation from last meeting.

Three areas of the zoning code broadly fell under the title of screening and staff felt they could be improved on. The three areas, analysis, and draft language are as follows:

Arterial Road Fence Height Exception

Current zoning code language for residential properties limit the height of fences to 4 ft. in the front yard of homes. Homes abutting a minor arterial are allowed to go up to 6 ft. in height as part of an exception in § 113-152, Subd. (d)(2).

A number of properties that abut a frontage road for Principal Arterials have applied for variances for 6 ft. fences. These properties do not qualify for the exception, they see similar if not greater noise and nuisance impacts than those that abut a minor arterial street, thus staff suggests the following amendment to § 113-152, Subd. (d)(2)

A wall or fence not exceeding six feet in height is permitted in the front yard of all properties directly adjoining a minor arterial street or adjoining the frontage road of a principal arterial, freeway, or expressway; as designated by the City.

September 9, 2020

In reference to your letter dated September 3, 2020, I am extremely concerned about the rezoning of this area. I live at the Villa at 1350 Douglas Drive. Having Bassett Creek flowing through our back yard and having the south view beyond the creek is a beautiful amenity. I am sure placing a multi level complex at some time on the proposed area will only decrease property values at the Villa. I will be terribly disappointed should this happen. Golden Valley has erected several multi-level buildings in the last few years. I would hope the tax revenue from these buildings should supplement the city of Golden Valley very well. Please do not ruin the esthetics of this community.

Respectfully,
Marlene Witucki

List of Affected Properties

Address	Current Zoning	Proposed Zoning
7831 Olson Memorial Highway	R-1	R-3
440 Winnetka Ave N	R-1	R-3
424 Winnetka Ave N	R-1	R-3
400 Winnetka Ave N	R-1	R-3
7840 Harold Ave	R-1	R-3
7830 Harold Ave	R-1	R-3
7732 Harold Ave	R-1	R-3
7724 Harold Ave	R-1	R-3
7710 Harold Ave	R-1	R-3
411 Rhode Island Ave N	R-1	R-3
1300 Douglas Drive North	R-3	R-4
1200 Douglas Drive North	R-3	R-4
1170 Douglas Drive North	R-3	R-4
1100 Douglas Drive North	R-3	R-4
6212 Golden Valley Road	R-3	R-4
6200 Golden Valley Road	R-3	R-4

Group 1

Future Land Use

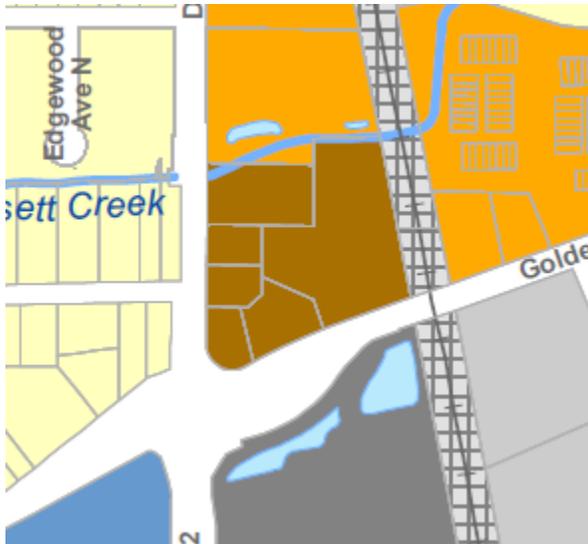


Current Zoning

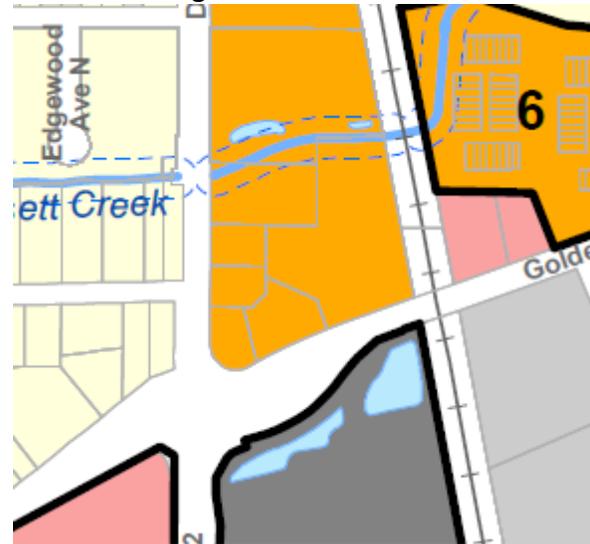


Group 2

Future Land Use



Current Zoning



ORDINANCE NO. 691
AN ORDINANCE AMENDING THE CITY CODE CHAPTER 113
Rezoning Certain Properties at Harold Avenue and Winnetka Avenue
in Order to Achieve Alignment with the 2040 Comprehensive Plan

The City Council for the City of Golden Valley hereby ordains:

Section 1. City Code chapter 113 entitled "Zoning" is amended in Section 113-55 Subd. (b) by changing the zoning designation of certain tracts of land from Single-Family Residential (R-1) to Medium Density Residential (R-3):

7831 Olson Memorial Highway
440 Winnetka Avenue North
424 Winnetka Avenue North
400 Winnetka Avenue North
7840 Harold Avenue
7830 Harold Avenue
7732 Harold Avenue
7724 Harold Avenue
7710 Harold Avenue
411 Rhode Island Avenue North

Section 2. City Code Chapter 1 entitled "General Provisions" and Sec. 1-8 entitled "General Penalty; Continuing Violations" are hereby adopted in their entirety, by reference, as though repeated verbatim herein.

Section 3. This ordinance shall take effect from and after its passage and publication as required by law.

Adopted by the City Council this 7th day of October, 2020.

/s/Shepard M. Harris
Shepard M. Harris, Mayor

ATTEST:

/s/ Theresa J. Schyma
Theresa J. Schyma, City Clerk

ORDINANCE NO. 692
AN ORDINANCE AMENDING THE CITY CODE CHAPTER 113
Rezoning Certain Properties at Douglas Drive and Golden Valley Road
in Order to Achieve Alignment with the 2040 Comprehensive Plan

The City Council for the City of Golden Valley hereby ordains:

Section 1. City Code chapter 113 entitled "Zoning" is amended in Section 113-55 Subd. (b) by changing the zoning designation of certain tracts of land from Medium Density Residential (R-3) to High Density Residential (R-4):

1300 Douglas Drive North
1200 Douglas Drive North
1170 Douglas Drive North
1100 Douglas Drive North
6212 Golden Valley Road
6200 Golden Valley Road

Section 2. City Code Chapter 1 entitled "General Provisions" and Sec. 1-8 entitled "General Penalty; Continuing Violations" are hereby adopted in their entirety, by reference, as though repeated verbatim herein.

Section 3. This ordinance shall take effect from and after its passage and publication as required by law.

Adopted by the City Council this 7th day of October, 2020.

/s/Shepard M. Harris
Shepard M. Harris, Mayor

ATTEST:

/s/ Theresa J. Schyma
Theresa J. Schyma, City Clerk



EXECUTIVE SUMMARY

Physical Development

763-593-8030 / 763-593-8109 (fax)

Golden Valley City Council Meeting

October 7, 2020

Agenda Item

4. C. Public Hearing – Approval of Conditional Use Permit 168, Amendment #1 – 145 Jersey Ave S

Prepared By

Myles Campbell, Planner

Summary

The principal of Good Shepherd School, Stevi Evans, is requesting an amendment to an existing CUP in order to allow for the expansion of the school's pre-k child care center from one classroom to two. The original CUP from 2019 had a condition that capped the number of child care participants, "The child care center shall be limited to 20 students, or the amount specified by the Minnesota Department of Human Services, whichever is less."

The original CUP was applied for and completed in 2019. This amendment would not require any changes to the building footprint or exterior of the building. Many of the existing conditions at the site have not changed since that original approval.

This request was considered at the Planning Commission meeting on September 14, 2020. The Commission voted unanimously (7-0), recommending approval of the amendment to CUP 168. The Commissioners did modify the conditions for the permit's approval, which will be covered in greater depth later in this report.

Zoning Analysis

Good Shepherd Church and School is proposing to convert an existing classroom within the school to serve as a second room for its child care program. Other than this change, the hours of operation, building footprint, and parking lot layout are not expected to be modified. Given that this proposed use represents relatively little change in use compared to the original CUP review, staff was primarily interested in how the change might impact traffic flow and parking on site.

Parking

With the initial approval of the CUP, the City elected to utilize its zoning language in *Section 113-151. Off-Street Parking and Loading. (b)(23) Potential Reduction*. This section of code allows the city to waive or reduce a portion of the parking required for a site in which parking is shared or jointly used between two or more complementary uses. Given that the church primarily operates on the weekend, and the school operates during the week staff sees no issues with the proposed change in use regarding the expansion of childcare facilities. As seen in the table below, the Church use has a

much greater impact in terms of parking required, with the added childcare only increasing the parking requirement by one space per six participants. Additionally, given the conversion of one classroom to the child care use, this increase is further offset by the decrease in parking required for the school.

Use	Requirement	Calculation	Minimum Parking Spaces
Child Care	1 per 6 participants	40 participants	7
School	2 per classroom	14 classrooms	28
Place of Worship	1 per 3 seats in main assembly area (where the number of required parking spaces is measured by maximum seating capacity)	450 occupant load in Church + 300 occupant load in Social Hall = 750	250
Total			285
Existing			263
Difference			-22

Since the parking lot is sized to accommodate the larger demand for parking on the weekends (263 spaces) and there have been no issues with parking shortages on the property on weekdays, staff is comfortable allowing a parking reduction for this site. Any future expansions of the campus may trigger the need for a formal parking agreement between the owner and the City, depending on a future parking analysis.

Traffic Circulation

All drop-offs and pick-ups currently occur on site. The school has received some feedback and advice from police on how to minimize congestion and traffic on both Jersey and Western, although Physical Development staff have not received complaints or heard of issues with queueing in the public right-of-way at this time. Preschool drop-off and pick-up enters the site from Jersey, while school age families enter from Western. Drop-off typically occurs between 7:45-8:10 a.m., while pick-up occurs between 2:40-3:00 p.m.

CUP Evaluation

The findings and recommendations for a Conditional Use Permit are based upon any or all of the following factors (which need not be weighed equally). Any conditions imposed by the permit should respond to and attempt to mitigate impacts generated by the proposed use.

Factor	Finding
1. Demonstrated Need for Proposed Use	Standard met. Child care is a necessary service for many members of the community. A child care center was

	<p>previously requested by parents in the K-6 school. The expansion from 20 to 40 children is a reasonable increase so long as the building is able to adequately serve the students, which it appears to be.</p>
<p>2. Consistency with the Comprehensive Plan</p>	<p>Standard met. The proposed use is consistent with the Institutional designation in the Comprehensive Plan, which allows for child care centers.</p>
<p>3. Effect upon Property Values</p>	<p>Standard met. The proposed use is not anticipated to affect property values in a substantial way.</p>
<p>4. Effect on Traffic Flow and Congestion</p>	<p>Standard conditionally met. Traffic flows are not anticipated to be substantially different from those that currently exist. The peak hours have been identified by the school and they have worked with the Police Department in order to minimize congestion. The amount of additional cars coming through the parking lot because of the added number of children is not expected to significantly impact traffic flow. While there is not currently a problem with overflow into the streets, City staff suggest that the applicant complete a circulation plan for the site, in order to maximize the effective use of its large parking lot and queuing area and to preempt any potential issues down the road.</p>
<p>5. Effect of Increases in Population and Density</p>	<p>Standard met. The school currently has 29 employees. The amendment would allow for an increase of 20 children in the preschool program, however the site is able to accommodate this growth in population without negatively affecting neighboring property owners.</p>
<p>6. Compliance with the City's Mixed-Income Housing Policy</p>	<p>Not applicable.</p>
<p>7. Increase in Noise Levels</p>	<p>Standard met. The proposed use is not anticipated to generate excessive noise. Other</p>

	than afterschool meetings and activities, no regular night-time activities are expected.
8. Generation of Odors, Dust, Smoke, Gas, or Vibration	Standard met. The proposed use is not anticipated to generate excessive odors, dust, smoke, gas, or vibrations.
9. Any Increase in Pests or Vermin	Standard met. The proposed use is not anticipated to attract pests.
10. Visual Appearance	Standard met. No exterior improvements are associated with this proposal. Future improvements to the parking lot will need to incorporate minimum standards in City Code.
11. Other Effects upon the General Public Health, Safety, and Welfare	Standard met. The proposed use is not anticipated to have any other impacts on the surrounding area.

Engineering Staff has reviewed the application and only raised the point that a circulation plan or study may be a good idea given that the applicant has received some direction on queuing from the Police, they otherwise have not had any reports of significant parking or congestion issues around the site. Engineering staff supports approval of the CUP. The Fire Department has reviewed the application and has no additional concerns. Fire staff support the approval of the CUP.

Based on the findings above, staff recommends approval of Conditional Use Permit 168, Amendment 1, allowing for a Child Care Center in an Institutional I-1 Zoning District at 145 Jersey Avenue South. Consistent with State statute, a certified copy of the CUP must be recorded with Hennepin County. The approval of this Conditional Use Permit Amendment is subject to the following conditions:

1. The child care center shall be limited to 40 students, or the amount specified by the Minnesota Department of Human Services, whichever is less.
2. A proposal to increase the capacity of the child care center will require an amendment to the CUP.
3. All necessary licenses shall be obtained and remain active with the Minnesota Department of Human Services.
4. The hours of normal operation for the Child Care Center shall be Monday through Friday from 7 am to 6 pm.
5. The applicant will produce a traffic circulation plan for the site regarding drop-off and pick-up procedures, to be reviewed by the City's Engineering Staff.

Financial Or Budget Considerations

None

Recommended Action

Motion to adopt Ordinance #693, Approval of Conditional Use Permit 168, Amendment #1 allowing for expanded child care services at 145 Jersey Ave S.

Supporting Documents

- Memo to the Planning Commission dated September 14, 2020 (6 pages)
- Unapproved Planning Commission Minutes dated September 14, 2020 (3 pages)
- CUP Amendment Application (3 pages)
- Site Plan (1 page)
- Conditional Use Permit 168, Amendment #1 (2 pages)
- Ordinance #693, Approval of Conditional Use Permit 168, Amendment #1 allowing for expanded child care services at 145 Jersey Ave S (1 page)



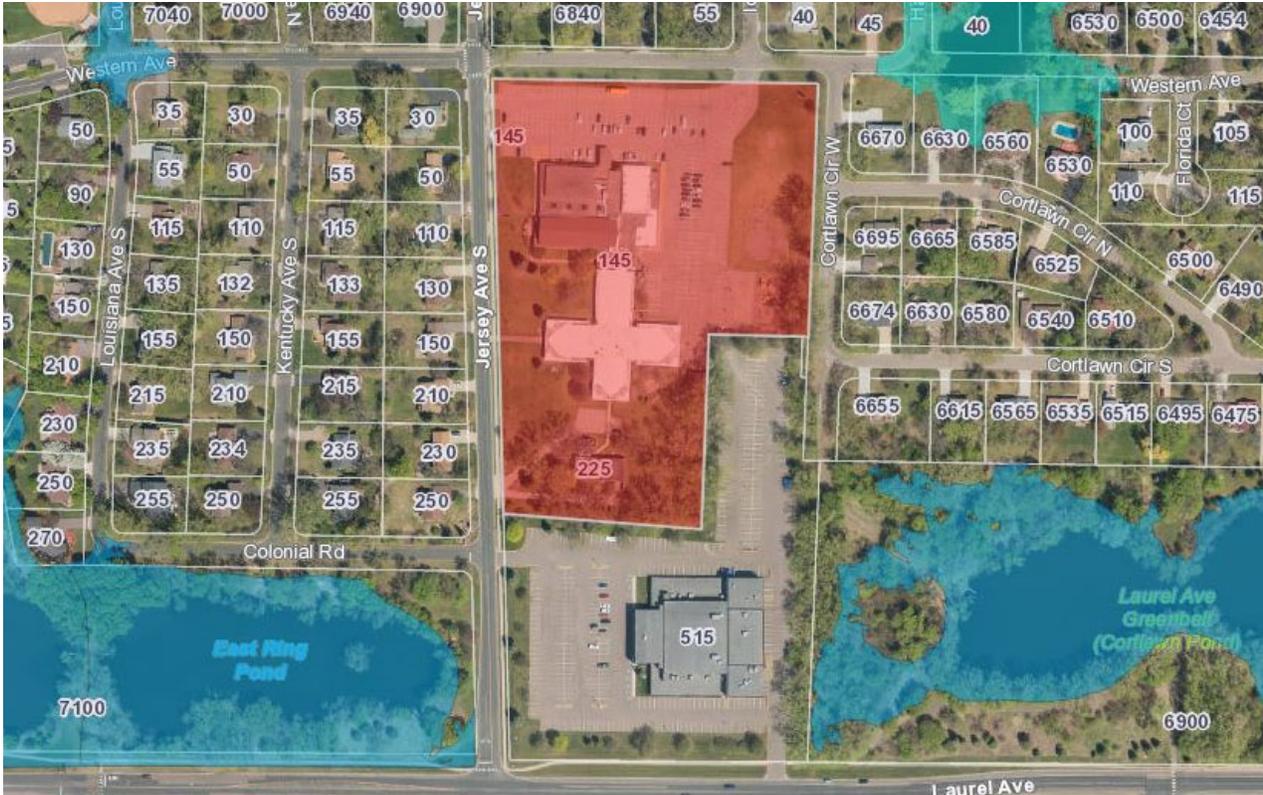
MEMORANDUM

Planning Department

763-593-8095 / 763-593-8109 (fax)

Date: September 14, 2020
To: Golden Valley Planning Commission
From: Myles Campbell
Subject: Informal Public Hearing – Conditional Use Permit (CUP-168) Amendment 1, to allow for the expansion of a Child Care Center in an Institutional Zoning District

Property address: 145 Jersey Avenue South **Property owner:** same as applicant
Applicant: Good Shepherd School **Lot size:** 8.9 acres
Zoning District: Institutional I-1 **Future land use:** Institutional – Assembly
Current use: Place of Worship, School and Child Care Center
Adjacent uses: Residential uses (west, north, east); Institutional (south)



2018 aerial photo (Hennepin County)

Summary

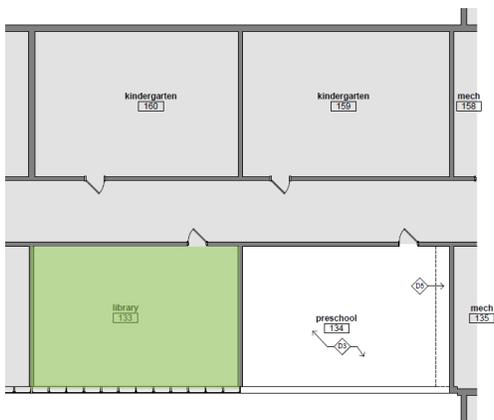
The principal of Good Shepherd School, Stevi Evans, is requesting an amendment to an existing CUP in order to allow for the expansion of the school's child care center. The original CUP from 2019 had a condition that capped the number of child care participants, "The child care center shall be limited to 20 students, or the amount specified by the Minnesota Department of Human Services, whichever is less."

Child care centers in Minnesota must operate under a Child Care Center License issued by the Minnesota Department of Human Services. Good Shepherd School has contacted DHS about expanding their child care program, from one classroom to two. Because of the condition of the original CUP, this action requires an amendment to the permit.

The original CUP was applied for and completed in 2019. This amendment would not require any changes to the building footprint or exterior of the building. Many of the existing conditions at the site have not changed since that original approval.

Existing Conditions

The principal structure on the lot is a one-story building totaling 59,101 square feet. It currently operates as the Good Shepherd Catholic Church and School. The north half of the structure includes the church, gym, and social hall. The south half of the building includes the school of 15 classrooms, the school library, and a computer lab. Administrative offices are located in between the church and the school. The principal structure conforms to setback and height regulations. The main entrance for the school is on the east side of the building, adjacent to the parking lot. The parking lot surrounds the building to the north and east.



Proposed Uses

Good Shepherd Catholic School is proposing to convert another existing classroom in the building to serve as a second child care center for up to an additional 20 children (highlighted in green to the left). The room is located directly west of the existing pre-k classroom and has previously functioned as a library and music room at the school. No further changes are being proposed at this time to the building layout or use.

Zoning Analysis

Parking

Use	Requirement	Calculation	Minimum Parking Spaces
Child Care	1 per 6 participants	40 participants	7
School	2 per classroom	14 classrooms	28
Place of Worship	1 per 3 seats in main assembly area (where the number of required parking spaces is measured by maximum seating capacity)	450 occupant load in Church + 300 occupant load in Social Hall = 750	250
Total			285
Existing			263
Difference			-22

Potential Parking Reduction

Under Section 113-151. *Off-Street Parking and Loading. (b)(23) Potential Reduction.*

The City makes an allowance for circumstances where the required minimum parking may be reduced:

The City may allow up to 50 percent reduction when joint use or combined parking is provided for uses which have substantially different parking demands and peak parking needs such as a daytime use with a nighttime use (e.g., office and movie theater) or a week day use with a weekend use (e.g., office and a church). Such reduction may require an agreement between the uses and an agreement between the owners and City. Such agreement may also be subject to proof of parking.

The church operates primarily on the weekends and requires a minimum of 250 parking spaces. The school/child care center operates on the weekdays and requires a minimum of 35 parking spaces. Since the parking lot is sized to accommodate the larger demand for parking on the weekends (263 spaces) and there have been no issues with parking shortages on the property on weekdays, staff is comfortable allowing a parking reduction for this site. Any future expansions of the campus may trigger the need for a formal parking agreement between the owner and the City, depending on a future parking analysis.

Bicycle Parking

The site is required to provide 15 bicycle parking spaces and there are currently 16 on site.

Employees, Visitors, and Hours of Operation

There are currently 29 school staff members, which includes 21 teachers, 5 teaching aides, and 3 administrative employees. The hours of operation for the child care center would remain the

same for the existing program and for the school overall, 7 am to 6 pm, Monday through Friday. Good Shepherd Catholic Church hosts mass on Saturdays at 5 pm and Sundays at 8:30 am and 10:30 am. Each session of mass has an average attendance of 300 people.

All drop-offs and pick-ups currently occur on site. The school has received some feedback and advice from police on how to minimize congestion and traffic on both Jersey and Western, although staff have not received complaints or heard of issues with queueing in the public right-of-way at this time. Preschool drop-off and pick-up enters the site from Jersey, while school age families enter from Western. Drop-off typically occurs between 7:45-8:10 a.m., while pick-up occurs between 2:40-3:00 p.m.

Evaluation

The findings and recommendations for a CUP are based upon any or all of the following factors (which need not be weighed equally):

Factor	Finding
<p>1. Demonstrated Need for Proposed Use</p>	<p>Standard met. Child care is a necessary service for many members of the community. A child care center was previously requested by parents in the K-6 school. The expansion from 20 to 40 children is a reasonable increase so long as the building is able to adequately serve the students, which it appears to be.</p>
<p>2. Consistency with the Comprehensive Plan</p>	<p>Standard met. The proposed use is consistent with the Institutional designation in the Comprehensive Plan, which allows for child care centers.</p>
<p>3. Effect upon Property Values</p>	<p>Standard met. The proposed use is not anticipated to affect property values in a substantial way.</p>
<p>4. Effect on Traffic Flow and Congestion</p>	<p>Standard conditionally met. Traffic flows are not anticipated to be substantially different from those that currently exist. The peak hours have been identified by the school and they have worked with the Police Department in order to minimize congestion. The amount of additional cars coming through the parking lot because of the added number of children is not expected to significantly impact traffic flow. While there is not currently a problem with overflow into the streets, city staff</p>

Factor	Finding
	suggest that the applicant complete a circulation plan for the site, in order to maximize the effective use of its large parking lot and queuing area and to preempt any potential issues down the road.
5. Effect of Increases in Population and Density	Standard met. The School currently has 29 employees. The amendment would allow for an increase of 20 children in the preschool program, however the site is able to accommodate this growth in population without negatively affecting neighboring property owners.
6. Compliance with the City's Mixed-Income Housing Policy	Not applicable.
7. Increase in Noise Levels	Standard met. The proposed use is not anticipated to generate excessive noise. Other than afterschool meetings and activities, no regular night-time activities are expected.
8. Generation of Odors, Dust, Smoke, Gas, or Vibration	Standard met. The proposed use is not anticipated to generate excessive odors, dust, smoke, gas, or vibrations.
9. Any Increase in Pests or Vermin	Standard met. The proposed use is not anticipated to attract pests.
10. Visual Appearance	Standard met. No exterior improvements are associated with this proposal. Future improvements to the parking lot will need to incorporate minimum standards in City Code.
11. Other Effects upon the General Public Health, Safety, and Welfare	Standard met. The proposed use is not anticipated to have any other impacts on the surrounding area.

Engineering Staff has reviewed the application and only raised the point that a circulation plan or study may be a good idea given that the applicant has received some direction on queuing from the Police, they otherwise have not had any reports of significant parking or congestion issues around the site. Engineering staff supports approval of the CUP. The Fire Department has

reviewed the application and has no additional concerns. Fire staff support the approval of the CUP.

Recommended Action

Based on the findings above, staff recommends approval of Conditional Use Permit 168, Amendment 1, allowing for a Child Care Center in an Institutional I-1 Zoning District at 145 Jersey Avenue South. Consistent with State statute, a certified copy of the CUP must be recorded with Hennepin County. The approval of this Conditional Use Permit Amendment is subject to the following conditions:

1. The child care center shall be limited to 40 students, or the amount specified by the Minnesota Department of Human Services, whichever is less.
2. A proposal to increase the capacity of the child care center will require an amendment to the CUP.
3. All necessary licenses shall be obtained and remain active with the Minnesota Department of Human Services.
4. The hours of normal operation for the Child Care Center shall be Monday through Friday from 7 am to 6 pm.
5. The applicant will produce a traffic circulation plan for the site regarding drop-off and pick-up procedures, to be reviewed by the City’s Engineering Staff.

Attachments

- CUP Amendment Application (3 pages)
- Capacity Notification from MNDHS (1 page)
- Original CUP Memo to PC –June 10, 2019 (6 pages)
- Minutes from Planning Commission – June 10, 2019 (4 pages)
- Site Plan (5 pages)

really answer. **Baker** asked about flooding since numerous callers insisted it occurs and asked staff about the dates on the most current floodplain map. **Zimmerman** wasn't sure of dates but pointed out that the floodplain map doesn't consider where water floods and pools in resident yards.

Segelbaum asked about the size of Group 1 and if it meets the 2-acre minimum for a PUD. **Zimmerman** responded that it's a 6-acre site if all the properties were combined. The discussion moved on to setbacks and building height as well as pedestrian traffic.

Being that the conversation was dominated by Group 1, **Zimmerman** asked if anyone had comments on Group 2. **Segelbaum** stated that while a lot of feedback has come up from Group 1, it's interesting there hasn't been more feedback on Group 2. The density change in Group 2 makes sense to spur development. **Pockl** echoed this statement and added that traffic mitigation measures have taken place in this area.

Dale Berg
7435 Ridgeway Road

Asked Adam Brookins to state who his employer is.

Commissioners encouraged Brookins not to answer that question as no Commissioner is required to do so. Positions on the Commission are volunteer and members stated anecdotally that members are upright, honest, and have the City's best interest at heart.

Brookins asked staff if there were future development plans for Winnetka as the Douglas Drive project was a county project. **Zimmerman** affirmed the county construction project and doesn't see the City engaging on a large-scale study in the near future.

Chair Blum closed the public hearing at 8:58pm.

MOTION made by **Commissioner Baker**, and seconded by **Commissioner Pockl** to deny staff recommendation to rezone Group 1 from R-1 to an R-3 and encourage the City to look at ways to enhance infrastructure surrounding this area and/or other zoning of the properties.

Staff took a roll call vote.

Aye: Baker, Blum, Johnson, Pockl, Segelbaum

Nay: Brookins,

Motion passes, 5:1

MOTION made by **Commissioner Brookins**, and seconded by **Commissioner Segelbaum** to approve staff recommendation and rezone Group 2 from R-3 to R-4.

Staff took a roll call vote and the motion passed unanimously.

5. Informal Public Hearing – Amendment to Conditional Use Permit No. 145

Applicant: Good Shepherd Church and School

Location: 145 Jersey Ave S

Purpose: To allow for the addition of a second preschool classroom

Myles Campbell, Planner, started his presentation on the first amendment to CUP 145, the area is zoned institutional and surrounded by R-1 and a second Institutional parcel to the south. The initial CUP was approved at the July 2, 2019 Planning Commission meeting which allowed for a childcare center at the school/church for up to 20 children.

Several conditions were a part of the initial CUP

- Must be licensed by MN Department of Human Services
- Childcare center participants were to cap at 20 students or the amount DHS licensed, whichever was less.
- Hours of operation were limited to 7am-6pm, Monday-Friday
- Any expansion of the center would require a CUP Amendment

Good Shepard is seeking an amendment so they may expand their child care program. The amendment increases the cap to 40 students. Space for more children will be created by converting another classroom in the existing school and no other exterior work or changes to the footprint have been suggested at this time.

Campbell continued on existing conditions of the building size, use, parking, and uses surrounding the building. Then listed operational zoning considerations and stated that another CUP amendment is required for additional headcount in the childcare center and if that occurs, the school is exploring a potential physical expansion via a master planning process.

Recommendation

Staff recommends approval of Conditional Use Permit 168, Amendment 1, allowing for a Child Care Center in an Institutional I-1 Zoning District at 145 Jersey Avenue South. Consistent with State statute, a certified copy of the CUP must be recorded with Hennepin County.

The approval of this Conditional Use Permit Amendment is subject to the following conditions:

1. The child care center shall be limited to 40 students, or the amount specified by the Minnesota Department of Human Services, whichever is less.
2. A proposal to increase the capacity of the child care center will require an amendment to the CUP.
3. All necessary licenses shall be obtained and remain active with the Minnesota Department of Human Services.
4. The hours of normal operation for the Child Care Center shall be Monday through Friday from 7 am to 6 pm.
5. The applicant will produce a traffic circulation plan for the site regarding drop-off and pick-up procedures, to be reviewed by the City's Engineering Staff.

The Chair opened the discussion.

Commissioners asked about enrollment, busing, traffic, and Covid procedures.

Chair Blum opened the public hearing at 9:32pm.

Chair Blum closed the public hearing at 9:35pm.

MOTION was made by **Commissioner Brookins** seconded by **Commissioner Pockl** to follow staff recommendation and approve Conditional Use Permit 168, Amendment 1, allowing for a Child Care Center in an Institutional I-1 Zoning District at 145 Jersey Avenue South. Staff took a roll call vote and the motion passed unanimously.

Televised portion of the meeting concluded at 9:38pm

6. Council Liaison Report

Council Member Rosenquist provided an update on various items discussed at the last City Council meeting, including details about the proposed 2021 City budget, a new task force to look at reorganizing the Civil Service Commission, and a new municipal facilities task force that will be examining the future of all City-owned facilities. **Commission Segelbaum** asked about the status of the Council Chambers renovation. **Rosenquist** replied that it was postponed but could be revisited at some point in the future; at this time only the AV systems would be upgraded.

7. Reports on Board of Zoning Appeals and other Meetings

None given.

8. Other Business

None.

9. Adjournment

MOTION by **Commissioner Brookins** to adjourn, seconded by **Commissioner Johnson**, and approved unanimously. Meeting adjourned at 9:57 pm.

Adam Brookins, Secretary

Amie Kolesar, Planning Assistant

PLANNING APPLICATION

Conditional Use Permit

Street address of properties in this application:

APPLICANT INFORMATION

Name (individual, or corporate entity):

Good Shepherd Church and School

Address:

145 Jersey Ave S, Golden Valley, MN 55426

Phone number:

763-545-4285

Email address:

stevieans@gsgvschool.org

Authorized Representative (if other than applicant):

Name:

Stephanie Evans, Good Shepherd Principal

Address:

145 Jersey Ave S, Golden Valley, MN 55426

Phone number:

763-545-4285

Email address:

stevieans@gsgvschool.org

Property Owner (if other than applicant):

Name:

The Church of Good Shepherd

Address:

145 Jersey Ave S, Golden Valley, MN 55426

Phone number:

763-545-4285

Email address:

stevieans@gsgvschool.org

SITE INFORMATION

Total area of property (in acres):

8.9 Acres

Current zoning of property:

(I-1) Institutional Sub-District

Proposed conditional use(s) requiring permit:

Good Shepherd would like to add a second Preschool classroom for the Fall of 2020. This would consist of (1) preschool classroom within the existing building footprint. Minor modifications will be completed to provide this additional classroom.

Provide a brief description of all proposed uses for this property:

See attached.

PROPOSED

Number of off-street car parking spaces: 263

Number of bicycle parking spaces: 16

Percent impervious surface: Existing to Remain

Percent building coverage: Existing to Remain

Percent open space: Existing to Remain

Number of residential units: N/A

Number of employees: 22

Hours of operation: _____ M-F 7:30am-4:30pm

Building height: 1 story Sat 4:30pm-6:30pm

Gross floor area: 59,101 SF Sun 8:00am-12:30pm

Conditional Use Permit (cont.)

REQUIRED ATTACHMENTS

- Narrative outlining how the proposed plan meets the 10 factors of evaluation** listed in the Conditional Use Permit Section of Golden Valley Zoning Code, Section 113-30. List all proposed uses of the property and how much space (in square feet) will be devoted to each use, the number of employees, the number of potential customers or visitors, hours of operation, how well this type of use has been accepted at other locations, what the site will look like, and any special measures to be taken by the applicant to address any impacts to surrounding properties.
- I/I compliance:** Before application submittal, the property must be in compliance with the City's Inflow/Infiltration (I/I) requirements. Contact the Public Works Division at 763-593-8030 for I/I inspection and compliance information. An application will not be accepted until the property receives an I/I compliance certificate.
- Legal description of property**
- Copies of all documents**, including covenants, by-laws of owners association, and Abstract of Title or Registered Property Certificate, submitted to City Attorney for examination
- Application fee:** \$400
- Application fee for Home Occupation:** \$75
- Resubmission if CUP previously denied:** \$50
- 25 copies** (five large-sized plans, 20 11"x17"-sized plans) and one CD of each of the following:
 - Exterior site plan**, drawn to a scale of 1"=20' or larger, with all use areas, access points, and special features or equipment clearly indicated
 - Interior floor plan**, draw to a scale of 1"=20' or larger, with all use areas, access points, and special features or equipment clearly indicated
 - Other documents may be required** or encouraged for City staff to make a complete evaluation of the proposal. Please consult with City Planning staff by calling 763-593-8095, or email planning@goldenvalleymn.gov before submitting this application.

SIGNATURES

To the best of my knowledge, the statements contained in this application and its attachments are true and correct. Please include printed name, signature, and date for applicant, authorized representative (if other than applicant), or property owner (if other than applicant). The property owner(s) signature is required for this application.

Name of Applicant (please print): Stephanie EVANS

Signature: [Signature]

Date: 8-12-2020

Authorized Representative (if other than applicant)

Name (please print): Stephanie EVANS

Signature: [Signature]

Date: 8-12-2020

Property Owner (if other than applicant—required)

Name (please print): LUKE MARQUARD

Signature: [Signature]

Date: 8-12-2020



The current existing uses of the building consist of a Preschool through 6th grade education and a Catholic church. The second preschool classroom would be in addition to an existing preschool classroom. It will be located in a current classroom, next door to the other preschool classroom.

Adding the second preschool classroom will bring 21 new families to our school. Our total Preschool through 6th grade enrollment for 2020-21 is 313 students. The possible maximum enrollment for our school is 400. From 2008 to 2014 we had between 320 and 337 students.

Our parking lot allows for a flow of cars to create a drop-off line that does not run into the street. We also run busses that transport many students to school.

(Top 3 inches reserved for recording data)

**CITY OF GOLDEN VALLEY
CONDITIONAL USE PERMIT
No. 168, Amendment #1**

Date of Approval: October 7, 2020, by the City Council in accordance with
Sec. 113-55, Subd. b and Section 113-96 of City Code

Issued To: Good Shepherd School

Approved Location: 145 Jersey Avenue South, Golden Valley, MN

Approved Conditional Use: To allow for a Child Care Center in the Institutional Zoning District

Legal Description: Lot 1, Block 1, Church of the Good Shepherd Addition, according to the recorded plat thereof, and situate in Hennepin County, Minnesota.

Check here if all or part of the described real property is Registered (Torrens)

Conditions of Approval:

1. The child care center shall be limited to 40 students, or the amount specified by the Minnesota Department of Human Services, whichever is less.
2. A proposal to increase the capacity of the child care center will require an amendment to the CUP.
3. All necessary licenses shall be obtained and remain active with the Minnesota Department of Human Services.
4. The hours of normal operation for the Child Care Center shall be Monday through Friday from 7 am to 6 pm.
5. The applicant will produce a traffic circulation plan for the site regarding drop-off and pick-up procedures, to be reviewed by the City's Engineering Staff.

This permit does not exempt the property owner or occupant from compliance with all provisions of city code, or any other applicable regulations, laws, and ordinances.

City of Golden Valley, a Minnesota municipal corporation

By: _____
Jason Zimmerman, Planning Manager

State of Minnesota)
) ss
County of Hennepin)

This instrument was acknowledged before me on _____, 2019, by Jason Zimmerman, Planning Manager of the City of Golden Valley, a municipal corporation.

(Stamp)

(signature of notarial officer)

My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
City of Golden Valley
7800 Golden Valley Road
Golden Valley, MN 55427
(763) 593-8000

ORDINANCE NO. 693
AN ORDINANCE AMENDING THE CITY CODE
Approval of Conditional Use Permit Number 168, Amendment 1
145 Jersey Ave S
Good Shepherd Church and School, Applicant

The City Council for the City of Golden Valley hereby ordains as follows:

Section 1. City Code Chapter 113 entitled “Zoning” is amended in Section 113-55, Subd. b, and Section 113-96, by approving a Conditional Use Permit for certain tracts of land located at 145 Jersey Avenue South, thereby allowing for a Child Care Center in the Institutional (I-1) Zoning District.

This Conditional Use Permit is approved based on the application materials and plans submitted by the applicant, staff memos, public comments and information presented to the Planning Commission and City Council, and findings recommended by the Planning Commission. This Conditional Use Permit is approved pursuant to City Code Section 113-30, Subd. g, and adopted by the City Council on October 7, 2020.

This Conditional Use Permit is subject to all of the terms of the permit to be issued including, but not limited to, the following specific conditions:

1. The child care center shall be limited to 40 students, or the amount specified by the Minnesota Department of Human Services, whichever is less.
2. A proposal to increase the capacity of the child care center will require an amendment to the CUP.
3. All necessary licenses shall be obtained and remain active with the Minnesota Department of Human Services.
4. The hours of normal operation for the Child Care Center shall be Monday through Friday from 7 am to 6 pm.
5. The applicant will produce a traffic circulation plan for the site regarding drop-off and pick-up procedures, to be reviewed by the City’s Engineering Staff.

Section 2. The tracts of land affected by this ordinance are legally described as follows:

Lot 1, Block 1, Church of the Good Shepherd Addition, according to the recorded plat thereof, and situate in Hennepin County, Minnesota.

Section 3. City Code Chapter 1 entitled “General Provisions” and Sec. 1-8 entitled “General Penalty; Continuing Violations” are hereby adopted in their entirety, by reference, as though repeated verbatim herein.

Section 4. This ordinance shall take effect from and after its passage and publication as required by law.

Adopted by the City Council this 7th day of October, 2020.

Ordinance No.

-2-

October 7, 2020

/s/Shepard M. Harris
Shepard M. Harris, Mayor

ATTEST:

/s/ Theresa J. Schyma
Theresa J. Schyma, City Clerk



EXECUTIVE SUMMARY

Administrative Services

763-593-8013 / 763-593-3969 (fax)

Golden Valley City Council Meeting

October 7, 2020

Agenda Item

4. D. Public Hearing – Special Assessments –2020 Delinquent Utility Bills

Prepared By

Sue Virnig, Finance Director

Summary

The following resolution should be considered to Adopt and Confirm Assessments for 2020 Delinquent Utility Bills.

Financial Or Budget Considerations

Resolution 20-59 will give the City authority to certify delinquent utility bills. Payment will be made through 2021 property taxes if not paid in full by November 13, 2020.

Recommended Action

- Motion to approve Resolution 20-60 Adopting and Confirming Assessments for Delinquent 2020 Delinquent Utility Bills.

Supporting Documents

- List of delinquent utility bills for certification
- Resolution 20-60 Adopting and Confirming Assessments for 2020 Delinquent Utility Bills

City of Golden Valley
2020 Delinquent Utilities

PID	Customer #	Account #	Service Address	Town/City	Certification		Original Cert		Current
					Balance	Fee	Balance	Payments	Balance
3211821220016	00029132	0031605108	7701 PLYMOUTH AVE N	GOLDEN VALLEY	128.43		30.00	158.43	158.43
3211821220122	00029149	0031607005	1013 SUMTER AVE N	GOLDEN VALLEY	1,448.64		30.00	1,478.64	1,478.64
3211821320020	00029367	0031738008	7840 HAROLD AVE	GOLDEN VALLEY	1,417.90		30.00	1,447.90	1,447.90
1902924320006	00029531	0020875209	5121 OLSON MEMORIAL HWY	GOLDEN VALLEY	167.15		30.00	197.15	197.15
3211821440063	00029531	0031775604	125 HAMPSHIRE AVE N	GOLDEN VALLEY	176.90		30.00	206.90	206.90
3211821440065	00029533	0031775802	85 HAMPSHIRE AVE N	GOLDEN VALLEY	150.60		30.00	180.60	(180.60) 0.00
3311821330052	00029607	0021291455	203 CUTACROSS RD	GOLDEN VALLEY	300.00		30.00	330.00	(330.00) 0.00
0511721120032	00029757	0031849805	155 LOUISIANA AVE S	GOLDEN VALLEY	1,525.92		30.00	1,555.92	1,555.92
3011821230152	00029932	0031904709	2004 HILLSBORO AVE N	GOLDEN VALLEY	1,579.19		30.00	1,609.19	1,609.19
3011821230131	00029946	0031906407	1912 GETTYSBURG AVE N	GOLDEN VALLEY	1,479.82		30.00	1,509.82	1,509.82
3011821110070	00030181	0031943608	8015 WYNNWOOD RD	GOLDEN VALLEY	211.34		30.00	241.34	241.34
3011821110063	00030185	0031944002	8155 WYNNWOOD RD	GOLDEN VALLEY	3,506.51		30.00	3,536.51	3,536.51
3011821320110	00030457	0032002701	1628 MENDELSSOHN AVE N	GOLDEN VALLEY	180.89		30.00	210.89	210.89
3011821330074	00030506	0032008401	1316 INDEPENDENCE AVE N	GOLDEN VALLEY	1,310.61		30.00	1,340.61	1,340.61
3011821330105	00030597	0032024002	1325 FLAG AVE N	GOLDEN VALLEY	2,712.88		30.00	2,742.88	2,742.88
3011821430076	00030652	0032045403	1315 MANDAN AVE N	GOLDEN VALLEY	649.50		30.00	679.50	(347.50) 332.00
3011821410077	00030799	0032071607	1821 WINNETKA AVE N	GOLDEN VALLEY	2,949.10		30.00	2,979.10	2,979.10
3011821430013	00030903	0032084600	1533 ZEALAND AVE N	GOLDEN VALLEY	262.34		30.00	292.34	(292.34) 0.00
3111821110033	00031026	0032112401	1010 ORKLA DR	GOLDEN VALLEY	1,633.14		30.00	1,663.14	1,663.14
0611721110022	00031261	0032304305	8017 RIDGEWAY RD	GOLDEN VALLEY	182.55		30.00	212.55	(212.55) 0.00
1702924310023	00031412	0010106904	1717 YORK AVE N	GOLDEN VALLEY	158.60		30.00	188.60	188.60
1702924310021	00031412	0010107209	1705 YORK AVE N	GOLDEN VALLEY	87.38		30.00	117.38	(117.38) 0.00
1702924310022	00031412	0010107100	1709 YORK AVE N	GOLDEN VALLEY	87.38		30.00	117.38	(117.38) 0.00
1702924310003	00031416	0010102309	1701 XERXES AVE N	GOLDEN VALLEY	143.46		30.00	173.46	173.46
1702924310018	00031416	0010108603	1700 YORK AVE N	GOLDEN VALLEY	86.45		30.00	116.45	116.45
1702924220072	00031598	0010144004	2420 BYRD AVE N	GOLDEN VALLEY	2,042.39		30.00	2,072.39	2,072.39
20-029-24-23-00C	00031675	0010204301	1301 THEODORE WIRTH PKWY	GOLDEN VALLEY	2,372.52		30.00	2,402.52	2,402.52
0702924130088	00031765	0010309805	3215 MAJOR AVE N	GOLDEN VALLEY	478.61		30.00	508.61	508.61
0702924240091	00031788	0010312007	3312 REGENT AVE N	GOLDEN VALLEY	1,718.22		30.00	1,748.22	1,748.22
0702924320006	00032205	0010437101	2912 REGENT AVE N	GOLDEN VALLEY	1,295.31		30.00	1,325.31	1,325.31
0702924340026	00032285	0010446607	2775 QUAIL AVE N	GOLDEN VALLEY	1,379.68		30.00	1,409.68	1,409.68
1802924230044	00032437	0010514800	2035 UNITY AVE N	GOLDEN VALLEY	1,179.00		30.00	1,209.00	1,209.00
1802924140027	00032762	0010577500	4001 WASATCH LN	GOLDEN VALLEY	1,327.28		30.00	1,357.28	(400.00) 957.28
1802924330055	00033063	0010674604	1435 UNITY AVE N	GOLDEN VALLEY	614.66		30.00	644.66	(644.66) 0.00
1902924410071	00033347	0020813309	400 MEADOW LN N	GOLDEN VALLEY	200.00		30.00	230.00	230.00
3002924220001	00033642	0020883500	15 TURNPIKE RD	GOLDEN VALLEY	1,605.95		30.00	1,635.95	1,635.95
3002924140045	00033928	0020945903	4102 WAYZATA BLVD	GOLDEN VALLEY	196.04		30.00	226.04	226.04
2811821320066	00034497	0021163001	6120 SAINT CROIX AVE N	GOLDEN VALLEY	1,212.54		30.00	1,242.54	1,242.54
3011821210079	00034810	0031979131	9117 MEDLEY CIR	GOLDEN VALLEY	153.29		30.00	183.29	(183.29) 0.00
2911821320060	00035341	0021526207	7501 DULUTH ST	GOLDEN VALLEY	339.43		30.00	369.43	(369.43) 0.00
2911821420009	00035540	0021556303	1740 HAMPSHIRE LN N	GOLDEN VALLEY	37.28		30.00	67.28	(67.28) 0.00
2911821440037	00035616	0021570106	6424 WINDALE ST	GOLDEN VALLEY	435.67		30.00	465.67	(465.67) 0.00
2911821440073	00035683	0021580204	6508 KNOLL ST	GOLDEN VALLEY	895.38		30.00	925.38	925.38
2911821440087	00035718	0021587308	1336 FLORIDA AVE N	GOLDEN VALLEY	1,053.23		30.00	1,083.23	1,083.23
0702924420085	00036181	0010402006	3017 MAJOR AVE N	GOLDEN VALLEY	1,340.02		30.00	1,370.02	1,370.02
2911821220001	00036248	0021450002	2550 WINNETKA AVE N	GOLDEN VALLEY	812.46		30.00	842.46	842.46
2911821320050	00036661	0021522305	1566 RHODE ISLAND AVE N	GOLDEN VALLEY	1,362.20		30.00	1,392.20	1,392.20
3211821110032	00037029	0031653900	6432 GOLDEN VALLEY RD	GOLDEN VALLEY	402.78		30.00	432.78	432.78
3011821330016	00037073	0032026700	1530 GETTYSBURG AVE N	GOLDEN VALLEY	1,000.00		30.00	1,030.00	1,030.00
1802924110011	00037388	0010573806	2311 INDIANA AVE N	GOLDEN VALLEY	1,482.14		30.00	1,512.14	1,512.14
3011821320031	00037464	0032011900	1804 INDEPENDENCE AVE N	GOLDEN VALLEY	407.16		30.00	437.16	437.16
2811821210047	00037765	0021107602	2345 VALE CREST ST	GOLDEN VALLEY	1,065.06		30.00	1,095.06	1,095.06
2911821440012	00038053	0021561600	6620 OLYMPIA ST	GOLDEN VALLEY	24.47		30.00	54.47	(54.47) 0.00
2911821440086	00038069	0021587209	1335 FLORIDA AVE N	GOLDEN VALLEY	529.79		30.00	559.79	559.79
3002924210020	00038138	0020928909	400 NATCHEZ AVE S	GOLDEN VALLEY	1,669.34		30.00	1,699.34	1,699.34
1702924310008	00038222	0010102903	1725 XERXES AVE N	GOLDEN VALLEY	226.31		30.00	256.31	256.31
0511721220035	00038351	0031827207	500 RHODE ISLAND AVE S	GOLDEN VALLEY	2,201.46		30.00	2,231.46	2,231.46
1802924130001	00038516	0010532406	2040 NOBLE AVE N	GOLDEN VALLEY	480.47		30.00	510.47	510.47
3011821320096	00038532	0032005506	1625 INDEPENDENCE AVE N	GOLDEN VALLEY	1,888.15		30.00	1,918.15	1,918.15
1702924220066	00038765	0010141505	2413 MCNAIR DR	GOLDEN VALLEY	1,730.67		30.00	1,760.67	1,760.67
3211821110038	00038853	0031652902	6712 GOLDEN VALLEY RD	GOLDEN VALLEY	1,568.88		30.00	1,598.88	1,598.88
2911821410012	00039653	0021558507	1625 FLORIDA AVE N	GOLDEN VALLEY	1,208.13		30.00	1,238.13	1,238.13
3002924120088	00039665	0020937405	4521 STRAWBERRY LA	GOLDEN VALLEY	34.87		30.00	64.87	64.87
3011821230126	00039772	0031907900	1905 FLAG AVE N	GOLDEN VALLEY	315.69		30.00	345.69	345.69

City of Golden Valley
2020 Delinquent Utilities

PID	Customer #	Account #	Service Address	Town/City	Certification		Original Cert		Current	
					Balance	Fee	Balance	Payments	Balance	
2811821230001	00040001	0021172705	2230 DOUGLAS DR N	GOLDEN VALLEY	264.42		30.00	294.42	(294.42)	0.00
0611721110063	00040140	0032307803	135 HANLEY RD	GOLDEN VALLEY	1,408.84		30.00	1,438.84		1,438.84
3211821220053	00040215	0031612104	1116 QUEBEC AVE N	GOLDEN VALLEY	1,509.45		30.00	1,539.45		1,539.45
3011821410085	00040231	0032070807	7900 WESLEY DR	GOLDEN VALLEY	1,788.32		30.00	1,818.32	(600.00)	1,218.32
2811821320032	00040259	0021158001	5925 DULUTH ST	GOLDEN VALLEY	2,134.35		30.00	2,164.35		2,164.35
0611721140042	00040281	0032303505	805 HANLEY RD	GOLDEN VALLEY	1,864.64		30.00	1,894.64		1,894.64
3211821440004	00040387	0031788300	319 EDGEWOOD AVE N	GOLDEN VALLEY	1,858.01		30.00	1,888.01	(1,888.01)	0.00
3211821430020	00040390	0031770001	6940 WESTERN AVE	GOLDEN VALLEY	1,417.59		30.00	1,447.59		1,447.59
2911821430010	00040526	0021564703	7035 OLYMPIA ST	GOLDEN VALLEY	1,840.52		30.00	1,870.52		1,870.52
0702924310042	00040559	0010431807	2940 PERRY AVE N	GOLDEN VALLEY	1,483.65		30.00	1,513.65		1,513.65
0702924340029	00040695	0010446300	2745 QUAIL AVE N	GOLDEN VALLEY	1,762.11		30.00	1,792.11		1,792.11
3211821220062	00040779	0031611908	1042 QUEBEC AVE N	GOLDEN VALLEY	70.22		30.00	100.22	(100.22)	0.00
3011821210053	00040856	0031963606	8845 MEDLEY LN N	GOLDEN VALLEY	1,455.87		30.00	1,485.87		1,485.87
1702924310054	00040940	0010103406	1831 XERXES AVE N	GOLDEN VALLEY	248.87		30.00	278.87	0.00	278.87
3011821110042	00040946	0031944408	2360 ORKLA DR	GOLDEN VALLEY	2,006.07		30.00	2,036.07		2,036.07
3011821140006	00041060	0031932502	2041 WINNETKA AVE N	GOLDEN VALLEY	2,038.58		30.00	2,068.58		2,068.58
2911821230017	00041453	0021480108	2021 PENNSYLVANIA AVE N	GOLDEN VALLEY	1,086.82		30.00	1,116.82		1,116.82
3011821140042	00041587	0031933104	7901 23RD AVE N	GOLDEN VALLEY	183.73		30.00	213.73		213.73
2911821320015	00041792	0021517800	1720 WINNETKA AVE N	GOLDEN VALLEY	1,114.54		30.00	1,144.54		1,144.54
0411721220018	00042273	0021304100	325 BRUNSWICK AVE S	GOLDEN VALLEY	1,273.48		30.00	1,303.48		1,303.48
3211821410011	00042561	0031780406	6473 WESTCHESTER CIR	GOLDEN VALLEY	207.74		30.00	237.74	(237.74)	0.00
3011821110024	00042586	0031940901	8040 WYNNWOOD RD	GOLDEN VALLEY	1,538.65		30.00	1,568.65		1,568.65
2811821340020	00042634	0021192109	1435 XENIA AVE N	GOLDEN VALLEY	1,589.84		30.00	1,619.84		1,619.84
0702924310082	00042680	0010429306	3101 ORCHARD AVE N	GOLDEN VALLEY	1,457.33		30.00	1,487.33		1,487.33
1802924320041	00042706	0010669109	1823 TOLEDO AVE N	GOLDEN VALLEY	1,287.51		30.00	1,317.51		1,317.51
3111821310031	00042723	0032247801	347 ENSIGN AVE N	GOLDEN VALLEY	1,663.86		30.00	1,693.86		1,693.86
1702924310012	00042735	0010109700	1814 YORK AVE N	GOLDEN VALLEY	1,756.49		30.00	1,786.49		1,786.49
1802924240057	00042753	0010526309	2144 REGENT AVE N	GOLDEN VALLEY	81.73		30.00	111.73	(111.73)	0.00
0511721210020	00042755	0031855901	170 OREGON AVE S	GOLDEN VALLEY	2,194.38		30.00	2,224.38		2,224.38
3002924310026	00042786	0021019708	1515 PRINCETON AVE S	GOLDEN VALLEY	1,965.17		30.00	1,995.17		1,995.17
0702924430094	00042803	0010419612	4521 CULVER RD	GOLDEN VALLEY	1,612.84		30.00	1,642.84		1,642.84
0702924240067	00042818	0010317907	4807 33RD AVE N	GOLDEN VALLEY	536.64		30.00	566.64		566.64
0702924320037	00043022	0010457109	5320 TRITON DR	GOLDEN VALLEY	1,381.14		30.00	1,411.14		1,411.14
2811821330009	00043111	0021187802	1375 OAK GROVE CIR	GOLDEN VALLEY	931.66		30.00	961.66		961.66
3011821130062	00043113	0031920101	8401 WESTBEND RD	GOLDEN VALLEY	250.79		30.00	280.79	(280.79)	0.00
3011821140091	00043438	0031929201	2150 ORKLA DR	GOLDEN VALLEY	1,838.06		30.00	1,868.06		1,868.06
0611721110008	00043533	0032302507	516 UTAH AVE S	GOLDEN VALLEY	227.71		30.00	257.71	(257.71)	0.00
1702924210076	00043580	0010134005	3400 MANOR DR	GOLDEN VALLEY	1,700.93		30.00	1,730.93		1,730.93
3011821420034	00043709	0032085706	8505 DULUTH ST	GOLDEN VALLEY	374.48		30.00	404.48		404.48
3311821310065	00043810	0021266002	5600 WOODSTOCK AVE	GOLDEN VALLEY	230.96		30.00	260.96		260.96
1802924210024	00043834	0010520500	2540 QUAIL AVE N	GOLDEN VALLEY	643.69		30.00	673.69	(673.69)	0.00
2911821440022	00043849	0021567805	6525 OLYMPIA ST	GOLDEN VALLEY	1,543.52		30.00	1,573.52		1,573.52
3211821420081	00043856	0031717309	537 JERSEY AVE N	GOLDEN VALLEY	433.20		30.00	463.20		463.20
2911821420037	00043857	0021540802	7080 GREEN VALLEY RD	GOLDEN VALLEY	1,885.83		30.00	1,915.83		1,915.83
3211821430045	00043909	0031774409	120 IDAHO AVE N	GOLDEN VALLEY	410.21		30.00	440.21		440.21
2911821330020	00043928	0021508304	1540 RHODE ISLAND AVE N	GOLDEN VALLEY	1,120.55		30.00	1,150.55		1,150.55
1902924430056	00044043	0020841201	100 ARDMORE DR	GOLDEN VALLEY	1,473.11		30.00	1,503.11		1,503.11
1902924240027	00044095	0010725307	4800 OLSON MEMORIAL HWY	GOLDEN VALLEY	1,656.07		30.00	1,686.07	(491.46)	1,194.61
1902924240027	00044095	0010725315	4800 OLSON MEMORIAL HWY	GOLDEN VALLEY	249.70		30.00	279.70	(279.70)	0.00
3002924220085	00044252	0020920500	5160 COLONIAL DR	GOLDEN VALLEY	209.70		30.00	239.70		239.70
3011821140056	00044270	0031929110	8000 WINNETKA HTS DR	GOLDEN VALLEY	391.79		30.00	421.79	(421.79)	0.00
1702924220049	00044399	0010144806	3524 MANOR DR	GOLDEN VALLEY	1,245.09		30.00	1,275.09		1,275.09
1702924310056	00044540	0010103208	1801 XERXES AVE N	GOLDEN VALLEY	1,665.61		30.00	1,695.61		1,695.61
3211821110045	00044726	0031650203	1227 HAMPSHIRE AVE N	GOLDEN VALLEY	1,733.08		30.00	1,763.08		1,763.08
3211821220046	00044771	0031606809	1224 RHODE ISLAND AVE N	GOLDEN VALLEY	199.20		30.00	229.20		229.20
3211821220104	00044793	0031601602	1020 WINNETKA AVE N	GOLDEN VALLEY	1,699.10		30.00	1,729.10		1,729.10
2911821330038	00044967	0021502406	1517 SUMTER AVE N	GOLDEN VALLEY	1,756.91		30.00	1,786.91		1,786.91
0702924310035	00045041	0010428100	2925 ORCHARD AVE N	GOLDEN VALLEY	1,678.64		30.00	1,708.64		1,708.64
0702924310043	00045247	0010431708	2942 PERRY AVE N	GOLDEN VALLEY	1,786.83		30.00	1,816.83		1,816.83
3011821320139	00045276	0032014045	9100 NAPER ST	GOLDEN VALLEY	3,388.66		30.00	3,418.66		3,418.66
3211821220035	00045328	0031607401	1125 QUEBEC AVE N	GOLDEN VALLEY	1,476.12		30.00	1,506.12		1,506.12
3011821410065	00045383	0032078701	8210 JULIANNE TER	GOLDEN VALLEY	766.03		30.00	796.03	(796.03)	0.00
3211821220063	00045409	0031610801	1037 QUEBEC AVE N	GOLDEN VALLEY	177.17		30.00	207.17	(150.00)	57.17
0702924240093	00045419	0010319507	3220 REGENT AVE N	GOLDEN VALLEY	1,779.47		30.00	1,809.47		1,809.47

City of Golden Valley
2020 Delinquent Utilities

PID	Customer #	Account #	Service Address	Town/City	Certification		Original Cert		Current
					Balance	Fee	Balance	Payments	Balance
3011821320138	00045583	0032014052	9110 NAPER ST	GOLDEN VALLEY	2,049.31		30.00	2,079.31	2,079.31
0702924420095	00045605	0010402303	2945 MAJOR AVE N	GOLDEN VALLEY	1,997.63		30.00	2,027.63	2,027.63
2911821340074	00045632	0021544606	1435 LOUISIANA AVE N	GOLDEN VALLEY	278.87		30.00	308.87	308.87
0511721220071	00045724	0031801301	75 RHODE ISLAND AVE S	GOLDEN VALLEY	339.94		30.00	369.94	369.94
3002924210050	00045741	0020921102	5030 COLONIAL DR	GOLDEN VALLEY	871.15		30.00	901.15	(125.00) 776.15
3002924420074	00045744	0021027602	4520 DOUGLAS AVE	GOLDEN VALLEY	1,706.80		30.00	1,736.80	1,736.80
3011821320049	00045813	0032019804	1612 GETTYSBURG AVE N	GOLDEN VALLEY	1,407.43		30.00	1,437.43	1,437.43
1702924210033	00045973	0010119303	2330 YORK AVE N	GOLDEN VALLEY	1,508.22		30.00	1,538.22	1,538.22
3011821410009	00046091	0032072506	8001 WESLEY DR	GOLDEN VALLEY	1,646.79		30.00	1,676.79	1,676.79
3002924110014	00046103	0020939807	4253 GLENWOOD AVE	GOLDEN VALLEY	146.92		30.00	176.92	176.92
3311821210035	00046104	0021209606	1105 WELCOME CIR	GOLDEN VALLEY	439.47		30.00	469.47	(469.47) 0.00
3211821220074	00046357	0031609506	1035 RHODE ISLAND AVE N	GOLDEN VALLEY	1,666.47		30.00	1,696.47	1,696.47
3002924220054	00046414	0020900304	109 TURNPIKE RD	GOLDEN VALLEY	1,356.84		30.00	1,386.84	1,386.84
0702924240001	00046443	0010312502	3365 QUAIL AVE N	GOLDEN VALLEY	1,582.68		30.00	1,612.68	1,612.68
1702924240045	00046460	0010104701	1849 ZEPHYR PL	GOLDEN VALLEY	311.61		30.00	341.61	341.61
3002924220021	00046480	0020904504	501 TURNPIKE RD	GOLDEN VALLEY	1,631.19		30.00	1,661.19	1,661.19
0511721230069	00046487	0031829302	1050 RHODE ISLAND AVE S	GOLDEN VALLEY	1,907.24		30.00	1,937.24	1,937.24
1802924240007	00046525	0010533305	4740 GOLDEN VALLEY RD	GOLDEN VALLEY	1,200.31		30.00	1,230.31	1,230.31
3011821410048	00046594	0032076309	8104 JULIANNE TER	GOLDEN VALLEY	1,850.27		30.00	1,880.27	1,880.27
3011821220038	00046763	0031995608	2226 MAYFAIR RD	GOLDEN VALLEY	2,087.01		30.00	2,117.01	2,117.01
3011821230110	00046772	0031993108	2203 STRODEN CIR	GOLDEN VALLEY	1,150.70		30.00	1,180.70	1,180.70
3011821230102	00046779	0031993801	2101 TAMARIN TR	GOLDEN VALLEY	3,732.46		30.00	3,762.46	3,762.46
3011821230191	00046794	0031994908	2135 TAMARIN TR	GOLDEN VALLEY	1,215.31		30.00	1,245.31	1,245.31
3011821230036	00046824	0031998355	2103 KINGS VALLEY RD W	GOLDEN VALLEY	8.17		30.00	38.17	(38.17) 0.00
3011821230074	00046842	0031993752	2106 TAMARIN TR	GOLDEN VALLEY	1,932.86		30.00	1,962.86	1,962.86
3011821230088	00046851	0031994750	2129 TAMARIN TR	GOLDEN VALLEY	1,418.52		30.00	1,448.52	1,448.52
2811821320051	00047020	0021155601	6050 SAINT CROIX AVE N	GOLDEN VALLEY	1,488.67		30.00	1,518.67	1,518.67
3211821440070	00047030	0031779002	6500 WESTERN AVE	GOLDEN VALLEY	1,428.32		30.00	1,458.32	1,458.32
3011821230068	00047041	0031995252	2141 TAMARIN TR	GOLDEN VALLEY	1,419.94		30.00	1,449.94	1,449.94
3011821330083	00047147	0032027906	1405 GETTYSBURG AVE N	GOLDEN VALLEY	2,253.56		30.00	2,283.56	2,283.56
3002924140021	00047260	0020952602	808 MEADOW LN S	GOLDEN VALLEY	374.89		30.00	404.89	(404.89) 0.00
0702924230013	00047362	0010323509	3335 SCOTT AVE N	GOLDEN VALLEY	1,306.47		30.00	1,336.47	1,336.47
1702924240038	00047388	0010113405	3026 GOLDEN VALLEY RD	GOLDEN VALLEY	1,680.13		30.00	1,710.13	1,710.13
2811821320033	00047426	0021151501	6121 SAINT CROIX AVE N	GOLDEN VALLEY	1,881.58		30.00	1,911.58	1,911.58
3011821210032	00047552	0031958705	2510 CAVELL AVE N	GOLDEN VALLEY	583.39		30.00	613.39	613.39
1902924420042	00047600	0020830501	328 BURNTSIDE DR	GOLDEN VALLEY	1,091.53		30.00	1,121.53	1,121.53
2911821430030	00047641	0021572607	6834 WINDALE ST	GOLDEN VALLEY	1,487.66		30.00	1,517.66	1,517.66
1802924140065	00047707	0010570307	2211 LEGEND DR	GOLDEN VALLEY	2,931.84		30.00	2,961.84	2,961.84
3011821420057	00047738	0032087801	8525 PATSY LN	GOLDEN VALLEY	2,069.18		30.00	2,099.18	2,099.18
2911821230076	00047849	0021457114	7833 23RD AVE N	GOLDEN VALLEY	1,347.14		30.00	1,377.14	1,377.14
1702924220045	00047934	0010145209	3508 MANOR DR	GOLDEN VALLEY	677.91		30.00	707.91	0.00 707.91
1902924320023	00047950	0020879300	501 CLOVER LN	GOLDEN VALLEY	1,471.88		30.00	1,501.88	1,501.88
2911821110008	00048041	0021414107	2505 FLORIDA AVE N	GOLDEN VALLEY	1,455.83		30.00	1,485.83	1,485.83
3011821440018	00048187	0032069106	1313 WINNETKA AVE N	GOLDEN VALLEY	429.70		30.00	459.70	(400.00) 59.70
0702924420039	00048217	0010406601	3100 LEE AVE N	GOLDEN VALLEY	640.72		30.00	670.72	670.72
3011821230132	00048345	0031906506	1916 GETTYSBURG AVE N	GOLDEN VALLEY	1,898.84		30.00	1,928.84	1,928.84
3011821330086	00048658	0032028201	1321 GETTYSBURG AVE N	GOLDEN VALLEY	899.20		30.00	929.20	929.20
3011821320078	00048765	0032014508	1625 HILLSBORO AVE N	GOLDEN VALLEY	1,348.54		30.00	1,378.54	1,378.54
1802924320023	00048784	0010668200	5328 SAINT CROIX AVE N	GOLDEN VALLEY	1,622.60		30.00	1,652.60	(25.00) 1,627.60
3211821320017	00048805	0031726607	440 WINNETKA AVE N	GOLDEN VALLEY	1,869.22		30.00	1,899.22	1,899.22
2911821230055	00048958	0021484308	1941 SUMTER AVE N	GOLDEN VALLEY	1,393.46		30.00	1,423.46	1,423.46
0511721120005	00049271	0031852106	130 JERSEY AVE S	GOLDEN VALLEY	265.71		30.00	295.71	295.71
3011821130072	00049333	0031921109	1950 ZEALAND AVE N	GOLDEN VALLEY	419.44		30.00	449.44	0.00 449.44
2911821430056	00049348	0021576004	6747 WINDALE ST	GOLDEN VALLEY	1,173.23		30.00	1,203.23	1,203.23
3211821430056	00049418	0031769409	150 LOUISIANA AVE N	GOLDEN VALLEY	395.11		30.00	425.11	(425.11) 0.00
1802924340006	00049473	0010651206	1300 ANGELO DR	GOLDEN VALLEY	228.72		30.00	258.72	258.72
1902924420046	00049486	0020830105	300 BURNTSIDE DR	GOLDEN VALLEY	1,741.70		30.00	1,771.70	(1,771.70) 0.00
3011821230006	00049559	0031999353	2116 MARQUIS RD	GOLDEN VALLEY	711.92		30.00	741.92	741.92
3011821230162	00049721	0031903909	1905 HILLSBORO AVE N	GOLDEN VALLEY	1,409.41		30.00	1,439.41	1,439.41
0702924340093	00049733	0010437903	4937 CULVER RD	GOLDEN VALLEY	558.35		30.00	588.35	588.35
3211821430023	00049915	0031771702	131 JERSEY AVE N	GOLDEN VALLEY	44.98		30.00	74.98	(74.98) 0.00
3211821430039	00049945	0031772700	6900 GLENWOOD AVE	GOLDEN VALLEY	258.66		30.00	288.66	0.00 288.66
3111821310046	00050121	0032248908	400 DECATUR AVE N	GOLDEN VALLEY	1,752.59		30.00	1,782.59	(1,782.59) 0.00
3011821330054	00050263	0032007809	1313 INDEPENDENCE AVE N	GOLDEN VALLEY	1,624.02		30.00	1,654.02	(1,654.02) 0.00

City of Golden Valley
2020 Delinquent Utilities

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2911821310032	00050271	0021542600	7205 GREEN VALLEY RD	GOLDEN VALLEY	1,161.23		30.00	1,191.23		1,191.23
0702924130012	00050449	0010311702	4301 ADELL AVE N	GOLDEN VALLEY	55.44		30.00	85.44	(85.44)	0.00
2911821120008	00050542	0021430004	6825 SANDBURG LA	GOLDEN VALLEY	1,420.00		30.00	1,450.00		1,450.00
3211821420010	00050610	0031717408	525 JERSEY AVE N	GOLDEN VALLEY	1,006.00		30.00	1,036.00	(1,006.00)	30.00
1902924410050	00050843	0020823308	512 INDIANA AVE N	GOLDEN VALLEY	2,147.67		30.00	2,177.67		2,177.67
3011821410032	00050893	0032072902	1741 VALDERS AVE N	GOLDEN VALLEY	222.96		30.00	252.96		252.96
2911821430091	00050920	0021589908	6738 PLYMOUTH AVE N	GOLDEN VALLEY	1,259.71		30.00	1,289.71		1,289.71
0702924330002	00051042	0010455004	2800 SCOTT AVE N	GOLDEN VALLEY	567.93		30.00	597.93	(597.93)	0.00
2911821330111	00051078	0021515200	7632 PLYMOUTH AVE N	GOLDEN VALLEY	913.81		30.00	943.81	(700.01)	243.80
1902924420022	00051241	0020829503	335 BURNTSIDE DR	GOLDEN VALLEY	176.21		30.00	206.21	(206.21)	0.00
0702924130080	00051272	0010307403	3324 NOBLE AVE N	GOLDEN VALLEY	239.83		30.00	269.83	0.00	269.83
1802924320040	00051303	0010669208	1825 TOLEDO AVE N	GOLDEN VALLEY	409.82		30.00	439.82	(439.82)	0.00
0411721210007	00051305	0021315809	5705 GLENWOOD AVE	GOLDEN VALLEY	148.47		30.00	178.47	(178.47)	0.00
1702924310039	00051384	0010102200	1645 XERXES AVE N	GOLDEN VALLEY	232.47		30.00	262.47		262.47
1702924310040	00051384	0010108504	1696 YORK AVE N	GOLDEN VALLEY	142.10		30.00	172.10		172.10
3011821240061	00051400	0031973803	9025 23RD AVE N	GOLDEN VALLEY	1,784.11		30.00	1,814.11		1,814.11
2811821320027	00051468	0021158803	1920 BRUNSWICK AVE N	GOLDEN VALLEY	945.69		30.00	975.69		975.69
0702924420098	00051473	0010402600	2925 MAJOR AVE N	GOLDEN VALLEY	279.47		30.00	309.47	(309.47)	0.00
2911821320075	00051564	0021525308	1600 QUEBEC AVE N	GOLDEN VALLEY	247.65		30.00	277.65	(277.65)	0.00
3002924140059	00051597	0020946604	1125 TYROL TRAIL	GOLDEN VALLEY	146.83		30.00	176.83		176.83
3011821320114	00051615	0032002602	1624 MENDELSSOHN AVE N	GOLDEN VALLEY	530.36		30.00	560.36		560.36
3011821430060	00051649	0032083305	1401 ZEALAND AVE N	GOLDEN VALLEY	294.46		30.00	324.46	(324.46)	0.00
3002924210021	00051728	0020928800	316 NATCHEZ AVE S	GOLDEN VALLEY	783.39		30.00	813.39	(604.00)	209.39
3211821420048	00051863	0031764301	6830 KINGSTON CIR	GOLDEN VALLEY	701.42		30.00	731.42	(268.38)	463.04
3011821230146	00051895	0031906001	9200 EARL ST	GOLDEN VALLEY	247.50		30.00	277.50		277.50
2811821210067	00051961	0021103502	2425 WINFIELD AVE	GOLDEN VALLEY	723.61		30.00	753.61		753.61
3211821110009	00051987	0031655509	6316 PHOENIX ST	GOLDEN VALLEY	1,664.28		30.00	1,694.28		1,694.28
2911821110020	00051999	0021411103	2425 DOUGLAS DR N	GOLDEN VALLEY	146.51		30.00	176.51		176.51
3011821330102	00052051	0032023616	1409 FLAG AVE N	GOLDEN VALLEY	171.28		30.00	201.28		201.28
0702924420089	00052081	0010401008	3026 NOBLE AVE N	GOLDEN VALLEY	96.77		30.00	126.77		126.77
3011821230035	00052114	0031998305	2101 KINGS VALLEY RD W	GOLDEN VALLEY	1,418.41		30.00	1,448.41		1,448.41
1802924310042	00052126	0010664001	5011 FRONTENAC AVE	GOLDEN VALLEY	2,570.13		30.00	2,600.13		2,600.13
0702924310050	00052174	0010432508	2925 PERRY AVE N	GOLDEN VALLEY	448.49		30.00	478.49	(100.00)	378.49
0702924420060	00052184	0010403608	4520 ELMDALE RD	GOLDEN VALLEY	1,760.96		30.00	1,790.96		1,790.96
3311821330066	00052188	0021280234	234 SKI HILL RD	GOLDEN VALLEY	163.55		30.00	193.55		193.55
0702924240029	00052215	0010309003	3235 NOBLE AVE N	GOLDEN VALLEY	464.87		30.00	494.87	(494.87)	0.00
3211821120008	00052265	0031651300	1021 IDAHO AVE N	GOLDEN VALLEY	226.80		30.00	256.80		256.80
3011821120073	00052271	0031947203	8350 24TH AVE N	GOLDEN VALLEY	78.42		30.00	108.42	(108.42)	0.00
1902924440058	00052290	0020807509	234 SUNNYRIDGE LN	GOLDEN VALLEY	1,049.93		30.00	1,079.93		1,079.93
3111821110016	00052415	0032116105	1130 ORKLA DR	GOLDEN VALLEY	1,539.55		30.00	1,569.55		1,569.55
3011821220022	00052438	0031992159	2318 ENGLISH CIR	GOLDEN VALLEY	164.74		30.00	194.74		194.74
1902924410041	00052451	0020821906	4205 OLSON MEMORIAL HWY	GOLDEN VALLEY	734.27		30.00	764.27		764.27
3211821410006	00052540	0031767304	6657 OLSON MEMORIAL HWY	GOLDEN VALLEY	791.64		30.00	821.64		821.64
1802924240052	00052557	0010526804	2131 WINDSOR WAY	GOLDEN VALLEY	781.24		30.00	811.24		811.24
0702924330045	00052633	0010437408	5037 CULVER RD	GOLDEN VALLEY	21.94		30.00	51.94		51.94
3211821340005	00052675	0031727308	7465 HAROLD AVE	GOLDEN VALLEY	611.96		30.00	641.96	(641.96)	0.00
1802924130051	00052724	0010531408	2155 SPRUCE TR	GOLDEN VALLEY	658.89		30.00	688.89	(688.89)	0.00
3011821230105	00052753	0031993405	2206 TAMARIN TR	GOLDEN VALLEY	522.02		30.00	552.02		552.02
1902924410112	00052772	0020805909	428 SUNNYRIDGE LN	GOLDEN VALLEY	279.36		30.00	309.36	(309.36)	0.00
3211821420084	00052772	0031754006	7041 OLSON MEMORIAL HWY	GOLDEN VALLEY	102.19		30.00	132.19	(132.19)	0.00
3211821420085	00052772	0031754007	7021 OLSON MEMORIAL HWY	GOLDEN VALLEY	51.40		30.00	81.40	(81.40)	0.00
3002924420004	00052816	0021010400	4410 TYROL CREST	GOLDEN VALLEY	1,009.89		30.00	1,039.89		1,039.89
3011821320066	00052862	0032030801	9200 OLYMPIA ST	GOLDEN VALLEY	334.54		30.00	364.54		364.54
1702924220061	00052883	0010142206	2501 MCNAIR DR	GOLDEN VALLEY	205.22		30.00	235.22	(235.22)	0.00
2911821420004	00052925	0021555701	1676 HAMPSHIRE LN N	GOLDEN VALLEY	1,089.47		30.00	1,119.47		1,119.47
3011821230153	00053020	0031904907	2012 HILLSBORO AVE N	GOLDEN VALLEY	593.69		30.00	623.69		623.69
2811821230025	00053054	0021140306	2305 COLORADO AVE N	GOLDEN VALLEY	594.24		30.00	624.24		624.24
1702924310026	00053064	0010106508	1811 YORK AVE N	GOLDEN VALLEY	389.91		30.00	419.91		419.91
2811821340010	00053084	0021196308	5540 GOLDEN VALLEY RD	GOLDEN VALLEY	528.88		30.00	558.88		558.88
3311821210041	00053202	0021207907	5540 LINDSAY ST	GOLDEN VALLEY	289.96		30.00	319.96		319.96
2911821430038	00053207	0021573605	7020 WINDSLE ST	GOLDEN VALLEY	227.07		30.00	257.07	(257.07)	0.00
3002924310055	00053219	0020911400	1513 UTICA AVE S	GOLDEN VALLEY	31.77		30.00	61.77		61.77
3211821110033	00053222	0031653801	6504 GOLDEN VALLEY RD	GOLDEN VALLEY	400.45		30.00	430.45		430.45
3011821220012	00053275	0031982507	2408 HILLSBORO AVE N	GOLDEN VALLEY	48.27		30.00	78.27	(78.27)	0.00

City of Golden Valley
 2020 Delinquent Utilities

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3011821220025	00053342	0031992209	2312 ENGLISH CIR	GOLDEN VALLEY	135.22	30.00	165.22		165.22
3011821230115	00053367	0031992853	2215 STRODEN CIR	GOLDEN VALLEY	33.33	30.00	63.33	(63.33)	0.00
3011821230037	00053369	0031998206	2105 KINGS VALLEY RD W	GOLDEN VALLEY	183.74	30.00	213.74		213.74
					260,314.08	7,770.00	268,084.08	(25,725.59)	242,358.49

Member introduced the following resolution and moved its adoption:

RESOLUTION NO. 20-60
RESOLUTION ADOPTING AND CONFIRMING ASSESSMENTS
FOR DELINQUENT GOLDEN VALLEY UTILITY BILLING

1. The amount proper and necessary to be specially assessed at this time for various public improvements:

Project	Years	Interest Rate	First Year Levy	Total Assessed
2020 Delinquent Utility Billing	1	3%	2021	\$268,084.08

against every assessable lot, piece, or parcel of land affected thereby has been duly calculated upon the basis of benefits, without regard to cash valuation, in accordance with the provisions of Minnesota Statutes, Chapter 429, and notice has been duly published, as required by law that this Council would meet to hear, consider and pass upon all objections, if any, and said proposed assessment has at all time since its filing been open for public inspection and an opportunity has been given to all interested persons to present their objections if any, to such proposed assessments.

2. This Council, having heard and considered all objections so presented, finds that each of the lots, pieces and parcels of land enumerated in the proposed assessment was and is specially benefited by the construction of said improvement in not less than the amount of the assessment set opposite the description of each such lot, piece and parcel of land respectively, and such amount so set out is hereby levied against each of the respective lots, pieces and parcels of land therein described.

3. The proposed assessments are hereby adopted and confirmed as the proper assessments for each of said lots, pieces and parcels of land respectively, and the assessment against each parcel, together with interest at the rate of three (3) percent per annum accruing on the full amount thereof unpaid, shall be a lien concurrent with general taxes upon parcel and all thereof. The total amount of each such assessment not prepaid shall be payable in equal annual principal installments extending over a period of years, as indicated in each case. The first of said installments, together with interest on the entire assessment for the period of January 1, 2021 through December 31, 2021, will be payable with property taxes collectible in 2021.

4. Prior to certification of the assessment to the County Auditor, the owner of any lot, piece or parcel of land assessed hereby may at any time pay the whole such assessment , with interest to the date of payment, to the City Treasurer, but no interest shall be charged if such payment is made by November 13, 2020.

5. The City Clerk shall, as soon as may be, prepare and transmit to the County Auditor a certified duplicate of the assessment roll, with each installment and interest on each unpaid assessment set forth separately, to be extended upon the proper tax lists of the County and the County Auditor shall thereafter collect said assessment in the manner provided by law.

Shepard M. Harris, Mayor

ATTEST:

Theresa J. Schyma, City Clerk

The motion for the adoption of the foregoing resolution was seconded by Member and upon a vote being taken thereon, the following voted in favor thereof: and the following voted against the same: whereupon said resolution was declared duly passed and adopted, signed by the Mayor and her signature attested by the City Clerk.



EXECUTIVE SUMMARY

Administrative Services

763-593-8013 / 763-593-3969 (fax)

Golden Valley City Council Meeting

October 7, 2020

Agenda Item

4. E. Public Hearing – Special Assessments –2020 Delinquent Miscellaneous Charges

Prepared By

Sue Virnig, Finance Director

Summary

The following resolution should be considered to Adopt and Confirm Assessments for 2020 Miscellaneous Charges.

Financial Or Budget Considerations

Resolution 20-61 will give the City authority to certify delinquent miscellaneous charges. Payment will be made through 2021 property taxes if not paid in full by November 13, 2020.

Recommended Action

- Motion to approve Resolution 20-61 Adopting and Confirming Assessments for Delinquent 2020 Miscellaneous Charges

Supporting Documents

- List of delinquent miscellaneous charges for certification
- Resolution 20-61 Adopting and Confirming Assessments for 2020 Miscellaneous Charges

2020 Miscellaneous Charges

PID	Address		Violation	Invoice Date	Open	Cert Fee	Total	x	Paid
	Number	Property Address			Amount				
19-029-24-14-0144	103619	845 MEADOW LN	ALARM	08/20/2020	107.53	30.00	137.53		PD
31-118-21-14-0043	108333	8200 GOLDEN VAL RD	FALSE ALARM	02/25/2020	107.53	30.00	137.53		PD
32-118-21-32-0055	108481	7726 OLSON MEM HWY	ALARM	01/22/2020	107.53	30.00	137.53		
31-118-21-13-0022	110979	8401 GOLDEN VAL RD	FALSE ALARM	02/25/2020	107.53	30.00	137.53		
31-118-21-24-0002	113841	825 BOONE AVE N	ALARM	08/20/2020	107.53	30.00	137.53		PD
29-118-21-14-0007	114847	1885 DOUGLAS DR N	FALSE ALARM	12/18/2019	107.53	30.00	137.53		
17-029-24-24-0001	120340	2323 ZENITH AVE N	ALARM	01/22/2020	100.00	30.00	130.00		PD
07-029-24-23-0013	130769	3335 SCOTT	2ND MOWING	08/19/2020	806.44	30.00	836.44		
32-118-21-32-0053	132155	7701 GOLDEN VALLEY RD	ALARM	02/25/2019	100.00	30.00	130.00		PD
19-029-24-22-0014	132674	5104 THOTLAND RD	MOWING	07/30/2020	28.22	30.00	58.22		PD
28-118-21-21-0047	132773	2345 VALE CREST RD	CITATION	09/10/2019	250.00	30.00	280.00		
30-118-21-23-0126	132987	1905 FLAG AVE N	CITATION STEPS	10/03/2019	100.00	30.00	130.00		
31-118-21-31-0040	133147	8950 OLSON MEM HWY	ALARM	11/19/2019	107.53	30.00	137.53		
07-029-24-24-0036	133238	3339 NOBLE AVE N	CITATION	12/03/2019	100.00	30.00	130.00		
18-029-24-13-0015	133238	1910 NOBLE DR	CITATION	12/03/2019	100.00	30.00	130.00		
18-029-24-21-0039	133238	2540 REGENT AVE N	CITATION	12/03/2019	100.00	30.00	130.00		
28-118-21-22-0056	133238	2465 BRUNSWICK AVE N	CITATION	12/03/2019	100.00	30.00	130.00		
29-118-21-33-0090	133238	7529 KNOLL ST	CITATION	12/20/2019	100.00	30.00	130.00		
32-118-21-11-0023	133238	6431 PHOENIX ST	CITATION	12/03/2019	100.00	30.00	130.00		
	133422	742 DECATUR AVE N	ALARM	02/25/2020	107.53				
31-118-21-24-0006	133422	742 DECATUR	ALARM	05/18/2020	107.53	30.00	245.06		
32-118-21-11-0049	133426	6420 GOLDEN VALLEY RD	CITATION	01/28/2020	100.00	30.00	130.00		
05-117-21-21-0100	133789	310 LAUREL CURVE	REPAIR PARTS	07/30/2020	126.27	30.00	156.27		PD
	133792	125 HAMPSHIRE	CITATION	07/30/2020	100.00				
	133792	125 HAMPSHIRE	CITATION	07/30/2020	100.00				
32-118-21-44-0063	133792	125 HAMPSHIRE	CITATION	07/30/2020	100.00	30.00	330.00		
17-029-24-31-0008	133793	1725 XERXES AVE N	CITATION	07/30/2020	100.00	30.00	130.00		
28-118-21-32-0051	133894	6050 ST CROIX AVE	TREE REMOVAL	08/01/2020	2,580.60	30.00	2,610.60		
							6,909.30		

RESOLUTION #20-61

RESOLUTION ADOPTING AND CONFIRMING ASSESSMENTS
FOR MISCELLANEOUS CHARGES
(WEEDS/TREE REMOVAL, FALSE ALARMS, ADMINISTRATIVE CITATIONS, ETC)

1. The amount proper and necessary to be specially assessed at this time for various public improvements:

Project	Years	Interest Rate	First Year Levy	Total Assessed
2020 Miscellaneous Charges	1	3%	2021	\$6,909.30

against every assessable lot, piece, or parcel of land affected thereby has been duly calculated upon the basis of benefits, without regard to cash valuation, in accordance with the provisions of Minnesota Statutes, Chapter 429, and notice has been duly published, as required by law that this Council would meet to hear, consider and pass upon all objections, if any, and said proposed assessment has at all time since its filing been open for public inspection and an opportunity has been given to all interested persons to present their objections if any, to such proposed assessments.

2. This Council, having heard and considered all objections so presented, finds that each of the lots, pieces and parcels of land enumerated in the proposed assessment was and is specially benefited by the construction of said improvement in not less than the amount of the assessment set opposite the description of each such lot, piece and parcel of land respectively, and such amount so set out is hereby levied against each of the respective lots, pieces and parcels of land therein described.

3. The proposed assessments are hereby adopted and confirmed as the proper assessments for each of said lots, pieces and parcels of land respectively, and the assessment against each parcel, together with interest at the rate of five (5) percent per annum accruing on the full amount thereof unpaid, shall be a lien concurrent with general taxes upon parcel and all thereof. The total amount of each such assessment not prepaid shall be payable in equal annual principal installments extending over a period of years, as indicated in each case. The first of said installments, together with interest on the entire assessment for the period of January 1, 2021 through December 31, 2021, will be payable with property taxes collectible in 2021.

4. Prior to certification of the assessment to the County Auditor, the owner of any lot, piece or parcel of land assessed hereby may at any time pay the whole such assessment, with interest to the date of payment, to the City Treasurer, but no interest shall be charged if such payment is made by November 13, 2020.

5. The City Clerk shall, as soon as may be, prepare and transmit to the County Auditor a certified duplicate of the assessment roll, with each installment and interest on each unpaid assessment set forth separately, to be extended upon the proper tax lists of the County and the County Auditor shall thereafter collect said assessment in the manner provided by law.

Shepard M. Harris, Mayor

ATTEST:

Theresa J. Schyma, City Clerk

The motion for the adoption of the foregoing resolution was seconded by Member ____ and upon a vote being taken thereon, the following voted in favor thereof: _____ and the following voted against the same: _____ whereupon said resolution was declared duly passed and adopted, signed by the Mayor and her signature attested by the City Clerk.



EXECUTIVE SUMMARY

City Administration

763-593-8006 / 763-593-8109 (fax)

**Golden Valley City Council Meeting
October 7, 2020**

Agenda Item

6. A. COVID-19 Pandemic Emergency Administrative Actions

Prepared By

Tim Cruikshank, City Manager

Maria Cisneros, City Attorney

Summary

The City Manager and City Attorney recommend that the City Council ratify the attached Emergency Administrative Actions that staff has taken since August 26, 2020 in response to the COVID-19 pandemic. The new actions include:

- Emergency Administrative Action 20-65 updating the COVID-19 Operations Recovery and Readiness (CORR) Plan. The updated section relates to the addition of Outdoor Pub Curling to the Lawn Bowling section of the CORR Plan.
- Emergency Administrative Action 20-66 updating the COVID-19 Operations Recovery and Readiness (CORR) Plan. The updated section relates to new procedures for Police Department recruitment and hiring.
- Emergency Administrative Action 20-67 updating the COVID-19 Operations Recovery and Readiness (CORR) Plan. The updated section relates to new DMV stand-by service.

The updated CORR Plan is on file with the City Clerk and available for review here.

Financial or Budget Considerations

Not Applicable

Recommended Action

Motion to ratify Emergency Administrative Action 20-65, 20-66, and 20-67

Supporting Documents

- Emergency Administrative Action 20-65 (1 page)
- Emergency Administrative Action 20-66 (1 page)
- Emergency Administrative Action 20-67 (1 page)



7800 Golden Valley Road
Golden Valley, MN 55427

**EMERGENCY ADMINISTRATIVE ACTION 20-65
UPDATING THE COVID-19 OPERATIONS
RECOVERY AND READINESS PLAN**

Pursuant to Mayoral Proclamation and Council Resolution effective March 17, 2020, the City of Golden Valley hereby adopts the updated COVID-19 Operations Recovery and Readiness Plan on file with the City Clerk effective September 17, 2020.

The Plan shall remain in effect until repealed or modified by subsequent City Manager or Council action.

Date: September 17, 2020

Timothy J Cruikshank

[TIMothy J Cruikshank \(Sep 17, 2020 15:39 CDT\)](#)

Timothy J. Cruikshank, City Manager



7800 Golden Valley Road
Golden Valley, MN 55427

**EMERGENCY ADMINISTRATIVE ACTION 20-66
UPDATING THE COVID-19 OPERATIONS
RECOVERY AND READINESS PLAN**

Pursuant to Mayoral Proclamation and Council Resolution effective March 17, 2020, the City of Golden Valley hereby adopts the updated COVID-19 Operations Recovery and Readiness Plan on file with the City Clerk effective September 22, 2020.

The Plan shall remain in effect until repealed or modified by subsequent City Manager or Council action.

Date: September 22, 2020

Timothy J Cruikshank

[Timothy J Cruikshank \(Sep 22, 2020 14:10 CDT\)](#)

Timothy J. Cruikshank, City Manager



7800 Golden Valley Road
Golden Valley, MN 55427

**EMERGENCY ADMINISTRATIVE ACTION 20-67
UPDATING THE COVID-19 OPERATIONS
RECOVERY AND READINESS PLAN**

Pursuant to Mayoral Proclamation and Council Resolution effective March 17, 2020, the City of Golden Valley hereby adopts the updated COVID-19 Operations Recovery and Readiness Plan on file with the City Clerk effective October 1, 2020. The revisions include new protocols in the following areas:

- DMV stand-by service

The Plan shall remain in effect until repealed or modified by subsequent City Manager or Council action.

Date: October 1, 2020



Timothy J. Cruikshank (Oct 1, 2020 10:23 CDT)

Timothy J. Cruikshank, City Manager

ANNOUNCEMENT OF MEETINGS AND EVENTS

Three or more Council Members may attend the following

OCTOBER

6	Night to Unite	5:00 pm	Held Virtually
7	City Council Meeting	6:30 pm	Held Virtually
8	Building an Equitable Golden Valley “What Does it Mean to Have Access to Voting?”	6:00 pm	Held Virtually
10	Mighty Tidy Day	8:00 am to 1:00 pm	Brookview Park
12	Human Services Commission Meeting	6:45 pm	Held Virtually
12	Planning Commission Meeting	7:00 pm	Held Virtually
13	Rising Tides Meeting	5:15 pm	Held Virtually
13	Council/Manager Meeting	6:30 pm	Held Virtually
20	HRA Meeting	6:30 pm	Held Virtually
20	City Council Meeting	6:30 pm	Held Virtually
22	Golden Valley Business Council Meeting	8:30 am	Held Virtually
26	OSRC Meeting	6:30 pm	Held Virtually
26	Environmental Commission Meeting	7:00 pm	Held Virtually
26	Planning Commission Meeting	7:00 pm	Held Virtually
27	Human rights Commission	6:30 pm	Held Virtually
28	Board of Zoning Appeals	7:00 pm	Held Virtually

ANNOUNCEMENT OF MEETINGS AND EVENTS

Three or more Council Members may attend the following

31	Annual Fall Leaf Drop-Off	8:00 am to 1:00 pm	Brookview Park
31	Additional Hours for Absentee Voting at City Hall	10:00 am to 3:00 pm	City Hall

NOVEMBER

3	Election Day	7:00 am to 8:00 pm	Precincts & Polling Sites
4	City Council Meeting	6:30 pm	Held Virtually
7	Annual Fall Leaf Drop-Off	8:00 am to 1:00 pm	Brookview Park