

City Council/Manager

May 14, 2019 – 6:30 pm
Council Conference Room
Golden Valley City Hall
7800 Golden Valley Road

REGULAR MEETING AGENDA

	<u>Pages</u>
1. Commission 2018 Annual Report and 2019 Work Plan:	
a. Environmental Commission	2-8
b. Human Rights Commission	9-21
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Council/Manager meetings have an informal, discussion-style format and are designed for the Council to obtain background information, consider policy alternatives, and provide general directions to staff. No formal actions are taken at these meetings. The public is invited to attend Council/Manager meetings and listen to the discussion; public participation is allowed by invitation of the City Council.



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MEMORANDUM
Physical Development Department
763-593-8030 / 763-593-3988 (fax)

Executive Summary
Golden Valley Council/Manager Meeting
May 14, 2019

Agenda Item

1. a. Environmental Commission Annual Report

Prepared By

Eric Eckman, Development and Assets Supervisor
Dawn Hill, Chair, Environmental Commission

Summary

The Environmental Commission has completed an annual report summarizing its 2018 accomplishments and outlining its proposed work plan priorities for 2019. The Chair of the Environmental Commission, Dawn Hill, will present a summary of the report at the May 14, 2019 Council/Manager meeting. The annual report is attached for reference.

Following discussion of this item, Council direction on the Environmental Commission's 2019 Work Plan is requested.

Attachments

- Environmental Commission Annual Report & 2019 Work Plan (6 pages)



**ENVIRONMENTAL COMMISSION
2018 ANNUAL REPORT AND
2019 WORK PLAN**

2018 Environmental Commission

Commissioners

Dawn Hill, Chair (2021)

Tonia Galonska, Vice-Chair (2019)

Tracy Anderson (2020)

Lynn Gitelis (2020)

Scott Seys (2021)

Jim Stremel (2020)

Debra Yahle (2019)

Joseph Ramlet, Student (2019)

Note: Terms run May 1-April 30

Council Liaison

Larry Fonnest

City Staff

Eric Eckman, Development and Assets Supervisor

Drew Chirpich, Environmental Specialist

Claire Huisman, Administrative Assistant

Purpose and Mission

The Environmental Commission has been established to advise and make recommendations to the City Council in matters relating to and affecting the environment.

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2018 Accomplishments

GreenStep Cities

- Completed Steps 3 and 4 of the GreenStep Cities Program, including metrics and measures in the following topic areas:
 - buildings and lighting
 - renewable energy
 - land use
 - transportation and fleet
 - surface water
 - green buildings

A link to the summary of the Golden Valley's GreenStep Cities progress is located at

https://greenstep.pca.state.mn.us/cityInfo.cfm?ctu_code=2394924

- Reviewed and documented additional 2018 GreenStep projects and actions, including:
 - installation of the City's first EV charging station in City Hall parking lot
 - conversion of all Xcel Energy street lights to 3000K LED
 - participation in the Lime bike/scooter-share program
 - installation of metered water filters on City Hall drinking fountains
- Supported the City's application for a MN GreenCorps Member for 2019-2020 to complete GreenStep Cities actions related to waste reduction, recycling, and composting/organics management.

Comprehensive Plan

- Worked with the community and staff on the final recommendation of the 2040 Comprehensive Plan, specifically Chapter 5: Water Resources, Chapter 6: Parks and Natural Resources, and Chapter 7: Resilience and Sustainability.



*Council Members accepted Golden Valley's GreenStep Cities Step 3 designation in June.
(Photo by GreenStep Cities)*



An EV charging station was installed on the City Hall Campus in 2018.

Solid Waste And Recycling

- Continued to assist staff and City Council with the community's solid waste collection discussion.
- Toured the Republic Services recycling facility and provided a summary of the tour.
- Reviewed and provided feedback on the City's recycling contract.
- Initiated the City's new curbside textile recycling program.

Natural Resources Management

- Drafted a comprehensive pollinator protection resolution for Council consideration.
- Toured the City's nature areas and developed a prioritization matrix for guiding improvements.
- Facilitated a discussion on the status of the City's Emerald Ash Borer Management Plan.



Protecting pollinators is an Environmental Commission priority.



The City's 2015 Bassett Creek Restoration Project provides a guide for further nature area improvements.

Energy Use

- Worked with staff to provide an update on the City's energy consumption.

Sustainability And Resilience

- Used the Environmental Commission annual budget to host a MetroBlooms workshop on resilient yards and gardens at Brookview.
- Began working with the Planning Commission and staff to review city code and remove barriers to producing local food (vertical greenhouses, urban farms).

2019 Proposed Work Plan

Proposed work plan priorities for 2019 are based on goals in the Resilience & Sustainability, Water Resources, and Parks & Natural Resources chapters of the 2040 Comprehensive Plan, and the GreenStep Cities Program.

- Begin work on GreenStep Cities Step 5 metrics to address climate-related impacts, improve the environment, and reduce energy consumption and costs.
 - Prioritize the order in which the 12 Step 5 topic areas are completed.
- If the City is successful in its application for a MN GreenCorps Member for 2019-2020, work with member to complete GreenStep Cities actions related to waste reduction, recycling, and composting/organics management.
 - Assist the City in hosting one zero-waste community event.
- Assist Council with the solid waste collection discussion.
 - Review and comment on the League of Women Voters solid waste collection report.
 - Provide input and feedback on any proposed changes to the City's current system.
- Explore options for citywide curbside organics collection.
- Continue to assist in implementing the Natural Resources Management Plan.
 - Support the restoration of the Bassett Creek Nature Area in 2019-2020.
 - Address the issue of encroachment into City Parks and Nature Areas, beginning with the Bassett Creek Nature Area in 2019.
- Use the Environmental Commission's \$3,500 budget to host an educational workshop on sustainable yards and soils.
- Continue to work with Planning Commission and staff to revise City Code to remove barriers to producing local food (vertical greenhouses, urban warming).
- Complete a ready and resilient guide for the community focusing on weather and climate impacts.
- Implement a comprehensive buckthorn management program.
- Review solar and wind ordinances and update as needed.
- Review City Code with respect to wood burning and update as needed to protect and maintain air quality.
- Research strategies to lower the emissions of City fleet.
- Explore the potential to revise City Code to allow for temporary use of goats for vegetation management on public and private properties.



MEMORANDUM

City Administration

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

Executive Summary

Golden Valley City Council Meeting

May 14, 2019

Agenda Item

1. b. Human Rights Commission (HRC) 2018 Annual Report and 2019 Proposed Work Plan

Prepared By

Maria Cisneros, City Attorney

Summary

HRC Chair, Maurice Harris, will present the 2018 HRC Annual Report and 2019 Proposed Work Plan and to address any questions the Council may have.

Attachments

- Human Rights Commission Annual Report & 2019 Work Plan (13 pages)



**HUMAN RIGHTS COMMISSION
2018 ANNUAL REPORT AND
2019 WORK PLAN**

2018 Human Rights Commission

2018 Human Rights Commissioners

Chair, Maurice Harris (elected June 2018)

Vice-Chair, Kyle Scott (elected June 2018)

Jonathan Burris

Teresa Martin

Gloria Peck

Carrie Yeager

Chris Mitchell

Eve Clarkson, Student

Lauren Barry, Student

Note: Terms run May 1-April 30

Council Liaison

Joanie Clausen

City Staff

Kirsten Santelices, Human Resources Director

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2018 Overview

The Golden Valley Human Rights Commission (HRC) had a successful and eventful 2018, working off of its 2018 Work Plan and meeting all City Council directives.

Budget

For 2018, the City Council approved a budget of \$3,500 for the HRC. The HRC expended \$1,850 (53 percent) of its budget for professional fees for speaker honorariums; a cash prize for the literary contest winner; tickets to sponsor a table at the 2018 Martin Luther King, Jr Holiday Breakfast; hosting a booth at GV Pride festival; and hosting the Green Card Youth Voices exhibit.

Meetings

The HRC held 11 regular meetings and had an option to attend the joint board/commission/council meeting in February.

2018 Work Plan Accomplishments

Beyond setting a work plan of specific activities and events, the HRC set three specific goals for the year:

- Partner with other city human rights commissions and community service organizations on educational or outreach opportunities.
- Explore opportunities to educate the community on voting rights.
- Update and enhance communication strategies (including providing resources through the City website).

The HRC successfully achieved all three of these goals in 2018.

Quarter 1: Jan-Mar

28th Annual MLK Holiday Breakfast

The HRC purchased one table (10 tickets) for the General Mills Foundation 28th Annual MLK Holiday Breakfast, and all 10 tickets were distributed.

Sweet Potato Comfort Pie

The HRC sponsored two speakers at the Annual Sweet Potato Comfort Pies event held at Brookview Jan 14, 2018. Several Commissioners also volunteered at the event as well. The winner of the 2018 MLK Literary Contest presented his submission and received great praise from event attendees.

Winner Announced For MLK Essay Contest

POSTED 02-20-2018

To honor the legacy of Dr Martin Luther King, Jr, the [Golden Valley Human Rights Commission \(HRC\)](#) sponsored a "[MLK Day Literary Contest](#)" this winter. Hopkins student Joseph Ramlet won first place for his essay, "Understanding by Collaborating: A Reflection on Dr Martin Luther King, Jr."

"I was surprised and proud and honored to win," Ramlet says.

For the contest, students in grade 6–12 in Hopkins, Robbinsdale Area, Perpich, and Breck Schools entered written work of 500 words or less. Submissions were judged on content applicable to the theme "Making Lives Matter," and how students creatively expressed how to realize the dream of making lives matter.

"The big thing is that we all need to start to understand each other better, and to do that, we need to start actively working toward that, and collaborating and working together," Ramlet says.

Ramlet, 15, is a sophomore at Hopkins High School and no stranger to community involvement and collaboration. He's a member of the student council and is the sophomore school representative. He's on the Golden Valley Environmental Commission. He's also a part of the Police Explorer program with the Minnesota State Patrol.

"When writing the essay, I thought about not just what Dr King did, but what the climate is like in the world today with the divisiveness and conflict with racial relations," Ramlet says.

"I based my essay around how we can use his teachings today. I think it's something we all need to work on."

He says he's optimistic about his generation and where we go from here.

"We in the younger generation look up and see that divisiveness isn't working," he says. "A lot of things aren't going too well right now, and we can tell we need to work to understand each other better and find different ways to reach agreement."

Ramlet won tickets to the Jan 15 Minneapolis MLK Day Celebration and was invited to present his piece at a Jan 14 MLK celebration at Brookview Golden Valley.



Joseph Ramlet

Interview with Joseph Ramlet, winner of the MLK Literary Contest

City Comprehensive Plan

Commissioners all had an opportunity to provide feedback on all of the sections of the Comprehensive plan.

Welcome Statement

The HRC created a Welcome Statement, at the request of the Council, to share the City’s commitment to welcoming all to live, work, play, and visit in Golden Valley. The Council adopted the Welcome statement, and it is used both internally and externally within the community.

City Of Golden Valley Welcome Statement

The City of Golden Valley believes in and stands for the values of social equity, inclusion, and justice.

We embrace diversity and recognize the rights of individuals to live their lives with dignity, free of discrimination, fear, violence, and hate.

We welcome individuals to Golden Valley regardless of race, color, creed, religion, national origin, immigration status, gender, gender identity, marital status, age, disability, economic status, sexual orientation, familial status, or cultural background.

We strive to provide fair and unbiased services and programs, giving opportunities for all.

We are dedicated to being a supportive and united community, strengthened by the diversity of our residents and visitors.

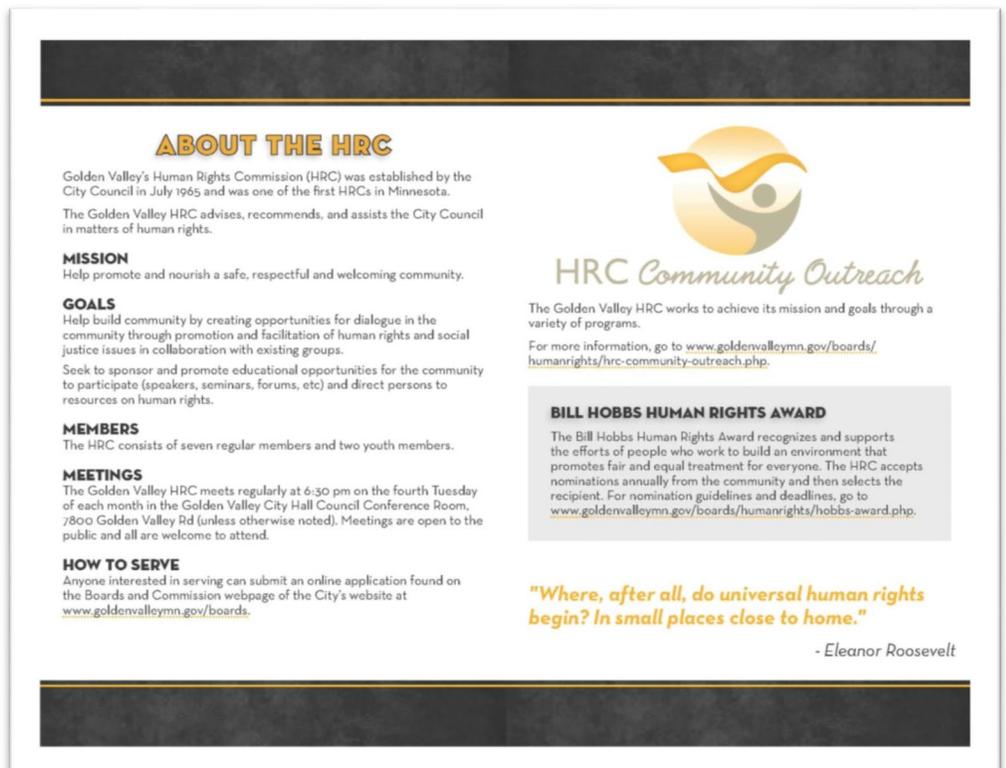
Quarter 2: Apr-Jun

Bylaws Update

The HRC reviewed its bylaws and voted on a change to the “goals” section to better reflect the intention of the Commission as it is stated in the City Code. At the same time, the Commission re-branded the “HRC Conversations” to “HRC Community Outreach,” to better capture all HRC efforts.

Golden Valley Pride Festival

The HRC participated in the Golden Valley Pride Festival June 12. At the booth, Commissioners distributed the originally-designed Golden Valley human rights magnet and distributed an updated HRC brochure.



ABOUT THE HRC

Golden Valley’s Human Rights Commission (HRC) was established by the City Council in July 1965 and was one of the first HRCs in Minnesota. The Golden Valley HRC advises, recommends, and assists the City Council in matters of human rights.

MISSION
Help promote and nourish a safe, respectful and welcoming community.

GOALS
Help build community by creating opportunities for dialogue in the community through promotion and facilitation of human rights and social justice issues in collaboration with existing groups. Seek to sponsor and promote educational opportunities for the community to participate (speakers, seminars, forums, etc) and direct persons to resources on human rights.

MEMBERS
The HRC consists of seven regular members and two youth members.

MEETINGS
The Golden Valley HRC meets regularly at 6:30 pm on the fourth Tuesday of each month in the Golden Valley City Hall Council Conference Room, 7800 Golden Valley Rd (unless otherwise noted). Meetings are open to the public and all are welcome to attend.

HOW TO SERVE
Anyone interested in serving can submit an online application found on the Boards and Commission webpage of the City’s website at www.goldenvalleymn.gov/boards.



HRC Community Outreach

The Golden Valley HRC works to achieve its mission and goals through a variety of programs. For more information, go to www.goldenvalleymn.gov/boards/humanrights/hrc-community-outreach.php.

BILL HOBBS HUMAN RIGHTS AWARD

The Bill Hobbs Human Rights Award recognizes and supports the efforts of people who work to build an environment that promotes fair and equal treatment for everyone. The HRC accepts nominations annually from the community and then selects the recipient. For nomination guidelines and deadlines, go to www.goldenvalleymn.gov/boards/humanrights/hobbs-award.php.

"Where, after all, do universal human rights begin? In small places close to home."

- Eleanor Roosevelt

Updated HRC brochure

Quarter 3: Jul-Sep

Co-Sponsored Voter Rights Event

On Sept 13, 2018, the HRC collaborated with the League of Women Voters – Golden Valley chapter and the City of New Hope Human Rights Commission to host a discussion around restoring voting rights to Minnesotans convicted of felonies. The one-hour discussion was led by Jana Kooren and Elizer Darris, two members of the American Civil Liberties Union (ACLU), and was held in Council Chambers at Golden Valley City Hall. An estimated 25 individuals attended, and CCX Media recorded the discussion.

The flyer features a dark header with the HRC Community Outreach logo and text. The main title 'ACLU-MN RESTORE THE VOTE DISCUSSION' is in large, bold, yellow and black letters. Below the title, the date and time 'Thurs, Sept 13, 6:30-7:30 pm' and the location 'Golden Valley City Council Chambers, 7800 Golden Valley Rd, Golden Valley, MN' are listed. Two portraits are shown: Jana Kooren and Elizer Darris. To the right of each portrait is a short bio. The footer, separated by a dashed line, lists the sponsors: Golden Valley Human Rights Commission, League Of Women Voters - Golden Valley, and New Hope Human Rights Commission.

HRC Community Outreach

ACLU-MN RESTORE THE VOTE DISCUSSION

Thurs, Sept 13, 6:30-7:30 pm
Golden Valley City Council Chambers
7800 Golden Valley Rd, Golden Valley, MN

 Jana Kooren and Elizer Darris of the American Civil Liberties Union (ACLU) will be leading a discussion on the issue of restoring the right to vote for Minnesotans convicted of felonies.

Kooren is currently the Public Education & Communications Director for the ACLU Minnesota chapter, focusing on issues such as restoration of voting rights for those who served their time in prison.

 Darris was incarcerated as a juvenile and struggled for years in adult facilities. He fought to turn his life around and upon his release, became a business owner, consultant, educator, IT specialist and motivational speaker. Darris is now the Lead Consultant with the Darris Consulting Group, which aims to inspire hope and spark dialogue centered on the power of individuals to effect change in their world.

**Sponsored by: Golden Valley Human Rights Commission,
League Of Women Voters - Golden Valley, New Hope Human Rights Commission**

Flyer advertising "Restore The Vote"

Week Of Service

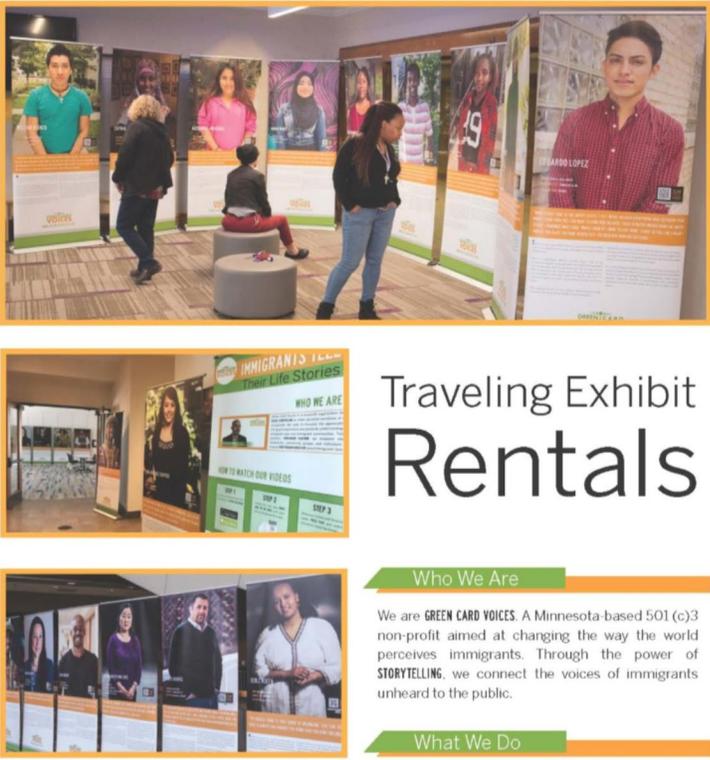
The HRC chose to promote a "week of service" donation collection for PRISM during the week of Sept 11. Donation boxes were set up at City Hall, Brookview, and the Public Safety building for the week. It was promoted on social media and through CCX Media. Commissioners also attended the Golden Valley Arts & Music Festival Sept 15 to solicit donations. The results were overwhelmingly positive, garnering many donation items for PRISM. Several Commissioners also volunteered at PRISM Sept 11.

Quarter 4: Oct-Dec

Green Card Youth Voices Exhibit

In conjunction with Human Rights Day (Dec 10) the HRC hosted the Green Card Youth Voices exhibit at Brookview from Dec 3–28. The exhibit featured 20 stories of youth in Minnesota whose families had immigrated here. Each poster also included a link to an online video of an interview with the featured young immigrant.

For this event, the HRC partnered with Hennepin County Library in Golden Valley to promote the exhibit and highlight the topic of immigration. The library hosted and displayed a series of books on the topics of immigration and green cards, as well as linked to a podcast of two local businesspersons who interview “immigrants in America.”



Traveling Exhibit Rentals

Who We Are

We are **GREEN CARD VOICES**. A Minnesota-based 501 (c)3 non-profit aimed at changing the way the world perceives immigrants. Through the power of **STORYTELLING**, we connect the voices of immigrants unheard to the public.

What We Do

Sharing stories is the essence of Green Card Voices. While our stories are available at our digital library and books, the most effective way to engage students and the community is through our traveling exhibits, which can be used in tandem with our curriculum.



Green Card Voices brochure

Bill Hobbs Award

The HRC received three nominations for the Bill Hobbs Human Rights Award. After deliberation at the November meeting, the HRC selected local resident Rose McGee for her work with Sweet Potato Comfort Pie and promoting dialogue on race and inclusion within the community. McGee was presented the award at the Dec 18 City Council meeting.



Presentation of Bill Hobbs Award. Left to Right: Kyle Scott, Gloria Peck, Rose McGee, Jonathan Burris, Theresa Martin, and Maurice Harris

Second Annual MLK Day Literary Contest

The HRC's annual literary contest is open to students in grades 7-12 who live in Golden Valley or attend a school within Golden Valley school districts. Students were asked to submit written work (essay, song, or poetry) responding to one of two writing prompts under the theme of "Taking a Stand."

The HRC collected contacts at all of the schools within the districts Golden Valley serves. City staff created fliers and sample newsletter and social media posts for the schools to advertise the contest. The contest was also advertised on the City website and social media sites, as well as with in the SunPost.

Commissioners Mitchell and Peck, along with a Golden Valley resident (and former teacher), judged the two received submissions and selected a winner. The winner received tickets to the General Mills-sponsored MLK Day event and a \$50 cash prize.

HRC Community Outreach

DR MARTIN LUTHER KING JR LITERARY CONTEST



"The ultimate measure of a man is not where he stands in moments of comfort and convenience, but where he stands at times of challenge and controversy."
— Dr Martin Luther King Jr

In honor of the birthday and legacy of Dr Martin Luther King Jr, the Golden Valley Human Rights Commission presents the second annual Dr Martin Luther King Jr Literary Contest.

The contest is open to students in grades 7-12 who live in Golden Valley, attend a school in Golden Valley, or attend a Robbinsdale Area District or Hopkins District school.

Winners will be announced Jan 11, 2019. They will receive a \$50 cash prize and will be asked to present their piece at the Martin Luther King Jr Day celebration Sun, Jan 20, 2019, at Brookview Golden Valley (316 Brookview Pkwy). Winners will also receive tickets to the General Mills/Minneapolis MLK breakfast Mon, Jan 21, 2019.

2019 Theme
Building on Dr King's passion and leadership, students are asked to creatively respond to one the following questions based on the theme "Taking A Stand":

1. How does taking a stand at times of challenge and controversy serve the broader community?
2. Would you participate in a march, sit-in, or another form of political protest? Why or why not?

Submissions
Written (essays, poetry, song, etc): Submit on standard 8-1/2" x 11" paper, double spaced, not to exceed 900 words.
Audio and Video: Submit through YouTube or other multi-media platforms, accompanied by a transcribed version.

Submissions will be judged on inspiration, clarity, creativity, and content applicable to the theme. Entries must include:

- students name, address, phone/email, and grade level
- parent name, phone/email
- school name and teacher contact information

Deadline: Fri, Dec 21, 4 pm

Email ksantelices@goldenvalleymn.gov	Mail/Drop-Off Kirsten Santelices, 7800 Golden Valley Rd, Golden Valley, MN 55427
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Sponsored by: Golden Valley Human Rights Commission

Literary Contest flyer

HRC Communications and Website Resources

The HRC wanted to provide more opportunities for residents and visitors to find information on human rights, and potentially direct them to resources. Commissioners selected a number of other government/public websites with information on human rights to link on the City's HRC webpage. The Commission also worked with the City's Communications Department to make some changes to the HRC website to make it more user-friendly.

2018 Sampling Of Media Coverage

Week Of Service

The Week Of Service was promoted in the City newsletter, on the City website, and through social media posts.

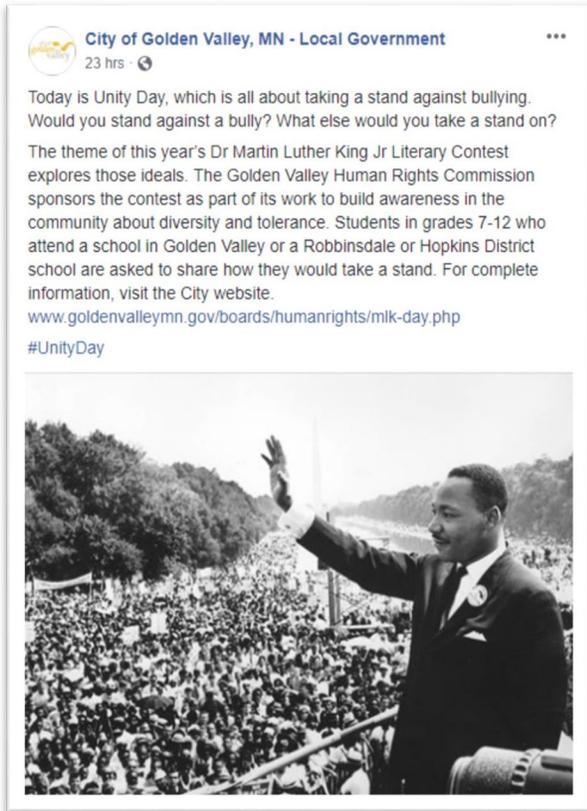


Restore The Vote

The Restore The Vote discussion was advertised in the City newsletter, on the City website, through CCX media on “Community Corner,” and through social media posts. It was also recorded by CCX Media and streamed for viewers at home.

MLK Literary Contest

Beyond social media posts, the MLK Literary Contest was advertised in the City Newsletter and the City website.



2019 Proposed Work Plan

2019 Goals

- Partner with other City human rights commissions and community service organizations on education or outreach opportunities.
 - Explore opportunities to educate the community.
- Further update and enhance communications strategies.
 - Explore opportunities for community partnerships regarding human rights resources.

Tentative Outline

Q1 (Jan-Mar):

- Finish second MLK Literary Contest.
- Plan participation in Golden Valley Pride.

Q2 (Apr-Jun):

- Host booth at Golden Valley Pride.
- Plan for Day of Service (Sept 11).
- Provide education on anti-semitism (May) and plan for the 75th anniversary of International Holocaust Remembrance Day on Jan 27, 2020.
- Post list of resources for others in the community on HRC webpage.
 - Partner with Golden Valley Library.

Q3 (Jul-Sep):

- Plan for Bill Hobbs Award.
- Promote Sept 11 Day of Service.
- Begin promoting Why Treaties Matter Exhibit (October).
 - Partner with Golden Valley Library and other cities.
- Plan participation in Sweet Potato Comfort Pie.
- Consider continuation of annual MLK Day Literary Contest.

Q4 (Oct-Dec):

- Plan for and promote Human Rights Day (Dec 10).
 - Present Bill Hobbs Award in conjunction with Human Rights Day.
 - Partner with Golden Valley Library.
- Present Why Treaties Matter Exhibit (October).
- Purchase table for 2020 MLK breakfast.



MEMORANDUM

Physical Development Department

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

Executive Summary

Golden Valley Council/Manager Meeting

May 14, 2019

Agenda Item

2. Narrow Lots

Prepared By

Jason Zimmerman, Planning Manager

Summary

The City Council has asked staff to prepare a summary of the regulations and issues surrounding “narrow lots” in the City (determined to be those less than 65 feet in width), especially as they relate to recent tax parcel divisions that have resulted in the construction of new homes on lots as narrow as 40 feet.

Background

In 2017, staff briefed the City Council on an emerging area of concern that had previously not been well-addressed in the City Code. At that time, a handful of properties had applied to Hennepin County to be assigned a second Property ID (PID) in order to utilize two platted lots where previously only one PID has existed. This action permitted new homes to be built on lots that were narrower than what current subdivision regulations allow and that were often of a different character than adjacent homes. Neighbors of these properties had approached staff and Council Members with questions and concerns that prompted a conversation with the City Attorney and the League of Minnesota Cities to understand what authority the City might have to regulate these tax parcel divisions.

It was determined that since these divisions were administrative in nature (assigning new PIDs) and did not involve platting, the usual regulations regarding subdivisions did not apply and the City had no authority to prevent the utilization of these narrow lots as long as zoning regulations were being met – regulations such as setbacks, height, structure width, side wall articulation, etc.

The lots now being separated were platted early in the City’s history as residential development began to occur in the mid to late 1910s after the Luce Line Railroad was constructed. The first zoning code in Golden Valley wasn’t adopted until 1938, which set the minimum lot width at 75 feet. Because of this delay, plats recorded in the preceding years resulted in lots of 60, 50, and even 40 feet in width – similar to what was being platted in the Minneapolis neighborhoods to the east. Many new property owners purchased two or even three of these lots and built one home

across them, resulting in properties that appeared and acted as 80 or 100 foot lots even though the underlying property lines remained. It wasn't until the structures on these lots began to age and it became economical to tear down a single home and sell the individual lots for new homes that this issue appeared on the radar of staff.

The City Council, at the Council/Manager session in November of 2017, directed staff to develop language to include in the zoning code that would help manage these tax parcel divisions while not preventing them from occurring. Staff worked to include standards around obtaining surveys, removing non-conforming structures, and sending notices to neighbors, and then adopted these new regulations when the City Code was recodified in 2018. Recent activity around tax parcel divisions has once again drawn attention to the topic and prompted the City Council to think about how zoning regulations might be adjusted to manage structures on some narrow lots.

Analysis

Side Yard Setbacks

One of the main concerns being expressed by residents who live next to or in the vicinity of narrow lots is the size of the side yard setbacks that are required. The City's zoning code uses the width of the lot to determine the minimum width of side yard setbacks:

City Code Sec. 113-88. (f)(1)(c)

Lot Width	Side Yard Setback
Lots with width 100 feet or greater	15 feet
Lots with width greater than 65 feet and less than 100 feet	12.5 feet
Lots with width 65 feet or less	
North or west side yard setback	10% of the lot width
South or east side yard setback	20% of the lot width

For a lot that is 50 feet wide, these regulations would require a minimum side yard setback of 5 feet on one side and 10 feet on the other. For a lot that is 40 feet wide, they would require a minimum side yard setback of 4 feet on one side and 8 feet on the other. The zoning code adopted in 1955 appears to be the first version of the City Code to use variable widths to determine side yard setbacks and to assign different setbacks to the north/west side of the lot compared to the south/east side of the lot for lots less than 70 feet wide.

On a block with a series of 40 foot lots, each taking advantage of the minimum side yard setback, this could result in a distance between homes of as little as 12 feet. In contrast, a block of 100 foot lots would require at least 30 feet between homes.

As part of the research on this topic in 2017, staff analyzed the various recorded plats in the city to see where there were lots of record that were 65 feet or less – either standing alone or as part of “combined lots” with a common PID (see Figure 1).

- A. Lakeview Heights and Lakeview Heights 1st Addition: Mostly 61 and 62 foot lots that are almost entirely built out as separate lots (very few combined)
- B. Glenwood View: 50 and 60 foot lots built out as separate lots with a handful of 40 foot lots

- C. Winnetka: 60 foot lots often built out as separate lots, but with some properties consisting of 1 ½ or 2 combined lots
- D. Belmont: Mostly 50 foot lots with most properties consisting of 1 ½ or 2 combined lots
- E. Confer and Ericksons Boulevard Gardens: 50 foot lots with most properties consisting of 2 combined lots
- F. Golden Valley Gardens: 50 foot lots with most properties consisting of more than 1 but less than 2 combined lots
- G. Delphain Heights (First, Second, and Third Units): 50 foot lots with most properties consisting of more than 1 but less than 2 combined lots
- H. McNair Manor: 50 foot lots with some consisting of 2 combined lots
- I. Glenwood: 40 foot lots with many consisting of 1 ½ or 2 combined lots

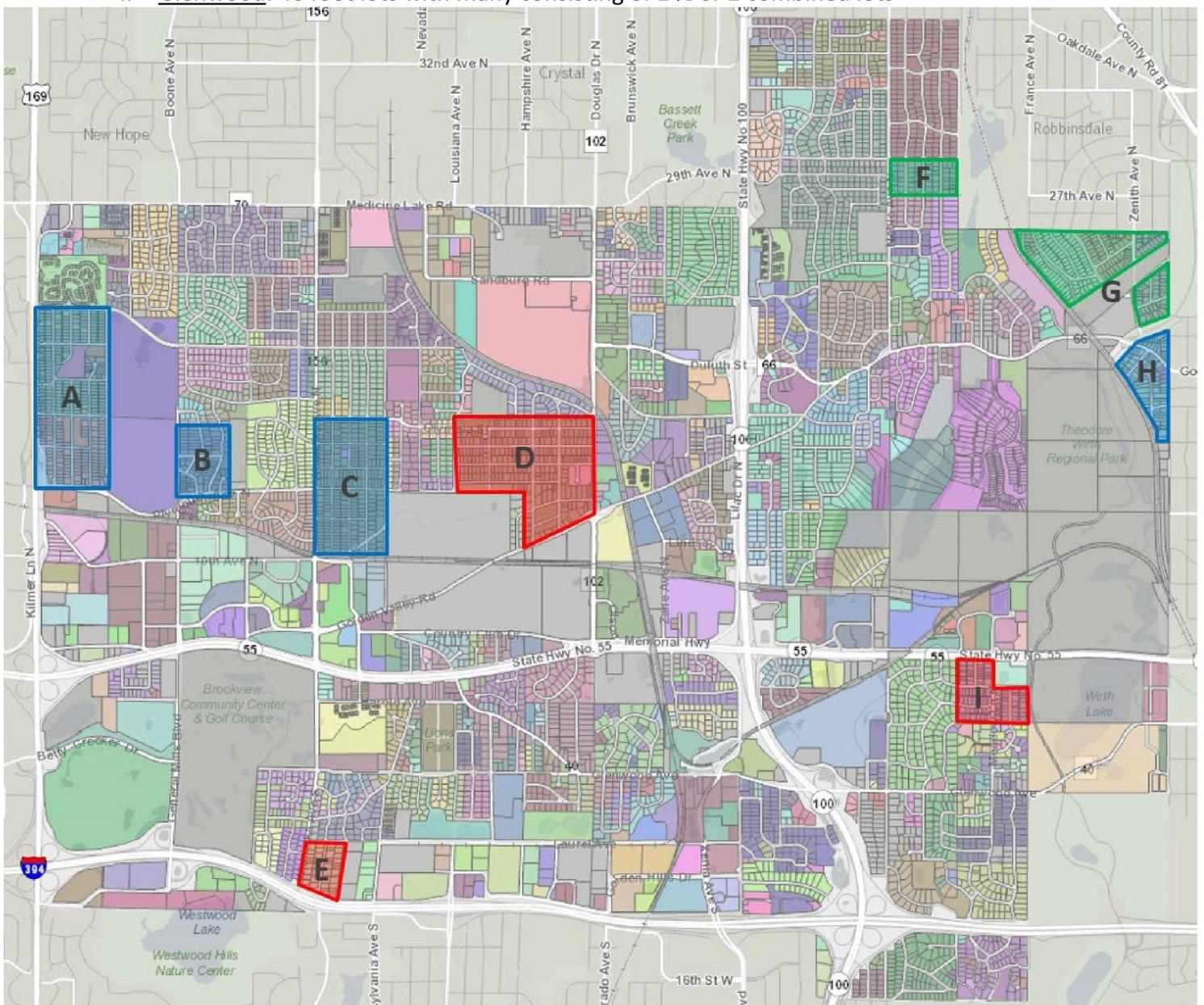


Figure 1: Recorded plats in Golden Valley

Plats that have a large number of properties that could split fairly easily (because they consist of exactly two lots) represent the biggest perceived threat to neighbors and are shown in red (areas D, E, and I). Plats with properties that would be more difficult to split (because they include portions of lots and would require coordination with adjacent properties) are shown in green (areas F and G). Those plats in which most of the narrow lots have already been built on individually, and therefore represent the least amount of potential change, are shown in blue (areas A, B, C, and H).

Staff used computer mapping software to identify the properties across the city that could split fairly easily or with more difficulty. These are shown as red or yellow parcels in Figure 2 below. Yellow parcels are clustered in the northeast portion of the city with additional concentrations in the north-central portion of the city. Red parcels are focused primarily in the Meadow/Sunnyridge neighborhood as well as the Sumter neighborhood with a fair number also present in the area north of the Golden Valley Country Club.

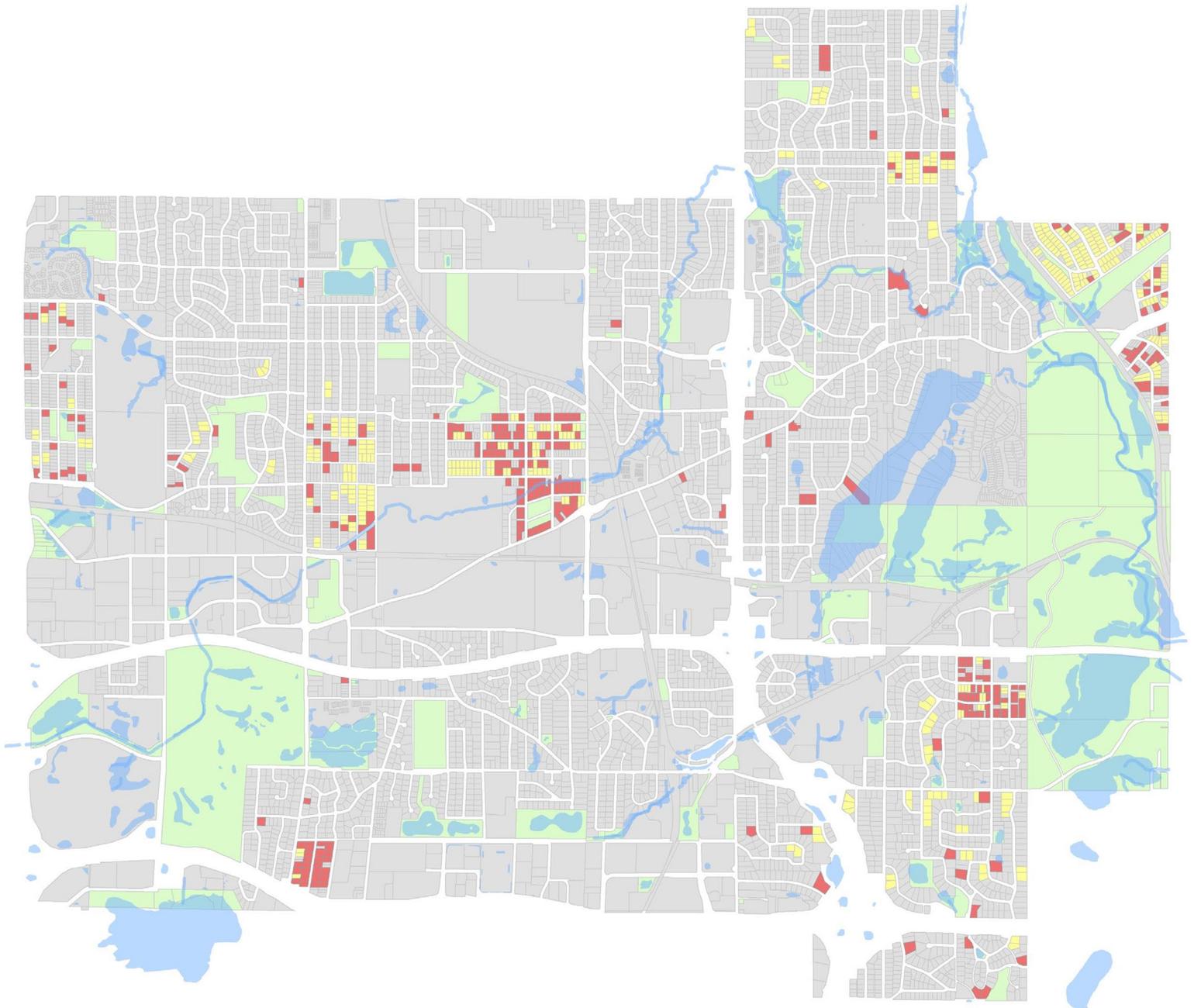


Figure 2: Properties consisting of more than one lot

Of the roughly 6,600 single-family properties in Golden Valley, 303 are shown as red parcels – or those with the most straight-forward ability to divide. 420 are shown as yellow parcels; these would require much more coordination by property owners because two or three lots would need to be ready to sell/redevelop at the same time.

There are a number of narrow lots that have already been built on within the City and their locations closely align with the plats shown above (see Figure 3 or attached map). Approximately 600 homes have been built on lots that are less than 65 feet wide using existing zoning regulations (this does not include single-family homes that are within a PUD, such as those in Hidden Lakes). Roughly 370 are between 60 and 65 feet wide and another 195 are between 50 and 60 feet wide. There are only 40 lots with homes that are less than 50 feet wide; these are almost all located in

the Glenwood View plat (east of the James Ford Bell Research Center) or the Glenwood plat (the Meadow/Sunnyridge neighborhood).



Figure 3: Existing homes on narrow lots

Height

A second area of concern from neighbors is the height of new homes on narrow lots which appear exaggerated when compared to the typical single-story ramblers they abut.

Regulations around height on lots narrower than 65 feet wide are no different than those on all other single-family lots in the city – the maximum height is 28 feet as measured from the average grade at the front (street) side of the home to the mid-point of the highest pitched roof. It is important to note that this allows the actual height of the peak of the roof to extend even higher than 28 feet.

Massing

Other than the side wall articulation requirement, the only other zoning regulation that limits massing is the tent-shaped building envelope that forces homes that build to the side yard setback line (a common occurrence on narrow lots) to step back as they rise above 15 feet in height. Unlike homes constructed on lots greater than 65 feet wide—which have a vertical:horizontal ratio of 2:1 for the step back—narrow lots have a vertical:horizontal ratio of 4:1 which allows for a steeper roofline and provides slightly less relief for adjacent properties.

Other Regulations

Additional concerns have been raised regarding water runoff, tree removal, solar access, and general “neighborhood character.” In all cases, the development regulations are no different from those applied to wider residential lots in the city.

Next Steps

In addition to an investigation of the current situation, the City Council is also looking to staff to offer thoughts on what, if anything, can or should be done to address the concerns of neighbors.

As discussed with the Council in 2017, the League of Minnesota Cities has advised staff that there are limitations on the ability of cities to regulate lots of record that are buildable under the existing zoning requirements. Unlike true subdivisions, which allow cities to set certain standards that must be met before lots can be split (minimum area, minimum width, etc.), tax parcel divisions utilize lots that have already been approved and that need no quasi-judicial action in order to allow a new home to be constructed. Cities can, however, set guidelines in order to avoid the creation of nonconformities with existing structures (requiring homes or detached structures to be modified or even demolished, for example) prior to allowing the tax parcel division to move forward. Golden Valley followed this approach with the recodification of the City Code in 2018 and now requires a survey be completed so that an accurate evaluation of the site can take place before a new PID is issued.

Accepting that the City cannot simply prohibit tax parcel divisions from taking place, there remains the possibility to adjust zoning requirements in order to address narrow lots and manage the potential impacts of new homes.

Side Yard Setbacks

There is some room to increase the minimum side yard setbacks for narrow lots. Golden Valley requires that no principal structure be less than 22 feet wide. Subtracting that width from a 40 foot wide lot leaves up to 18 feet of width available to apply to side yard setbacks. Current regulations only require 12 feet of side yard setbacks.

Golden Valley Side Yard Setback Requirements (current)

Lot width	South/East side yard	North/West side yard	Total setback amount
40 feet	8 feet	4 feet	12 feet
50 feet	10 feet	5 feet	15 feet
60 feet	12 feet	6 feet	18 feet
>65 feet	12.5 feet	12.5 feet	25 feet
100+ feet	15 feet	15 feet	30 feet

If the City Council is interested in increasing the minimum amount of side yard setback, there are a number of ways it could be achieved. Two examples are shown below, but other variations could also be explored.

Example #1 splits the total side setback amount and applies it equally to both sides of the lot, which has the effect of increasing side yard setbacks to the north/west compared to current regulations. Boxes shaded in yellow show changes compared to the existing requirements.

Golden Valley Side Yard Setback Requirements (Example #1)

Lot width	South/East side yard	North/West side yard	Total setback amount
40 feet	8 feet	8 feet	16 feet
50 feet	10 feet	10 feet	20 feet
60 feet	12 feet	12 feet	24 feet
>65 feet	12.5 feet	12.5 feet	25 feet
100+ feet	15 feet	15 feet	30 feet

Example #2 holds the south/east side yard setback amount constant and allows the north/west side yard to shrink as the lot width decreases. This also increases the total side setback amount.

Golden Valley Side Yard Setback Requirements (Example #2)

Lot width	South/East side yard	North/West side yard	Total setback amount
40 feet	12 feet	6 feet	18 feet
50 feet	12 feet	7.5 feet	19.5 feet
60 feet	12 feet	9 feet	21 feet
>65 feet	12.5 feet	12.5 feet	25 feet
100+ feet	15 feet	15 feet	30 feet

It is important to note that these changes would potentially create structural nonconformities for existing homes built on narrow lots. This would prevent homeowners from constructing any additions or expansions without going to the Board of Zoning Appeals to obtain a variance. Depending on which lot widths were targeted, up to 600 homes could potentially be made nonconforming (if the regulations for all lots less than 65 feet in width were modified). It is also possible to only address some narrow lots, such as those under 50 feet in width, in order to limit the impact to existing homes while still addressing the most critical situations.

Height

While the City certainly retains the ability to limit the height of structures on narrow lots and to set the maximum height at a different point than for homes on wider lots (preventing the construction of a second story, for example), staff cautions the Council to be careful of creating restrictions that are too far out of line with what the current housing market seeks. In the 50s and 60s when the current housing stock on these lots was constructed, a Cape Cod or Rambler was often preferred. Today, families are looking for more bedrooms and bathrooms which means constructing two story homes. Restricting height may not stop the lots from being divided, but could impact the quality of the homes that are constructed and/or the potential sale of the lots.

Massing

The side wall articulation requirement can exacerbate the small setbacks because it allows bay windows and chimney chases to extend up to two feet into the side yard setback in order to provide visual interest. This requirement could be modified or removed for narrow lots.

Currently, the zoning code allows for a slightly steeper angle of building envelopes for lots less than 65 feet wide. This has a potentially small effect on adjacent properties compared to the envelopes allowed for homes on wider lots. It would be possible to make the angle of all building envelopes consistent, regardless of lot width.

Other Regulations

Recent changes to the tree and landscape requirements in 2015 tightened the rules regarding tree removal and mitigation. Staff does not believe these need to be revisited at this time. Issues involving water runoff, solar access, and others are applied similarly regardless of lot width. Any consideration of modifications to these regulations should be looked at holistically across all types of development.

Staff Request

Staff would like to hear from Council Members about if, and to what extent, narrow lots present a problem that should be addressed through regulation. If there is interest in modifying the zoning code to address the construction of homes on narrow lots, staff would work with the Planning Commission to examine:

1. Which narrow lots should be addressed? All lots 65 feet in width or less? Only lots under 50 feet in width? Other selections?
2. What elements of construction on narrow lots do Council Members feel need to be studied and/or addressed? Setbacks? Height? Massing? Others?
3. What are potential unintended consequences of increased regulation of narrow lots? How would existing homes on narrow lots be impacted by being assigned a nonconforming status?

Based on an examination of all of the issues that have been raised around narrow lots, staff would feel comfortable moving forward with direction from the Council to look at adjustments to side yard setbacks, the building envelope, and articulation for lots under 50 feet in width. This would:

- a. Focus regulation on the size of lots that have generated the greatest amount of concern (those that are 40 feet wide – roughly 175 lots)
- b. Limit the number of existing homes on narrow lots that could be made nonconforming by changes to zoning regulations
- c. Bring the side yard setbacks into conformance with building code regulations that required additional fireproofing for structures within 5 feet of the property line
- d. Make the shape of the building envelope consistent across lots of all widths
- e. Address concerns of bay windows and other bump-outs extending into the side yard setbacks

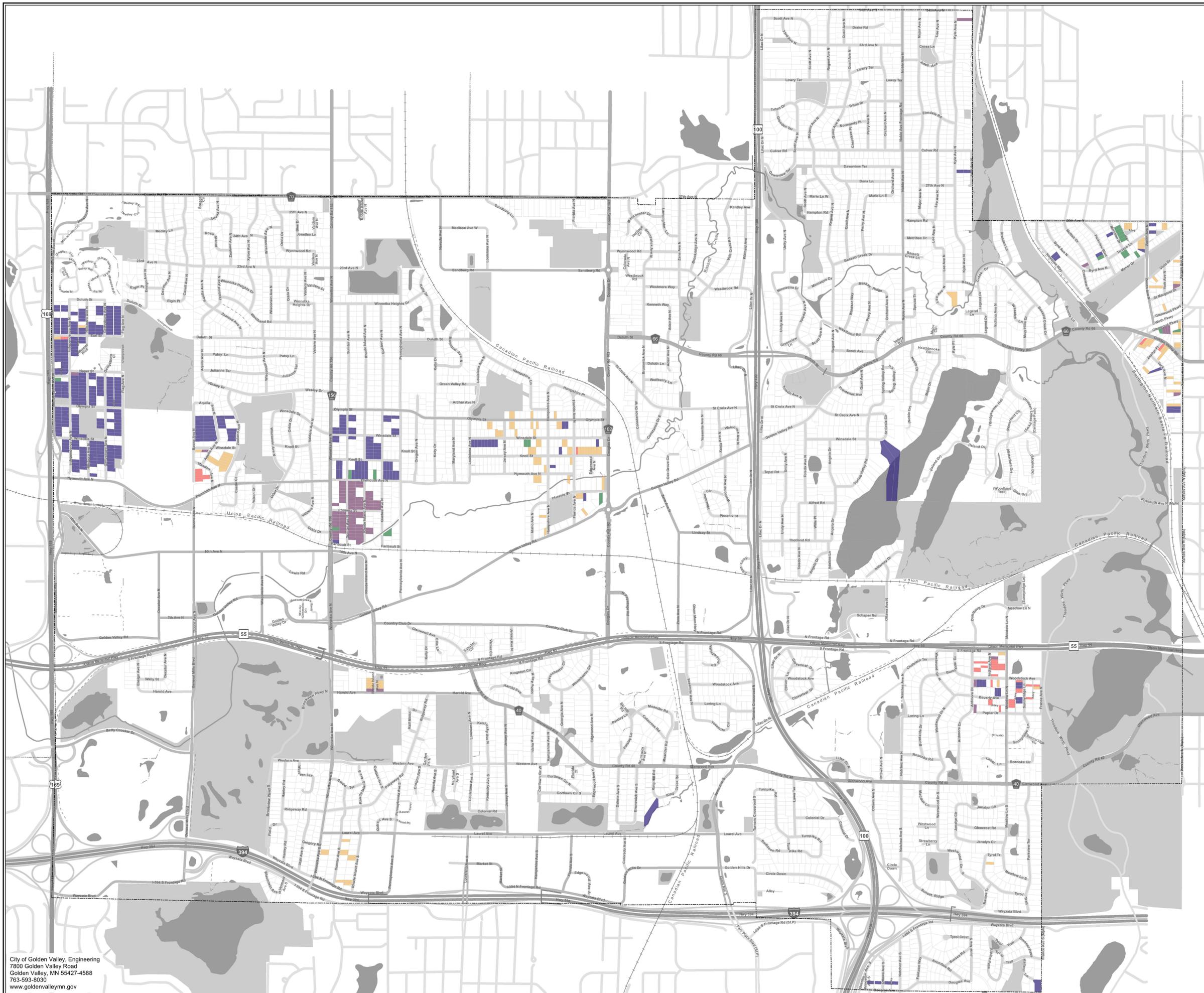
Attachments

- Map of Existing Homes by Lot Width (1 page)

Lot Widths

R-1 Single Family Residential

- over 65' wide or in PUD (6,052)
- 40-49' wide (40)
- 50-54' wide (115)
- 55-59' wide (80)
- 60-62' wide (348)
- 63-65' wide (19)





MEMORANDUM
Physical Development Department
763-593-8095 / 763-593-8109 (fax)

Executive Summary
Golden Valley Council/Manager Meeting
May 14, 2019

Agenda Item

3. Mixed Use Zoning District Update

Prepared By

Jason Zimmerman, Planning Manager
Emily Goellner, Senior Planner/Grant Writer

Summary

In the 2040 Comprehensive Plan, the City identified four planning districts in which redevelopment pressures are likely to occur: Downtown West, the Douglas Drive Corridor, the Golden Valley Road Light Rail Station Area, and the I-394 Corridor. In each of these planning districts, several parcels were guided for Mixed Use development. The City intends to update the I-394 Mixed Use Zoning District to be applicable to these parcels.

Background

Instead of having an I-394 Mixed Use District with three subdistricts based on allowed height, staff is proposing that there be a new Mixed Use Zoning District with three subdistricts based on scale of development (Neighborhood or Community) and mix of uses (including residential or focused on employment only).

In the Land Use Chapter of the 2040 Comp Plan, the Neighborhood Community Mixed Use designations are described as:

Neighborhood Mixed Use	This category includes a mix of uses including medium-density residential and neighborhood-serving commercial, office, and institutional uses at a scale compatible with the surrounding neighborhood they are intended to serve, which is typically a small, moderate, or medium scale. These areas allow for both vertical and horizontal mixed use and does not require a mix of uses within every building.
Community Mixed Use	This category includes a mix of uses including high-density residential, commercial, office, institutional, and light industrial uses that serve the local market area and support the community. These areas include freestanding



businesses, shopping areas, employment centers, and housing that promotes community orientation and scale. Envisioned as compact urban development areas that serve as a gateway to the city and as an activity center for the community, these areas allow for both vertical and horizontal mixed use and do not require a mix of uses within every building.

The attached map shows the future land uses assigned as part of the 2040 Comprehensive Plan, including the locations of these parcels designated for mixed use. In the summer and fall of 2019, the City will rezone these parcels from their existing zoning districts to the Mixed Use Zoning District. The requirements of the new Mixed Use Zoning District must be completed prior to any rezoning so that property owners understand what their new regulations will be. Staff has begun this process with discussions with the Planning Commission and aims to hold a public hearing on this subject in the late spring or early summer of 2019.

The planning consultant Perkins + Will was hired by Hennepin County in 2017 to lead the development of Transit Oriented Development zoning for the station areas along the proposed Bottineau light rail line. Each of the participant cities worked to tailor the regulations to its own specific needs. Golden Valley worked with the consultants to develop conceptual zoning that could be used throughout the city. The plan is to blend elements from the existing I-394 Mixed Use Zoning District with advice from the TOD zoning consultants for the new citywide Mixed Use Zoning District.

A draft version of the new Mixed Use Zoning District text is attached. While it is still being revised through ongoing conversations with the Planning Commission, it provides some initial insight into the requirements of the new district. For comparison, the following is a link to the current I-394 Mixed Use Zoning District:

https://library.municode.com/mn/golden_valley/codes/code_of_ordinances?nodeId=PTIILADE_C H113ZO ARTIIZODI DIV2SPZODI S113-97I-MIUSZODI

Request

Staff will cover the highlights of the draft code language with the City Council and welcomes feedback about the intent and the requirements of the district.

Attachment

- 2040 Future Land Use Map (1 page)
- DRAFT Mixed Use Zoning District (12 pages)

**2040
Future Land Use Map**

Residential

- Low Density
- Moderate Density
- Medium Density
- High Density

Mixed Use

- Neighborhood
- Community

Commercial

- Office
- Retail/Service

Industrial

- Light Industrial
- Industrial

Institutional

- Assembly
- Civic
- Medical

Open Space

- Parks and Natural Areas

Right-of-Way

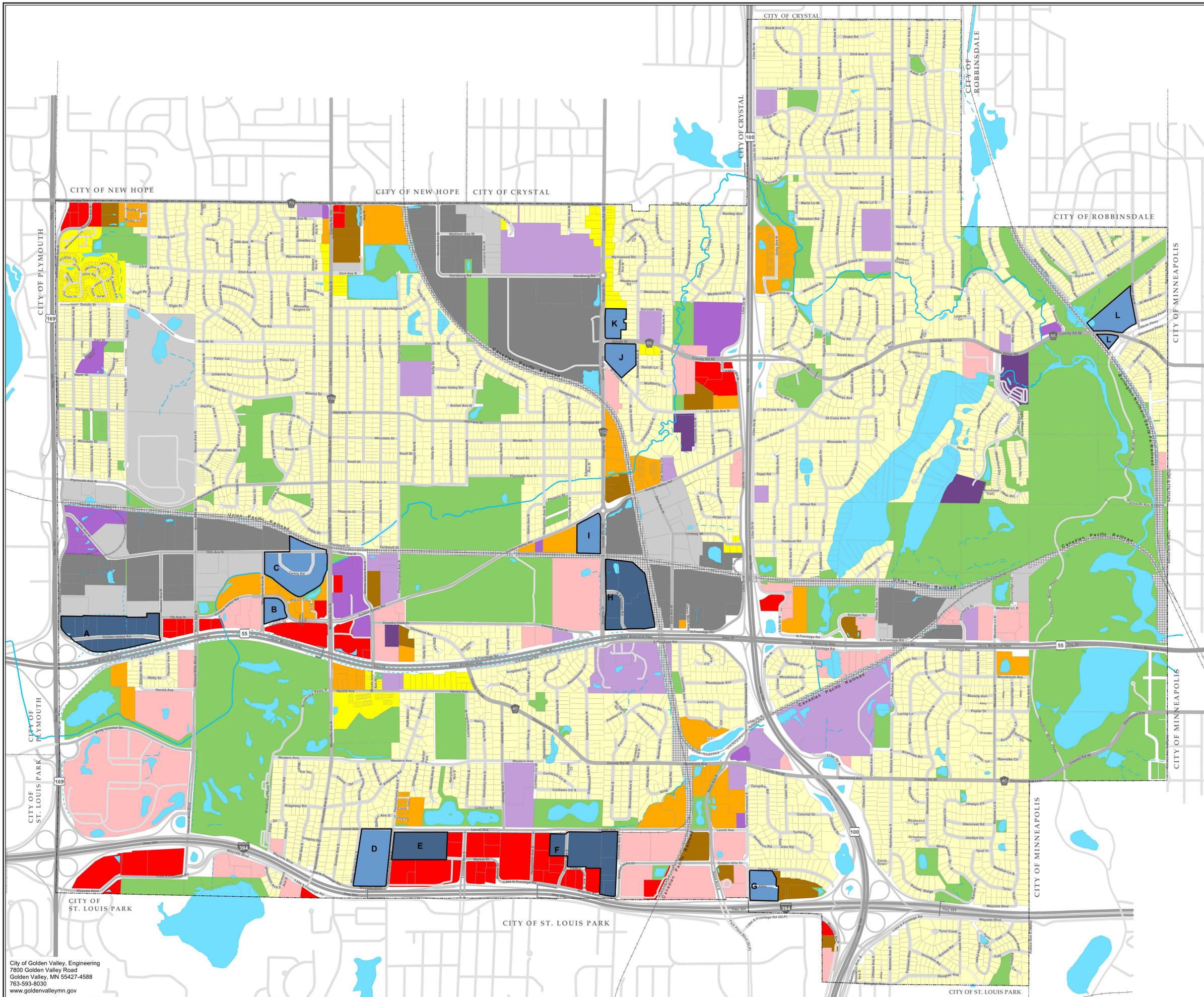
- Railroad
- Right-of-Way (public and private)

Water

- Open Water

Other

- Mixed Use Site



Sec. 113-97. - Mixed Use Zoning District.

1. Purpose

The purpose of the Mixed Use Zoning District is to implement the following principles:

- A. Implement the policies of the Comprehensive Plan.
- B. Enable appropriate locations within the City to evolve towards a diverse mix of compatible uses.
- C. Maximize integration rather than separation of uses.
- D. Improve connectivity for all modes of transportation.
- E. Provide a context suitable for high-frequency transit.
- F. Foster neighborhood-serving retail and service uses.

The district includes specific standards for building form, height, bulk, and placement in order to encourage development that enhances walkability, frames the public realm, and seamlessly transitions to adjacent development.

2. District Established

Properties must be developed in the manner provided for in Section 113-29. The district and/or any subsequent changes to it shall be reflected in the Official Zoning Map of the City as provided in Section 113-56.

3. Subdistricts

Subdistricts of the Mixed Use Zoning District reflect the character of the surrounding areas and support the goals of the Comprehensive Plan.

Subdistrict A – This subdistrict includes a mix of uses including medium-density residential and neighborhood-serving commercial, office, and institutional uses at a scale compatible with the surrounding neighborhood they are intended to serve, which is typically a small, moderate, or medium scale. These areas allow for both vertical and horizontal mixed use and do not require a mix of uses within every building.

Subdistrict B – This subdistrict includes a mix of uses including high-density residential, commercial, office, and institutional uses that serve the local market area and support the community. These areas include freestanding businesses, shopping areas, employment centers, and housing that promotes community orientation and scale. Envisioned as compact urban development areas that serve as a gateway to the city and as an activity center for the community, these areas allow for both vertical and horizontal mixed use and do not require a mix of uses within every building.

Subdistrict C – This subdistrict is similar to Subdistrict B, but the focus is on employment in a variety of settings, including light industrial uses. No residential uses are allowed in these areas.

4. Building and Site Standards

A. *Front Yards.*

- i. Building façades must be located within the minimum and maximum front yard setbacks.
- ii. If there is more than one front yard, staff will determine the assignment of the primary and secondary front yards.

B. *Building Height.*

- i. Building height in each of the Subdistricts reflects the policies of the Comprehensive Plan as follows:

Subdistrict	Type	Max Stories	Max Height
Subdistrict A	Neighborhood	4	62
Subdistrict B	Community	6	90
Subdistrict C	Community	6	90

- ii. Buildings occupying 5,000 square feet or more must be at least two stories in height. A one-story wing or section of a taller building may be permitted if it comprises no more than 25 percent of the length of the façade.
- iii. Building setback requirements for upper stories shall be 15 feet from the façade of the story below.
- iv. Stories are measured as follows:
 - a. Stories are measured from finished floor to finished ceiling.
 - b. Stories above the ground floor are limited to 14 feet in height.
 - c. Ground floor height is subject to the following requirements:
 - 1) Ground floor height must be no less than 12 feet.
 - 2) Ground floor height is limited to 20 feet, above which it counts as an additional story.
 - d. The following projections are exempt from building height restrictions:
 - 1) Chimneys
 - 2) Spires
 - 3) Domes
 - 4) Elevator shafts and stair housings
 - 5) Antennae
 - 6) Vents
 - 7) Flag poles

C. Façades.

- i. Building entries must be provided along street frontages as follows:
 - a. The primary building entrance must be located along a street frontage.
 - b. One entry must be provided for every 80 feet of building façade. Where a building fronts onto two or more streets, the façade of a secondary front yard under 50 feet in length is exempt from the entry requirement.
 - c. Building entries may be recessed from the façade up to six feet in depth
- ii. Encroachments are permitted as follows:
 - a. Underground parking within the front yard setback provided the structure is not visible from the sidewalk.
 - b. Roof overhangs, cornices, window and door surrounds, and other façade decorations may encroach up to two feet into the front yard setback.
 - c. Canopies and awnings may encroach into the public right-of-way to within two feet of the curb. A minimum clearance of 10 feet above the sidewalk is required.
 - d. Storefront display windows may project into the front yard setback no more than five feet and not beyond the property line
 - e. Balconies, bay windows, and bow windows may encroach into the front yard setback up to three feet.

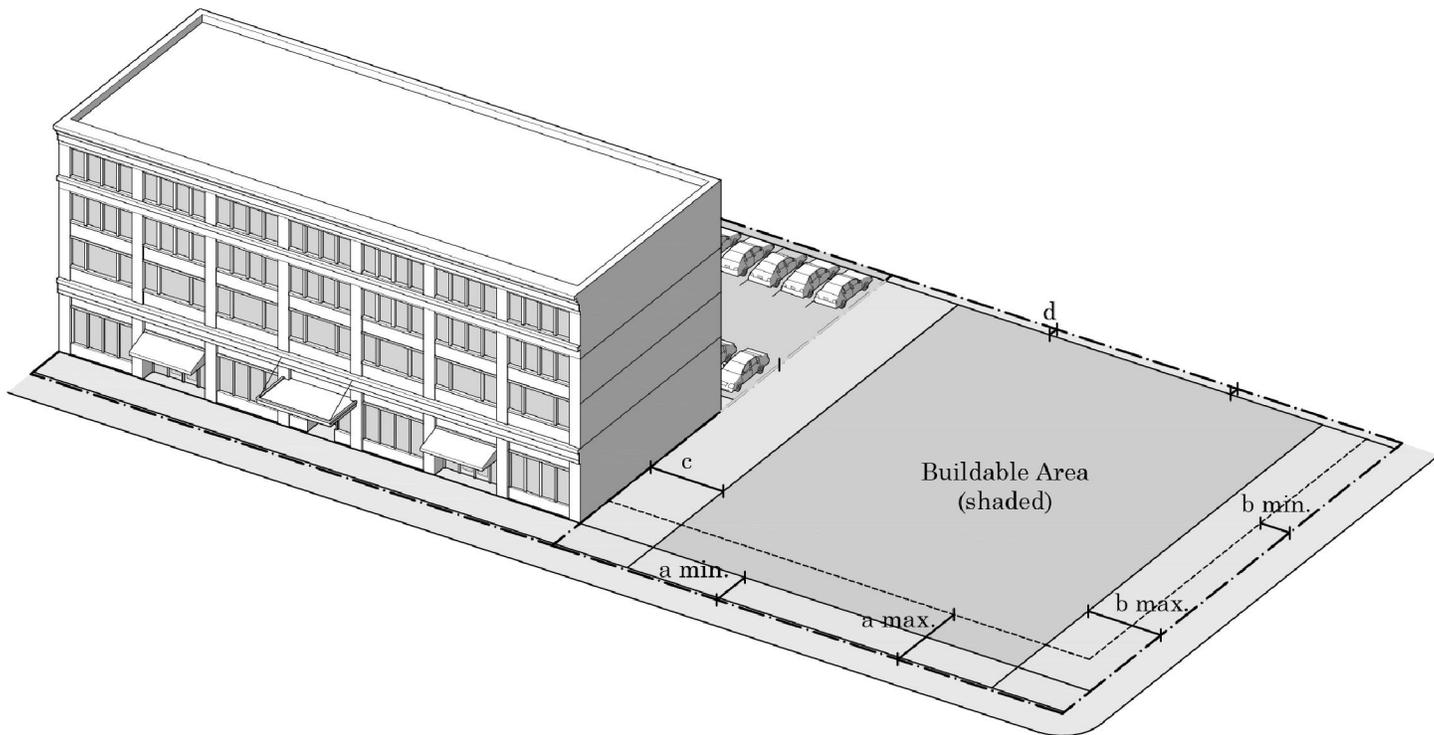
5. Uses

- A. Multiple uses within a single parcel or building are encouraged.

- B. *Home Occupations.* The use of a dwelling for an occupation or profession shall be allowed for units that have direct access to the public right-of-way, subject to the following requirements:
- i. The business of the home occupation must be conducted by a person who resides in the dwelling unit. The business shall not employ more than two workers on-site at any one time who live outside of the unit.
 - ii. A home occupation shall not result in noise, fumes, traffic, lights, odor, excessive sewage or water use or garbage service, electrical, radio, or TV interference in a manner detrimental to the health, safety, enjoyment, and general welfare of the surrounding area.
 - iii. The business component may include offices, small service establishments, home crafts which are typically considered accessory to a dwelling unit, or limited retailing associated with fine arts, crafts, or personal services. It may not include a commercial food service requiring a license, a limousine business or auto service, repair for any vehicles other than those registered to residents of the property, or the sale or repair of firearms.
 - iv. Clients, deliveries, and other business activity shall be limited to the hours of 8 am to 9 pm.
 - v. All buildings that permit home occupations shall adopt rules to regulate their operations in order to ensure that these units function harmoniously with other tenants within the building.
- C. Uses in the Mixed Use Zoning District are subject to the requirements listed in Tables 1-3 where the use notations have the following meanings:
- P Permitted
 - R Permitted subject to restrictions
 - C Allowed with the approval of a Conditional Use Permit
 - N Not permitted

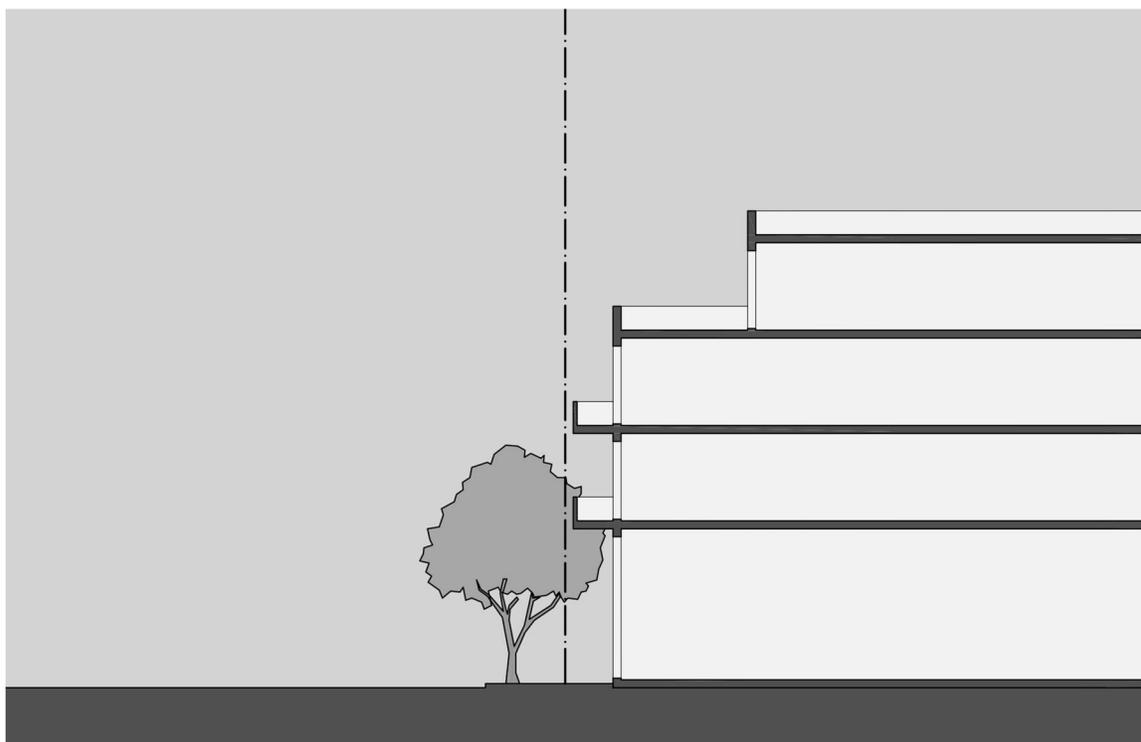
6. Building and Site Standards

Table 1: Subdistrict A – Building and Site Standards



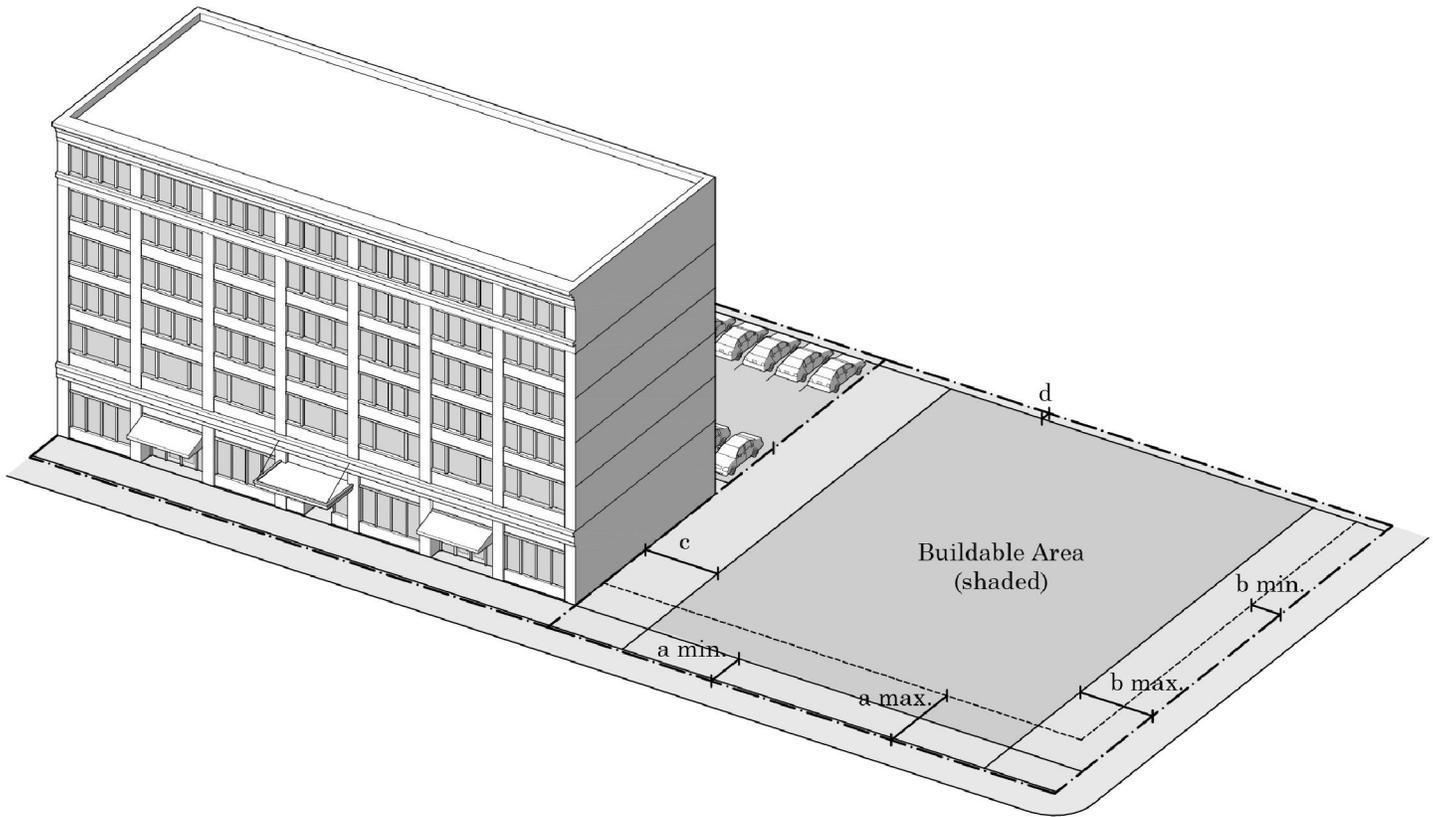
BUILDING SETBACKS		PARKING AND STORAGE SETBACKS	
a - Primary front yard	3 ft. min. – 12 ft. max.	Primary front yard	30 ft. min.
b - Secondary front yard	6 ft. min. – 15 ft. max.	Secondary front yard	15 ft. min.
c - Side property line	50 ft. min. abutting R-1 or R-2 districts; 10 ft. min. in all other districts	Side property line	6 ft. min.
d - Rear property line	50 ft. min. abutting R-1 or R-2 districts; 10 ft. min. in all other districts	Rear property line	6 ft. min.
LOT COVERAGE		MINIMUM GLAZING (move to Arch Standards)	
Lot coverage by buildings	90% max.	Primary front yard	20% min. for ground floor residential 50% min. for all other uses
		Secondary front yard	20% min. for ground floor residential 30% min. for all other uses
		Second floor	20% min.
		Upper floors	15% min.

Table 1: Subdistrict A – Building and Site Standards



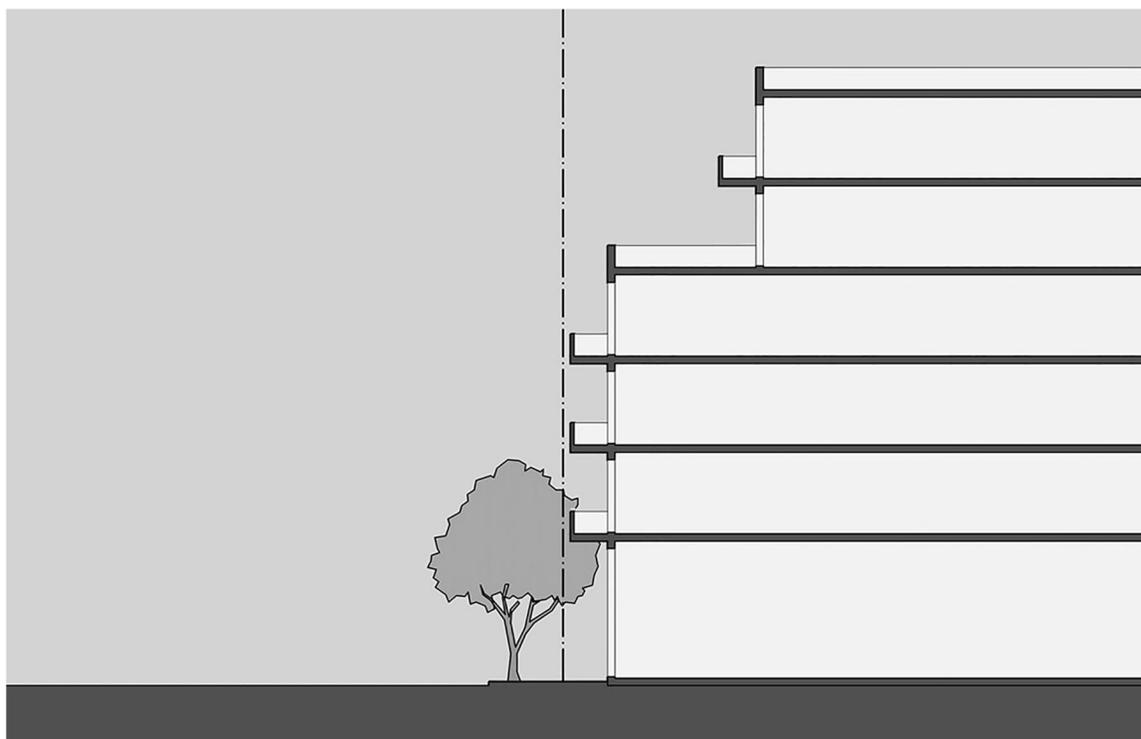
BUILDING HEIGHT		BUILDING STEPBACK	
Buildings	4 stories max.	15 ft. stepback is required above 3 stories for frontages on rights-of-way less than 70 ft. in width	
Parking structures	Building height minus one story	Buildings must match height of adjacent single-family within 50 ft. of residential parcel boundary	
USES			
RESIDENTIAL		COMMERCIAL	
P	Residential units in a mixed use building	P	Medical clinics
P	Multiple-family dwellings (three or more units)	P	Restaurants, brewpubs
P	Senior and disability housing	R	Retail/service – 20,000 sq. ft. max. gross floor area
R	Home occupations	R	Breweries/taprooms, micro-distilleries/cocktail rooms
INSTITUTIONAL		R	Parking – accessory to principal use
On-site parking may not exceed 50 surface lot spaces		C	Child care
R	Civic	C	Drive-thru facilities
R	Medical	N	Gasoline sales and automotive repair
R	Assembly (schools, places of worship, etc.)	N	Self-storage
OFFICE		N	Outdoor storage
R	Financial institutions		
R	Offices – 5,000 sq. ft. per floor max. gross floor area		

Table 2: Subdistrict B – Building and Site Standards



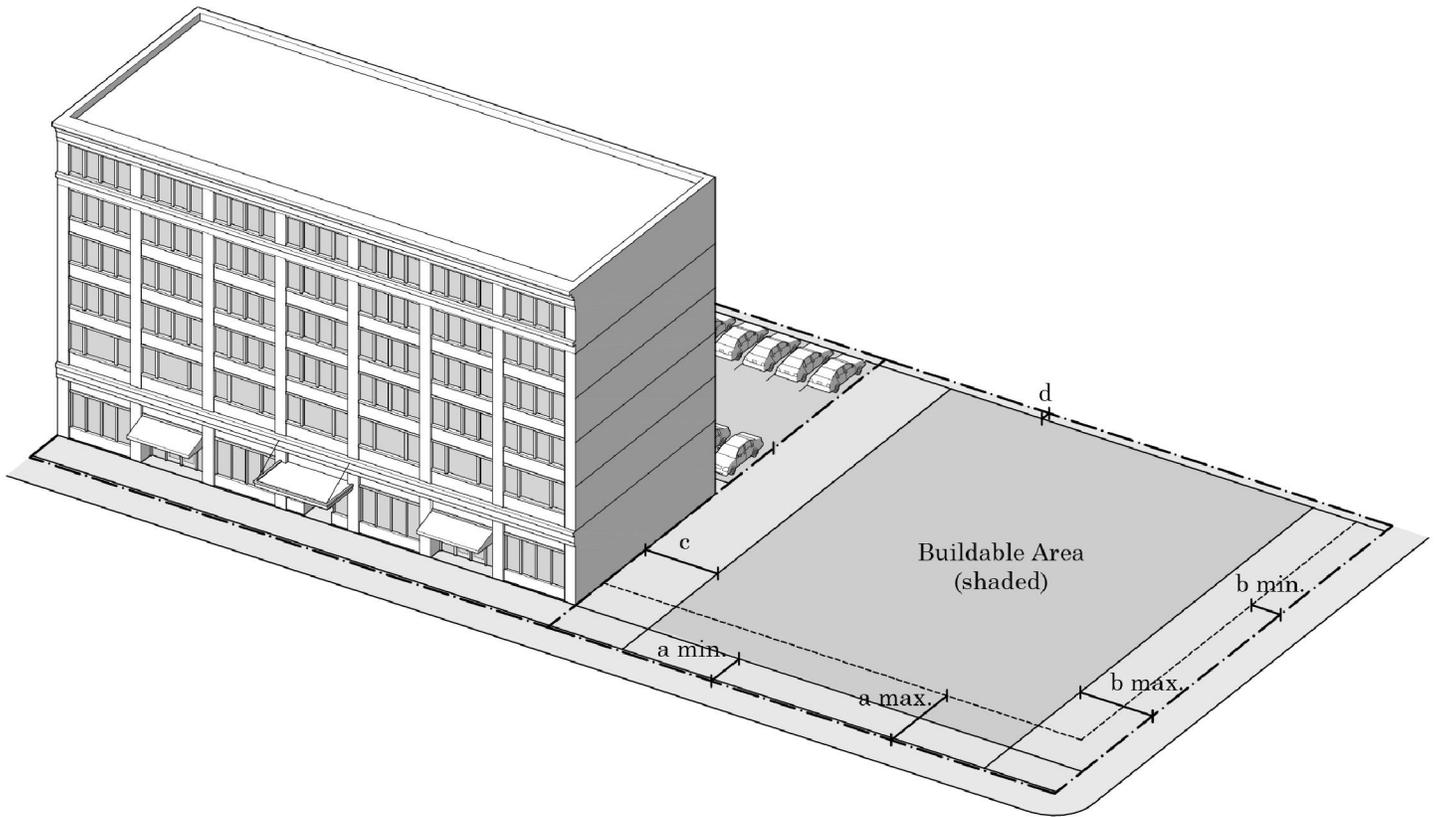
BUILDING SETBACKS		PARKING AND STORAGE SETBACKS	
a - Primary front yard	5 ft. min. – 15 ft. max.	Primary front yard	30 ft. min.
b - Secondary front yard	10 ft. min. – 20 ft. max.	Secondary front yard	15 ft. min.
c - Side property line	50 ft. min. abutting R-1 or R-2 districts; 10 ft. min. in all other districts	Side property line	6 ft. min.
d - Rear property line	50 ft. min. abutting R-1 or R-2 districts; 10 ft. min. in all other districts	Rear property line	6 ft. min.
LOT COVERAGE		MINIMUM GLAZING (move to Arch Standards)	
Lot coverage by buildings	90% max.	Primary front yard	20% min. for ground floor residential 50% min. for all other uses
		Secondary front yard	20% min. for ground floor residential 30% min. for all other uses
		Second floor	30% min.
		Upper floors	15% min.

Table 2: Subdistrict B – Building and Site Standards



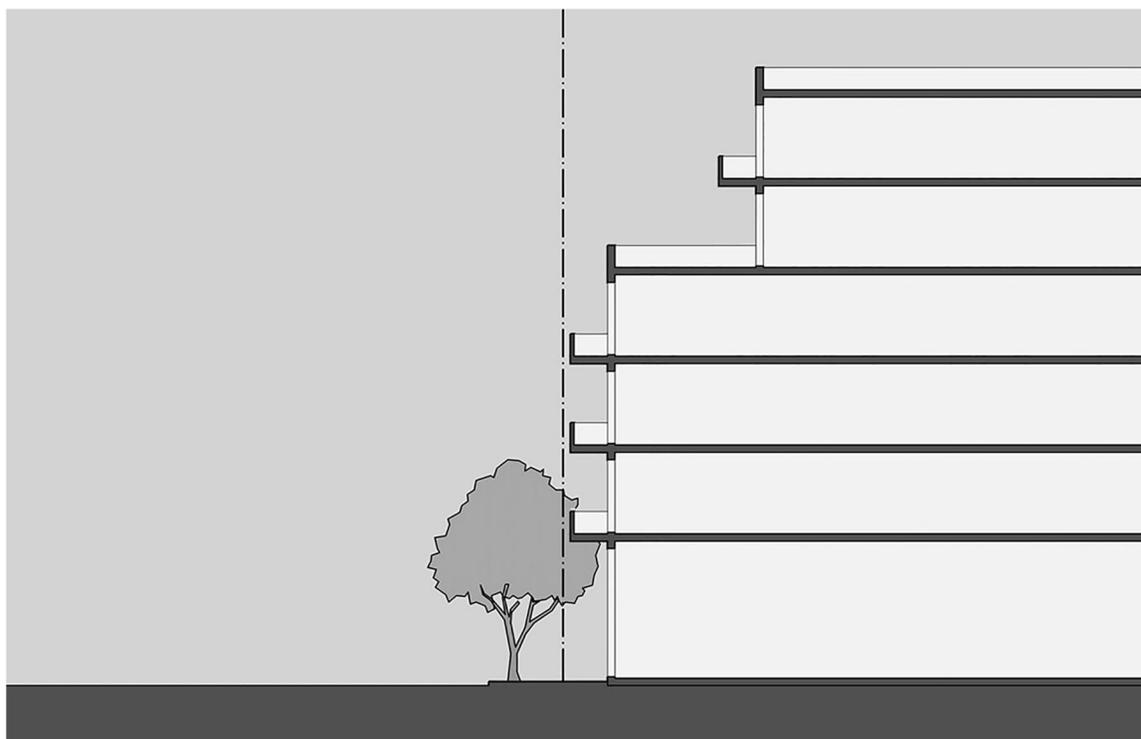
BUILDING HEIGHT		BUILDING STEPBACK
Buildings	6 stories max.	15 ft. stepback is required above 4 stories for frontages on rights-of-way less than 70 ft. in width
Parking structures	Building height minus one story	Buildings must match height of adjacent single-family within 50 ft. of residential parcel boundary.
USES		
RESIDENTIAL		COMMERCIAL
P	Residential units in a mixed use building	P Medical clinics
P	Multiple-family dwelling (three or more units)	P Hotels
P	Senior and disability housing	P Restaurants, brewpubs
R	Home occupations	R Retail/service – 30,000 sq. ft. max. gross floor area
INSTITUTIONAL		R Breweries/taprooms, micro-distilleries/cocktail rooms
On-site parking may not exceed 50 surface lot spaces		R Parking – accessory to principal use
R	Civic	C Child care
R	Medical	C Drive-thru facilities
R	Assembly (schools, places of worship, etc.)	C Gasoline sales and automotive repair
OFFICE		N Self-storage
R	Financial institutions	N Outdoor storage
R	Offices – 7,000 sq. ft. per floor max. gross floor area	

Table 3: Subdistrict C – Building and Site Standards



BUILDING SETBACKS		PARKING AND STORAGE SETBACKS	
a - Primary front yard	5 ft. min. – 16 ft. max.	Primary front yard	30 ft. min.
b - Secondary front yard	10 ft. min. – 20 ft. max.	Secondary front yard	10 ft. min.
c - Side property line	10 ft. min.	Side property line	6 ft. min.
d - Rear property line	10 ft. min.	Rear property line	6 ft. min.
LOT COVERAGE		MINIMUM GLAZING (move to Arch Standards)	
Lot coverage by buildings	80% max.	Primary front yard	50% min.
		Secondary front yard	30% min.
		Second floor	30% min.
		Upper floors	15% min.

Table 3: Subdistrict C – Building and Site Standards



BUILDING HEIGHT		BUILDING STEPBACK	
Buildings	6 stories max.	15 ft. stepback is required above 4 stories for frontages on rights-of-way less than 70 ft. in width	
Parking structures	Building height minus one story	Buildings must match height of adjacent single-family within 50 ft. of residential parcel boundary.	
USES			
INSTITUTIONAL		COMMERCIAL	
On-site parking may not exceed 50 surface lot spaces		P	Medical clinics
R	Civic	P	Hotels
R	Medical	P	Restaurants, brewpubs
R	Assembly (schools, places of worship, etc.)	R	Retail/service – 30,000 sq. ft. max. gross floor area
OFFICE		R	Breweries/taprooms, micro-distilleries/cocktail rooms
R	Financial institutions	R	Parking – accessory to principal use
R	Offices – 10,000 sq. ft. per floor max. gross floor area	C	Drive-through facilities
LIGHT INDUSTRIAL		C	Gasoline sales and automotive repair
P	Light manufacturing that does not constitute a nuisance or health hazard to adjacent districts	N	Self-storage
P	“Makerspace”	N	Outdoor storage
C	Warehouses		

7. Development Standards

A. *Parking.*

- i. Required parking. Minimum required parking may be fulfilled in the following locations:
 - a. Off-street parking shall be located to the side and rear of buildings.
 - b. Spaces may be provided on-site or between multiple connected sites with a recorded shared use parking agreement.
 - c. Spaces may be leased from a private or public parking facility with a shared parking agreement with the parking facility owner.
- ii. Access.
 - a. Driveways are limited to 20 feet in width.
 - b. Sites with alley access must use the alley for ingress and egress.
 - c. Pedestrian access to off-street parking must be provided from front yards.
- iii. Screening. Parking areas shall be screened from public streets, sidewalks, and paths with a masonry wall or evergreen hedge not less than 50 percent opaque on a year-round basis. The height of the screening shall be between 36 and 48 inches.
- iv. Structured parking. The ground floor of any parking structure abutting a public street must have habitable space for a depth of 30 feet facing the street.
 - a. Upper floors must be designed and detailed in a manner consistent with adjacent buildings.
 - b. Entrances shall be located to minimize conflicts with pedestrian movement.
 - c. Ramped floors are prohibited.

B. *Pedestrian Circulation.*

- i. Sidewalks shall be required along all street frontages, and sidewalk and trail design shall be consistent with the City's Bicycle and Pedestrian Plan.
- ii. Walkways of at least six feet in width are required along all building facades that abut parking areas.
- iii. A well-defined pedestrian path shall be provided from the sidewalk to each primary entrance of a building.

C. *Drive-thru Facilities.*

- i. Facilities and lanes shall be located behind the principal building.
- ii. Queuing lanes shall not interfere with pedestrian circulation.
- iii. Drive-through canopies and other structures shall be constructed from the same materials as the primary building and with a similar level of architectural quality and details.

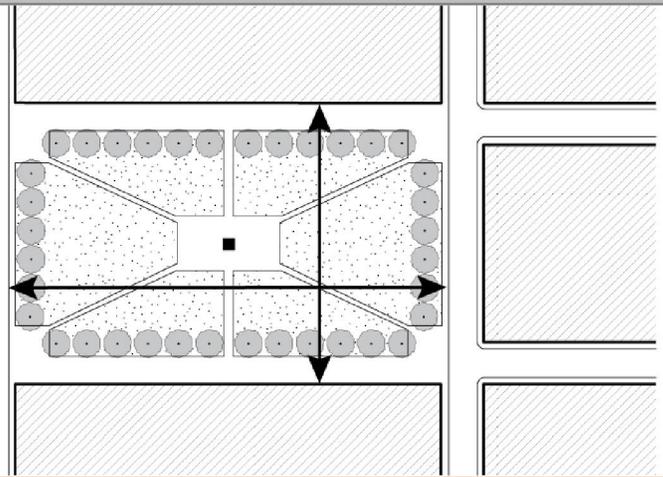
D. *Outdoor Dining Areas.* Outdoor seating is permitted within rights-of-way, provided that sidewalks remain clear to a width of five feet.

E. *Open Spaces.* Developments over one acre in size shall reserve at least 15 percent of the site as a designed and landscaped plaza, green, park, play area, trail or parkway, or combination thereof.

Open Space Types

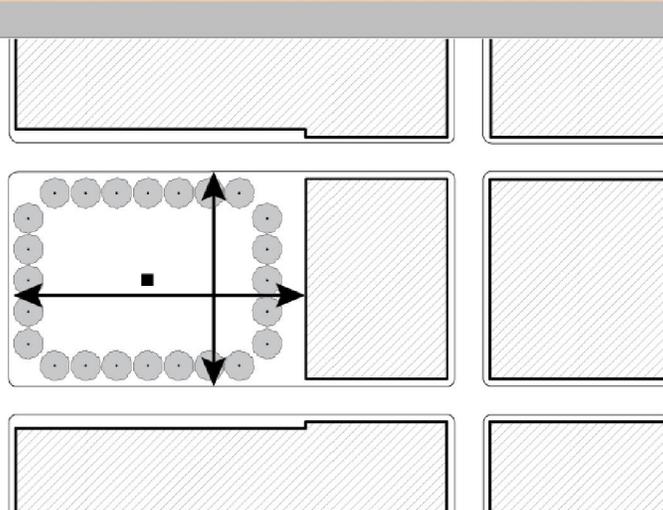
SQUARE

Size in acres	0.25 – 2.5 max.
Proportion	1:5 max.
Edge condition	Thoroughfares on a minimum of two non-adjacent sides
Surface	50% maximum paved; pervious paving preferred
Landscape	1 tree with mature canopy over 25 ft. per 800 sq. ft. of area min., rounded down



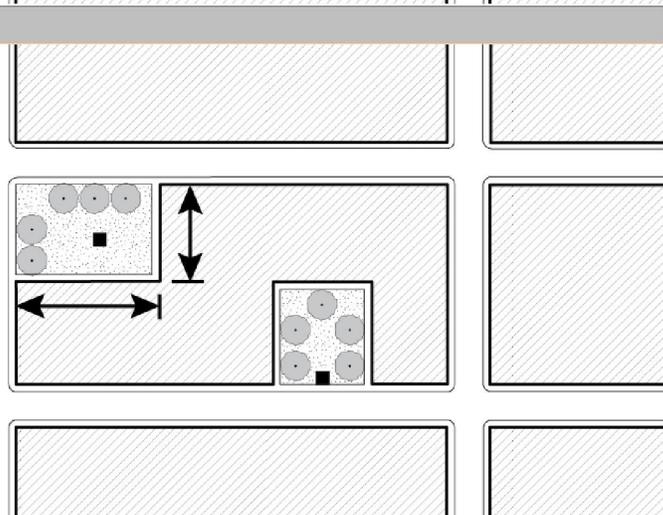
PLAZA

Size in square feet	5,000 – 20,000
Proportion	1:5 max.
Edge condition	Thoroughfares on a minim of two sides
Surface	50% minimum paved; pervious paving preferred
Landscape	1 tree with mature canopy over 25 ft. per 1,000 sq. ft. of area min., rounded up



POCKET PARK

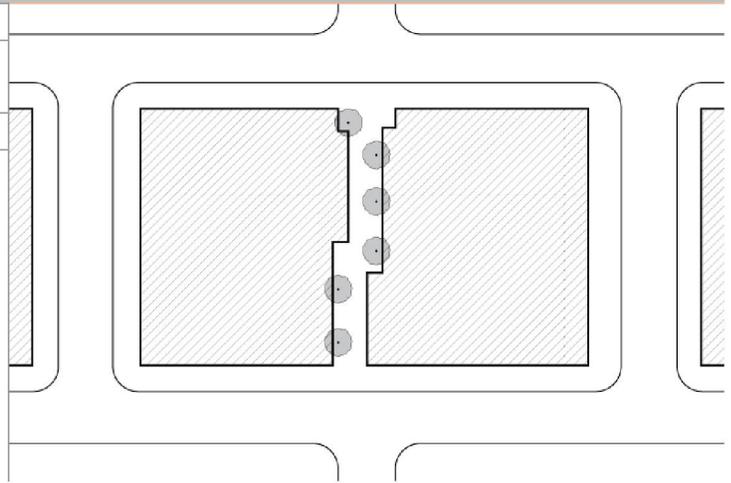
Size in square feet	1,000 – 5,000
Proportion	1:4 max.
Edge condition	1 side min. along a thoroughfare or pedestrian passage
Surface	May be paved or landscaped
Landscape	1 tree with mature canopy over 20 ft. per 600 sq. ft. of area min., rounded up



Open Space Types

PEDESTRIAN PASSAGE

Width	12 ft. min.
Edge condition	Active frontages required in high intensity blocks
Walkway width	6 ft. min.
Landscape	3 ft. min. landscape edge in medium and low intensity blocks



City Council

REGULAR MEETING AGENDA

May 21, 2019 – 6:30 pm
Council Chambers
Golden Valley City Hall
7800 Golden Valley Road

1. Call to Order

- A. Pledge of Allegiance
- B. Roll Call

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 – April 9, 2019
 - City Council Meeting – May 7, 2019
- B. Approval of City Check Register
- C. Licenses:
- D. Minutes of Boards and Commissions:
 - 1. Human Rights Commission Minutes – March 26, 2019
- E. Bids and Quotes:
 - 1. Award Fog Seal Project
 - 2. Approve Public Works Bobcat Equipment Replacement
 - 3. Approve Golf Bobcat Equipment Replacement
- F. Resolution Providing For the Competitive Negotiated Sale of \$2,375,000 General Obligation Improvement Bonds, Series 2019A 19-

4. Public Hearing

5. Old Business

6. New Business

All Ordinances listed under this heading are eligible for public input.

- A. First Consideration – Ordinance – Amendment to the 2019 Master Fee Schedule for Permit Fee changes
- B. Review of Council Calendar
- C. Mayor and Council Communications

7. Adjournment



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.



City Council

REGULAR MEETING AGENDA

June 4, 2019 – 6:30 pm
Council Chambers
Golden Valley City Hall
7800 Golden Valley Road

1. Call to Order

- A. Pledge of Allegiance
- B. Roll Call

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. City Council Meeting – May 21, 2019
- B. Approval of City Check Register
- C. Licenses:
 - 1. 2019-2020 Liquor License Renewals
 - 2. Multi-Family Rental Property License
- D. Minutes of Boards and Commissions:
- E. Bids and Quotes:
- F. Authorize Extension of Hours for Golden Valley Fire Relief Association Street Dance
- G. Final Plat – Anderson Addition – 1345 Natchez Ave S

4. Public Hearing

- A. Public Hearing - MS4 Municipal Separate Storm Sewer Systems
- B. Public Hearing - Lot Consolidation and Transfer of Remnant Right of Way to Adjacent Owner at 1345 Natchez Ave S
- C. Public Hearing - Zoning Code Text Amend - Architectural and Material Standards

5. Old Business

6. New Business

All Ordinances listed under this heading are eligible for public input.

- A. Review of Council Calendar
- B. Mayor and Council Communications

7. Adjournment



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City Council/Manager

June 11, 2019 – 6:30 pm
Council Conference Room
Golden Valley City Hall
7800 Golden Valley Road

REGULAR MEETING AGENDA

Pages

1. CAFR Review
2. Council Review of Future Draft Agendas: City Council June 18, City Council July 2 and Council/Manager July 9, 2019

Council/Manager meetings have an informal, discussion-style format and are designed for the Council to obtain background information, consider policy alternatives, and provide general directions to staff. No formal actions are taken at these meetings. The public is invited to attend Council/Manager meetings and listen to the discussion; public participation is allowed by invitation of the City Council.



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