

City of East Bethel
Planning Commission Agenda
7:00 PM
September 25, 2012



	Item
7:00 PM	1.0 Call to Order
7:02 PM	2.0 Adopt Agenda
7:04 PM	3.0 Approve August 28, 2012 Planning Commission Meeting Minutes
7:06 PM	4.0 Discussion: Use of the Lampert Lumber site
7:20 PM	5.0 Discussion: Land Exchange between Cedar Creek Ecosystem Science Preserve and Curt Strandlund, Property Owner
7:35 PM	6.0 TIF Plan Review
7:50 PM	7.0 Vision and Community Values
8:20 PM	8.0 City Council Report
8:30 PM	9.0 Adjourn



City of East Bethel Planning Commission Agenda Information

Date:

September 25, 2012

Agenda Item Number:

4.0

Agenda Item:

Lampert Lumber Zoning Review

Requested Action:

Information Item

Background Information:

Staff has been approached by PVS Auto Parts in Blaine regarding the purchase of the Lampert Lumber property. They have indicated that they are interested in purchasing the property for speculative purposes but would request to utilize the existing buildings on the property for interior storage for new and used auto parts. They have verbally stated that they would improve the appearance of the existing buildings and would not require any exterior storage on the property.

The site is currently zoned B-2, Central Business District and is a Planned Business District Overlay and the following conditions apply:

B-2 district. Exterior Storage Requirements

- A. Exterior storage is permitted with a CUP.
- B. Approved exterior storage shall be limited to an area no more than 100 square feet of the rear yard, and shall not be allowed within the required setbacks, public right-of-way, private access easement, or within the required parking area.
- C. Screening of the exterior storage shall be installed and maintained along all property lines. The screening shall not be less than five feet in height and shall preclude vision through the barrier. All screening shall meet the regulations in [Section 23](#). Screening Requirements [Regulations].
- D. All equipment and materials within the storage area shall be arranged in a neat and orderly manner.
- E. The area occupied by exterior display shall not exceed ten percent of the gross floor area of the principal building on the property.
- F. Exterior display and sale of merchandise shall not occur within 50 percent of the setback nearest a street.
- G. Additional parking spaces shall be provided based upon the exterior display and sale area.
- H. Accessory storage containers, as defined in [Section 01](#). General Provisions of Administration, shall not be permitted.

1. - Purpose. Planned Business Overlay District

The purpose of this overlay district is to establish standards for exterior architecture, design, landscaping, and signage of buildings that contribute to a community image of quality, visual aesthetics, permanence, and stability which are in the best interest of the citizens of the city.

It is the intent of the PBD to accomplish the following:

- A. To promote a planned environment for integrated residential, industrial, office, and commercial which features design continuity;
- B. To encourage orderly development of property;
- C. To encourage patterns of development in harmony with the objectives of the city's comprehensive plan;
- D. To encourage more attractive and enduring commercial and industrial districts; and
- E. To provide a uniform set of standards to be applied equally to all owners and developers in this district.

2. - Definitions.

In this district, the following definitions shall apply:

- A. *Master development plan.* A concept plan of an area adopted by the city council which includes single and/or multiple ownerships of parcel(s) that relate through common objectives and design elements.

The master development plan shall not create a contract or be considered as absolutely binding upon the city or adjacent land owners as to future development of adjacent land (unless so specified in a separate development contract), but shall be used as a guide to landowners, developer(s), and the city.

- B. *Project development package.* An application and information needed to initiate the review process of specific site(s) with the master development plan area.

3. - Development procedure.

Prior to any development of lands within the PBD, the applicant(s) shall receive approval by the city council of a master development plan encompassing at a minimum of 20 acres. The master development plan shall be kept on file for reference and implementation by the community development department. Such a plan shall consist of maps and descriptive statements of objectives and shall contain the following components: land use, circulation, subdivision design, services and facilities, and construction order. Amendments to the master development plan can be proposed and implemented upon city council approval.

- A. *Master development plan.*

Within this district a landowner or developer, with written consent of a landowner or the city, may initiate consideration of a master development plan.

Prior to proceeding with any specific development proposal(s) within a PBD district, a proposed master development plan and all subsequent amendments must be reviewed and recommended to the planning commission by the zoning administrator. It shall then be reviewed at a public hearing by the planning commission

and approved by the city council who shall have sole authority to determine appropriateness of land uses and adequacy of addressing traffic and environmental issues.

Based on the information contained in the master development plan and prior to approval, the city council must make the following findings:

- 1) That the proposed master development plan is consistent with the comprehensive plan, and can be coordinated with existing and planned development of the surrounding areas.
- 2) That the proposed or existing internal and adjacent streets are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
- 3) That the proposed master development plan adequately addresses identified environmental concerns and that the proposed storm drainage plan is adequate and does not impact adjacent areas.

B. *Master development plan application.* The master development plan application shall include scaled maps and drawings and descriptive statements containing the following information:

- 1) A land use component shall set forth the description, location, and acreage of land devoted to each land use activity.
- 2) A circulation component shall set forth the general location of proposed internal and external street networks.
- 3) A subdivision design component shall set forth the proposed layout of all lots and related land uses, streets, and topography.
- 4) A services and facilities component shall set forth the general location and size of any and all existing and proposed city systems for sanitary sewer, water, storm drainage, utilities, right-of-ways, and any other public and private easements.
- 5) A phasing component shall set forth the proposed chronological schedule of construction for all private development and public improvements.
- 6) The environmental component shall consist of biological survey maps from the State of Minnesota depicting soils, water table, flood plain, vegetative, and wetland conditions, and a site plan showing the connectivity of city parks and trails system in relation to the City of East Bethel parks, trails, and open space comprehensive plan. Corps of Engineers permits for wetland fill shall accompany the map(s), so as to ascertain where and how development will be allowed on a specific site.
- 7) A design continuity component shall describe, by drawings and text, a theme to be established by using consistent design elements including, but not limited to, landscaping, signage, lighting, and architectural compatibility.

C. *Project development package.* A landowner within the zoning district, or developer with written consent of a landowner, may initiate consideration of a project development package. A project development package and all subsequent amendments shall be reviewed and recommended to the planning commission and city council by the zoning administrator prior to the issuance of any building permit(s).

A project development package shall incorporate the following:

- 1) A site plan review application containing all information as required in [Section 04](#). Applications and Procedures.
- 2) A subdivision application meeting the requirements as stated in the East Bethel subdivision regulations.
- 3) All required local, state, and federal agency permits, specific design plans, and environmental mitigation measures shall be clearly shown on maps and/or descriptive statements.

4. - Conditional uses.

- A. Electric power and communications transmission lines.

1. - Purpose. Architectural Standards

The purpose of architectural standards is to ensure the exterior of new construction and additions to existing buildings are well designed, detailed, and crafted to embody high standards of architectural designs.

2. - Planned business district (PBD), city center (CC), limited business (B-1), central business (B-2), highway business (B-3), and non-residential uses in residential districts.

- A. *Building design.* Building design shall exhibit architectural control which seeks to be creative and which best utilizes building lines, shapes, and angles to maximize architectural integrity.
 - 1) Unadorned pre-stressed upright concrete panels, unfinished concrete block, galvanized or unfinished steel, galvalum or unfinished aluminum buildings (wall or roofs), and pole-type building materials are not permitted as primary exterior building materials.
 - 2) At least 50 percent of all exterior wall finishes shall be comprised of any combination of at least two of the following materials:
 - a) Brick.
 - b) Natural stone.
 - c) Glass.
 - d) Stucco or stucco-like finishes.
 - e) Other comparable or superior material approved by city council.
 - 3) Accent materials shall be used for cornices, sills, bases, lintels, banding, and decorative accent trims. Accent materials shall consist of materials that meet or exceed the quality of the primary exterior materials and shall be consistent with the building design.
 - 4) In the PBD, CC, B-1, B-2 districts, and non-residential uses in residential districts, a minimum of 30 percent of the facade facing the public right-of-way shall be glass.
 - 5) In the B-3 districts, a minimum of 20 percent of the facade facing the public right-of-way shall be glass.
 - 6) Any new building shall be constructed so that all exterior sides shall be surfaced equivalent to the front of the building.

There has been no evaluation of the condition of the buildings on this site.

Attached is a letter from one of the proposed purchasers, Mr. Paul Partyka, which outlines their objectives for the utilization of the property. From the description of their intended use, there is no conflict with the exterior storage requirements and B-2 zoning, and the acreage of the site (7.02 acres) does not necessitate compliance with the Planned Business District Overlay requirements.

It appears at this time that the main issue with the intended interior storage use is the condition of the buildings on site. The purchaser should be made aware that all buildings will have to meet Code requirements. It should be made abundantly clear that the City will not permit or tolerate any deviation or exceptions to the exterior storage requirements unless a variance is approved.

Harlan Meyer with Bentley Realty will be present to answer any questions on behalf of PVS concerning this matter

Attachments

- 1. Property Use Proposal
- 2. Anoka County Property Account Summary

Fiscal Impact:

None at this time

Recommendation(s):

This is an information item and staff is requesting comments from Planning Commission.

City Council Action

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____

No Action Required: _____

PROPOSAL

Date: September 12, 2012

To: East Bethel Planning and Zoning

From: Paul Partyka PVS Auto

This proposal from PVS Auto is being presented to the City of East Bethel for the purpose of purchasing land which is presently for sale and located 1542 221st Avenue in East Bethel. PVS Auto has been in operation for approximately 15 years and is currently located at 1681 Radisson Rd in Blaine.

The present facility, simply put, is no longer large enough to store and accommodate all the auto parts required to conduct a continuing successful business. It is with this in mind that PVS Auto wishes to purchase the above said property for the purpose of adding additional storage space for their business. All storage will be inside the existing buildings and buildings that are old and no longer serve a purpose with be torn down. Some of the existing buildings are in need of repair and paint, which PVS intends to do including improvements to the grounds as well. It is our intention to make this facility look like it is being used by a successful business, and not a run-down, in-need-of-repair property that now exists.

Your consideration for accepting this proposal is appreciated, and be assured that should you accept it, PVS Auto will do everything possible to become an asset to the East Bethel. community.

Respectfully submitted,

PVS AUTO

Paul Partyka, Owner





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Minnesota

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Home -> Departments -> Property Records & Taxation -> Property Search -> Search Results -> Property Summary

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Property Account Summary

Current General Information

Property ID	08-33-23-12-0005
Situs Address	1542 221ST AVE NE , EAST BETHEL, MN 55011-0000
Property Description	THAT PRT OF N 485 FT OF W 1138 FT OF NW1/4 OF NE1/4 OF SEC 8 TWP 33 RGE 23 LYG ELY OF FOL DESC LINE: COM AT NW COR OF SD 1/4 1/4, TH S 89 DEG 40 MIN 50 SEC E (ASSD BRG) ALG N LINE OF SD 1/4 1/4 463.18FT TO POB OF SD LINE, TH S 2 DEG 45 MIN 46 SEC W 485.44 FT TO S LINE OF SD N 485 FT & SD LINE THERE TERM, EX RD, SUBJ TO EASE OF REC
Last Sale Price	700,000.00
Last Sale Date	09/01/2004
Last Sale Document Type	WDEE WARRANTY DEED
Linked Property Group Position	
Status	Active
Abstract/Torrens	Abstract

Parties

Role	Name
Owner	LAMPERT REAL ESTATE INC

Document Recording Process Dates

Abstract Documents Have Been Recorded Through	09/17/2012
Abstract Documents Have Been Mailed Through	09/17/2012
Torrens Documents Have Been Recorded Through	09/14/2012
Torrens Documents Have Been Mailed Through	09/14/2012

Active Certificates Of Title

Type	Certificate Number	Certificate Date
No Certificates Found		

Documents Recorded Within 30 Days Of "Recorded Through" Dates Above

Type	Abstract/Torrens	Recorded Number	Recorded Date
No Documents Found			

Property Characteristics

Total Acres	7.02
Year Built	1976

* Lot Size: Approximate lot size in feet, clockwise beginning with the direction the lot faces

Tax District Information

City Name	EAST BETHEL
School District Number and Name	ST FRANCIS SCHOOL DISTRICT #15

Property Classification

Tax Year	Classification
2012	3A-Commercial/Industrial/Public Utility
2011	3A-Commercial/Industrial/Public Utility

Property Values

Tax Year	Description	Amount
2013	Est Market Land (MKLND)	140,200
2013	Est Market Improvement (MKIMP)	279,600
2013	Taxable Market (TMTV)	419,800
2013	Market Value Prior to Hstd Excl. (TMVP)	419,800
2013	Est Market (MKTTL)	419,800
2012	Taxable Market (TMTV)	445,200
2012	Market Value Prior to Hstd Excl. (TMVP)	445,200
2012	Est Market (MKTTL)	445,200

Attachment #2

2011	Taxable Market (TMTV)	455,200
2011	Est Market (MKTTL)	455,200

Tax Amounts for M1PR

Tax Year	Description	Amount
2012	Total Tax Amounts - Before Payments	15,405.32
2012	Special Assessments (Included in Total)	172.86

Payment History for Past Three Years

Date Paid	Tax Year	Principal	Interests, Penalties and Costs	Amount Paid
05/11/2012	2012	7,702.66	0.00	7,702.66
10/31/2011	2011	292.54	11.70	304.24
10/19/2011	2011	7,313.85	292.54	7,606.39
05/13/2011	2011	7,606.38	0.00	7,606.38
10/14/2010	2010	4,762.86	0.00	4,762.86
05/17/2010	2010	4,762.86	0.00	4,762.86

If you wish to pay your property taxes on-line now, select one of the following options and press the button "Add To Payment List".

Installments Payable

Tax Year	Installment	Due Date	Principal	Interest, Penalties and Costs	Installment Total	Cumulative Due	Select to Pay
2012	2	10/15/2012	7,702.66	0.00	7,702.66	7,702.66	<input type="radio"/>

Delinquent Tax Years

Tax Year	Installment	Due Date	Principal	Interest, Penalties and Costs	Installment Total	Cumulative Due	Select to Pay
No Records Found							

Include Installments Payable Amount: \$0.00

Include Delinquent Tax Years Amount: \$0.00

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Version 1.0.4367.23769


Duck Pens Area

UNIVERSITY OF MINNESOTA
003-283423130001

UNIVERSITY OF MINNESOTA
003-283423110001

STRANDLUND
003-283423420003

Strandlund Land

University Land

UNIVERSITY OF MINNESOTA
003-283423440002

Fawn Lake Road

Fawn Lake Road

STRANDLUND
003-283423430003

UNIVERSITY OF MINNESOTA
003-283423430001

UNIVERSITY OF MINNESOTA
003-283423440001

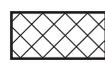
Cedar Creek

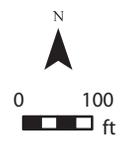
Cedar Creek

Real Estate Office



University of Minnesota

-  University Land
-  Strandlund Land



This map is intended to be used for planning purposes only and should not be relied upon where a survey is required.
Base Data: Real Estate Office
MNDNR, MNDOT, Anoka County



City of East Bethel Planning Commission Agenda Information

Date:

September 25, 2012

Agenda Item Number:

5.0

Agenda Item:

Strandland/CCESR Land Exchange

Requested Action:

Information Item

Background Information:

The University of Minnesota has proposed a land exchange with Curt Strandland, 2221 Fawn Lake Drive NE, that is shown on the attached maps.

The University proposes to convey fee title to the Strandlunds of approximately 60,000 sq. ft. (1.37 acres) of property it owns adjacent to Fawn Lake Road to the south of the Strandlund property. This would enable the Strandlunds to eventually build a new driveway access road off of Fawn Lake Road to their existing property. This would also enable the Strandlunds to shift the access easement the University desires to “formalize” to the east of their current driveway, home and residence.

In return, the Strandlunds would convey fee title to the University of approximately 60,000 sq. ft. (1.37 acres) of property it owns that includes a portion of Upper Cedar Creek. This property is adjacent and contiguous to property the University currently owns, and contains the only portion of Upper Cedar Creek not entirely within the Cedar Creek Ecosystem Science Reserve.

Technically this could be a lot line boundary adjustment and in that case would be an Administrative Subdivision which would be subject to City Council approval. The definition of an Administrative Subdivision per City Code is as follows:

Sec. 66-134. - Qualification. Administrative Subdivision

The following shall be considered an administrative subdivision:

- (1) *Lot boundary line adjustment.* Divisions of land where the division is to permit the adding of a parcel of land to an abutting lot or the combination of recorded lots to form no more than two lots. Newly created lots shall conform to the design and performance standards of this chapter and the city's zoning ordinance, set forth in Appendix A to this Code.
- (2) *Base lot subdivision.* In the case of a request to divide a base lot upon which a two-family dwelling, townhouse, a quadraminium, or commercial building, which is a part of a recorded plat where the

division is to permit individual private ownership of a single dwelling unit within such a structure and the newly created property lines will not cause any of the unit lots or the structure to be in violation of this chapter and the city's zoning ordinance, set forth in Appendix A to this Code.

Attachments

1. Site Maps

Fiscal Impact:

None at this time

Recommendation(s):

This is an information item and staff is requesting comments from Planning Commission.

City Council Action

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____

No Action Required: _____



Real Estate Office

 University of Minnesota

Proposed Strandlund Transactions
 Cedar Creek Natural History Area
 Bethel, Minnesota

60,000 sq. ft. Land Swap
 To U of M
 To Strandlund

This map is intended to be used for planning purposes only and should not be relied upon where a survey is required.
 Base Data: Real Estate Office Land Records MetroGIS, MNDNR, MNDOT



City of East Bethel Planning Commission Agenda Information

Date:

September 25, 2012

Agenda Item Number:

6.0

Agenda Item:

TIF Plan Review

Requested Action:

Review TIF Plan 1-1for Comprehensive Plan Compliance

Background Information:

City Council will be considering approving a TIF District to assist in the financing of the Aggressive Hydraulics project on October 3, 2012. The proposal for the financing request is a \$225,000 “pay as you go TIF” with the note being purchased by Village Bank. This eliminates the risk on the note for the City.

As part of the requirements for establishing a TIF District, a TIF Development District Boundary must be established. This delineates the areas in which TIF projects can occur. Staff is recommending the area within ¾ of mile on either side of TH65 corridor within the City be designated as the TIF Development District. This area corresponds to the proposed area that would be served by the existing and future extensions of City water and sewer service.

A map of the proposed TIF Development District is included in the attached TIF Plan.

Fiscal Impact:

To be determined

Recommendation(s):

Staff is requesting the Planning Commission to review the attached TIF Plan and certify that it is in compliance with the City’s Comprehensive Plan.

City Council Action

Motion by:_____

Second by:_____

Vote Yes:_____

Vote No:_____

No Action Required:_____



*As of August 16, 2012
Draft for Council Work Session*

**Draft Development Program
for the establishment of
Development District No. 1**

City of East Bethel
Anoka County
State of Minnesota

Public Hearing: October 3, 2012
Adopted:



Prepared by: EHLERS & ASSOCIATES, INC.
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(651) 697-8500 fax: (651) 697-8555 www.ehlers-inc.com

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Appendix A

 Boundary Map of Development District A-1

Municipal Action Taken

(This Municipal Action is only for convenience of reference.)

Based upon the statutory authority described in the Development Program attached hereto, the public purpose findings by the City Council and for the purpose of fulfilling the City's development objectives as set forth in the Development Program, the City Council has created, established and designated Development District No. 1 pursuant to and in accordance with the requirements of the Municipal Development District Act and the TIF Act as defined in the definitions of this document.

Tax Increment Financing District No. 1-1, an economic development tax increment financing district, was established at the same time that Development District No. 1 was established.

The following municipal action was taken in connection therewith:

Development District No. 1:

October 3, 2012: The Development Program for Development District No. 1 was adopted by the City of East Bethel.

Tax Increment Financing District No. 1-1:

October 3, 2012: The Tax Increment Financing Plan for Tax Increment Financing District No. 1-1 was adopted by the City of East Bethel.

**Section 1 - Development Program
for Development District No. 1**

Subsection 1-1. Definitions

The terms defined below shall, for purposes of this Development Program, have the meanings herein specified, unless the context otherwise specifically requires.

"City" means the City of East Bethel.

"City Council" means the City Council of the City of East Bethel.

"Comprehensive Plan" means the documents which contain the objectives, policies, standards and programs to guide public and private land use, development, redevelopment and preservation for all lands and water within the City.

"County" means the County of Anoka County, Minnesota.

"Enabling Act" means Minnesota Statutes, 469.124 to 469.134, as amended and supplemented from time to time.

"Development District" means the real property within the City constituting Development District No. 1, as described in the Development Program.

"Development Program" means this Development Program for Development District No. 1, as initially proposed, and as it shall be modified.

"Land Use Regulations" means all federal, state and local laws, rules, regulations, ordinances, and plans relating to or governing the use of development of land in the City, including but not limited to environmental, zoning and building code laws and regulations.

"Municipal Development District Act" means Minnesota Statutes, 469.124 to 469.134, inclusive, as amended.

"Public Costs" means the costs set forth in the Tax Increment Financing Plan, and any other costs eligible to be financed by Tax Increments under the TIF Act, EDA Act, HRA Act or the Municipal Development District Act.

"Public Improvements" means the public improvements described in the Development Program and Tax Increment Financing Plan.

"State" means the State of Minnesota.

"Tax Increment Bonds" means any tax increment bonds or notes issued by the City to finance the Public Costs as stated in the Development Program for Development District No. 1 and in the Tax Increment Financing Plans, and any obligations issued to refund such bonds.

"TIF Act" means Minnesota Statutes, Sections 479.174 through 479.1799, inclusive, as amended.

"Tax Increment Financing District" means any tax increment financing district presently established or to be established in the future in Development District No. 1.

"Tax Increment Financing Plan" or "Plan" means the Plans adopted by the City for any Tax Increment Financing District.

Subsection 1-2. Statutory Authority

The City established Development District No. 1 pursuant to the Municipal Development District Act. It is authorized that the City will administer Development District No. 1 and any tax increment financing districts.

Within Development District No. 1, the City plans to create one or more tax increment financing districts established pursuant to the Tax Increment Act to finance the public improvements proposed for the Development District. The public improvements may be initially financed from other City sources, including, but not limited to the use of improvement bonds issued pursuant to Minnesota Statutes, Chapter 429, which sources the City may reimburse from tax increment proceeds derived from tax increment districts to be created with Development District No. 1.

The tax increment district or districts will be created at such time as will enable the City to capture the increase in taxable value of private improvements to be constructed within Development District No. 1.

Subsection 1-3. Statement of and Finding of Public Purpose

In recent months, the City has been reviewing the future development of the community. This review has defined several important roles for the City of East Bethel.

- Facilitating development activities that are compatible with overall community development objectives of the City.
- Removing the physical and economic barriers to development.
- Providing the infrastructure needed to support development.
- Providing sites for future development.

The City intends to use the powers allowed under the Enabling Act to fill these roles, to promote development and redevelopment throughout the City, and to pool resources in order to reduce financial barriers to providing decent housing and development and redevelopment opportunities.

The City has found that there is a need for development and redevelopment within the Development District based upon the following conditions:

1. The Development District suffers from a lack of necessary streets, utilities and site improvements essential to preparing and making sites available for meaningful development.
2. The Development District requires active promotion, attraction, encouragement and development of economically sound commerce through government action for the purpose of preventing merge and blight and the occurrence of conditions requiring redevelopment

3. The Development District contains vacant, unused, underused and inappropriately used land.

Therefore, the City has determined to exercise its authority to develop a program for improving the Development District to provide impetus for private development and redevelopment, to provide decent housing to residents, to maintain and increase employment, to provide infrastructure to serve citizens and employees of the City, to utilize existing land for potential redevelopment and to provide other facilities as are outlined in the Development Program.

The City has also determined that proposed developments to be assisted by the City would not occur solely through private investment in the foreseeable future. The City finds that the welfare of the City, as well as the State of Minnesota, requires active promotion, attraction, encouragement and development of economically sound industry and commerce to carry out its stated public purpose objectives.

The City has also determined that any tax increment financing plans to be proposed herein will be consistent with the Development Program, and that the tax increment financing plans will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of the Development District by private enterprise.

Subsection 1-4. Statement of Objectives

The City determines that it is necessary, desirable and in the public interest to establish, designate, develop and administer the Development District. The City determines that the establishment of Development District No. 1 will provide the City with the ability to achieve certain public purpose objectives not otherwise obtainable in the foreseeable future without City intervention in the normal development process. The City seeks to achieve the following program objectives:

1. Promoting and securing the prompt development of property in the Development District in a manner consistent with the City's planning and with a minimal adverse impact on the environment, which property is less productive because of the lack of proper utilization and lack of investment, and thereby promoting and securing the development of other land in the City;
2. Promoting and securing additional employment opportunities within the Development District and the City for residents of the City and the surrounding area, thereby improving living standards and preventing unemployment and the loss of skilled and unskilled labor and other human resources in the City;
3. Securing the increase in value of property subject to taxation by the City, Independent School District No. 15 and Anoka County, and any other taxing jurisdictions in order to better enable such entities to pay for public improvements and governmental services and programs required to be provided by them;
4. Securing the construction and providing of moneys for the payment of the cost of public improvements in the Development District, which are necessary for the orderly and beneficial development of the Development District; and
5. Providing and securing the development of increased opportunities for families to reside in quality owner-occupied housing, for senior citizens to choose from housing options which offer a wide array of services without regard to income, and for residents looking for a wide range of multi-family units.

Subsection 1-5. Statement of Public Facilities and Costs to Be Financed

The preceding objectives will be promoted by providing improvements and opportunities within the Development District which may include various types of site improvements, land acquisition, redevelopment, demolition, parking, street, sewer, water and other public improvements. A description of the items of expenditure and the estimated costs can be found in the Tax Increment Financing Plans for the Tax Increment Financing Districts created within this Development District.

Subsection 1-6. Funding of Developments and Redevelopments

To implement the established objectives, the City plans to utilize a number of public and private financing tools. Funding of the necessary activities and improvements in the Development District is expected to be accomplished through, and is not limited to, tax increment financing, special assessments, state aid for road construction, proceeds from the sale of property, and federal and state grants.

Any public facilities within the Development District will be financially feasible and compatible with longer range development plans. Any acquisition of property for the public improvements will be done to provide the impetus for private development within the Development District.

Subsection 1-7. Environmental Controls

All municipal actions, public improvements and private development shall be carried out in a manner consistent with existing environmental controls and all applicable Land Use regulations.

Subsection 1-8. Proposed Reuse of Property

The Development Program contemplates that the City may acquire property and reconvey the same to another entity. Prior to formal consideration of the acquisition of any property, the City will require the execution of a binding development agreement with respect thereto and evidence that Tax Increments or other funds will be available to repay the Public Costs associated with the proposed acquisition. It is the intent of the City to negotiate the acquisition of property whenever possible. Appropriate restrictions regarding the reuse and redevelopment of property shall be incorporated into any development agreement to which the City is a party.

Subsection 1-9. Open Space to Be Created

Any open space within the Development District will be created in accordance with the zoning and ordinances of the City.

Subsection 1-10. Administration and Maintenance of Development District No. 1

Maintenance and operation of the Development District will be the responsibility of the City Administrator. Each year, the administrator of the Development District will submit to the City Council the maintenance and operation budget for the following year.

The administrator of the Development District will administer the Development District pursuant to the provision of the Enabling Act; provided, however, that such powers may only be exercised at the direction of the City. No action taken by the administrator of the Development District pursuant to the above-mentioned powers shall be effective without authorization by the City.

Subsection 1-11. Rehabilitation

Owners of properties within the Development District may be encouraged to rehabilitate their properties to conform with the applicable state and local codes and ordinances, as well as any design standards. Persons who purchase property within the Development District from the City may be required to rehabilitate their properties as a condition of sale of land. The City may provide such rehabilitation assistance as may be available from federal, state or local sources.

Subsection 1-12. Relocation

Any person or business that is displaced as a result of the Development Program will be relocated in accordance with Minnesota Statutes, Section 117.50 to 117.56. The City accepts its responsibility for providing for relocation assistance pursuant to the Enabling Act.

Subsection 1-13. Property Acquisition

The City intends to acquire such property, or appropriate interest therein, within the Development District as the City may deem to be necessary or desirable to assist in the implementation of the Development Program.

Subsection 1-14. Modification of the Development Program and/or Development District No. 1

The City reserves the right to alter and amend the Development Program and the Tax Increment Financing Plans, subject to the provisions of state law regulating such action. The City specifically reserves the right to enlarge or reduce the size of the Development District and the Tax Increment Financing District, the Development Program, the Public Costs and the amount of Tax Increment Bonds to be issued to finance such cost by following the procedures specified in Minnesota Statutes, Section 469.175, subdivision 4.

Subsection 1-15. Description of Development District No. 1

The Development District will include the following parcels:

Appendix A

Boundary Map of Development District No. 1



City of East Bethel Planning Commission Agenda Information

Date:

September 25, 2012

Agenda Item Number:

7.0

Agenda Item:

Vision and Community Values

Requested Action:

Discussion Item

Background Information:

The Planning Commission has had discussions of the "Vision of the City". An important component to add to this discussion is "Community Values". Community Values can cover a number of issues but for this meeting, staff is requesting Planning Commission to consider this item in relation to what the City supports in terms of programs external to normal City responsibilities. For example, the City provides funding for the Alexandria House, a program to assist battered women. What other programs or functions does the City support or would consider for support, and what guidelines or policies need to be developed to assist us in making these choices.

Recommendations along this line would assist City Council in deciding which programs are our "Community Values" and determine if they can be supported by City funds or other forms of assistance.

Fiscal Impact:

To be determined

Recommendation(s):

Discussion item

City Council Action

Motion by: _____

Second by: _____

Vote Yes: _____

Vote No: _____

No Action Required: _____