

EAST BETHEL CITY COUNCIL WORK MEETING

June 2, 2010

The East Bethel City Council met on June 2, 2010 at 6:30 PM for a work session meeting at City Hall.

MEMBERS PRESENT: Bill Boyer Steve Channer Kathy Paavola

MEMBERS EXCUSED: Greg Hunter Steve Voss

ALSO PRESENT: Douglas Sell, City Administrator
Stephanie Hanson, City Planner
Tammy Schutta, Asst. City Administrator/HR Director

Call to Order **The June 2, 2010 City Council work meeting was called to order by Acting Mayor Boyer at 6:32 PM.**

Adopt Agenda **Paavola made a motion to adopt the June 2, 2010 City Council Work Session Agenda. Channer seconded; all in favor, motion carries.**

Significant Natural Environmental Area (SNEA) Overlay District Discussion Hanson said on April 7th of this year, staff presented City Council with suggestions and information regarding potential changes to the SNEA overlay district. She said Section 59 of the City's Zoning Ordinance provides for purpose and intent of a SNEA overlay district but lacks some of the specifics to effectively implement the provisions of this section of City Code. Hanson said for example there is no calculation process for determining how many lots will be permitted in certain areas identified as a SNEA. This is an item that council must discuss to determine how it will apply density calculations such that this aspect of development is applied uniformly for all developer requests.

Hanson said again the basic ordinance is in place. She said in her report she gave Council an outline of components to consider and also gave Council a sample ordinance.

Hanson said currently staff is working with Anne Gelbmann from the Minnesota Pollution Control Agency (MPCA). She said Gelbmann has assisted numerous communities throughout the conservation design process. Hanson said Gelbmann is available to speak with Council at a work session on July 21, 2010. She said she would also suggest that Jim Hennessey who is a Hanover Planning Commission Member also be present at the work session. Hanson said Hennessey has played an integral role in the coordination and adoption of the conservation design ordinance in Hanover. She said she has attended many workshops that Hennessey has facilitated and she has a feel for him and his process.

Hanson said staff is asking for feedback so they can share it with Gelbmann if council wants to schedule a meeting with her and staff is suggesting the meeting be scheduled for July 21, 2010.

Boyer said his biggest question is how we are going to delineate between rural areas and developed areas, and more and more in his mind this is becoming a bigger issue, whether it is shoreland district, rural district or R1. He said so much of the City is rural and he is struggling to do this as a one size fits all. Hanson said they might have to be two different types. Paavola said or more. Boyer said yes or more.

Channer said he was thinking the same thing, how do you make something that is specific yet broad, without breaking it down to so many specific types that we can't keep track of it.

Boyer said we can keep track of it, but he can't remember how many Minneapolis has right now, about fifty (50) and he is not suggesting we go to that extreme. He said but to have his property and Paavola's property in the same zoning district that doesn't make any sense. Boyer said say his home was in the SNEA district and he has 10 acres and he can put a 1 ½ houses per acre, it is hard for him to see how this is going to work. He said when we talked about this before, we talked about density bonuses, but that might not be doable sometimes. Hanson said that might be a good question for Gelbmann.

Sell said there is a significant difference for someone that has 10 acres and even someone that has 20 acres. He said maybe you break it up that someone with 1-5 acres can do this, 5-10 acres can do this, 10-15 acres can do this, and 15-20 acres can do this. Channer said but even dividing by acreage doesn't do this justice. Boyer said in R2 or R3 he thinks this would be penalizing people with 1 ½ units per acre. Sell said in those areas that have a density of three (3) per acre and it requires utilities. Boyer said we have those types of areas in here along Cedar Creek. Sell said maybe in rural areas you break this up per acreage. He said it is already defined in the sewerred areas.

Boyer said in the past, when this was originally approved he thinks Councils intention was not to penalize people for doing this, but to reward them for doing so. He said that was based on doing so would provide open space, but we were not trying to give away the farm. Channer said he looks at this whole thing as you shouldn't punish people for not doing it, but you reward them for doing it. Boyer said he is assuming no one on Council wants to have anyone loose anything they have for development rights currently. He said it doesn't seem fair to him. Boyer said they have to be compensated in some way for this. Channer said this is kind of like when you ask a developer to dedicate right of way next to them for roadway, he would like to make a carrot for them, reward them for that, for the open space.

Sell said he thinks the financial reward is someone on 2 ½ acres is they are going to say they are leaving one (1) acre as permanent open space and regulations will allow them now to put two homes on there. He asked is that doable. Sell said if you look at Hidden Haven, it could work. Boyer said yes, it could work. Channer said you do this like a calculation equation, it gives you something to play with. He said you always want to give them multiple options and let them pick. Sell said you have to make it financially doable. Hanson asked is there anything in particular you would like to have Gelbmann present.

Boyer said he thought we had decided at the last meeting that this would go through the commissions/committees. He said he was surprised to see this, he thought it was going to the Park Commission and Planning Commissions. Sell said it has gone that way, but then we get chastised because when it comes back it is not what Council was looking for. Boyer said he thinks we have a consensus on what we want and don't want. He said we don't want to punish people, we want their participation to be voluntary and want it to their advantage, maybe financial.

Boyer said he feels we should rezone the City in a more rational order to make this work. He said in a more homogenous nature, so that like areas are zoned together. Paavola said yes, like you said, we can't have one size fits all, we have all agreed on that. Boyer said if you look at the maps you will find SNEA areas are largely in rural areas. Sell said he will caution you on rezoning the Highway 65 corridor that is being planned for City water and sewer, because that area is being guided for certain development. Boyer said he is not worried about that area, he is looking at the beach and rural areas. Paavola said yes, we are not looking at the Highway 65 corridor, we are looking at the beach and rural areas that is what we would be looking at..

Hanson said if she recalls right, the beach doesn't have any SNEA areas. Boyer said there are some shoreland areas in Katie's Way on the west side. He said on the north side of Viking Blvd. Boyer said he is just throwing it out there, we can do it other ways. Sell asked how you define those areas. He asked is this SNEA area going to be treated this way. Boyer said that is why he was suggesting make RR-A, RR-B, RR-C, so we can look at doing it that way. Sell asked what kind of definition do you have for those RR-A, RR-B, etc.. Boyer said RR-A 5 acres. Boyer said there is certainly enough 2 ½ acre lots by him and 100 foot lots by the lake.

Hanson said one thing we should think about doing is looking at the City map and looking at the SNEA map again and the SNEA lots, because she thinks most of the lots are very large. She said we have this on our official zoning map. Channer asked and we have it in our GIS program right. Hanson said she can do this in conjunction with working with Anoka Conservation District (ACD). Boyer said if we looked at map with lots of five (5) acres or more and than overlaid SNEAs we would have a pretty good idea of what we were looking at. Sell said he thinks there are some exceptions along the creek to the north over there. He said so the next step you want to see some maps with several different layers of lots sizes and the SNEA overlay. Hanson said she thinks there are five (5) acre lots. Boyer said yes, that will give you all the metes and bounds. Boyer said you can run a lot map, highlight all the SNEAs and then a different color for the lots over five (5) acres. He said it is only two parameters, it shouldn't be a big deal. Hanson asked do you want to see the other natural environment areas. Boyer said if you can do it once with this and once without.

Sell said so we will try to schedule a work meeting on July 21st at 6:00 PM with Ms. Gelbmann and Mr. Hennessy.

Channer said he would hate to see something real specific he would rather see more carrots than punishment, he would like to see what this looks like. Boyer said we are not changing road standards. Hanson said we will have to consider at a later date decreasing impervious, etc. Boyer said and we have no landscape components. Hanson said that would be part of the Planned Unit Development (PUD), per development. Sell said that would all be negotiable. Hanson said Gelbmann has a lot of pictures and a lot of examples. Paavola said to her what comes to mind is the native plants and if someone starts digging up those up and destroying them, she would be disappointed. Boyer said when he thinks of landscaping whether we are going to relax some of the things that make it hard to plant native grasses, etc. Hanson said with these they use PUDs, each one is different, and they don't go off the standard regulations, and City Council makes the decisions. Paavola said lots of people are going back to natural with their lawns, not using chemicals, she likes a nice yard, hopefully they take care of the but a manicured lawn drives her nuts.

Paavola made a motion to adjourn the June 2, 2010 City Council Work Session at 7:09 PM. Channer seconded; all in favor, motion carries.

Attest:

Wendy Warren
Deputy City Clerk