

**Adopted Minutes**  
**Joint City Council/Planning Commission Meeting**  
**March 9, 2006**

Mayor Johnson called a Joint City Council/Planning Commission Meeting to order at 7:05 p.m. in the Plymouth Room at the Plymouth Creek Center, 14800 34<sup>th</sup> Avenue North, on March 9, 2006.

COUNCIL PRESENT: Mayor Johnson, Councilmembers Hewitt, Slavik, Stein, Willis, Black (arrived at 6:20 p.m.), and Bildsoe (arrived at 8:05 p.m.).

ABSENT: None.

PLANNING COMMISSIONERS PRESENT: Chairman Holmes, Commissioners Murdock, Clyman, Weir, Neset, Anderson, and Musliner.

ABSENT: None.

STAFF PRESENT: City Manager Ahrens, Community Development Director Hurlburt, Planning Manager Senness, Communications Manager LaFave, Housing Manager Barnes, Police Chief Goldstein, Deputy Fire Chief Hurr, Senior Planners Drill and Darling, Planner Doty, Public Works Director Cote, City Engineer Quanbeck, and City Clerk Paulson.

Also Present: Consultant Dean Johnson from Resource Strategies Corporation.

**Discuss Land Use Plan for Northwest Plymouth**

Planning Manager Senness provided an update on amending the Comprehensive Plan for the Northwest Plymouth area. This involves many areas including transportation, density, and rural versus urban issues.

Community Development Director Hurlburt discussed alternative land use concepts which include marginal urban expansion, sequential urbanization, rural islands, and rural-to-urban transition. She stated all of these four land use concepts would include the following factors:

1. The natural resource inventory would be used to help determine the suitability of land for specific uses and be used to apply land use guide plan designations to specific sites.
2. The current Northwest Greenway plan, adopted in the 2000 Comprehensive Plan update, would continue to be the organizing feature of the parks, open space and trails for the Northwest Area.

3. The land-use planning approach to the City's existing golf courses should be examined in order to explore ways to preserve the open-space values they provide to the community while recognizing that the owners may wish to make other uses of the land.

She stated the marginal urban transition concept would identify land that could be urbanized without significant new public utility and road expansion or impact on areas where large-lot development has already occurred, continue the current "LAR" (1/20 acre. density) for remaining large-lot areas, and identify areas in the existing urban area where new development or redevelopment would accommodate more of the forecasted development.

She stated the sequential urbanization concept would plan for urbanization of the remainder of Plymouth by using existing Land Use Guide Plan designations and map entire area for urban uses (no more LAR).

She stated the rural islands concept would identify developed LAR areas to be retained, with no public extensions or assessments, identify other areas suitable for urban density development, and retain existing Land Use Guide Plan designations for planned urbanization area.

She stated the rural-to-urban transition concept would allow for a gradual transition to urban uses, and create a "rural overlay" to modify existing Land Use Guide Plan designations for all or part of the Northwest Plymouth Area, replace the current LAR with "Living Area-Rural Transition" (LA-RT), to allow resubdivision with public utilities, reduce density of urban land use designations (LA-1, LA-2, etc) within the overlay area. This concept would modify development standards in the overlay to protect "rural character" of existing larger lots, require gradual transitions between areas that are developing and existing large lots, increase setbacks along major roads, require wider lots and greater separation between structures, and minimize grading and associated tree loss. In addition, this concept would provide incentives which restore densities to traditional levels in LA-1, LA-2, etc. in the overlay area for extraordinary site design, higher architectural design standards, additional open space/park dedication/Greenway implementation, extra infrastructure improvements, preservation of natural features, and housing affordability. Lastly, this concept would use existing land use designations for areas where transition is not necessary.

She noted that correspondence was received from Friends of Elm Creek, and the Council requested that staff communicate to them that the City is currently reviewing their suggestion as part of the Comprehensive Plan.

Consultant Johnson discussed various issues and options surrounding golf course redevelopment. He suggested that the Council consider establishing a separate land use guide plan designation for current operating and future golf courses – distinguish from public parks and recreational facilities, or public/semi-public/institutional category. The

general concept of this issue could include redevelopment of 18-hole golf course requires retention of 9-hole course for private or public use, based on compatibility with area land uses, transportation network, and public utilities *or* redevelopment of any golf course requires compatibility with adjacent land uses, transportation network, and public utilities, and the retention of at least 50% of original the golf course area as permanent open space (City has discretion if option exists to accept as public open space).

The Council and Planning Commission discussed the differences between each of the four land use concepts.

The Council and Planning Commission took a five-minute break.

A discussion was held on land use planning factors (from concept to land use map). Community Development Director Hurlburt discussed a number of maps that included existing large-lot developments, Northwest Plymouth planning area, land adjacent to existing development, public/institutional uses (existing, future/2000 plan, golf courses, Speak the Word Property), Northwest Greenway and Regional Trails, transportation (Peony Lane alignment, major roadway corridors, major intersections/crossings), composite of land use planning factors, and possible commercial/industrial locations).

Councilmember Willis asked how the natural resources and the natural terrain of the land would be factored in. Community Development Director Hurlburt replied an inventory of the natural resources would be undertaken which would dictate how much of the property is developable.

Councilmember Stein asked if staff is assuming that the Hampton Hills golf course property is going to be developed something other than a golf course. Community Development Director Hurlburt replied it would take a substantial change to revert the property back to a golf course. Therefore, staff is somewhat assuming that the property would be reguided residential.

Councilmember Slavik stated she is concerned on the Metropolitan Council's forecasts for development in the Northwest Plymouth area, as the City could be making decisions that might not be the best. Therefore, perhaps there would need to be options increasing the natural resources areas, such as wetland buffers, in the overlay districts. Community Development Director Hurlburt stated she's unsure if the buffers would be deducted, which is why it's important to complete a natural resources inventory.

Councilmember Black noted the location of the high quality wetland in the Northwest Greenway area, and she is concerned on the road setback. She stated she is also concerned about the Hampton Hills golf course property that was originally a wetland, which is why there is a lot of water on property at times. Therefore, she's not interested in approving a residential development on that property. Community Development

Director Hurlburt noted that some of that area is in the floodplain as well as the shoreland area. The City has standards on what foundation levels of homes needs to be.

Each of the Councilmembers and Planning Commissioners commented briefly on the four land use concepts presented, and a vast majority of them favored the rural-to-urban transition.

Councilmember Hewitt asked about cable and high speed internet options would be for the Northwest Plymouth area as that is an amenity for residents.

Commissioner Clyman noted that the rural-to-urban transition concept could make the property more expensive, and that could have an effect on other property values in the City. He also was concerned about protecting the integrity of the high quality wetland.

Councilmember Bildsoe stressed the need to expand County Road 47; however, he is concerned on who would be funding that major improvement.

Councilmember Willis stated he is concerned on the impact to the natural resources for the entire Comprehensive Plan for the Northwest Plymouth area.

Mayor Johnson stated even though she likes the rural-to-urban transition concept, she would like to review the sequential urbanization further. She stated regarding golf courses, she would like to include urbanization, especially Holly Dale.

Commissioner Holmes stated like Councilmember Slavik, he is also very concerned on the Metropolitan Council's forecasts for development of Northwest Plymouth.

Councilmember Slavik suggested that the City review ways to develop or redevelop existing properties in the City that could contribute to the affordable housing forecasts by the Metropolitan Council. She stressed the need to have criteria in place for each development.

Commissioner Anderson stated with the rural-to-urban transition concept, she is concerned with the carryover costs that the City would need to bear. Therefore, she would like to review those numbers before proceeding with that option. She stated with the golf courses, and with Holly Dale in particular, the City is designating residential developments to satisfy the goals of the Metropolitan Council, and that concerns her. She noted that she is also concerned about Peony Lane going close to the trail and not being able to maintain the rural characteristic of County Road 47 due to safety concerns.

Councilmember Black commented that she is concerned about the need to also upgrade Vicksburg Lane due to the amount of traffic.

**Next Steps**

Community Development Director Hurlburt discussed the proposed schedule/timeline through June. The Council requested that for the March 21 Special Council Meeting, staff provide reports on the status of the natural resources inventory, land use designations for golf courses, and rural-to-urban transition concept.

Councilmember Hewitt cautioned the Council that the public needs to be noticed if the Holly Dale Golf Course is added to the Comprehensive Plan.

Edward Svetc, 5330 Vicksburg Lane, stated regarding the Hampton Hills Golf Course, approximately 60% of that property is undevelopable. In addition, he stated the amount of traffic is terrible on Vicksburg Lane.

Judy Luedke, 17910 County Road 47, noted the amount of traffic on County Roads 47 and 101, Dunkirk Lane, and Vicksburg Lane. She stated the amount of traffic is due to developments to the north and west of Plymouth. Therefore, there is no country feel to Northwest Plymouth anymore.

A few comments were made by other residents regarding the rural-to-urban transition concept, which they feel would be expensive. They suggested that these costs should be shared with all residents of Plymouth. They also mentioned the impact on County Road 47 and Vicksburg Lane from the Taryn Hills development. Residents thanked the Council and staff for their efforts regarding this planning process.

**Adjournment**

Mayor Johnson adjourned the meeting at 10:03 p.m.

  
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Sandra R. Paulson, City Clerk