

**PLANNING COMMISSION
MEETING DATE
CHANGED TO
SEPTEMBER 22**

The Planning Commission will meet on Tuesday, September 22 instead of September 15, 1998.

The reason for the date change is that the State Primary Election will be held on September 15th.

- * Please plan to attend as there will be action items on this agenda.

City of Falcon Heights

PLANNING COMMISSION AGENDA

September 22, 1998

7 p.m.

- A. ROLL CALL: Tom Brace ___ Wayne Groff ___ Paul Kuettel ___
Toni Middleton ___ Irene Struck ___ Ken Salzberg ___
Wendy Treadwell ___ Sue Gehrz ___
- B. CALL TO ORDER
- C. APPROVAL OF MINUTES: June 23, 1998
- D. REQUESTS FOR ACTION:
 - 1. Update on the University of Minnesota Women's Soccer Stadium site
 - 2. Consideration of the proposed 1999 Capital Improvement Program
 - 3. Update on upcoming planning activities
- E. STAFF UPDATES
- F. ADJOURN

**MINUTES
CITY OF FALCON HEIGHTS
REGULAR PLANNING COMMISSION MEETING
June 23, 1998**

COMMISSIONERS PRESENT
Paul Kuettel
Toni Middleton
Ken Salzberg
Irene Struck

ALSO PRESENT
Carla Asleson, Planner
Sue Gehrz, Mayor

COMMISSIONERS ABSENT: Tom Brace, Wayne Groff, Wendy Treadwell

CALL TO ORDER

Meeting was called to order at 7:10 p.m. by Acting Chair Kuettel.

APPROVAL OF APRIL 22, 1998 PLANNING COMMISSION MINUTES

A motion was made by Commissioner Salzberg, seconded by Commissioner Struck, to approve the minutes of the April 22, 1998 planning commission meeting. The motion passed unanimously.

AMENDMENT TO AGENDA

A motion was made by Commissioner Salzberg, seconded by Commissioner Struck, to amend the order of the items on the agenda and reverse the order of the two items. The motion passed unanimously.

**REQUEST FOR VARIANCE OF FOUR FEET IN THE REQUIRED FIVE FOOT REAR
YARD SETBACK FOR THE CONSTRUCTION OF A GARAGE AT 1457 W. HOYT
AVENUE, CHAPTER 9-2.04 SUBD. 1 (c)**

The property owner, Mr. Tim Carbonneau, wishes to build a detached, two car garage at a one foot rear yard setback from the alley. The new garage would replace an existing single car garage, which is located one foot off of the rear lot line. The zoning code requires garages on alleys to have a five foot rear yard setback unless the garage is accessed from the alley, is in the rear 28 feet of the lot, and the access door is perpendicular to the alley. The garage could be built at a one foot rear yard setback if the property owner used alley access rather than street access. However, because the property owner wishes to use street access, the variance is necessary.

Staff recommends that the variance be granted because: 1) the property is unique in that it is located on a corner and uses the side street, rather than the alley, for garage access; 2) the five foot setback is not necessary for public safety reasons or as a buffer from abutting properties; and 3) the proposed garage would be consistent with the setbacks of other garages on the alley.

Following discussion, Commissioner Struck moved approval of Planning Commission Resolution 98-01, recommending approval of the requested variance of four feet at 1457 W. Hoyt Avenue. The motion was seconded by Commissioner Salzberg and unanimously approved.

**PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING CHAPTER 9-2.04
SUBD. 1 (C) OF THE ZONING CODE RELATED TO REAR AND INTERIOR SIDE YARD
SETBACKS**

Planner Asleson reported that the proposed ordinance would permit detached garages at a one foot interior side yard and one foot rear yard setback when a garage abuts both an alley and a public street and uses the public street for garage access. The zoning code already allows a one foot setback for a detached garage when the garage is accessed from the alley, is located in the rear 28 feet of the lot, and has the garage door perpendicular to the alley. The proposed ordinance would allow the one foot setback only when the garage is located on an alley.

Acting Chair Kuettel opened the public hearing on the proposed ordinance at 7:24 p.m. There being no one wishing to be heard on this matter, the hearing was closed at 7:25 p.m.

Following discussion, Commissioner Middleton moved that the Planning Commission recommend approval of the proposed ordinance. The motion was seconded by Commissioner Struck and unanimously approved.

ADJOURNMENT

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Carla Asleson
Planner/Recording Secretary

Item 1

Date: 9/22/98

ITEM: Update on the University of Minnesota Women's Soccer Stadium site

SUBMITTED BY: Susan Hoyt, City Administrator

EXPLANATION/DESCRIPTION:

Background. In July, 1998 the University of Minnesota Board of Regents approved the Cleveland Avenue site, south of Larpenteur, for the site of the women's intercollegiate soccer stadium. The Regent's also stated that the university would consider entering into covenants to control the intensity of use on the site and consider alternative sites for the stadium that were found by the affected communities of Falcon Heights and St. Paul.

Current status. After the cities of Falcon Heights, St. Paul, neighborhood groups, legislators and the public raised questions about the location of the site, which is located in residential zones and where the building was located 30 feet from a residential property line, the university is now considering a site on Cleveland Avenue, north of Larpenteur Avenue and Gibbs Farm. This location is currently used for university recreational softball, football and soccer. The proposed plan calls for moving these recreational softball fields to the sheep pasture area on the university campus and potentially developing some community soccer fields on the sheep pasture site. St. Paul and Ramsey County are interested in finding more soccer space for their soccer programs. All parties are willing to seek out the necessary funding to make this move to the sheep pastures. The new location for the stadium will be considered at the October Regent's meeting.

Land use. The city's consulting land use planner, John Shardlow, will discuss the differences in the two sites at the city council meeting on September 23, 1998. The proposed new location to the North of Gibbs Farm is distinctly different from the site south of Larpenteur Avenue for the following reasons.

- It does not abut residential property; the eastern property line of the site is about 765 feet from the nearest residential neighborhood rather than abutting it. The stadium building itself will likely be at least 1,100 feet from the nearest residential neighborhood property line rather than 30 feet from it. There is one residential home, the Rose Bed and Breakfast, to the south of the proposed site. This home is on a relatively large lot by Falcon Heights standards and the university golf course practice area is located between this property and the proposed stadium site to the north.

- There is a contiguous parking lot, although additional parking may be necessary.
- The site is currently used for active recreational use several days and evenings during the year.
- The site is surrounded by seasonal recreational open space use (the U of M golf course) and the seasonal institutional use, Gibbs Farm. From discussions with Gibbs Farm officials, they do not believe there will be many scheduling conflicts between their facility and the 8 to 11 soccer games played by the women from September through early November each year.

ATTACHMENT:

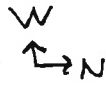
- 1 Map of area with the proposed soccer stadium sites
- 2 1998 soccer game schedule

ACTION REQUESTED:

For information and discussion purposes.

UNIVERSITY OF MINNESOTA
GOLF COURSE

P-1/R-1



LARPEUR AVE.

UNIVERSITY OF MINNESOTA
GOLF COURSE

WINCENT ST.
NORTHROP ST.
BURTON ST.

R-1

COFFMAN ST.

UNIVERSITY
OF MINNESOTA
GOLF COURSE

Site 2 (New)

house R

parking lot

Gibbs Farm/garden area

res. neighborhood

R-4

city Park

Site 1 (Old)

res. neighborhood

FOLW

HOYT AVE.

CLEVELAND AVE.

UNIVERSITY
OF MINNESOTA

P-1/R-1

CITY HALL
&
FIRE
STATION

res. neighborhood

MAPLE COURT

MOORE ST.

GARDEN AVE.

R-1

PRIOR AVE.

HOWELL ST.

PRIOR AVE.

B-2

P-1

GORTNER AVE.

UNIVERSITY OF MINN
SCHOOL OF AGRICU

1998 University of Minnesota Soccer Schedule

1995 & 1997 Big Ten Champions

September

1	Tuesday	at Cincinnati (Cincinnati, Ohio)	5:30 p.m.
6	Sunday	NEBRASKA	1 p.m.
11	Friday	WISCONSIN-GREEN BAY	3 p.m.
13	Sunday	PURDUE	1 p.m.
18	Friday	at Iowa (Iowa City, Iowa)	3 p.m.
21	Monday	at Washington State (Pullman, Wash.)	3 p.m.
25	Friday	WISCONSIN	4 p.m.
27	Sunday	NORTHWESTERN	1 p.m.

October

2	Friday	at Michigan State (East Lansing, Mich.)	3 p.m.
4	Sunday	at Michigan (Ann Arbor, Mich.)	1 p.m.
9	Friday	at Penn State (University Park, Pa.)	7 p.m.
11	Sunday	OHIO STATE	1 p.m.
16	Friday	INDIANA	3 p.m.
18	Sunday	ILLINOIS	1 p.m.
24	Saturday	at TCU (Fort Worth, Texas)	1 p.m.
25	Sunday	at SMU (Dallas, Texas)	3 p.m.
30	Friday	vs. UNLV (Las Cruces, N.M.)	5 p.m.

November

1	Sunday	at New Mexico (Las Cruces, N.M.)	11 a.m.
5-8	Thur-Sunday	at Big Ten Tournament (University Park, Pa.)	
13-15	Fri-Sunday	at NCAA First Round	
20-22	Fri-Sunday	at NCAA Second Round	
27-29	Fri-Sunday	at NCAA Third Round	

December

4-6	Fri-Sunday	at NCAA Semifinals and Finals	
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Home matches in bold and caps

All home matches played at the St. Paul Campus Soccer Field located on the corner of Larpentuer and Cleveland Avenues in St. Paul.

SID Office 4/21/98

Item 2
Date: 9/22/98

ITEM: Consideration of the proposed 1999 Capital Improvement Program

SUBMITTED BY: Susan Hoyt, City Administrator

REVIEWED BY: City Council

EXPLANATION/DESCRIPTION:

The planning commission is being asked to review and comment on the city's 1999 capital improvement plan. City planning commissions are asked to review city capital improvement programs (CIP) to make sure that the proposed capital improvements are consistent with the city's comprehensive plan. This is typically done to make sure that the CIP proposed infrastructure improvements for sewer, water and roads as well as future park plans and fire stations are being done in areas that are planned for development in the comprehensive plan. Since Falcon Heights is fully developed and the CIP typically addresses only replacing the existing infrastructure, the CIP is clearly consistent with the comprehensive plan. However, the process is important for the planning commission.

General capital improvements. This covers office equipment in the city hall. In 1998 the city replaced its phone system and added a computer network with e-mail capabilities.

Public safety. This plans for the continued maintenance of the fire department and ambulance service with capital equipment. There are no major capital expenditures programmed over the next five years. The city had a fire truck refurbished in 1998.

Parks and public facilities. This plans for the continued replacement of existing equipment in the parks but for no major changes in park structures or uses. In 1999, the city anticipates upgrading the entrance to the Community Park.

Infrastructure. This is the section of the capital improvement program that is most relevant to the planning commission. It plans for the reconstruction of the streets that have not been reconstructed in the northeast quadrant neighborhood of the city in 1999 for a cost of \$2,000,000. The city assesses for a portion of this cost. It also plans for the final phase of the Larpenteur Avenue reconstruction, between Arona and Hamline, in 1999, if Ramsey County is prepared to implement this project in 1999. There are routine annual expenditures for replacing deteriorating sidewalk in the city.

ATTACHMENTS:

- 1 1999 Capital Improvement Program

ACTION REQUESTED:

Review of key projects by the staff

Discussion

Motion to approve the proposed 1999 CIP as desired

5 YEAR CAPITAL IMPROVEMENT PLAN 1999-2003

PURPOSE:

The five-year capital improvement plan (C.I.P.) is a summary of projects and equipment that are projected over the next five years, and includes potential funding sources for the improvements. The city has four areas in which capital spending and budgeting are used:

1. General Capital Improvements
2. Public Safety Capital Improvements
3. Parks/Recreation/Public Facilities Capital Improvements
4. Infrastructure Improvements

The capital improvement plan carries no appropriation authority, but is approved by the city council and used in the city's overall financial planning. The capital plan is funded through existing fund balances, operating transfers, or debt issuance when necessary.

PROCESS:

During the budgeting process, staff submits their proposals for the C.I.P. to the city's administrator and accountant. Staff requests are modified by reviewing expected sources of funds (generally, the associated capital project fund balance) along with the proposed uses of funds. Interest is estimated to be an average of 4% per year on the fund balance. Additionally, the effect of capital improvements on the operating budget is weighed. Total uses for the first year of the C.I.P. are then allocated to the various next-years capital projects expenditure budgets (and any other funds, i.e. enterprise).

The capital projects fund budgets along with the C.I.P. are presented to the city council during the budget workshop process. After review and modification, the council approves the C.I.P. and capital projects fund budgets, which are then used as spending guidelines throughout the subsequent year.

GENERAL CAPITAL IMPROVEMENTS

BUDGETARY OBJECTIVE:

General capital improvements include expenditures for equipment, and improvements related to general city administration.

CAPITAL OUTLAY:

- ⇒ **Computer Equipment: An amount is budgeted each year for the purpose of upgrading and expanding the city's computer resources.**
- ⇒ **Telephone System/Repair: Upgrade telephone system as needed.**
- ⇒ **Electronic Storage: Possible electronic storage and imaging equipment is projected for 2000 to streamline document storage/retrieval and eliminate paper usage and costs.**
- ⇒ **Voting Equipment: A new voting machine and PROM pack replacement (voting equipment) may potentially be needed in 2002.**
- ⇒ **Cable/Electronic Equipment: Replacement of equipment or upgrades in cable television are budgeted on an as needed basis.**

CAPITAL SOURCES:

- ⇒ **Other Funds: Represent a transfer from other city fund reserves if possible.**

GENERAL CAPITAL IMPROVEMENTS					
5 YEAR CAPITAL IMPROVEMENT PLAN					
CAPITAL USES	1999	2000	2001	2002	2003
<i>OFFICE EQUIPMENT:</i>					
COMPUTER	4,000	5,000	5,200	5,400	5,600
FAX MACHINE					
TELEPHONE SYSTEM	500	500	500	500	
VOTING EQUIPMENT					12,000
ELECTRONIC STORAGE		2,000			
CABLE/ELECTRONIC EQUIPMENT	2,000	2,000	2,000	2,000	2,000
TOTAL OFFICE EQUIPMENT	6,500	9,500	7,700	7,900	19,600
TOTAL GENERAL CAPITAL	6,500	9,500	7,700	7,900	19,600
CAPITAL SOURCES					
FUND BALANCE	60,417	56,337	59,090	63,754	68,404
INTEREST	2,420	2,253	2,364	2,550	2,736
OTHER FUNDS		10,000	10,000	10,000	10,000
BONDS/NOTES					
TOTAL SOURCES	62,837	68,590	71,454	76,304	81,140
TOTAL USES	6,500	9,500	7,700	7,900	19,600
FUND BALANCE YEAR-END	56,337	59,090	63,754	68,404	61,540

PUBLIC SAFETY CAPITAL IMPROVEMENTS

BUDGETARY OBJECTIVE:

Public safety improvements include vehicles, machinery, and equipment necessary in operating the city's volunteer fire department and basic life support ambulance service. The total fire capital outlay for 1999 is included under the line item Machinery & Equipment (91000) in the Public Safety Capital Improvements fund (402). Correspondingly, the Rescue Services fund (603) is responsible for funding the total 1999 rescue capital outlay.

CAPITAL OUTLAY:

⇒ **FIRE:**

<u>Hoses/Adapters:</u>	1999-2003	Hose/adapters replaced as needed
<u>SCBA:</u> (breathing apparatus)	1999-2003	Replace 1 SCBA to meet requirements
<u>Fire Clothing:</u> (bunker gear)	1999-2003	New sets as needed for new firefighters and replacement sets
<u>Communication Equipment:</u>	1999 1999-2003	Pack sets if needed Reserve funds for future 800 MHz radios

⇒ **RESCUE:**

<u>Medical/Life Support:</u>	1999-2003	Acts as contingency to replace unanticipated items
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⇒ **OTHER:**

<u>Emergency Warning Siren:</u>		The emergency warning siren may need repair or replacement in 2000
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PUBLIC SAFETY CAPITAL IMPROVEMENTS					
5 YEAR CAPITAL IMPROVEMENT PLAN					
CAPITAL USES	1999	2000	2001	2002	2003
<i>FIRE:</i>					
752 PUMPER REPLACEMENT					
753 PUMPER REFURBISHING					
EQUIPMENT	3,000	3,000	3,000	3,000	3,000
HOSES/ADAPTERS	1,100	1,200	1,300	1,400	1,400
SCBA	2,600	2,400	2,200	2,100	2,100
FIRE CLOTHING	2,800	2,600	2,400	2,200	2,200
COMMUNICATION	6,500	6,500	6,500	6,500	6,500
TOTAL FIRE	16,000	15,700	15,400	15,200	15,200
<i>RESCUE:</i>					
AMBULANCE					
LIFE SUPPORT	2,000	2,000	2,000	2,000	2,000
TOTAL RESCUE	2,000	2,000	2,000	2,000	2,000
<i>OTHER:</i>					
EMERGENCY WARNING SIREN	0	15,000	0	0	0
TOTAL OTHER	0	15,000	0	0	0
CAPITAL SOURCES					
FUND BALANCE	145,435	133,235	105,864	92,699	79,207
INTEREST	5,800	5,329	4,235	3,708	3,168
OTHER FUNDS					
DONATIONS					
RESCUE SERVICES FUND					
BONDS/NOTES					
TOTAL SOURCES	151,235	138,564	110,099	96,407	82,375
TOTAL USES	18,000	32,700	17,400	17,200	17,200
FUND BALANCE YEAR-END	133,235	105,864	92,699	79,207	65,175

PARKS/PUBLIC FACILITIES & WORKS CAPITAL IMPROVEMENTS

BUDGETARY OBJECTIVE:

Parks, recreation, and public facilities capital includes expenditures for improvements to the city parks system, including recreational equipment and park enhancements. The total 1999 planned parks capital outlay may also be found under the line item Machinery & Equipment (91000) in the Parks/Recreation/Public Facilities Capital Improvements fund (403)

CAPITAL OUTLAY:

⇒ Community Park:

Ice Rink Lights: This replacement will be completed if necessary.

Shelter: The 2002 amount of 8,000 is for flooring in the building.

Tennis Courts: Resurfacing of the courts is expected in 1999.

Park Entrance Improvements: The 1999 amount consists of fencing and landscaping to create a more welcoming and accessible entrance on the east side of the park and additional park signs.

⇒ Curtiss Field Park:

Ballfield Backstop: Replacement is scheduled for 1999.

Ice Rinks: Materials for hockey rink boards will be purchased for construction in 2000. For the year 2002, ice rink light replacement is expected.

Drainage Improvement: Stormwater improvements are planned for 2000 to be funded by the storm sewer fund.

⇒ Grove Park:

Equipment: Improvements to the Grove's equipment are planned for 2000.

Play Area Curbing Surface: 4000 allocated for curbing surface material in 2000.

⇒ Park/Public Works Maintenance Equipment:

1 Ton Truck: Selling and replacement of the 1 ton truck will be done in 2000.

¾ Ton Truck: Selling and replacement of the ¾ ton truck will be done in 2001.

Communications: Replacement of personal hand radios as needed.

Signs: Funds allocated for 1999 and 2000 are for aggressive replacement of faded and worn street signs.

Riding Mower: Replacement of the Ransome mower/blower is scheduled for 1999. Replacement of the John Deere 525 trimmer mower is Scheduled for 2000. Replacement of the John Deere 955 mower/blower is scheduled for 2003.

⇒ **City Hall:**

Heating/Cooling replacement will occur if needed.

Kitchen Appliances: Replacement will occur if needed.

⇒ **City Hall Garage/Fire Dept:**

Outside Door: Replacement of warped and rusting outside door is expected in 1999.

**PARKS/PUBLIC FACILITIES & WORKS CAPITAL IMPROVEMENTS
5 YEAR CAPITAL IMPROVEMENT PLAN**

CAPITAL USES	1999	2000	2001	2002	2003
COMMUNITY PARK:					
EXERCISE STATIONS					
PLAYING FIELDS					
ICE RINKS					
ICE RINK LIGHTS					
SHELTER				8,000	
TENNIS COURT	7,000				
SIGNS					
PARK ENTRANCE IMPROVEMENT	12,000				
LANDSCAPING	2,000				
TOTAL COMMUNITY PARK	21,000	0	0	8,000	0
CURTISS FIELD PARK:					
BALLFIELD BACKSTOP	1,200				
EQUIPMENT					
ICE RINKS		4,000		2,000	2,000
SHELTER					
FENCE					
DRAINAGE IMPROVEMENT		10,000			
TOTAL CURTISS FIELD PARK	1,200	14,000	0	2,000	2,000
GROVE PARK:					
PLAY AREA CURBING/SURFACE		4,000			
EQUIPMENT		15,000			
ICE RINKS					
LANDSCAPING	500				
TOTAL GROVE PARK	500	15,000	0	0	0
PLAYROOM EQUIPMENT					

PARKS/PUBLIC FACILITIES & WORKS CAPITAL IMPROVEMENTS					
5 YEAR CAPITAL IMPROVEMENT PLAN					
CAPITAL USES	1999	2000	2001	2002	2003
<i>PARK/PUBLIC WORKS</i>					
<i>MAINTENANCE EQUIPMENT:</i>					
3/4 TON TRUCK			28,000		
1 TON TRUCK		35,000			
COMMUNICATION					
SIGNS	2,000	500	500	500	500
SNOWBLOWERS					
RIDING MOWERS/BLOWERS	20,000	8,000			17,000
STORAGE IMPROVEMENT					
MISCELLANEOUS					
TOTAL MAINTENANCE EQUIPMENT	22,000	43,500	28,500	500	17,500
<i>CITY HALL AND GARAGE:</i>					
BUILDING REPAIRS					
FURNISHINGS					
KITCHEN APPLIANCE REPLACEMENT				1,500	
OUTSIDE DOOR REPLACEMENT	2,000				
<i>CITY GROUNDS:</i>					
MISCELLANEOUS	2,000	2,000	2000	2,000	2,000
CAPITAL SOURCES					
FUND BALANCE	414,071	381,871	332,646	315,026	313,281
INTEREST	16,500	15,275	12880	12,255	12,606
STORM SEWER FUND		10,000			
EQUIPMENT TRADE-IN					
BONDS/NOTES					
TOTAL SOURCES	430,571	407,146	345,526	327,281	325,887
TOTAL USES	48,700	74,500	30,500	14,000	21,500
FUND BALANCE YEAR-END	381,871	332,646	315,026	313,281	304,387

INFRASTRUCTURE CAPITAL IMPROVEMENTS

BUDGETARY OBJECTIVE:

Infrastructure improvements include expenditures for the reconstruction of the city's streets, alleys, sidewalks, and overall infrastructure. The planned capital outlay for 1999 is accounted for in the various capital project street funds on pages 5-14 to 5-29.

CAPITAL OUTLAY:

- ⇒ **Alleys:** Six deteriorated alleys will complete the alley reconstruction in 2000. Alleys are assessed at 90% of the cost of the work.
- ⇒ **Sidewalk Maintenance:** Funds are used as required for the ongoing replacement of hazardous sidewalk panels.
- ⇒ **Local Streets:** Pascal, Holton, Ruggles, Simpson, Asbury and portions of Garden and Crawford will be reconstructed in 1999.
- ⇒ **Larpenteur Avenue:** Ramsey County is reconstructing:
1999 or 2000: Arona to Hamline

The city is coordinating a major streetscape project along the entire length of Larpenteur Avenue. All expenditures related to this project are eligible, planned tax increment expenditures. A bond issue to finance this project was sold in 1996.

CAPITAL SOURCES:

- ⇒ **Special Assessments:** Collected for current assessed projects.
- ⇒ **1998 G.O. NE Quadrant Bond:** Issued to cover costs of street reconstruction of the NE quadrant. Streets affected are: Pascal, Holton, Ruggles, Simpson, Asbury, and portions of Garden and Crawford. Additional funding will come from special assessments.
- ⇒ **Other Funds:** Represent a transfer from other city fund reserves if possible.

INFRASTRUCTURE CAPITAL IMPROVEMENTS					
5 YEAR CAPITAL IMPROVEMENT PLAN					
CAPITAL USES	1999	2000	2001	2002	2003
ALLEYS		250,000			
SIDEWALKS	10,000	10,000	10,000	10,000	10,000
NE QUADRANT:					
PASCAL, HOLTON, RUGGLES, SIMPSON, ASBURY & PORTIONS OF GARDEN & CRAWFORD	2,000,000				
LARPENTEUR AVENUE:					
CITY SHARE OF STREET, CURB, GUTTER, STORM SEWER, TRAFFIC LIGHTS;	125,000				
STREETSCAPE PLAN (PATHWAYS, STREET LIGHTS, LANDSCAPING, PAVEMENT, SIGNS, UNDERGROUND WIRES IN CENTRAL BUSINESS DISTRICT, CITY HALL PAVILION	350,000				
	25,000				
CAPITAL SOURCES					
FUND BALANCE	1,190,759	1,284,311	1,122,235	1,203,677	1,288,376
INTEREST	47,000	51,372	44,889	48,147	51,535
SPECIAL ASSESSMENTS	28,895	28,895	28,895	28,895	28,895
STORM SEWER FUND	30,000				
LARPENTEUR IMPROVE BONDS	500,000				
93 G.O. BOND BALANCE	0	0	0	0	121,000
98 G.O. BOND NE QUADRANT	2,000,000				
OTHER FUNDS		20,000	20,000	20,000	20,000
TOTAL SOURCES	3,796,654	1,384,578	1,216,020	1,300,719	1,509,806
TOTAL USES	2,512,343	262,343	12,343	12,343	12,343
FUND BALANCE YEAR-END	1,284,311	1,122,235	1,203,677	1,288,376	1,497,463

Item 3
Date: 9/22/98

ITEM: Update on upcoming planning activities

SUBMITTED BY: Susan Hoyt, City Administrator

EXPLANATION/DESCRIPTON:

There are three planning activities that the commission may come before the commission over the next few months. These include

- a request for an extension to Lindig Street for the development of a residential lot (see attachment 1)
- a possible request for a planned unit development (PUD) to develop townhomes on an approximately 5 acre parcel at 1859 North Snelling Drive (see attachment 2)
- a request to the Metropolitan Council to allow the city to take more time in reviewing its comprehensive land use plan

ATTACHMENTS:

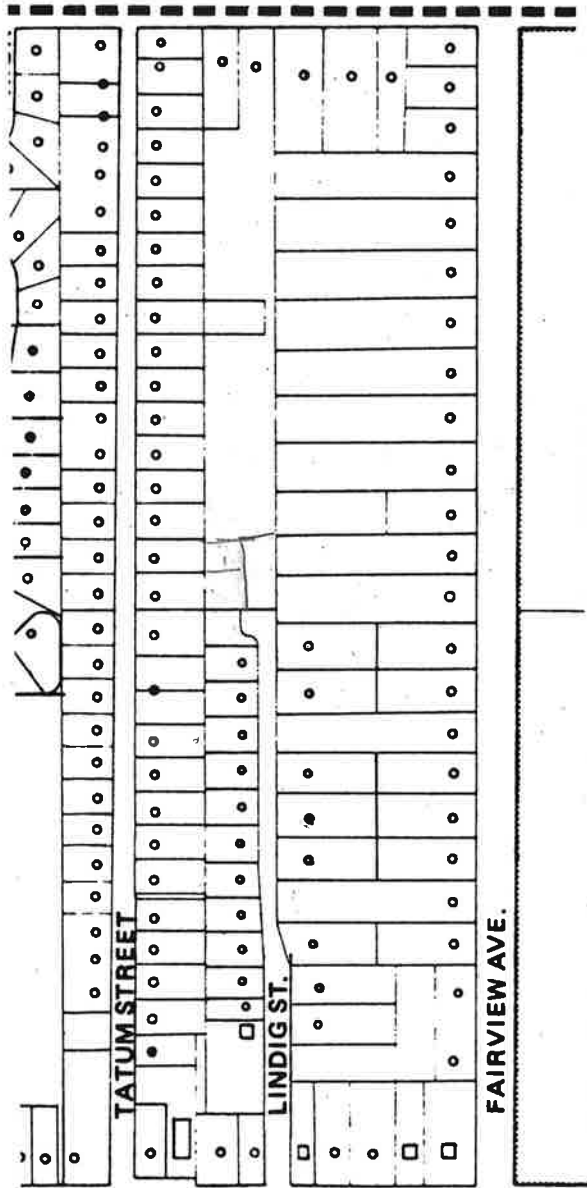
- 1 Map of Lindig Street
- 2 Map of 1859 North Snelling Drive

ACTION REQUESTED:

For information and discussion purposes only; no review of plans nor action

REQUEST TO EXTEND LINDIG STREET

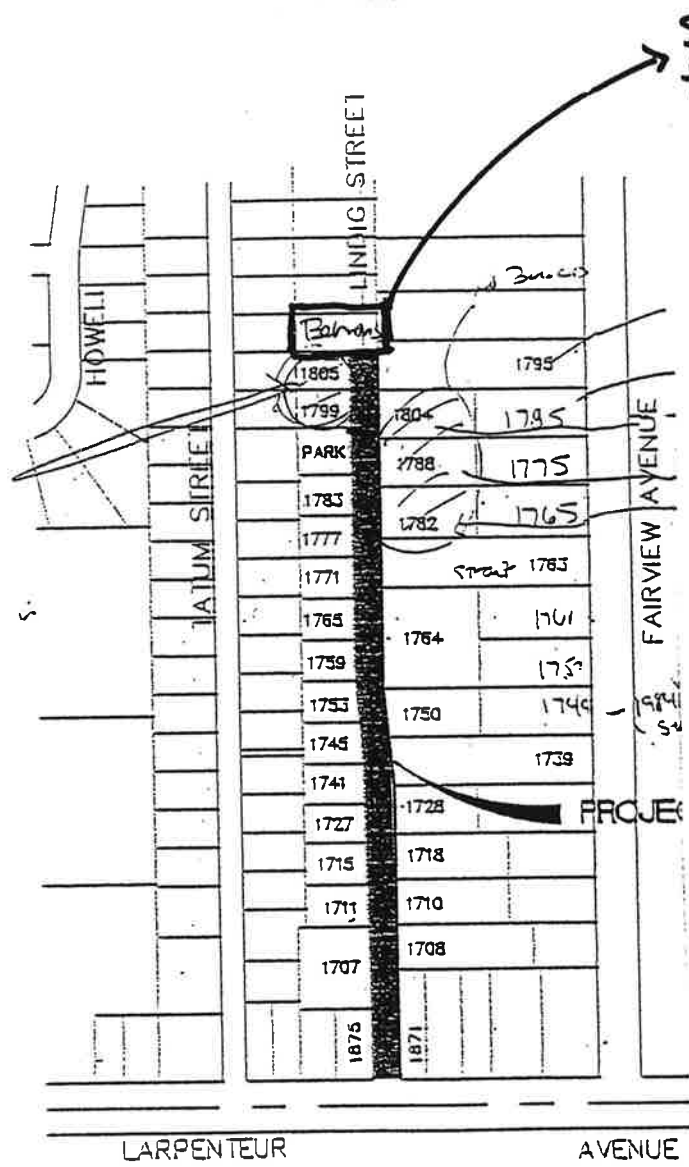
Roselawn



Larpenteur

(map done w/o all developed lots)

Request for an extension to Lindig Street

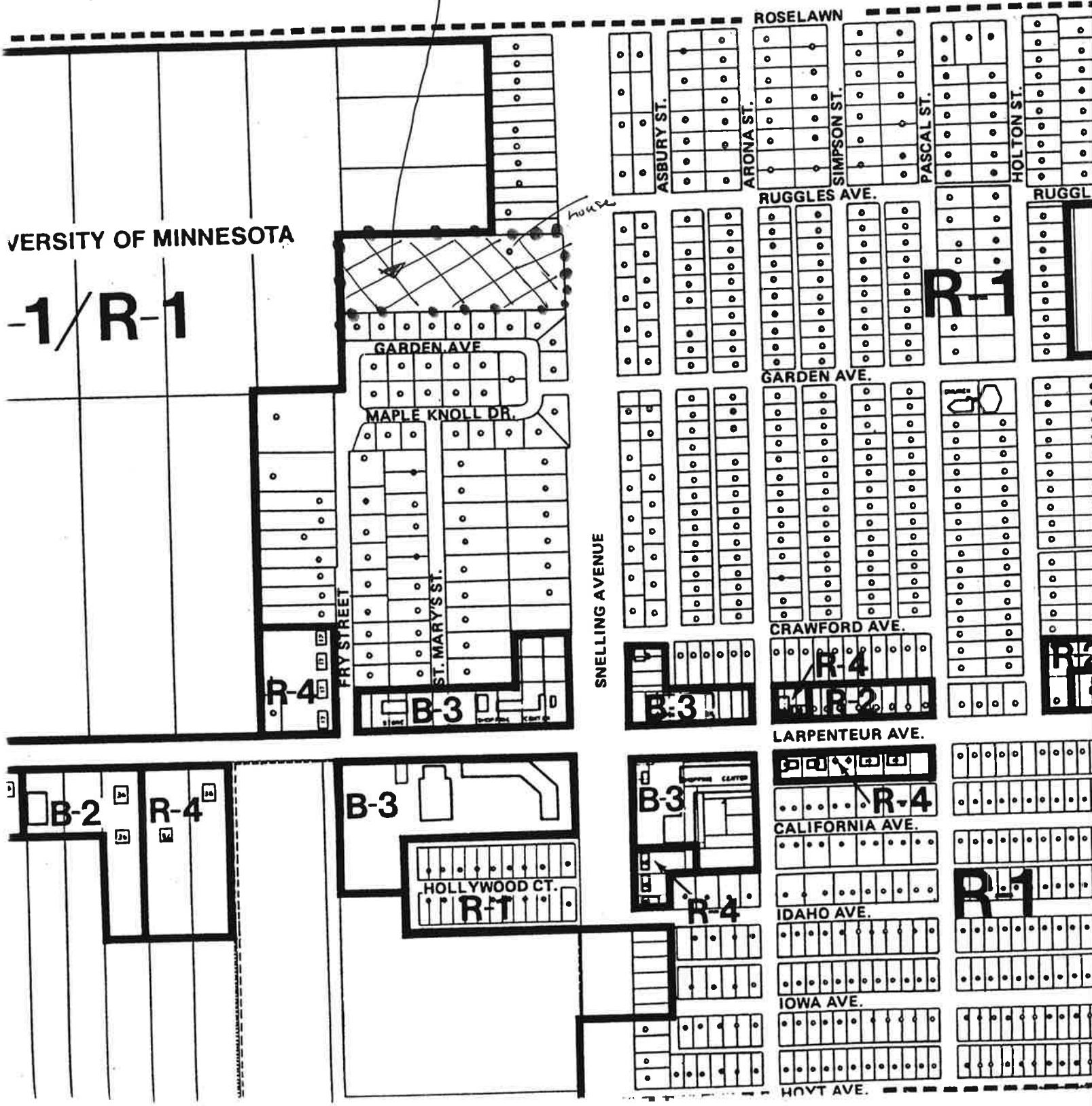


Subject Property

26

PROPOSED LAND FOR DEVELOPMENT OF P.U.D.
(discussion only at this time; no formal application)

1859 North Snelling Drive



UNIVERSITY OF MINNESOTA

-1/R-1

house

R-1

R-4

B-3

SNELLING AVENUE

B-3

R-4

R-2

R-2

LARPENTEUR AVE.

R-4

CALIFORNIA AVE.

R-1

IDAHO AVE.

IOWA AVE.

HOYT AVE.

B-2

R-4

B-3

HOLLYWOOD CT.

R-1

B-3

R-4