

Public Copy
Please do not remove

City of Falcon Heights Planning Commission

City Hall
2077 W. Larpenteur Avenue

July 24, 2012
7:00 p.m.

A G E N D A

- A. CALL TO ORDER: 7:00 p.m.
- B. ROLL CALL: Black ____ Brown ____ Fite ____ Gustafson ____
 Minns ____ Noble ____ Wartick ____
 Council Liaison Harris ____
 City Administrator Fischer ____ Staff Liaison Jones ____
 City Attorney ____
- C. Approval of the minutes for June, 2012
- D. AGENDA ITEMS: Stormwater plan for rebuilding of TIES west parking lot
- E. INFORMATION AND ANNOUNCEMENTS
- F. ADJOURN to workshops
1. Workshop: Special events ordinance
- Following up to their discussion in June, the Commission will plan the process of gathering public input on this issue.
2. Workshop: Prairie grass ordinance (continued from June, time permitting)
- At the request of the City Council, the Commission is studying the zoning impacts of an ordinance amendment proposed by the Environment Commission

If you have a disability and need accommodation in order to attend this meeting, please notify City Hall 48 hours in advance between the hours of 8:00 a.m. and 4:30 p.m. at 651-792-7600. We will be happy to help.

City of Falcon Heights Planning Commission

City Hall
2077 W. Larpenteur Avenue

July 24, 2012
7:00 p.m.

A G E N D A

- A. CALL TO ORDER: 7:00 p.m.
- B. ROLL CALL: Black ____ Brown ____ Fite ____ Gustafson ____
 Minns ____ Noble ____ Wartick ____
 Council Liaison Harris ____
 City Administrator Fischer ____ Staff Liaison Jones ____
 City Attorney ____
- C. Approval of the minutes for June, 2012
- D. AGENDA ITEMS: Stormwater plan for rebuilding of TIES west parking lot
- E. INFORMATION AND ANNOUNCEMENTS
- F. ADJOURN to workshops
1. Workshop: Special events ordinance
- Following up to their discussion in June, the Commission will plan the process of gathering public input on this issue.
2. Workshop: Prairie grass ordinance (continued from June, time permitting)
- At the request of the City Council, the Commission is studying the zoning impacts of an ordinance amendment proposed by the Environment Commission

If you have a disability and need accommodation in order to attend this meeting, please notify City Hall 48 hours in advance between the hours of 8:00 a.m. and 4:30 p.m. at 651-792-7600. We will be happy to help.

**City of Falcon Heights
Planning Commission Minutes
June 26, 2012**

PRESENT: Commissioners Black, Brown, Gustafson, Noble, Council Member Harris, City Attorney Soren Mattick, Staff Liaison Jones.

ABSENT: With notice, Commissioners Minns, Fite, Wartick

The meeting was called to order at 7:01 p.m. by the Chair, Commissioner Black, who noted that a quorum was present. The minutes for April, 2012, were approved.

Public Hearing: Amendment to Chapter 113 of the City Code concerning parking spaces and parking lots

The Chair asked the staff liaison to introduce the proposed code amendment. Jones explained that the proposed changes are minor and are designed to bring Falcon Heights code into line with more current parking lot design standards and best practices. The existing code was written when cars were much larger and there was less concern about storm water runoff. There are two changes: (1) reducing the minimum size of a parking space from 9 feet by 20 feet to 9 feet by 18 feet and allowing narrower aisles between rows; (2) giving the City Engineer discretion to allow alternate pavement edge and curb designs to direct water to filtration basins and other landscape features designed to keep storm water on site.

The Chair opened the public hearing. No members of the public came forward to speak, and staff did not receive any comments before the meeting. The hearing was closed.

Planning Commission discussion on the parking lot amendment.

Commissioner Noble asked Ms. Jones to give a definition of “wheel guard.” Jones said her understanding is that this means an alternate type of barrier (other than a solid curb) to keep a vehicle from accidentally rolling off the pavement. In response to a question from Commissioner Black she said there is generally no barrier required between abutting parking spaces because this would raise costs and impede snow plowing.

In response to a question from Commissioner Black, Jones went into further detail on the amendment’s specifications for angled parking and one way aisles, giving property owners more options for striping parking spaces. Commissioner Gustafson asked if this amendment would affect the required number of parking spaces. Jones said no, it does not address that at all. Property owners would not be required to reduce their parking space sizes; these are minimum standards. Black said it looked like this amendment would be a benefit to property owners and to the environment.

Gustafson moved, Brown seconded, that the Commission recommend approval. Approval was unanimous with no further discussion.

Planning Commission discussion on possible special event permit ordinance.

Staff Liaison Jones began with an introduction. Several business owners have approached the City to find out if they could hold a special event that would involve putting up a tent in the parking lot and serving food and drink outside. The City Code does not provide for this kind of use as a permitted, conditional or accessory use; therefore, it is not allowed. Many cities have ordinances that allow and regulate such events by special permit. The City Council asked the Planning Commission to study the issue of whether or not Falcon Heights might adopt such an ordinance. The Commission worked on this topic in March and April and viewed information from a variety of cities both in the Twin Cities area and elsewhere. Jones said she felt the Commission had reached a point where they felt that this is a very big topic and they desired more definite guidance from the Council on whether or not to proceed further.

Council Member Harris said she had not come away from the workshop with the impression that the Commission really wanted a "mandate" from the Council but that the Commission had informally concluded that the permitting process might be so cumbersome and expensive that it would be doing businesses a favor not to adopt a special event permit process. This is what she had communicated to the Council. Black asked for clarification: could a business come to the City now and get permission to do this kind of thing. Jones said no.

Gustafson said he felt that last month's workshop raised so many issues of neighborhood impact, parking and event management that the process of getting a permit would be onerous on the businesses. Then there is the question of whether events should be allowed during the major fairground events that already have a significant impact, and would it be worthwhile to the businesses if we only allowed it at other times. He felt the Commission needs input not only from the Council but from the businesses and from the residents.

Jones commented that the Roseville ordinance had changed her own view of the issue because it is so much simpler than most of the models the Commission had viewed in the earlier workshops. It works for Roseville, a city six times the size of Falcon Heights, and shows that this is "doable." She read the conditions in the Roseville ordinance, which is only one page. Black pointed out that Roseville gives a lot of discretion to the Community Development Department staff to evaluate and approve individual event applications without spelling out all the conditions – a contrast to the cities specify a lot of details such as permitted hours in their ordinances. He said he would like the Commission to get some formal direction from the Council whether or not to continue.

Ms. Harris said the Council wasn't going to make that determination without more from the Planning Commission. Jones said then perhaps the Commission should vote on whether or not to proceed. Gustafson asked if the next step should be a public hearing to take input from the public. Attorney Mattick said a public hearing could be used to get initial feedback, not just at the stage of formally considering a proposed text amendment.

Commissioner Brown said he would feel more comfortable having some input from the businesses as to what they want to do and from the public as to how they feel. Until residents know what kinds of events businesses want to present they won't know how to react. Commissioner Noble pointed out that business districts are directly adjacent to residential areas. She is concerned about neighborhood impacts and recommends moving cautiously.

Mr. Mattick asked what has driven this process. What kinds of inquiries have been received? Jones said Stout's Pub and Dino's expressed interest in having a "beer tent" type of event during the "Back to the 50s" event at the State Fairground. The Coffee Grounds would like to have an outdoor music festival in the summer. Spire Credit Union has expressed an interest in having a one or two day sale of cars in their parking lot, offering auto financing to their credit union customers, as they do at some of their other sites. The City often receives inquiries from entrepreneurs or organizations who wish to set up the kind of booth seen on Snelling in St. Paul at State Fair time. Over the years there has been consistent community opposition to such temporary commercial enterprises at Fair time or other times, but, she pointed out, Falcon Heights could tailor a special event ordinance to only allow the kinds of events the community finds appropriate. The City doesn't have to allow every kind of special event anybody wants.

Commissioner Black said that citizens would realize that it is too late for "Back to the 50s" this year, that this is something that is going to take time to be done right. Noble said the Commission could decide to do nothing. Gustafson again suggested a public hearing. He also said the Commission could vote a formal recommendation that the City would not proceed. He expressed concern that some businesses that already operate with parking variances would have additional parking deficits under event permits and could not meet the conditions in the Roseville ordinance. Black said it would be up to staff to determine whether this loss of regular parking would be tolerable. Harris pointed out that an event would attract more people to less parking – which would naturally overflow into the neighborhoods.

Black said these requests are not unreasonable and he is not prepared to rule it out absolutely at this point. Brown said he felt this matter should go back to workshop. Black agreed and would rather get public input after the Commission has more specifics to put before the public. However, public input should be gathered before all the decisions are made. Gustafson said in the workshop it looked like Falcon Heights would have to impose such stringent regulations to minimize negative impacts on residential areas that it would make it not worthwhile to have a permitting process. It seemed that there should be strong motivation for the Commission to go to the effort of formulating a so restrictive an ordinance. The Commission would like to be sure that the Council supports that magnitude of effort. Black agreed that the Commission wants to make sure its time is well spent. Harris said the Council would be guided by the Commission in this.

Brown said that the overflow traffic seems to be the critical issue. Could this not be addressed by severely limiting the number of days that events could take place? There would be weekends of impact but perhaps the residents would be willing to tolerate this for good will and to make the City a more attractive destination. Noble reminded the Commission that Falcon Heights already has to tolerate several major events that create a lot of impact on local residents.

Jones said that a special event ordinance need not allow everything everybody wants. It could be crafted to allow, for instance, only established businesses to put on their own special events on a limited basis but not outside vendors coming in. She felt that staff could handle the kinds of events that have been proposed so far. Brown said that the permit fee could certainly be high enough to compensate the City for some of the additional staff time and other resources that would be needed. Black said the event sponsors would have to be

responsible for covering the costs of the event; that the City should not have to bear any of the financial burden.

Gustafson repeated his call for some kind of public hearing to get citizen input. July might not be the best time. Perhaps September would be a good time and something could be put in place for next year. Jones agreed that July and August might not be the best time to gather information, that the fall might be better, before the holidays. The Commission could use a variety of means to gather input, including a web poll. She suggested using the next month to plan how to conduct that information phase. Black said he agrees that more public input is needed but not necessarily a formal hearing until there is a more definite action proposed.

Brown asked what the Commission needs to do next about this. Jones said that the Commission doesn't need to do anything except form a consensus to go on or to stop. She and Council Member Harris would communicate back to the appropriate people. Noble asked if the matter couldn't be tabled to workshop again. Gustafson said it should either be more workshop or a formal vote to stop. Commissioners informally agreed to keep talking about the matter in July.

Information and Announcements:

Harris reminded everyone that the Ice Cream Social is coming up Thursday, July 28, at Community Park.

Jones announced that the date has been set for the annual City-wide Garage Sale on September 15. Sign-ups will open in August.

Gustafson reminded residents that the Night to Unite is coming up in August. Time to organize your block parties!

Harris announced the sidewalk poetry contest sponsored by the Lions.

ADJOURNMENT: The meeting was adjourned at 8:15 p.m. to workshop

Respectfully submitted,


Deborah Jones, Staff Liaison

Planning Commission Workshop: Prairie Gardens

The Council has asked the Planning Commission to study an ordinance recommended by the Environment Commission that would significantly expand Chapter 54 Vegetation. The new text would define in much greater detail the kind of landscaping allowed on residential property, including the use of “natural” landscaping, such as prairie gardens, meadow gardens and rain gardens. The ordinance, based on City of Minnetonka code, would define and allow prairie gardens without setback restrictions except from the paved street. Permits would not be required but plantings would have to meet certain conditions in order to be considered prairie gardens.

Although the new ordinance would not change the Zoning Code, Chapter 113, which is the only chapter under the Planning Commission’s direct authority, the Council wants the Planning Commission to review this change for possible impact on planning issues and neighborhood impact and for consistency with the comprehensive plan.

Originally planned for May but tabled due to a large volume of other business, this workshop consisted mostly of orientation and background information from staff, with the earliest stages of discussion. Prairie gardens are increasing in popularity because they are native to the area; they save water and, once established, require less maintenance than traditional suburban landscaping. In addition to the proposed ordinance based on the City of Minnetonka, Commissioners were provided with model ordinances from other cities, including some that do require permits, and literature on procedures and best practices for this type of landscaping.

Staff liaison Jones informed Commissioners that a natural landscaping amendment would be important from a staff point of view because it could provide greater clarity to residents about what is okay to have in a yard and what is okay for a neighbor to do in their yard. It would also give staff some additional code enforcement tools for requiring residents who say they have a prairie garden to meet defined standards on maintenance and what vegetation is allowed. According to the city attorney the existing code is vague on this because it assumes that yards will be the traditional type, with turf grass, trees, shrubs and planting beds, without stating these assumptions explicitly.

Commissioners pointed out that there are already a number of prairie gardens in the City. There was one in front of City Hall until a few years ago, and there is a large prairie garden in Community Park. Council Member Harris was particularly helpful because she has had a small area of prairie vegetation established on her property for several years and could speak to what is involved in setting up and caring for this type of landscaping. Her prairie was set up by a professional and required a lot of attention during the first few years. Now that it is established, she is very pleased with the outcome.

Due to the late hour, the Commission decided to continue the discussion at a future workshop.



The City That Soars!

REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date	July 24, 2012
Agenda Item	1
Title	Stormwater Management Plan for TIES Parking Lot Reconstruction
Submitted By	Deborah Jones, Staff Liaison

Description	The west parking lot of of the TIES facility at Larpenteur and Snelling is scheduled for a complete reconstruction in July and August of 2012. Chapter 107 of the Falcon Heights City Code requires the owner to submit a plan for stormwater management and erosion control and obtain the approval of the Planning Commission and the City Council.
Background	<p>TIES is undertaking a multi-phase renovation of its conference center and main building in 2012 and 2013. Renovation of the west parking lot is the first phase of that renovation. The owner hopes to have this stage of the project completed in time for the State Fair, which opens August 23.</p> <p>The west parking lot is located on two parcels that are separate from the main TIES property, including the former City Hall and fire station at 1644 Larpenteur. This building is being demolished.</p> <p>Chapter 107 requires a plan for erosion control during reconstruction and ongoing stormwater control. The contractor has submitted a plan as part of the building permit for reconstruction of the parking lot. Staff have found that the parking lot meets zoning and ADA requirements, and that the permit can be issued, pending the approval of the the stormwater and erosion control plans.</p> <p>The City Engineer has found that the erosion control and stormwater control plan meets the requirements of city ordinances. Her report is attached.</p>
Budget Impact	Unknown
Attachment	<ul style="list-style-type: none"> • Erosion control and stormwater control portions of the renovation plan for the west parking lot of TIES (1644 Larpenteur Avenue) • City Engineer's report
Action(s) Requested	Recommend approval to the City Council



CITY OF
FALCON HEIGHTS

2077 W. LARPEUR AVENUE FALCON HEIGHTS, MN 55113-5594 PHONE (651) 792-7600 FAX (651) 792-7610

July 19, 2012

Deb Jones
Zoning and Planning Director
City of Falcon Heights
2077 W. Larpenteur Avenue
Falcon Heights, MN 55113

Re: TIES Conference Center Plan Review
Storm water management, Erosion Control and parking lot review

Dear Ms. Jones:

I have had an opportunity to review the plans that were submitted for the TIES Conference Center Site Improvements at 1667 Snelling Avenue in Falcon Heights. I recommend that the storm water management, erosion control, and parking lot plans be approved. My findings:

Storm Water Runoff

- Runoff rates for the proposed activity do not exceed existing runoff rates for the 2-, 10-, and 100-year critical storm events. Stormwater leaving the project area is discharged into a well-defined receiving channel or pipe and routed to a public drainage system.
- Stormwater runoff volume retention is achieved onsite in the amount equivalent to the runoff generated from one inch of rainfall over the impervious surfaces of the development.
- Best management practices do achieve 90% total suspended solids removal from the runoff generated by a NURP water quality storm (2.5" rainfall) or on an annual basis.

The storm water plan meets the requirements of the City Code.

Erosion Control

- Erosion and sediment control measures are consistent with best management practices, as demonstrated in the MPCA manual *Protecting Water Quality in Urban Areas*.
- Adjacent properties are protected from sediment transport/deposition.
- Wetlands, waterbodies, and water conveyance systems are protected from erosion/sediment transport/deposition.
- Project site is greater than 1 acre; an NPDES permit is required.

The erosion control plan meets the requirements of the City Code.

Parking Lot

- The parking lot design includes non-surmountable curb and gutter surrounding the majority of the parking lot.

- On the south and east edges of the site plan adjacent to the infiltration basins being constructed, the curb and gutter type is changed from non-surmountable to a flat curb to allow water from the parking lot to flow into these storm water treatment areas. This is necessary for the storm water design.

The parking lot meets the requirements of the City Code.

Please let me know if you have questions regarding these comments.

Sincerely,

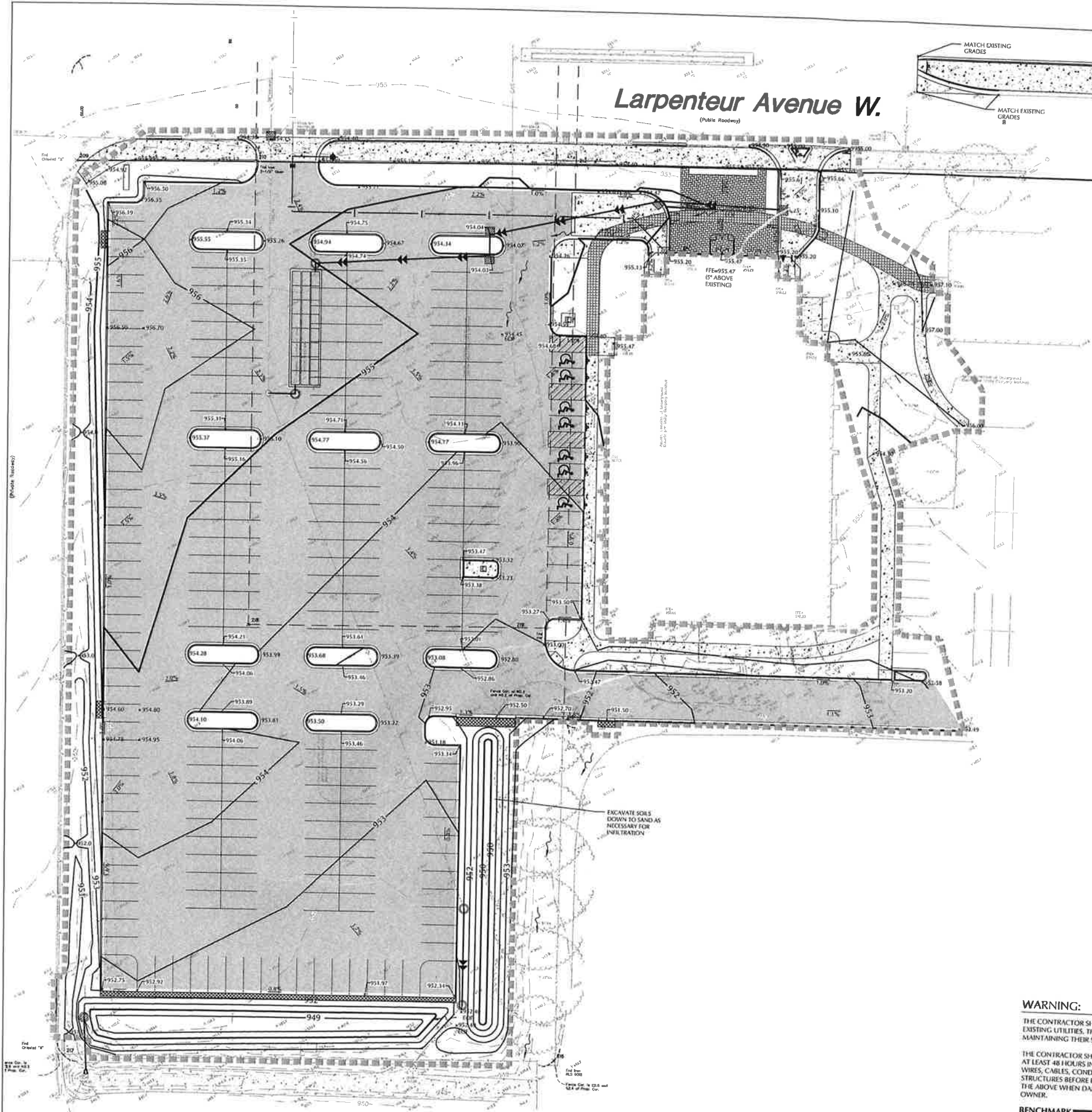
A handwritten signature in black ink that reads "Debra M. Bloom". The signature is written in a cursive style with a large, stylized "D" and "B".

Debra M. Bloom
City Engineer

CC: Tim Pittman, Deb Jones

Larpenteur Avenue W.

(Public Roadway)



GRADING, DRAINAGE & EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDINGS, VESTIBULES, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, ENTRY LOCATIONS AND LOCATIONS OF DOWNSPOUTS.
2. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH. THESE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED (SEE LANDSCAPE PLAN FOR MORE DETAILS).
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
7. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL A TEMPORARY ROCK ENTRANCE PAD AT ALL POINTS OF VEHICLE EXIT FROM THE PROJECT SITE. SAID ROCK ENTRANCE PAD SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT. SEE DETAILS SHOWN ON SHEET C3-1 OF THE PROJECT PLANS.
8. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ESTABLISHED AROUND THE ENTIRE SITE PERIMETER AND IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, CITY REQUIREMENTS AND THE DETAILS SHOWN ON SHEET C3-1 OF THE PROJECT PLANS.
9. ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE CITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED BY THE CITY.
10. EXISTING TOPOGRAPHY PROVIDED BY LOUCKS ASSOCIATES SURVEY DATED, XX/XX/XXXX.
11. ALL STORM SEWER MANHOLES TO BE PRECAST CONCRETE.
12. THE PROJECT IS ENTIRELY LOCATED IN FEMA FLOOD ZONE C.
13. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES AT GUTTER LINE, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

-ENKAMAT REINFORCED TURF FILTER STRIP

SYMBOL	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	INLET	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	IRON REBAR	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	LANDSCAPE PAVING	
	BOUNDARY OF FLOOR	
	SPOT ELEVATION	
	CONTOUR	
	SANITARY SEWER	
	STORM SEWER	
	FIREMAN	
	DRAINAGE	
	NEW FENCE	
	OLD & GUTTER RETAINING WALL	
	TIE LINE	
	EASEMENT LINE	
	SETBACK LINE	
	PROP. CONT.	
	UNDERGROUND TILE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	



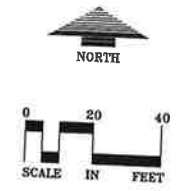
WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

BENCHMARK

TOP NUT HYDRANT NEAR NW CORNER OF SITE AS SHOWN HEREON.
ELEVATION = 958.27 FEET (NGVD 1929 DATUM)



U+B Architecture & Design, Inc.
2609 Aldrich Avenue South
Suite 100
Minneapolis, Minnesota 55408
T | 612-870-2538 F | 612-870-2731
www.uplustb.com

Project Contact:
Mark Burgess, AIA
C | 612-616-3138
mark.burgess@uplustb.com

Paul Udrie, AIA
C | 612-616-1915
paul.udrie@uplustb.com

LOUCKS ASSOCIATES

GREINER CONSTRUCTION

City Submittal
July 11, 2012

TIES - Conference Center
1687 Snelling Avenue
St. Paul, MN 55108
Project 2011017TIES

Drawing Issued	Date
Turn Lane Modification	July 5, 2012
Watershed Comments	July 10, 2012
Watershed Comments	July 11, 2012

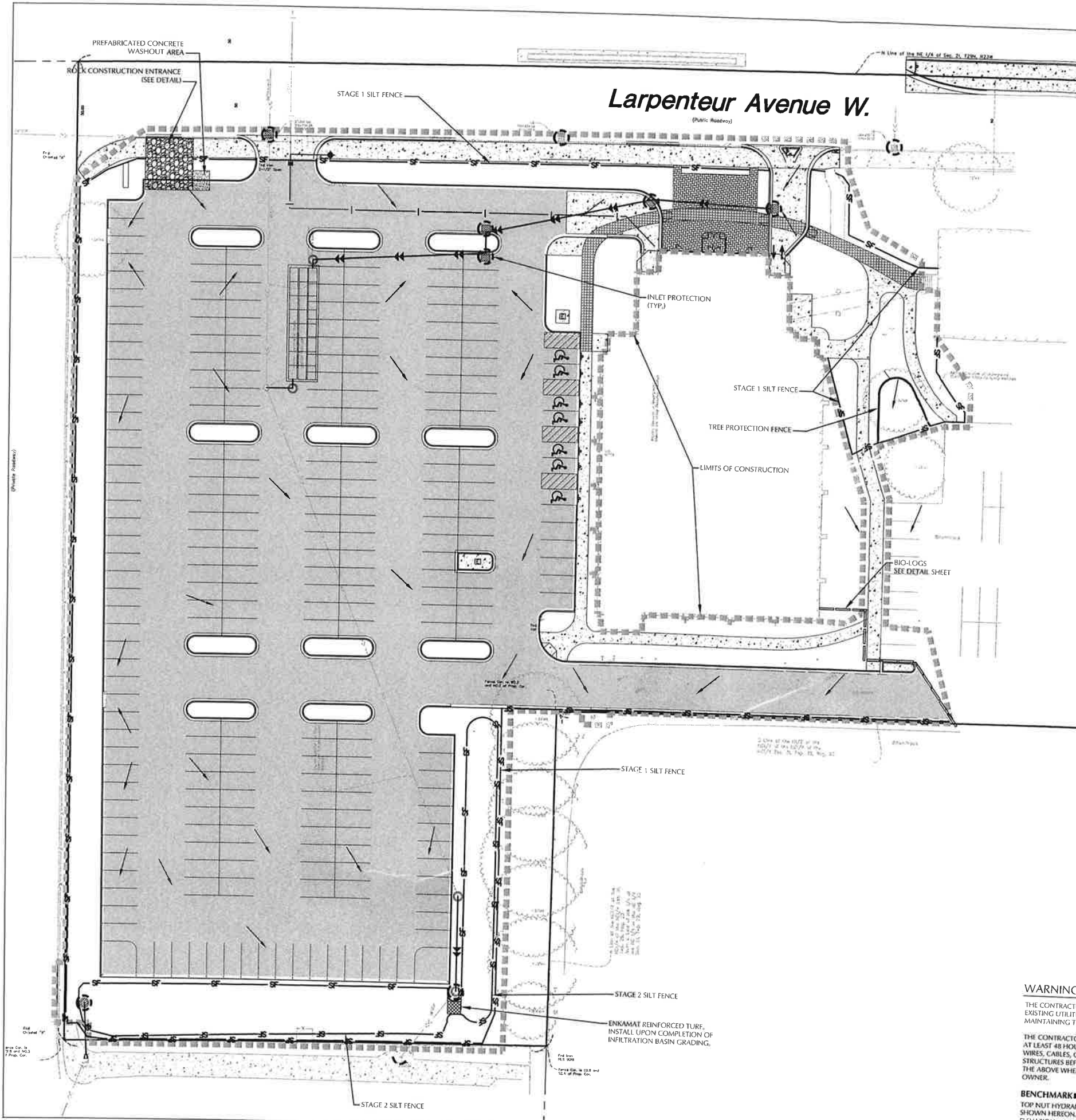
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Signature: *Michael J. St. Martin*
Printed Name: Michael J. St. Martin, P.E.
Registration Number: 24440

11273

GRADING PLAN

C3-1



Larpenteur Avenue W.

STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF DEMOLISHING REMOVING BUILDINGS AND UNDEVELOPED AREAS, REPLACING WATERWAYS, GRADING TWO FILTRATION BASINS, AND ROUGH GRADING FOR A FUTURE PARKING LOT.
2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
 - A. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE.
 - B. INSTALL STAGE 1 SILT FENCE AROUND SITE.
 - C. INSTALL STAGE 2 SILT FENCE AROUND ALL STRUCTURES.
 - D. CLEAR AND GRUB.
 - E. CONSTRUCT SEDIMENTATION BASIN.
 - F. INSTALL EROSION CONTROL BLANKET ON BASIN.
 - G. INSTALL STAGE 2 SILT FENCE AROUND BASIN.
 - H. REMOVE PAVEMENTS.
 - I. INSTALL UTILITIES AND STRUCTURES.
 - J. ROUGH GRADING OF SITE.
 - K. STABILIZE DEMOLISHED AREAS AND STOCKPILES.
 - L. REMOVE ACCUMULATED SEDIMENT FROM BASIN.
 - M. STABILIZE REMAINDER OF SITE WITH SEED MIX AND EROSION CONTROL BLANKETS.
 - N. CONSTRUCT FILTRATION BASINS.
 - O. WHEN ALL CONSTRUCTION/DEMOLITION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESET ANY AREAS DISTURBED BY THE REMOVAL.
3. SITE DATA:

AREA TO BE DISTURBED = 3.25 AC.		
IMPERVIOUS AREA	PRIOR TO CONSTRUCTION 3.20 AC.	POST CONSTRUCTION 2.81 AC.
SOIL TYPES:	SEE SOILS REPORT	
POST CONSTRUCTION RUNOFF COEFFICIENT:	CN=07	
4. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.
5. CONSTRUCTION ACTIVITY - EROSION PREVENTION PRACTICES

TYPE OF SLOPE	BEING WORKED:
STEEPER THAN 3:1	7 DAYS
10:1 TO 3:1	7 DAYS
FLATTER THAN 10:1	7 DAYS
6. ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES. SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET. INSTALL EROSION CONTROL BLANKETS ON ALL SLOPES 3:1 OR STEEPER.
7. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SLOPES OF POTENTIAL DISCHARGE ARE STABILIZED.
8. KEEP EQUIPMENT OUT OF INFILTRATION AREAS DURING CONSTRUCTION. DO NOT CONSTRUCT INFILTRATION BASINS UNTIL SITE IS STABILIZED IF POSSIBLE. USE FORK BUCKET TO DEWATER INFILTRATION BASINS.
9. CONTRACTOR TO PERFORM DAILY STREET SWEEPINGS TO REMOVE DUST, SEDIMENT, AND ANY MATERIAL FROM THE ON-SITE CONSTRUCTION. DUST CONTROL MEASURES MUST BE PERFORMED DURING DEMOLITION.
10. TEMPORARY SAND STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, SAND STOCKPILES.
11. SEDIMENT Laden WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.
12. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
13. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. AREA MUST BE IN A CONTAINED LOCATION WITH A LINER. WASHOUT WASTE TO BE REMOVED AND PROPERLY DISPOSED OF FOLLOWING ALL STATE AND LOCAL REGULATIONS.
14. NO ENGINE DEGREASING IS ALLOWED ON SITE.
15. THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR WHO SIGNS THE NPDES PERMIT APPLICATION) IS A PERMITTEE FOR PARTS III, PART I, C AND PART IV, OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.
16. TERMINATION OF COVERAGE: PERMITTEES WHO WISH TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (N.O.T.) TO THE MPCA. ALL PERMITTEES MUST SUBMIT A N.O.T. WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
 - A. FINAL STABILIZATION PER NPDES PERMIT PART IV, C, AND DEFINITION IN APPENDIX B HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
 - B. ANOTHER OWNER HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
17. INSPECTIONS:
 - A. INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
 - B. EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.25" OVER 24 HOURS RAIN EVENT.
 - C. STABILIZED AREAS: ONCE EVERY 30 DAYS.
 - D. FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
 - E. A THIRD PARTY EROSION CONTROL INSPECTION SHALL OCCUR ON A WEEKLY BASIS. A MONTHLY REPORT COMBINING THE PREVIOUS WEEKS REPORTS SHALL BE SUBMITTED TO THE CITY OF ST. PAUL.
18. OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT. ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATIONS AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS.
19. SWPPP MUST BE AMENDED WHEN:
 - A. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS SIGNIFICANT EFFECT ON DISCHARGE.
 - B. INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
 - C. THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
20. THE RESPONSIBLE PARTY FOR MAINTAINING THE SITE AFTER THE CONSTRUCTION CONTRACT IS CONCLUDED IS THE ST. PAUL PORT AUTHORITY. CONTACT MONTE HILLMAN 651-224-5666.

SILT FENCE REQUIRED MAINTENANCE:

1. WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF SILT FENCE IT MUST BE REMOVED WITHIN 24 HOURS.
2. REPAIR OR REPLACE DISFUNCTIONAL SILT FENCE WITHIN 24 HOURS.

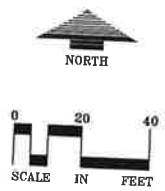


WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

BENCHMARK
 TOP NUT HYDRANT NEAR NW CORNER OF SITE AS SHOWN HEREON.
 ELEVATION = 558.27 FEET (NGVD 1929 DATUM)



UHB Architecture & design, Inc.
 2609 Aldrich Avenue South
 Suite 100
 Minneapolis, Minnesota 55408
 T | 612-870-2538 F | 612-870-2731
 www.uhplus.com

Project Contacts
 Mark Burgess, AIA
 C | 612-816-3138
 mark.burgess@uhplus.com

Paul Udris, AIA
 C | 612-816-1915
 paul.u@uhplus.com

LOUCKS ASSOCIATES

GREINER CONSTRUCTION

City Submittal
 July 11, 2012

TIES - Conference Center

1667 Snelling Avenue
 St. Paul, MN 55108

Project 2011017TIES

Drawings Issued	Date
Tum Lane Modification	July 5, 2012
Watershed Comments	July 10, 2012
Watershed Comments	July 11, 2012

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Signature: *Michael J. St. Martin*
 Printed Name: Michael J. St. Martin, P.E.
 Registration Number: 24440

11273

STORM WATER POLLUTION PREVENTION PLAN

C3-2



The City That Soars!

REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date	July 24, 2012
Agenda Item	Workshop
Title	Continued discussion on creating a "special event" ordinance in Falcon Heights: Planning for public input
Submitted By	Deborah Jones, Staff Liaison

Description	In response to inquiries received from local businesses, the City Council has requested that Planning Commission provide a recommendation regarding the adoption of an ordinance regulating special events in the City.
Background	<p>The City has been approached by three food service related businesses - Stout's Pub, The Coffee Grounds, and Dino's Gyros - inquiring whether these businesses would be allowed to host some variation of tented event, such as a "beer garden", on a limited basis. That is, they are interested in doing this as a one-time or occasional or annual event.</p> <p>The city code does not make any provision for this type of event. The city attorney confirms that it is not allowed. Many cities have special event ordinances to allow events under special permits. The City Council has asked the Planning Commission to study the issue and make a recommendation.</p> <p>At the June 26 meeting, Commissioners decided to continue discussion of this topic in workshop and to seek public input. The purpose of tonight's workshop is to plan the gathering of public input and the timetable for the process.</p>
Budget Impact	None
Attachment(s)	None. Staff recommends that Commissioners bring the materials that have been distributed in earlier workshop packets on this topic for reference.
Action(s) Requested	Plan public information gathering process, identify questions that need answers, create timetable, identify stakeholders.



The City That Soars!

REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date	July 24, 2012
Agenda Item	Workshop
Title	Ordinance amending the Falcon Heights code to regulate natural landscaping.
Submitted By	Deborah Jones, Staff Liaison

Description	The Falcon Heights Environment Commission recommends adoption of an ordinance allowing and regulating varied landscaping styles in Falcon Heights, including prairie gardens, meadow gardens and rain gardens.
Background	<p>On the basis of the Environment Commission's recommendations, the city attorney created a draft ordinance based on one from the City of Minnetonka. This was submitted to the City Council on May 9. The proposed ordinance provides a significant addition to Chapter 54 Vegetation and removes parts of the nuisance and blight ordinance in Chapter 22 that would now be covered by the new sections in Chapter 54.</p> <p>The City Council had concerns about neighborhood impacts from the proposed ordinance as written and decided to refer the matter to the Planning Commission for study and recommendation, with special attention to potential impacts on neighborhood character and implications for the comprehensive plan.</p> <p>In workshop on June 26 following the Commission's formal meeting, the Planning Commission received an orientation on this topic and began discussion. This workshop is a continuation of that discussion.</p>
Budget Impact	Unknown
Attachments	<p>None.</p> <p>Staff requests that Commissioners review the material provided in their May packet and bring that reference material to the meeting. Please notify staff if new copies are needed.</p>
Action(s) Requested	<ul style="list-style-type: none"> • Discuss planning and zoning aspects of the proposed ordinance, especially possible neighborhood impacts and implications for the comprehensive plan • Provide feedback and recommendations to the City Council