

City of Falcon Heights
Planning Commission
City Hall
2077 W. Larpenteur Avenue

Tuesday, February 28, 2006
7:00 p.m.

A G E N D A

- A. CALL TO ORDER: 7:00 p.m.
- B. ROLL CALL: DeLeo____ Lukermann____ Lageson____
Mercer-Taylor____ Rodich____ Ryan____
Tracy____ Council Liaison Kuettel____
City Administrator Worthington____ Staff Liaison Jones____
City Attorney____
- C. APPROVAL OF MINUTES: January 24, 2006
- D. AGENDA
 - 1. Orientation: City moratorium on drive-through businesses and proposed study
- E. INFORMATION AND ANNOUNCEMENTS
 - 1. Training opportunities
 - 2. Active Living Project update
- F. ADJOURN

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CITY OF
FALCON HEIGHTS

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MEMORANDUM

To: Members of the Planning Commission
CC: Heather Worthington, City Administrator;
Laura Kuettel, Council Liaison
From: Deb Jones, Staff Liaison
Subject: **Planning Commission Meeting on February 28, 2006**
Date: February 24, 2006

As I wrote to you by email yesterday, we are trying out an "electronic packet" this month. Those of you who indicated that you did not wish to receive a paper copy are getting only the emailed version. The Staff will be very interested in getting your feedback on this. You will continue to receive the paper version unless you tell us to stop, but from now on we will always email the documents as well. In the near future we hope to have them available on the website also!

The following documents are in your packet for February 28:

- Agenda
- Minutes for January 24, 2006
- Memo to the City Council on the drive-through moratorium and study
 - Map of City's business zones (attachment to above)
- Memo on upcoming training opportunities
 - GTS training brochure (email only)
- Copy of a memo from Carissa Schively of the University of Minnesota
- Copy of a *New York Times* article "First' Suburbs Growing Older and Poorer, Report Warns" published February 16, 2006

I would especially like to call your attention to the training memo. Some of the dates are coming up soon, so if you are interested you will need to get these on your calendar and register.

As always, be sure to notify Staff if you cannot attend the meeting on Tuesday evening. We look forward to seeing you then!



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**City of Falcon Heights
Planning Commission Minutes
January 24, 2006**

PRESENT: Commissioners Lukermann, Rodich, Ryan, Tracy. Also present were Council Member Kuettel, City Administrator Heather Worthington and Staff Liaison Deb Jones.

ABSENT: Mercer-Taylor, Lageson, De Leo

The meeting was called to order by Commissioner Ryan, Commission Chair, at 7:02 p.m. The minutes of the November 29, 2005, meeting were approved with minor corrections.

COMMISSION CHAIR FOR 2006: Patrick Ryan announced that he was willing to serve again in 2006, if the Commission approves. Commissioner Tracy moved that Mr. Ryan be elected to serve again; Commissioner Lukermann seconded. Motion passed, electing Commissioner Ryan chair for 2006.

INFORMATION AND ANNOUNCEMENTS:

Staff Liaison Jones announced that recodification is on schedule. A draft is expected some time this spring.

City Administrator Worthington announced a joint workshop for the City Council and Planning Commission on Wednesday, May 3. This will be a planning meeting to work on the process for the update of the City's comprehensive plan.

Ms. Worthington announced that Falcon Heights has been selected as one of the six Ramsey County cities that will have a team of student interns assigned to suggest ways to incorporate active living principles into our comprehensive plan. The project is made possible by a grant from the Hubert H. Humphrey Center of the University of Minnesota.

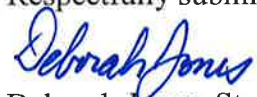
Commissioner Tracy asked why there is no sidewalk in front of the Gibbs Farm Museum. Ms. Worthington said that some years ago the Ramsey County Historical Society, which owns Gibbs Farm, requested that there be no sidewalk as it would be in conflict with the property's status as a historic site. At that time the City tried to compel construction through the courts, but this effort was unsuccessful.

Commissioner Lukermann asked what will be the end product of the student project for the Humphrey Center. Ms. Worthington replied that the City hopes for recommendations to improve the walkability and active living resources in the community, so we can build this component into our comprehensive plan.

Council Member Kuettel said she is excited to be working with the Planning Commission.

ADJOURNMENT: The meeting was adjourned at 7:12 p.m.

Respectfully submitted,



Deborah Jones, Staff Liaison



March 1, 2006

Memorandum

To: Mayor Gehrz, Councilmembers Kuettel, Lindstrom, Talbot and Harris

**From: Heather Worthington, City Administrator
Deb Jones, Zoning and Planning Coordinator**

Re: Drive-through Moratorium Study and Process

At your regular February 8th Council meeting, you passed a moratorium on permitting drive-through uses in all B-zoning areas. I have attached a map showing all of the areas effected by this moratorium.

Staff has been working on developing a process by which to study this matter, and involve property owners (residents and businesses) in this process, while also observing a reasonable time limit to these proceedings.

Study Purpose:

1. To clarify the City's interest in addressing the development impacts of sites with drive-through facilities.
2. To establish standards and criteria for the design of sites with drive-through facilities, integrating operational elements, site design, building design, with a focus on assisting this issue in making a positive contribution to the surrounding context and pedestrian streetscape.

Analysis of Issues:

1. Traffic (access, egress and pedestrian safety)
2. Quality of Life Issues (noise, compatibility with residential uses, glare from car lights, litter)
3. Lot Coverage and Drainage
4. Survey of requirements/regulations in other cities

Meeting Scope:

Meeting 1: Discussion of issues, concerns, and observations. Formulation of needed data collection.

Meeting 2: Discussion of data collected, formulation of policy recommendations. This meeting may include requests for further or additional data collection.

Meeting 3: Development of policy recommendations for City Council.

Meeting Composition:

Staff recommends that any and all residents, property owners and business owners in effected areas be allowed to participate in any or all three meetings. A core group of participants will most likely develop out of the first meeting; however, restricting the group in any way will likely have the affect of creating discontent with the policy recommendations and outcomes.

Study Scope:

“B” Zoning in the City is restricted primarily to collector and arterial streets. The attached map shows all of the B-zoned properties in the city. Because most of our B-zoned properties are located on our major roadways (Snelling and Larpenteur Avenues), this creates unique challenges in access to these sites due to high traffic counts.

The study scope should take into account these varied B-zoned properties, and their potential future redevelopment. Property owners of these sites should be invited to participate in this community process to investigate and make recommendations about the city’s land use controls in these areas.

Finally, the Planning Commission should be involved in these meetings so that they can utilize the group’s perspective and recommendations during their Comprehensive Plan Process, which will commence in mid-2006.

Schedule:

With other meeting schedules for our commissions and council falling primarily on Mondays and Wednesdays, we are recommending that these meetings be held on either Tuesday or Thursday evenings, beginning at 6:30 p.m. The draft schedule is as follows:

Meeting 1: April 13th

Meeting 2: May 11th

Meeting 3: June 8th

City Council: July 12th (staff recommendation based on results of community meetings and feedback from residents’ working group)

Outstanding Issues:

- Meeting facilitation—can staff facilitate these meetings, or should we bring in a third-party neutral to facilitate.
- Budget? This is not a line item for 2006. Staff estimates that between engineering and planning consultant time, this will end up costing around \$10,000 for a thorough analysis of these uses and their impact. This includes traffic studies, data collection on other city’s land use controls on drive-throughs, and noise studies. We will be contracting with Dan Cornejo for planning assistance, and engineering services will be provided under our contract with Roseville.



City of Falcon Heights

MEMORANDUM

To: Falcon Heights Planning Commission
From: Deb Jones, Zoning and Planning Coordinator
Subject: Training Opportunities for Planning Commissioners
Date: February 24, 2006

Government Training Services offers several valuable training opportunities for planning commissioners. They have just announced their spring and summer schedule for 2006. The GTS brochure is included in your emailed packet, or you can find it on the web at www.mngts.org (Click on the Land Use Planning workshop logo.)

Here is a list of some of the classes that might interest you. Only the St. Paul dates are listed. Please see the brochure for additional dates and locations, as well as course descriptions. When more than one date is listed, it means a choice of dates, not a two-day course.

- The Basics of Planning and Zoning (full day)
 - Wednesday, April 12
 - Thursday, June 15
- Beyond the Basics of Planning and Zoning (full day)
 - Thursday, May 25
- Your Role as Planning Commission Member (half day)
 - Thursday April 6, evening
 - Saturday, May 6, morning
- Creating Community by Choice (half day)
 - Wednesday, July 19, afternoon

We encourage you to take advantage of these trainings, especially “The Basics” and “Your Role,” if you have not already done so. The City does provide some funding for class tuition for new commissioners and those who have not taken a basic course. Please contact the City Administrator for more information.

UNIVERSITY OF MINNESOTA

Twin Cities Campus

Hubert H. Humphrey Institute of Public Affairs

*Hubert H. Humphrey Center 300
301-19th Avenue South
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612-625-0669

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<http://www.hhh.umn.edu>

JAN 27 2006

To: Community Contacts for Best Land Use Practices for Active Living Project

From: Carissa Schively

Date: January 25, 2006

RE: Sample Projects – Best Land Use Practices for Edge Communities (from 2005 Land Use Planning Students)

Thank you again for working with my students on the Best Land Use Practices for Active Living project. Please find enclosed, a CD containing samples of two projects prepared by students in last spring's Land Use Planning class. While last year's project was focused on best practices for edge communities, the content and organization of the reports is similar to what I'm requiring of the students this year. The reports should give you some insight into what we'll be producing for your community.

If you have any questions about the reports or your work with the students, please don't hesitate to contact me at (612) 626-3193 or by email at cschively@hhh.umn.edu. Thank you very much.



February 16, 2006

'First' Suburbs Growing Older and Poorer, Report Warns

By **BRUCE LAMBERT**

Half a century ago, millions of young white couples left America's central cities for greener places to build homes and rear families. Their move created booming commuter communities and a new way of life.

But that idealized picture has been transformed and the future of those pioneering suburbs is in jeopardy, according to a study issued yesterday by the Brookings Institution, a research group in Washington.

Now home to 52 million people, the early suburbs — like Nassau and Westchester Counties in New York, Bergen and Hudson Counties in New Jersey and Fairfield County in Connecticut — are struggling with unexpected and often unrecognized problems that demand new solutions and leadership, the report said.

"Neither fully urban nor completely suburban, America's older, inner-ring 'first' suburbs have a unique set of challenges — such as concentrations of elderly and immigrant populations as well as outmoded housing and commercial buildings — very different from those of the center city and fast-growing newer places," the report said.

Echoing an earlier era's worry that the decline of cities threatened entire regions, the report said, "A recent survey of urban scholars ranked the deterioration of first suburbs as one of the most likely influences on metropolitan America for the next 50 years."

Solving the problems will not be easy, said Bruce J. Katz, a vice president of Brookings. "First suburbs are caught in a policy blind spot," ignored by traditional urban assistance for cities. Also hurting them is "the new attention lavished on fast-growing outer suburbs," he said at a forum on the report in Washington.

Those newer suburbs include Rockland, Orange and Suffolk Counties in New York, but many of the newer and healthiest suburban communities are in the Sun Belt.

The first suburbs once led the nation in population growth. But now the growth of many has slowed to a trickle. Some have even lost population, while newer suburbs are galloping ahead.

The traditional married-with-children family now accounts for only 27 percent of the households in the aging suburbs. The average household size was 2.7 people in 2000, down from 3.2 in 1970.

Once-youthful suburbanites are graying. On average, they are now older than the rest of the country. The 65-and-over segment in the original suburbs has been growing at nearly double the national rate.

The housing they live in is also older now than the national average.

The face of the early suburbs, which to some were initially a retreat from increasingly multiracial cities, has also changed. Those suburbs are now more racially diverse than the nation as a whole. From 1980 to 2000, the percentage of minority residents in those suburbs doubled; black, Asian and Hispanic residents now make up a third of the population there.

The first suburbs are also drawing more immigrants than the cities, the historic destination for the foreign born, the study said. Those suburbs had 9 million immigrants in 2000, eclipsing the 8.6 million in the adjoining primary cities.

"The enormous inflow of foreign-born residents is literally transforming many first-suburban communities," the report said. "First suburbs are just now starting to come to grips with these new trends."

By many measures, the older suburbs remain strong — some are among the nation's richest communities — with employment, education levels, income and home prices all exceeding national averages. But even those indicators show the older suburbs lagging as the competition catches up, with New York and many other cities in revival mode and newer suburbs flourishing farther out.

Median income stagnated in the older suburbs in the 1990's, while rising elsewhere. A troublesome 45 percent of Hispanic students are dropping out of suburban high schools.

"Alarming" pockets of poverty have emerged, counter to national trends, the report said. Among all first suburbs, the number of census tracts where 20 percent or more of the residents lived below the poverty line more than tripled from 1970 to 2000.

The report, titled "A Fifth of America," focused on 64 counties where suburbs bloomed before and after World War II. They include communities around New York, Philadelphia, Washington, Miami, Chicago, Detroit, Dallas, Los Angeles and Seattle. "Think the Levittowns or, from television, Robert Petrie's New Rochelle, N.Y.," the report said.

Just as city problems prompted urban renewal, the report called for efforts for older suburbs. Senator Hillary Rodham Clinton of New York and Representative Peter T. King of Long Island have introduced a bill for federal assistance of \$250 million to older suburbs for economic redevelopment programs. Speaking at Brookings, Mrs. Clinton said, "Most first suburbs don't qualify for existing federal programs."

The report urged first suburbs to provide more apartments and assisted living for the elderly, integrate the influx of immigrants, promote business development and combat poverty and blight.

Hurdles include the fragmented, parochial and often competing local governments, the report said. Suburban leaders need to cooperate, devise solutions and maximize their political clout, it said. The report praised coalitions like the First Suburbs Development Council in the Cleveland area, state efforts promoting planning in Pennsylvania and New Jersey, and multigovernment alliances in Los Angeles.

The report also cited the "new suburbia" proposals from the Nassau County executive, Thomas R. Suozzi, who spoke at the forum. He has called for reviving Long Island's small downtowns and creating a high-rise hub in Uniondale.

Suburban leaders at the forum agreed that older suburbs need to build housing that more people can afford, a challenge because of diminishing vacant land. Beyond the common problems, the study found that "first suburbs are also often quite different from each other."

Immigrants were generally rare in the Midwest but common in California. Suburban Dade County, outside Miami, had the highest Hispanic population, 56 percent. Hudson County, N.J., was next at 47 percent. Nearly half of the Asians in first suburbs were clustered in four California counties. Blacks were 62 percent of the residents of Prince George's County, Md.

But the report cautioned seekers of the suburban dream: "The experience of today's minorities in first suburbs may not represent the same upward mobility transitions that it did for whites in earlier decades."

Fernanda Santos, in Washington, contributed reporting for this article.

Compared with the nation, the older suburbs have gained a greater proportion of ...

	... people in poverty Percent below poverty line, point change*	... nonwhite residents Percent nonwhite or Hispanic, point change†	... older residents Percent aged 65 or older, point change‡
OLDER SUBURBS	+2.1	+17.0	+5.1
UNITED STATES	-0.9	+10.5	+4.3
NEWER SUBURBS	+1.0	+10.8	+2.8

In 2000, the older suburbs were ...

	... still wealthier Median household income	... less white Percent nonwhite or Hispanic	... older Percent of residents aged 65 or older
OLDER SUBURBS	\$52,885	33.4%	12.5%
UNITED STATES	41,994	30.9	12.4
NEWER SUBURBS	52,177	21.0	11.7

*1970 to 2000 †1980 to 2000 ‡1950 to 2000

Source: Brookings Institution